

Global Partnerships in Land Management

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INTERNATIONAL CONFERENCE, POLICY MEETS LAND MANAGEMENT:
 CONTRIBUTIONS TO THE ACHIEVEMENT OF THE MILLENNIUM DEVELOPMENT GOALS
 MUNICH, 17 – 18 APRIL 2008

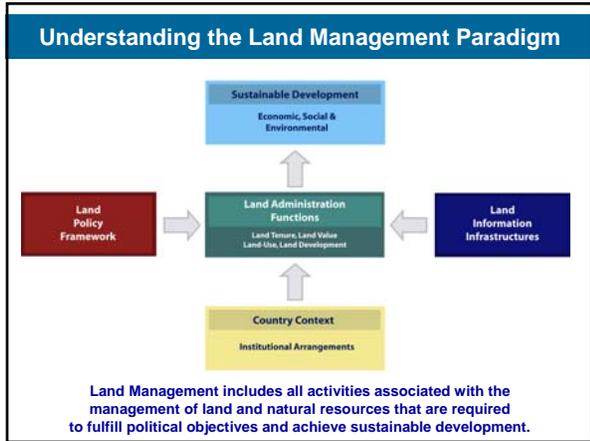
Outline of Presentation

Underpinning Land Management

- Understanding the land management paradigm
- Rights – Restrictions – Responsibilities

Global Partnerships - the Role of FIG

- Facing the Millennium Development Goals
- "Building the Capacity"



Interests in land

Land administration systems are the basis for conceptualising rights, restrictions and responsibilities related to people, policies and places.

Rights:
Tenure positions

Responsibilities:
Cultural attitudes

Restrictions:
Land use options

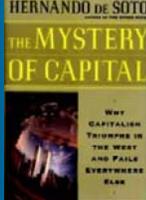
The RRR 's

- **Property Rights**
 - Are concerned with ownership and tenure
 - Are normally available in the Land Registry
- **Property Restrictions**
 - Are concerned with controlling use and activities on land
 - Are normally available through planning documents or general land use provisions
- **Property Responsibilities**
 - Relate to a more social, ethical commitment or attitude to environmental sustainability and good husbandry.
 - The human kind to land relationship is dynamic.

The increasing role of property rights

"Civilised living in market Economies is not simply due to greater prosperity but to the order that formalised property rights bring"

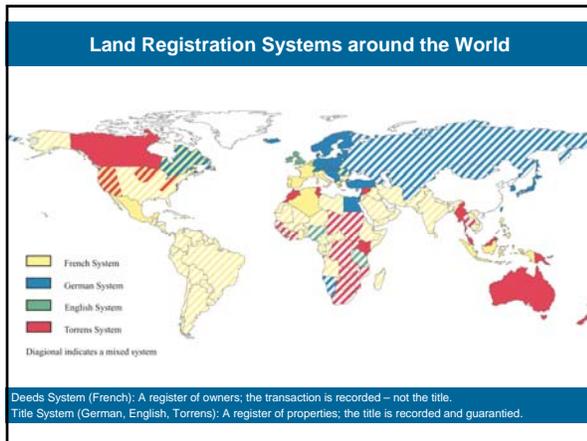
Hernando de Soto – 1993



Continuum of rights (GLTN-agenda)

From illegal or informal rights
To legal or formal rights

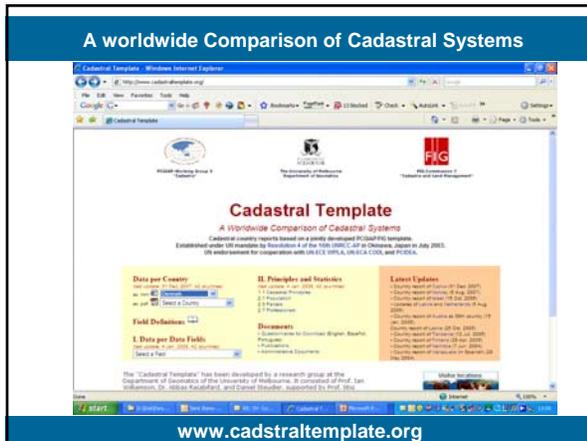




What is a good property system ?

