

Building Land Information Policies

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UN, FIG, PC IDEA INTER-REGIONAL SPECIAL FORUM
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Denmark in Europe



Wonderful Copenhagen



The Surveyors House - the FIG home base



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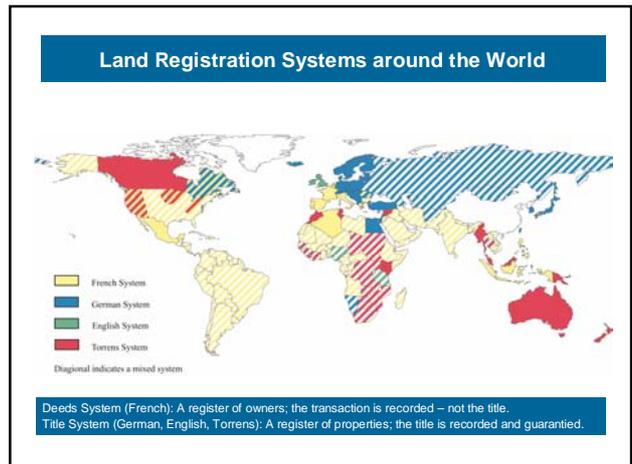
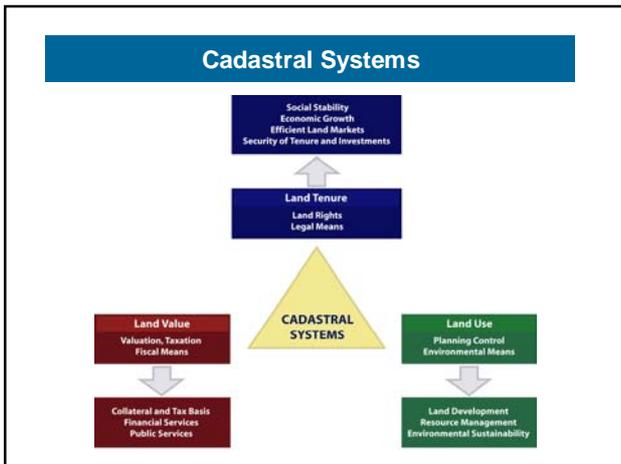
- Cadastral Systems
- Land Administration Systems
- Land Management
- A Conceptual Approach
- The FIG Agenda
- Facing the Challenges

Educational – Professional – Capacity Building – Institutional

Development and Sustainability

**“Civilised living in market economies
is not simply due to greater prosperity
but to the order that formalised
property rights bring”**

Hernando de Soto - 1993



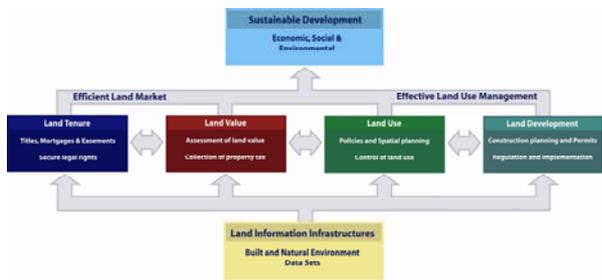
- ### Comparing Land Registration Systems
- Parameters for comparison:
- **Property Definition**
 - Where and how it is defined
 - Legal/economic/physical concept
 - **Property Determination**
 - General/fixed boundaries
 - determination process
 - **Property Formation**
 - Process, institutions and actors - who does what
 - Role of the surveyors
 - **Property Transfer**
 - Process, institutions and actors - who does what
 - legal consequences

A worldwide Comparison of Cadastral Systems

Evolution of Western Land Administration Systems

	Feudalism - 1800	Industrial revolution 1800-1950	Post-war reconstruction 1950-1980	Information revolution 1980-
Human kind to land evolution	Land as wealth	Land as a commodity	Land as a scarce resource	Land as a community scarce resource
Evolution of cadastral applications	Fiscal Cadastre Land valuation and taxation paradigm	Legal Cadastre Land market paradigm	Managerial Cadastre Land management paradigm	Multi-purpose Cadastre Sustainable development paradigm

Land Administration Systems...



