

Land Markets and Land Rights in support of the Global Agenda

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Outline of presentation

The global agenda

- Facing the Millennium Development Goals

Land Markets and the MDGs

- Formal and Informal Land Markets

Informal structures

- Informal Settlements; Informal Development

The way forward

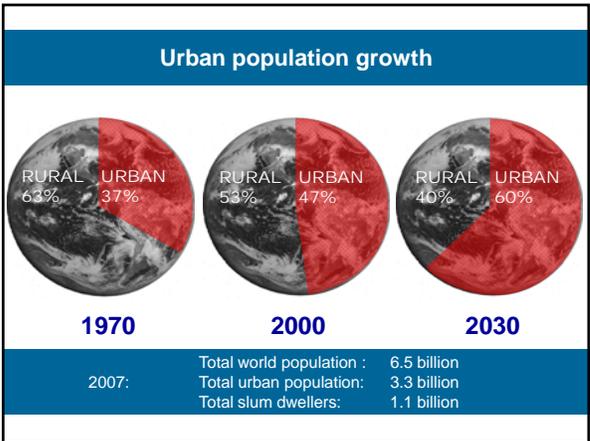
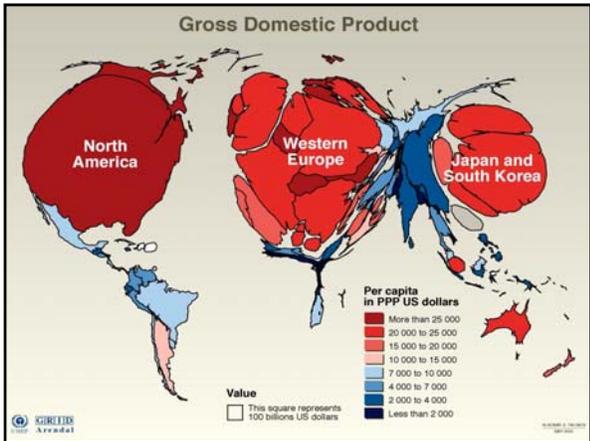
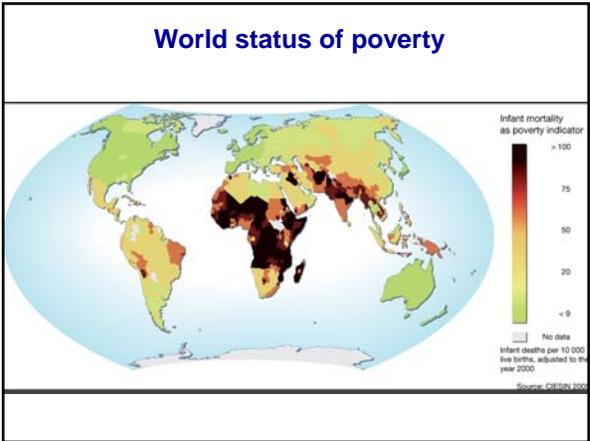
- Building sustainable Land Administration Systems

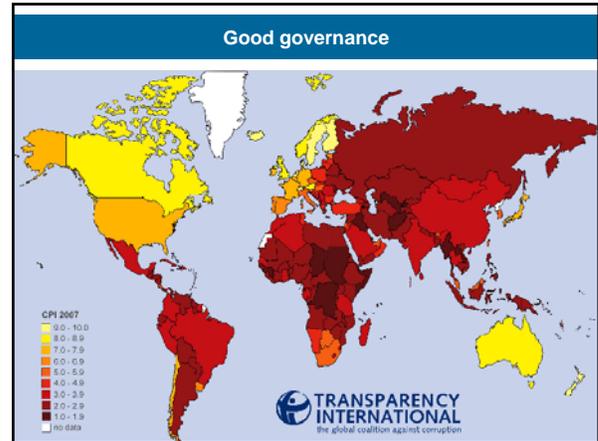
The UN Millennium Development Goals

Goal 1: Eradicate extreme poverty and hunger
 Goal 2: Achieve universal primary education
 Goal 3: Promote gender equality and empower women
 Goal 4: Reduce child mortality
 Goal 5: Improve maternal health
 Goal 6: Combat HIV/AIDS, malaria and other diseases
 Goal 7: Ensure environmental sustainability

Goal 8: Develop a Global Partnership for Development

The framework includes 18 targets and
 48 indicators enabling the ongoing
 monitoring of annual progress





It is all about:

People, human rights, engagement and dignity
Politics, land policies and good governance
Places, shelter, land rights, and natural resources
and Power, decentralisation and empowerment

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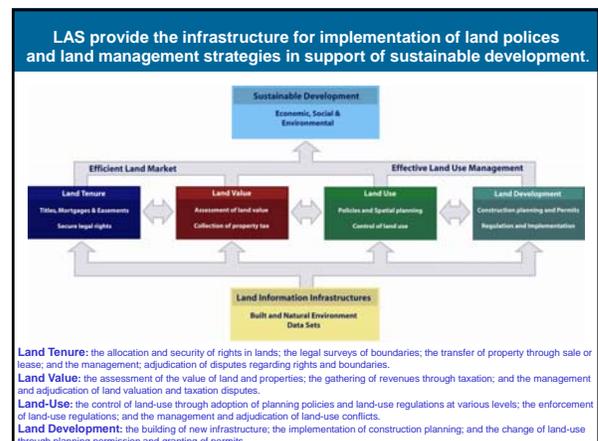
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Formal and informal land markets

