



# FIG Working Week 2013

Abuja, Nigeria 6–10 May

ENVIRONMENT FOR SUSTAINABILITY



## Up-to-dateness in Land Administration: Setting the Record Straight

*Ying Jing, China, Rohan Bennett, Australia, Jaap Zevenbergen, the Netherlands*

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## Outline



• Problem Statement

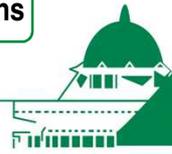
• Research Objective

• Research Method

• Research Results

• Conclusions & Recommendations

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## Problem Statement

### Up-to-dateness

- a contemporary problem
- closely relating to or determines the efficacy of land administration functions

### Interpreted from sporadic perspectives

- **up-to-date & updating** (Scheu, Effenberg et al., 2000; Williamson, Enemark et al., 2009).
- **upgrading** (Scheu, Effenberg et al., 2000).
- **renewal** (Henssen, 2002).
- **dynamism** (van der Molen, 2002; Zevenbergen, 2002).
- **change** (Ding, 2003; Mattsson, 1999; Williamson, 2006; Williamson, Ting, 2001).
- **maintenance** (Dale, McLaughlin, 1999; Scheu, Effenberg et al., 2000) and
- **evolution** (Kaufmann, 1999; Ting, Williamson et al., 1999; Williamson, Grant, 1999; Williamson, Wallace et al., 2006).

### Lack of a systematic synthesis

- However, what is exactly meant by 'up-to-date' is often left **ill-defined**.
- The preliminary synthesis is made by (Williamson, Enemark et al., 2009) to organize up-to-date or dynamic components of land administration.
- Yet, there still **lacks a systematic synthesis** of these diversified understandings on up-to-dateness.

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## Research Objective

- To implement a **systematic synthesis** of these diversified understandings on **up-to-dateness** in land administration.

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## Research Method

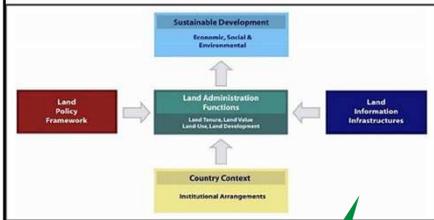


Figure 1: Land management paradigm (Enemark, 2005)

LMP

EIM

channels and public terms: 'up the synthesis'

Level	Frequency (years)	Purpose
I.1. Individualism: individual institutions, customs, traditions, norms, religion	10 <sup>0</sup> to 10 <sup>1</sup>	Often noncalculative, spontaneous (control, see discussion in text)
I.2. Institutional evolution: formal rules of the government, property (public, industry, bureaucracy)	10 to 10 <sup>2</sup>	Get the institutional environment right. Not order economizing
I.3. Coercion: play of the government, contract (aligning government structures with transactions)	1 to 10	Get the government structure right. Not order economizing
I.4. Resource allocation and employment (prices and quantities, incentive alignment)	continuous	Get the marginal conditions right. Not order economizing

Figure 2: Economics of institutions (Williamson, 1998)

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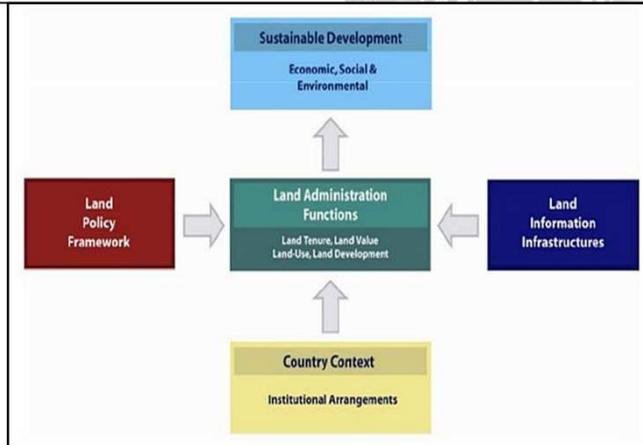
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Level	Frequency (years)	Purpose
L1 Embeddedness: informal institutions, customs, traditions, norms religion	$10^3$ to $10^4$	Often noncalculative; spontaneous ( caveat: see discussion in text)
L2 Institutional environment: formal rules of the game—eg. property (polity, judiciary, bureaucracy)	10 to $10^2$	Get the institutional environment right. 1st order economizing
L3 Governance: play of the game —eg. contract (aligning governance structures with transactions)	1 to 10	Get the governance structures right. 2nd order economizing
L4 Resource allocation and employment (prices and quantities, incentive alignment)	continuous	Get the marginal conditions right. 3rd order economizing

L1: social theory  
L2: economics of property rights/positive political theory  
L3: transaction cost economics  
L4: neoclassical economics/agency theory

## O. Williamson: Economics of Institutions

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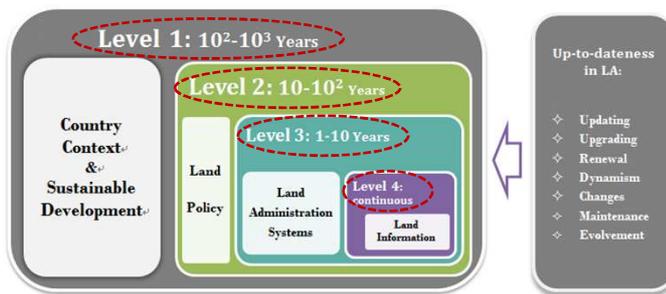
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## Research Results



Up-to-dateness is found to occur in any component of land administration:

- longer term changes to sustainable development and country context ( $10^2$ - $10^3$  years);
- long term changes to land policies ( $10$ - $10^2$  years);
- medium term changes to land administration systems (1-10 years);
- and far more regular changes to land information (continuous).

Figure 3: Epochs of time for up-to-dateness in land administration

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Temporal LA

epoch of time for *COUNTRY CONTEXT*  
institutional reform & relevant preparations

epoch of time for *SUSTAINABLE DEVELOPMENT*  
contribute to state development and stability

epoch of time for *LAND POLICY*  
proactive and reasonable land policy initiatives

epoch of time for *LAND ADMINISTRATION SYSTEM*  
enhance land administration

epoch of time for *LAND INFORMATION* → the core  
influencing all other components within land administration domain

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# Thank you!

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