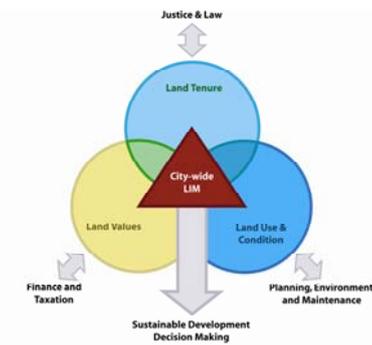
...Land Administration Systems

- A Framework of must include:

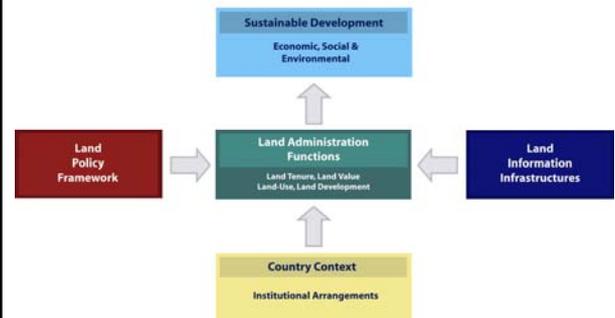
- Define and distinguish between different legal forms of land tenure
- Define how to establish and secure legal rights in land
- Establish administrative systems and clear responsibilities for
 - land transfer
 - property formation
 - mortgage and forced sales
- Coordinate legislation for
 - planning, land use, land value, land registration

- Specify the administrative role of the agencies and actors involved

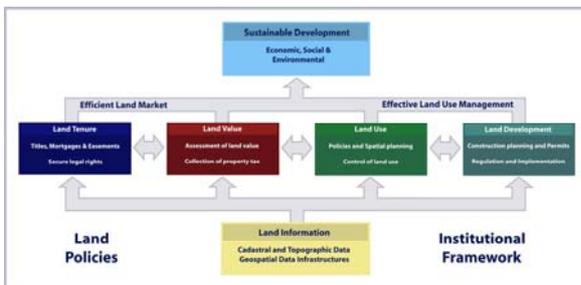
Land Information Management



The Land Management Paradigm

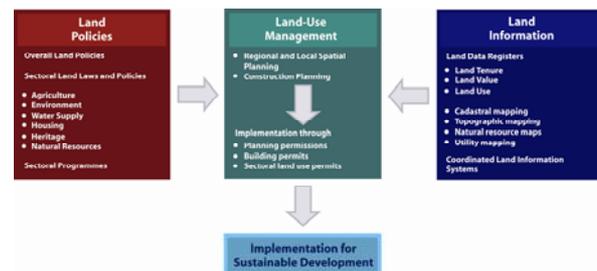


A Global Land Management Perspective



A Global Land Management Perspective. Stig Enemark, April 2004.

Integrated Land-Use Management



Spatial Data Infrastructures

- provides mechanisms for sharing geo-referenced information
 - Conceptual mechanisms
 - design of organizational concepts for data sharing and custodianship
 - Political mechanisms
 - provision of an effective institutional framework and the distribution of power between the governmental levels.
 - policies for access to data
 - Economic mechanisms
 - cost recovery policies
 - strategies for distribution and maintenance
- considerable benefits flow from a well developed Spatial Data Infrastructure

An Overall Conceptual Approach

- **Overall Land Policy**
 - Determining values, objectives and the legal framework in relation to management of land as a legal, economic, and physical object.
 - Basis for building sound land administration infrastructures.
- **Cadastral Systems**
 - Identification of land parcels and securing land rights
 - Facilitate land registration, land valuation, and land-use control
 - Underpin sound Land Administration
- **Land Administration Systems**
 - Administration of land tenure, land value, land-use, and land development
 - Facilitate efficient land markets and effective land-use management
 - Underpin sound Land Management
- **Land Management**
 - Management of processes by which land resources are put into good effect.
 - Facilitates economic, social, environmental sustainability
 - Underpins and implements sound Land Policies

