



FIG Working Week 2013

Abuja, Nigeria 6–10 May

ENVIRONMENT FOR SUSTAINABILITY



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

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Outline



• Problem Statement

• Research Objective

• Research Method

• Research Results

• Conclusions & Recommendations

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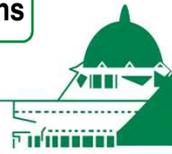




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Problem Statement

Up-to-dateness

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

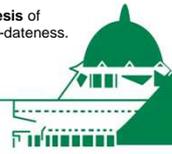
Interpreted from sporadic perspectives

- **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

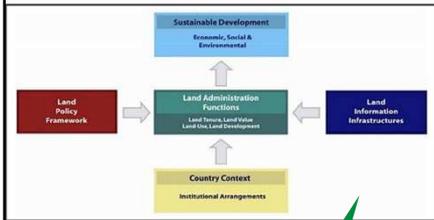


Figure 1: Land management paradigm (Enemark, 2005)

LMP

EIM

channels and public terms: 'up the synthesis'

Level	Frequency (years)	Purpose
I.1. Individualism: individual institutions, customs, traditions, norms, religions	10 ⁰ to 10 ¹	Often non-calculative, spontaneous (control, see discussion in text)
I.2. Institutional evolution: formal rules of the government, property (public, industry, bureaucracy)	10 to 10 ²	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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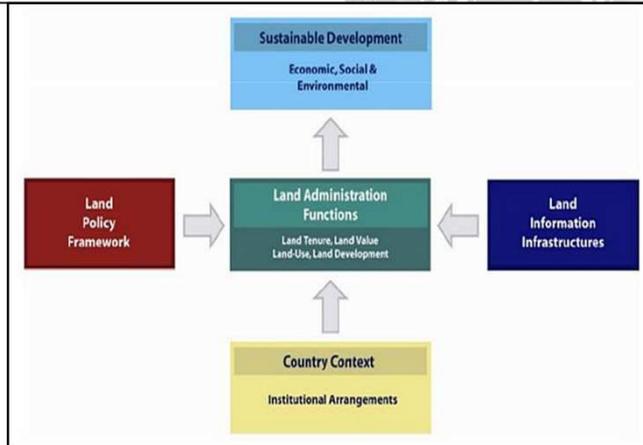
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Level	Frequency (years)	Purpose
L1 Embeddedness: informal institutions, customs, traditions, norms religion	10^3 to 10^4	Often noncalculative; spontaneous (caveat: see discussion in text)
L2 Institutional environment: formal rules of the game—eg. property (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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Research Results

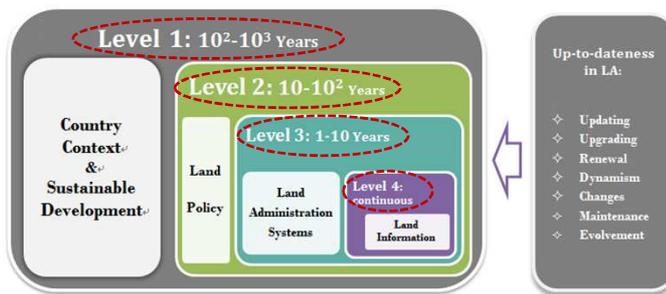


Figure 3: Epochs of time for up-to-dateness in land administration

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).

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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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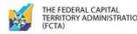
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Thank you!

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