

FAO Land Tenure Service
Mika-Petteri Törhönen and Willi Zimmermann



Good Governance in Land Tenure and Administration

A FAO normative project




5th FIG Regional Conference for Africa - Accra, Ghana, 8-11 March 2006

FAO and the Land Tenure Service



- Food and Agriculture Organization of the United Nations
- Land Tenure Service
- Normative work
- Field work


Land Tenure Service; Normative 2006 -



➤ **Sustainable and affordable systems, including security of tenure, for access to land and other natural resources.**

- ✓ low-cost land tenure security
- ✓ post emergency land institutions
- ✓ land information for the poor
- ✓ good governance in land administration

Land Tenure Service; Normative




Good Governance



➤ **Governments, Authorities:**

- ✓ Elected, selected, accountable
- ✓ Create and implement policies and regulations
- ✓ Interact with citizens, serve
- ✓ Indicators: Accountability, Stability, Effectiveness, Regulatory Quality, Transparency, Rule of Law, Control of Corruption

Features of Weak Governance



- Distorted decision making
- Hindered competitive markets
- Increased costs – reduced benefits
- Reduced revenue collection
- Non-productivity – repression
- Last in line, the poor, bear the burden

 **Consequences of Weak Governance**



- **Economic development:** Hindrance
- **For the poor:** Marginalisation
- **Environment:** Overexploitation
- **Society:** Instability
- **Development cooperation:** Illegitimacy


 **International Initiatives**

- **Treaties, codes and conventions on governance, business ethics, corruption**
 - UNCAC (UN convention against corruption)
- **Indices on corruption, business environment ...**
- **Publications and material focused on forestry, natural resources, planning, urban governance ...**
- **Nothing available focusing on land tenure and land administration per se.**


 **Why Good Governance in Land Tenure and Land Administration?**




- **Access to land and the security of tenure form the foundation for:**
 - ✓ Food security
 - ✓ Social stability
 - ✓ Economic growth
 - ✓ Poverty Reduction
- **Governance can enhance or stagnate development**

 **Governance in Land Administration**

- **Problems common, large and global**
- **Not well documented, published**
- **No longer forbidden topics of discussion**
- **Not many corrective advice or actions in place**

 **Weak Governance in Land Tenure**

- **Excessive, expensive, procedures hinder investments and marginalise the poor**
- **Administration used for systemic, uncontrolled, corruption**
- **Legitimises right violations and bad development; destruction, evictions**
- **Hampers management of public lands**
- **Converts public assets for private gain**


 **Weak Governance in Land Tenure**

- **Conversion bypasses revenue collection**
- **Revenue flows to few**
- **Peri-urban development (huge) serves wrong interests**
- **Contributes to irregular, unplanned, uncontrolled, development**
- **Causes instability**
- **Factor behind violent conflicts**




FAO response

- **FAO normative project**
- **2006 - 2009**
- **Land Tenure Service & Partners involved:**
 - **Member countries**
 - **World Bank Thematic Group on Land**
 - **Others**




Aims, Objectives

- **Overall Objective:** Improving the governance in land administration.
- **Aim:** Advise and raise awareness on issues in developing land administration systems applying the principles of good governance.




Modules

- **Conceptualisation**
- **Significance and quantification**
- **Awareness raising**
- **Technical guidelines**
- **Code of Conduct**



What can be done



- **Understand:** magnitude, significance
- **Educate:** public, practitioners, clients
- **Re-engineer:** legislation, organisations, systems, procedures, financing
- **Capacity building:** public and private sectors



What can be done



- **Promote approach:** Apply principles of good governance
- **Policy advice:** Arranging land tenure systems, institutions
- **Build international and national coalitions:**
 - ✓ Civil society
 - ✓ Professional associations
 - ✓ Private sector
 - ✓ International community



Land Administration and Good Governance

THANK YOU

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