THE DANISH WAY

AN INTERNATIONAL PUBLICATION SERIES ON SURVEYING, CADASTRE AND LAND MANAGEMENT IN DENMARK

- | | |
|---|---|
| <ol style="list-style-type: none"> 1 Land Administration in Denmark
Stig Eriksen - 11 pages 2 Spatial Planning in Denmark
Stig Eriksen - 9 pages 3 The Land Market in Denmark
Jens Wolthers - 11 pages 4 The Surveyors' Tribunal
Jens Wolthers - 12 pages 5 Code of Surveying Practice
DLS - 5 pages | <ol style="list-style-type: none"> 6 The Surveying Profession in Denmark
Stig Eriksen - 12 pages 7 Land and Environmental Management in Denmark
Stig Eriksen - 12 pages 8 Property Valuation and Taxation in Denmark
Jens Wolthers - 10 pages 9 Spatial Information Management in Denmark
Søren Brøndbo-Lundbeck - 12 pages 10 Topographic Mapping in Denmark
Søren Rasmussen Nielsen - 13 pages |
|---|---|

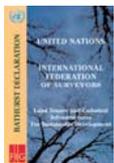
www.ddl.org/thedanishway

FIG Publications...



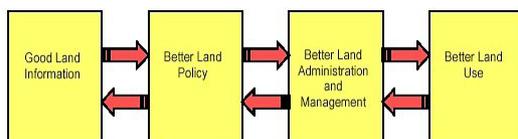
WWW.FIG.NET

...Publications



The Bathurst Declaration (1999) was a follow-up joint UN/FIG initiative. The key conclusion reads:

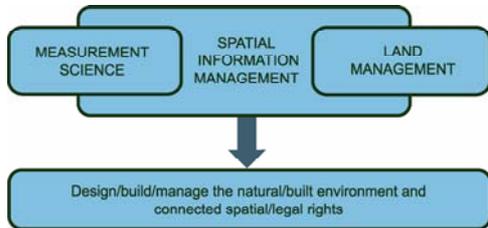
The Bathurst Declaration on Land Registration for Sustainable Development calls for a commitment to provide effective security of tenure and access to property for all men and women, including indigenous peoples and those living in poverty or other disadvantaged groups. Sustainable development is not attainable without sound land administration.*



The Challenges

- Educational Challenge
- Professional Challenge
- Capacity Building Challenge
- Institutional Challenge

The Educational Challenge



THE EDUCATIONAL PROFILE OF THE FUTURE

The Professional Challenge

- Professional structures must reflect the new land management paradigm
- National associations will have to develop structures that accommodate a modern interdisciplinary profile.
- This includes adoption of ethical principles and model codes of professional conduct suitable for performing this modern role.

The Capacity Building Challenge...

Capacity can be defined as the ability of individuals and organisations to perform functions effectively, efficiently and sustainable

The challenge is to facilitate national capacity assessment and development towards establishing

- Sustainable Institutions
- Sustainable Land Administration Infrastructures
- Sustainable Human Resources and Skills

...The Capacity Building Challenge

Where a donor project is established to create land administration infrastructures in developing or transition countries, it is critical that capacity building is a main stream component that is addressed up front, not as an add-on.

In fact, such projects should be dealt with as capacity building projects in themselves for building institutional capacity to meet the medium and long term needs.

The Institutional Challenge

- Institutions are "the rules of the game"
- Property right is such an institution in society - the cadastre is a facilitator to make it work
- Another institutional challenge is to develop appropriate institutional, legal and technical processes to integrate land administration and topographic mapping programs within the context of a wider national land policy

Final Remarks



- In developing countries the debate should move from "whether this is desirable" to "what is the most appropriate land administration system to serve the needs of an individual country or jurisdiction".
- Organisations such as FIG, UN, WB should recognize the increasing demand for sustainable land administration infrastructures.
- This includes some educational, professional, capacity building, and institutional challenges to be met at the threshold of the third millennium.
- This calls for increased international co-operation. FIG is prepared to invest in such cooperative efforts.