Formal land markets	Informal land markets
<ul style="list-style-type: none"> Formal public processes Public access Public registration Security of tenure Valuation and taxation Institutional credit Complex commodities Building and land use controls 	<ul style="list-style-type: none"> No rules apparent or local rules apply Informal processes – no transparency for strangers Tenure security normally do not apply No official valuation but values may be high No land use control

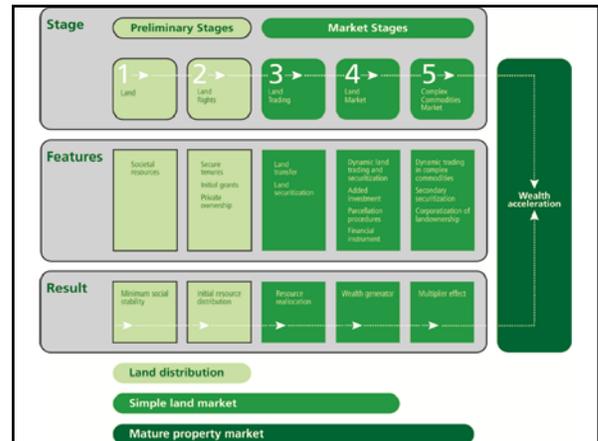
- Formal land markets generate economic wealth
- Informal land markets fail to generate sufficient national wealth to fund government
- Land administration systems supports formalisation of land markets



Building land markets

Land administration systems supports formalisation of land markets by

- Building processes and institutions that reflect five stages of land market development
- “Passporting” commodities in each stage



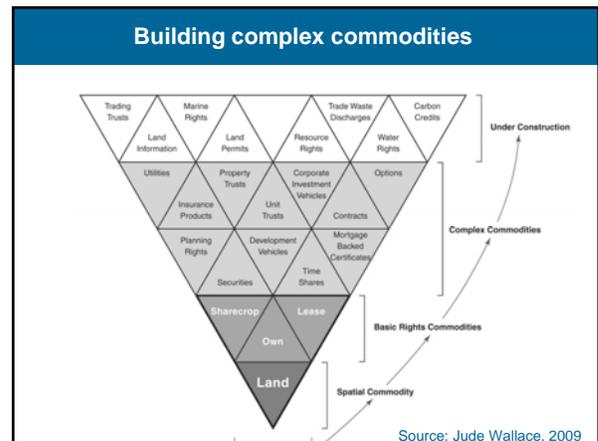
Building land markets

Successful countries provide comprehensive land administration systems:

- Laws and policies
- Registers
- Cadastres
- SDIs on the natural and built environment

The countries encourage people to invent new commodities

Primary commodities of land and buildings
Secondary and derivative complex commodities



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Informal development

Unplanned settlements and areas where housing is not in compliance with current planning and building regulations (unauthorized housing).

In Albania the illegal developments contain up to 25% of the population and 40% of the built-up area of major cities in which they are located.

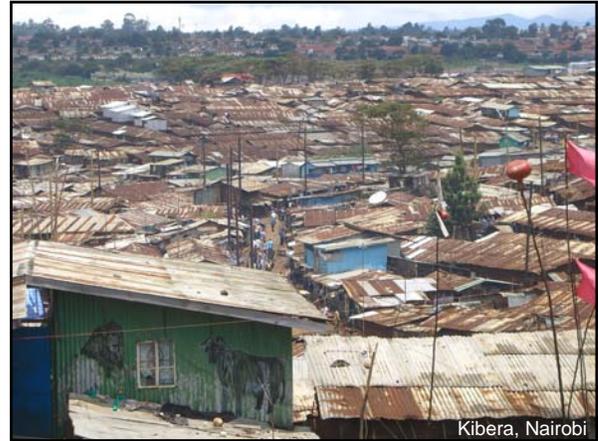
Inadequate planning & building control systems. Implications of social and economic institutions in society. Bad governance



Informal Settlements

Areas where groups of housing units have been constructed on land that the occupants have no legal claim to, or occupy illegally.

OECD Definition



Kibera, Nairobi



Vietnam



Informal settlement Cape Town 2001

SATMAP SOLUTIONS cc
JOE SLOVO SETTLEMENT
LANGA



Eviction, Cape Town, 2006

FIG Partnership with UN-Habitat

Informal settlements

Traditional cadastral systems do not provide for security of tenure in informal settlements.

