Secure Land Rights at Scale

FFPLA
Concepts, Lessons Learnt, Innovations, and The Way Forward

Presented at the FIG e-Working Week 2021, 21-25 June 2021 in Virtually in the Netherlands

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Two Key Drivers

1. The Global Agenda

Sustainable development, ending poverty, ... and leaving no-one behind,

Providing secure tenure for all, enabling management of the use of all land.

2. Technology development

Taking advantage of new and emerging technology development for changing the focus from costly high tech solutions to providing secure land rights for all

Evolution of the FFPLA Concept

- The phrase “Fit-For-Purpose” is commonly used for any intervention or activity that is appropriate, and of a necessary standard, for its intended use.
- The FFPLA approach is not new as such … what is new is the development of a FFPLA concept with guiding principles for country implementation.

<table>
<thead>
<tr>
<th>Year Range</th>
<th>Description</th>
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<tbody>
<tr>
<td>1990s</td>
<td>Land registration projects in Eastern Europe, China and Vietnam</td>
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<tr>
<td>2010s</td>
<td>Rwanda, Ethiopia</td>
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<td>2014 – 2016</td>
<td>Ongoing projects in about 25 countries throughout the world</td>
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<tr>
<td>2016-2021</td>
<td>Ongoing projects in about 25 countries throughout the world</td>
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<tr>
<td>2021</td>
<td>Land Journal Special Issue: FFPLA - providing Secure Land Rights at Scale</td>
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Three characteristics:

- Focus on the Purpose
- Flexibility
- Incremental Improvement
## FFPLA: Providing Secure Land Rights at Scale

<table>
<thead>
<tr>
<th>From:</th>
<th>To:</th>
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<tbody>
<tr>
<td><strong>Spatial</strong></td>
<td>Fixed boundaries</td>
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<tr>
<td></td>
<td>Sporadic field survey</td>
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<tr>
<td></td>
<td>Visible boundaries</td>
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<tr>
<td></td>
<td>Systematic coverage by aerial imagery &amp; handheld GPS</td>
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<tr>
<td><strong>Legal</strong></td>
<td>Focus on land titling</td>
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<tr>
<td></td>
<td>Recording legal as well as legitimate land rights for all</td>
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<tr>
<td><strong>Institutional</strong></td>
<td>Serving mainly the elite</td>
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<tr>
<td></td>
<td>Responsible land governance with equal access for all</td>
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New Special Issue on FFPLA – Providing Secure Land Rights at Scale

Available on-line free of costs: https://www.mdpi.com/journal/land/special_issues/FFPLA
A printed version of two volumes will also be published.

25 articles from invited authors providing:

- **FFP conceptual innovations**
  - Conflict settings,
  - Climate change, pandemics
  - Land adjudication
  - Private sector financing
  - Land grabbing,
  - PPP in support of FFP
  - Geospatial tools
  - Quality assurance
  - Maintenance, updating, upgrading
  - The wider reach of the FFP approach

- **FFP country implementation**
  Approaches and experiences from about 20 countries throughout the world

Guest Editors: Stig Enemark, Robin McLaren, Christiaan Lemmen
Key Lessons Learnt

- **FFP Pilot projects** — are easy to implement and well accepted and understood by the local community. However – it must be scalable.

- **FFPLA National projects** — can be completed at affordable costs < 10 USD per parcel and within a few years by working in parallel throughout the country.

- **Politicians** — often see the FFP approach as attractive due to benefit to society, low costs and a short timeframe showing results within their political mandate.

- **Other stakeholders** — such land agencies and land professionals, may see the FFP approach as disruptive. Important to involve all stakeholders up front in order to address misunderstandings, potential fears, and perceived threats to vested interests.

- **The FFP approach** — is in principle a national top-down approach that requires strong political will and support from key senior civil servants.
Learning from history

There is nothing more difficult to plan, more doubtful of success, nor more dangerous to manage than the creation of a new system.

For the initiator has the enmity of all who would profit by the preservation of the old system and merely lukewarm defenders in those who would gain by the new one.

