A Variety of Continuums for Citizen Centric Land Administration

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(The Netherlands)

TS06A – The Continuum of Land Rights
Commission 7
Christchurch, New Zealand, May, 5th, 2016
Challenges in Land Administration

• 70% to be done
• Complex institutional setting
• Corruption / Transparency
• Automation
• Trustworthy Parties
• Trend: decentralisation
STDM Conceptual Model

PARTY
Person/s, Group/s or Group/s or Groups

SOCIAL TENURE RELATIONSHIP
- Use rights
- Occupancy
- Customary tenure
- Tenancy
- Ownership
- Rent, leases
- Permits
- etc.

SPATIAL UNIT
Land Property, Structure, Natural Resources, Objects, etc.

SUPPORTING DOCUMENTS
Sketch, Audio, Video
Scanned Documents, Photo’s, etc.
Continuum of land rights

Informal land rights

Perceived tenure approaches

Customary

Occupancy

Anti evictions

Adverse possession

Group tenure

Leases

Registered freehold

Formal land rights
Continuum of rightholders

- Group non-defined Membership
- Religious
- Local Government/Ministry
- Married
- Group of groups
- Community
- Coöperative
- Individual/Company
Representations of spatial units

Incomplete Reference

- Text Point based
- Sketch Point Based

Photo/Video Point based
- Reference to Street Axis
- Polygon Low Accuracy

Set of Lines Different Sources

Polygon High Accuracy

Complete Reference

Volume
Acquisition methods

Inaccurate Reference

- Tape/Plane table
- Handheld GPS
- Satellite Imagery
- Total Station

Accurate Reference

- Legacy Maps
- Old Images
- Google Maps
- OpenStreetMap
- MS Virtual Earth
- Aerial Camera
- UAV
- GPS/CORS
Land recordation

- Shoebox with titles
- Paper register with paper imagery
- Google/OpenStreetMap based
- Title based Digital System/Accurate map

Less Complex

- Register without map
- Register with scanned imagery
- Deed based Digital System
- 3D Cadastre

More Complex
Equalizer

Spatial Units

Land Rights

Parties Rightholders

Acquisition Methods

Land Recordation

Purpose
Map 4.4
Kabushinge
Parcel Overview

Legend
- Kabushinge Parcels

1:10,500

0 125 250 500 750 1,000 Meters
Spatial unit: Matricula: 484716 - (Lote 3)

Area: 0.10 sq km
Edited by jmoral_EarlLandInternat 16 hours ago

LABEL
Matricula: 484716 - (Lote 3)
CREATED_USER
CREATED_DATE
LAST_EDITED_USER
LAST_EDITED_DATE

ADDRESS
- View
- New

RIGHT
- View
- New

SPATIAL SOURCE
- View
- New

ATTACHMENTS
- JPG
  Spatial unit_13_0_ArcGISApp
  Spatial unit_13_0_ArcGISApp

- JPG

Right: Ownership
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TYPE
Ownership
DESCRIPTION
c: 39809917
CREATED_USER
CREATED_DATE
May 29, 2015
LAST_EDITED_USER
LAST_EDITED_DATE

SHARE
100.00
APPLY SHARE
Yes/True
SHARE START DATE
December 20, 2000
SHARE END DATE

PARTY
- View
- New

ATTACHMENTS
No attachments found
Party: Jaime Rodrigo Gutierrez Correa

NAME
Jaime Rodrigo Gutierrez Correa

TYPE
Natural person

EDITED_USER

CREATED_DATE
May 29, 2015

LAST_EDITED_USER

LAST_EDITED_DATE
June 01, 2015

PARTY ROLE

Party: Gilma Velez de Gutierrez

NAME
Gilma Velez de Gutierrez

TYPE
Natural person

EDITED_USER

CREATED_DATE
May 29, 2015

LAST_EDITED_USER

LAST_EDITED_DATE

PARTY ROLE

View

New
A community driven land Information System in Mashimoni

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Achievements

- Communities embraced STDM and appreciated to have a digital data base
- STDM able to capture social tenure relationships in slum settlements
- Has facilitated securing of women/widows rights to land
- Helped in resettling community members in cases of fire outbreaks
- Community able to update and manage their data in the STDM framework and to train members from other communities
- Communities used the information in the data base for land tenure negotiation
- Village leaders use the generated STDM report for their work
- Community members got to know each other better
- Many land sector stakeholders acknowledged STDMs capacity of capturing tenure situations in informal settlements
- Mombasa County Government carried out resettlement exercise in STDM framework
- NLC planning for STDM workshop
Benefits to citizens

- Tenure security
- Reduces or eliminates risk of eviction
- Enhances the incentive to invest in land
- Access to credit
- Easier land dealings
- Less litigation