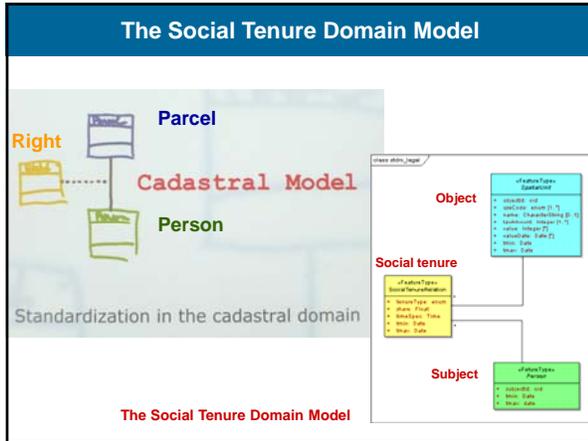
A more flexible system is needed for identifying the various kind of social tenure existing in informal settlements.

Such systems must be based on a global standard and must be manageable by the local community itself.

FIG cooperates with UN-Habitat and ITC to develop:

The Social Tenure Domain Model.





Building a Core Model

Modeling the relation between Objects – Subjects – Social Tenure

- Objects** ("where"): Not only an identified (measured) parcel – but a range of objects such land parcels, buildings, etc and identified in various ways – such as one point, street axes, photos, etc.
- Subjects** ("who"): Not only a (legal) person – but a range of subjects such as person, couple, groups of people, unidentified groups, authority, etc,
- Social tenure** ("what"): Not only ownership and formal legal rights – but also range of informal, indigenous and customary rights as well financial issue such group loans and micro credit.

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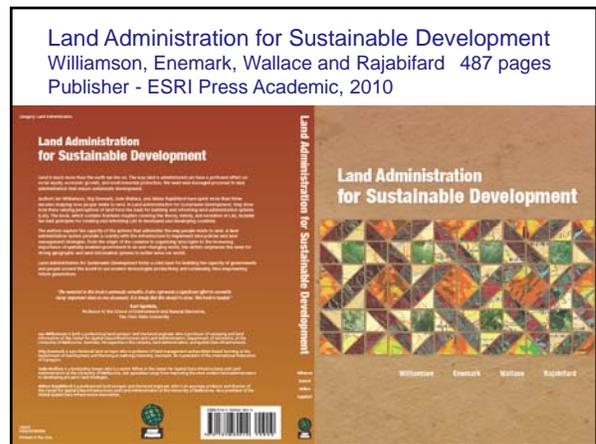
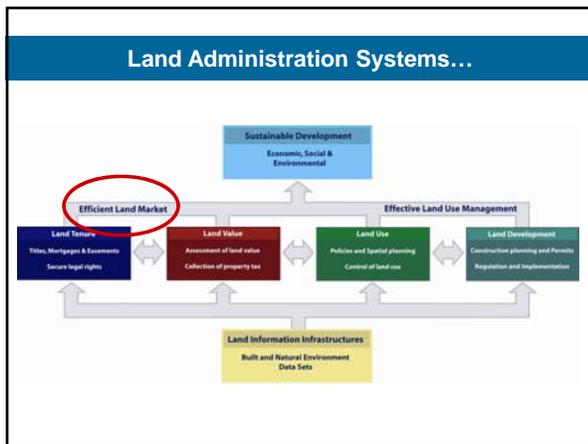
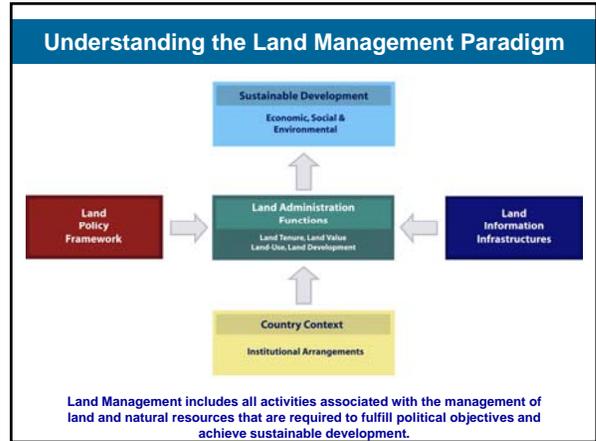
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Ten land administration principles ...

- LAS provide the **infrastructure** for implementation of land policies and land management strategies in support of sustainable development.
- The **land management paradigm** provides a conceptual framework for understanding and innovation in land administration systems.
- LAS is all about engagement of **people** within the unique social and institutional fabric of each country.
- LAS are the basis for conceptualising **rights, restrictions and responsibilities** related to people, policies, and places

...Ten land administration principles

- The **cadastre** is at the core of any LAS providing spatial integrity and unique identification of every land parcel.
- LAS are **dynamic**.
- LAS include a set of **processes** that manage change
- **Technology** offers opportunities for improved efficiency of LAS and spatial enablement of land issues.
- Efficient and effective land administration systems that support sustainable development require a **spatial data infrastructure** to operate.
- Successful **LAS** are measured by their ability to manage and administer land **efficiently, effectively and at low cost**.

Key message

*Simply put,
sustainable development
requires sustainable
land administration systems*

Thank you for your attention

