From Cadastre to Land Governance: a Cadastre 2014 Outlook

Stig Enemark, FIG Honorary President
# Evolution of the Land Administration Discipline

**Tomb of Menna, Ancient Egypt, ca. 1500 BCE**

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<tbody>
<tr>
<td><strong>Evolution of cadastral applications</strong></td>
<td>Land as wealth</td>
<td>Land as a commodity</td>
<td>Land as a scarce resource</td>
<td>Land as a community scarce resource</td>
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<tr>
<td>Fiscal Cadastre</td>
<td>Land valuation and taxation paradigm</td>
<td>Legal Cadastre</td>
<td>Land market paradigm</td>
<td>Managerial Cadastre</td>
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<td>Multi-purpose Cadastre</td>
<td>Sustainable development paradigm</td>
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**Evolution of Western Land Administration Systems**

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Cadastral Systems

Social Stability
Economic Growth
Efficient Land Markets
Security of Tenure and Investments

Land Tenure
Land Rights
Legal Means

CADASTRAL SYSTEMS

Land Value
Valuation, Taxation
Fiscal Means

Collateral and Tax Basis
Financial Services
Public Services

Land Use
Planning Control
Environmental Means

Land Development
Resource Management
Environmental Sustainability

The concept of the multipurpose cadastre
Land Registration Systems around the World

Deeds System (French/Latin/USA style): A register of owners; the transaction is recorded – not the title.

Title System (German, Torrens/English style): A register of properties; the title is recorded and guarantied.

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The FIG Agenda

1996
FIG Statement on the Cadastre Concepts and standards

1996
Bogor Declaration
FIG/UN initiative on the role of cadastral infrastructures

1998
Cadastre 2014
A FIG vision in six statements for future cadastre systems.

1999
Bathurst Declaration
FIG/UN initiative on land administration in support of sustainable development

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From Cadastre to Land Administration

The concept of the multipurpose cadastre

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Land Administration Systems

Land Administration Systems provide the infrastructure for implementation of land policies and land management strategies in support of sustainable development.

- **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
## Benefits to Society

<table>
<thead>
<tr>
<th>Benefits to Society</th>
<th>Resources Management</th>
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<tbody>
<tr>
<td>• Support for governance and the rule of law</td>
<td>• Protection of state lands</td>
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<tr>
<td>• Alleviation of poverty</td>
<td>• Management of land disputes</td>
</tr>
<tr>
<td>• Security of tenure</td>
<td>• Improvement of land use planning</td>
</tr>
<tr>
<td>• Support for formal land markets</td>
<td>• Development of infrastructure</td>
</tr>
<tr>
<td>• Security of credit</td>
<td>• Management of resources and environment</td>
</tr>
<tr>
<td>• Support for land and property taxation</td>
<td>• Management of information and statistical data</td>
</tr>
</tbody>
</table>

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

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A Cadastre 2014 Outlook

1990s 2000s 2010s Future directions

Cadastre Land administration Land governance

Spatially enabled society Crowd sourcing AAA Land Information

Fit-for-purpose land administration

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The FIG Agenda
from Cadastre to Land Governance

- Holding of rights to lands
- Economic aspects of land
- Control of the use of land

Administering the people to land relationship through

- Land Policy
- Land Management
- Good Governance

and

- Building the capacity to deal with this

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Spatially Enabled Government

- A spatially enabled government organises its business and processes around “place” based technologies.
- Building interactive land information systems combining information on the built and natural environment.
- 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)

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“There is an urgent need to build cost-effective and sustainable systems which identify the way land is occupied and used and accordingly provide for secure land rights for all.”

A **fit-for-purpose** approach includes the following elements:

- **Flexible** in the spatial data capture approaches to provide for varying use and occupation.
- **Inclusive** in scope to cover all tenure and all land.
- **Participatory** in approach to data capture and use to ensure community support.
- **Affordable** for the government to establish and operate, and for society to use.
- **Reliable** in terms of information that is authoritative and up-to-date.
- **Attainable** to establish the system within a short timeframe and within available resources.
- **Upgradeable** with regard to incremental improvement over time in response to social and legal needs and emerging economic opportunities.
A Land Governance Vision

Trustable land information and good land administration is fundamental for:

- Responsible governance of tenure
- Coping with climate change
- Meeting the Millennium Development Goals
- Achieving sustainable development
- Enforcing human rights

Land governance to underpin the three core components of the global agenda

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Thank you for your attention

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