Machiavelli (1513)

The father of modern political science
The role of the land surveyors - opportunities

- **Project management.** The process of building the system should be managed by the land surveyors.

- **Enlarged customer base.** A national solution will generate a much larger customer base and associated business opportunities, for updating and upgrading.

- **Training and support activities.** The network of locally trained land officers requires capacity building, training and support from the land professionals.

- **Custodians - Improved professional status.** The surveyors will undertake the role managing the system and the underlying land information infrastructure. This should result in increased revenue generation and improved professional status.
Uganda

Area: 200,000 sq.km (excl. Lake Victoria waters) 27% is arable; Population: 43 mill;

Land parcels: About 25 mill of which less than 10% is registered. Land tenure: Native freehold 22% (grey), Mailo 28% (yellow) and Customary 50% (green).

FFP Strategy: Based on pilot projects, Uganda has developed a strategy for implementing a FFP approach for registering 20 mill land parcels within 10 years and for a total cost of 10-20 USD per parcel – even tough some resistance is voiced from the land surveyors.
Nepal

Area: 140.800 km² – 27% is arable; Population: 28 mill;

Land parcels: About 75% of the arable land is formally registered representing about 30 mill land parcels. About 10 mill parcels are outside the formal land register. The mega earthquake of 2015 destroying about 1 mill houses.

FFP Strategy: Following a range of pilot projects, Nepal has developed a strategy for implementing a FFP approach for registering 10 mill land parcels within 5 years.

https://gltn.net/country-work/#nepal.
Maintenance, updating and upgrading

**Maintenance must be secured up front of any land recordation project.** This may sound obvious but is often not the case (Rwanda). Capacity development is fundamental.

- **Updating** can be sporadic or (preferably) systematic. It includes spatial data, party data as well as rights data. It relates to any change of land boundaries, land transfer and inheritance.
- Systematic updating can be encouraged in various ways such as means of decentralisation, tax relief, etc.
- **Upgrading** can be project based or a continuous process. It can be facilitated by institutions, data quality and technology architecture, e.g. for supporting a wider national spatial data infrastructure.

A model for analysing maintenance in land administration. Bennett, et al., 2021
Public - Private partnerships

- **Providing secure land rights is only a start.** The derived opportunities for the landowner / right holder should be facilitated e.g. in relation to financial institutions, agricultural organisations, etc.

- **Public-Private Partnerships** can support these processes in combination with the land recordation. In the case of Ivory Coast a group of agricultural related private companies formed a *Land Partnership (CLAP)* in support of providing affordable and acceptable titling documents at scale.

- **Purchase of land for informal settlers** can be facilitated through loans managed by private institutions. In the case of Brazil a *private social enterprise* (Terra Nova) acts as a coordinator and broker for buying out the underlying private owners at discounted values and coordinating with municipal governments to provide infrastructure.
The wider FFP approach

The current focus of FFP is on land tenure. However, the general characteristics of the FFP paradigm also relates to functions such as:

- Land Valuation and Taxation.
- Resilient Housing
- Solid Waste management
- Master Planning, urban digital twins, Disaster Risk management, etc.

Innovative use of emerging technologies (e.g. drones) for data capturing can be shared and reused across a wide range of land administration and land management functions.

The FFP approach has a wider reach. Areas such as valuation and land use planning and management, can benefit from the same kind of principles and be integrated into the land recordation process (case from the World Bank).

Extended version of the Land management paradigm, (McLaren, 2021)
The Way Forward

- “Don’t start what you can’t sustain” Provisions for ongoing updating and possible upgrading are crucial and must be established up front.

- The quest for capacity development. Decentralised management of land records require facilities and skilled staff.

- Education and training programmes must include Responsible Land Administration (GLTN)

- The need for cooperation between donors, national government, land professionals and civil society organisations

- The need for awareness campaigns at global, regional, national and local levels.
Concluding remarks

Land administration is basically about people.
It is about managing the relation between people and places … and the policies, institutions and regulatory frameworks that govern this relationship.

The FFP approach is affordable, fast, flexible, reliable & scalable

Has a key role of promoting and facilitating global adoption

Providing secure land rights at scale

Malawi 1966

Malawi 2001