Land governance

Land governance is about the policies, processes and institutions by which land, property and natural resources are managed.

This includes decisions on access to land; land rights; land use; land development.

Land governance is about determining & implementing sustainable land policies.

The land management paradigm
Good land governance

Land administration systems

Land Tenure: Allocation and security of rights in lands; legal surveys of boundaries; transfer of property; Land Value: Assessment of the value of land and properties; gathering of revenues through taxation; Land-Use: Control of land-use through adoption of planning policies and land-use regulations at various levels; Land Develop: Building of new infrastructure; implementation of construction works and the change of land-use
### Ten land administration principles

1. LAS provide the **infrastructure** for implementation of land polices and land management strategies in support of sustainable development.

2. The **land management paradigm** provides a conceptual framework for understanding and innovation in land administration systems.

3. LAS is all about engagement of **people** within the unique social and institutional fabric of each country.

4. LAS are the basis for conceptualizing **rights, restrictions and responsibilities** related to people, policies and places.

5. The **cadastre** is at the core of any LAS providing spatial integrity and unique identification of every land parcel.

6. LAS are **dynamic** and reflect the continual evolution of people-to-land relationship.

7. LAS include a set of **processes** that manage change.

8. **Technology** offers opportunities for improved efficiency of LAS and spatial enablement of land issues.

9. Efficient and effective land administration systems that support sustainable development require a **spatial data infrastructure** to operate.

10. Successful LAS are measured by their ability to manage and administer land efficiently, effectively and at **low cost**.

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### Benefits to society

- Support for governance and the rule of law
- Alleviation of poverty
- Security of tenure
- Support for formal land markets
- Security of credit
- Support for land and property taxation
- Protection of state lands
- Management of land disputes
- Improvement of land planning
- Development of infrastructure
- Management of resources and environment
- Management of information and statistical data

Three key demands

1. Spatially enabled.
2. Fit for purpose
3. Supporting the global agenda

1. Spatially enabled: Place matters

Everything happens somewhere

“If we can understand more about the nature of “place” where things happen, and the impact on the people and assets on that location, we can plan better, manage risk better, and use our resources better.”

Location Strategy for United Kingdom, 2008

“Heading toward spatial enabled society”
Geo-information management

...creates a strong foundation

Source: ESRI

...for sustainable action

A land management vision

Social Context
- Facilitating Sustainable Development
  - Economic, Social, Environmental, Governance
  - Enhancing Quality of Life

Spatially enabled land administration
- Land tenure, Land Value, Land Use, Land Development

Land Policy Framework

Country Context
- Institutional Arrangements
- Capacity Building
- Education & Research

Services to Business & Citizens
Spatially Enabled Government

A spatially enabled government organises its business and processes around “place” based technologies.

It is not about managing spatial information – it is about managing information, or governing society, spatially.

The technical core of Spatially Enabled Government is the spatial framework (land parcel mapping)

2. Fit-for purpose

Most developed countries have developed a country-wide spatial framework over centuries – mainly as large scale cadastral maps.

In most developing countries the cadastral coverage is less than 30 per cent and serving only the elite.

A country wide spatial framework should be developed using a fit-for-purpose approach – rather than being guided by high tech solutions and costly/time consuming field survey procedures.
...Limitations of formal cadastral systems

- More than 70 per cent of the land in many developing countries are outside the formal systems of land registration and administration.
- This relates especially to informal settlements and areas governed by customary tenure.
- A need for building a country-wide spatial framework showing the way land is divided into plots for specific use and possession - using a fit-for-purpose approach.

A continuum of accuracy

- Land administration systems and good land governance need a spatial framework to operate.
- In developing countries such a framework should be developed using a fit-for-purpose approach – while accuracy can be improved later.
- A fit-for-purpose approach includes the concept of “continuum of accuracy”.

www.fig.net/pub/figpub/pub52/figpub52.htm
3. Supporting the global agenda

- Climate change
- Food shortage
- Energy scarcity
- Urban growth
- Poverty reduction
- Environmental degradation
- Natural disasters
- Global financial crisis

All these challenges relate to governance and management of land

Rapid urban Growth – sustainable cities

<table>
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<th></th>
<th>1950</th>
<th>1975</th>
<th>2007</th>
<th>2025</th>
<th>2050</th>
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<td>World Urban Population (million)</td>
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<td>37.3%</td>
<td>49.4%</td>
<td>57.2%</td>
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<td>817</td>
<td>2,382</td>
<td>3,590</td>
<td>5,327</td>
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</table>


Close to 1 billion people live in slums, one third of the world’s urban population.

Facing the Global Agenda

Good Land Information and Good Land Governance is fundamental for:

- Coping with Climate Change
- Meeting the Millennium Development Goals, and
- Achieving Sustainable Development
Conclusion: A fit-for-purpose approach

Sustainable land governance

Fit for purpose

Spatially enabled government

Country wide spatial framework

Supporting the global agenda

Land administration systems

Thank you for your attention