- People in general can participate in the land market; widespread ownership; everybody can make transactions and have access to registration
- The infrastructure supporting transactions must be simple, fast, cheap, reliable, and free of corruption.
- The system provides safety for housing and business, and for capital formation

Only 25-30 countries in the world apply to these criteria.



Land Use Restrictions

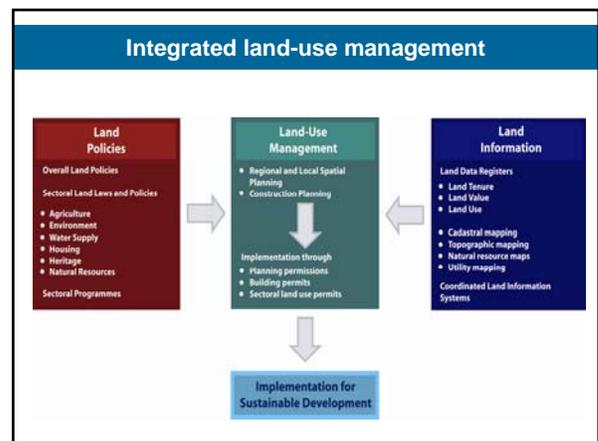
Rights to land also include the rights of use, however:

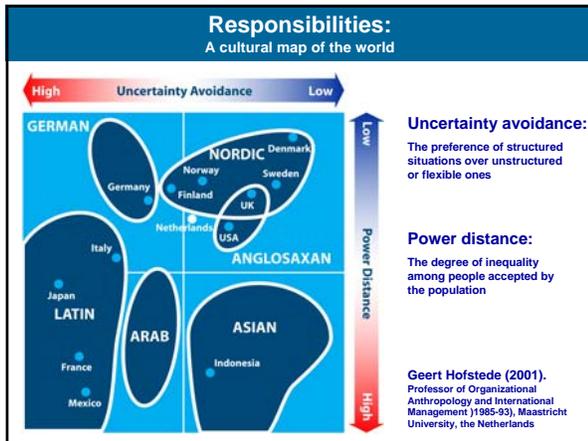
- Many land use rights are in fact restrictions that control the future use of land. The number and kind of land use restrictions is huge.
- The right of use is limited through public land use planning regulations and restrictions, sectoral land use provisions, and private land use regulations

Property Restrictions

- two conflicting approaches

- **The free market approach** (current debate in the US)
 - Land owners should be obligated to no one and should have complete domain over their land.
 - The role of government to take over, restrict, or even regulate its use should be non-existent or highly limited.
 - Planning restrictions should only be imposed after compensation for lost land development opportunities
- **The central planning approach** (European perspective)
 - The role of democratic government include planning and regulating land systematically for public good purposes.
 - A move **from** every kind of land use being allowed unless it was forbidden **to** every change of land use is forbidden unless it is permitted and consistent with adopted planning regulations and restrictions.



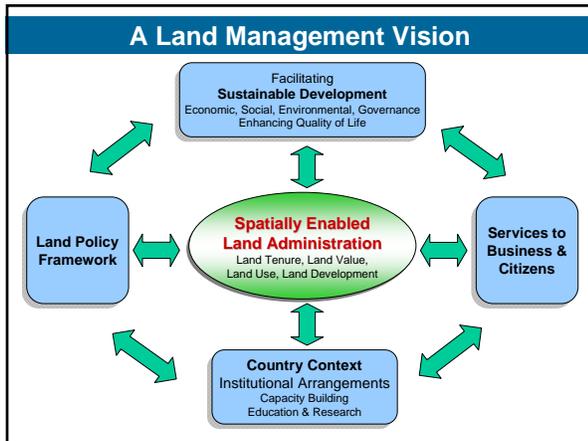


Good Governance is essential

- **Sustainability:** balancing social, economic and environmental needs while being responsive to the present and future needs of society.
- **Subsidiarity:** allocation of authority at the closest appropriate level consistent with efficient and cost-effective services
- **Equity:** Women and men must participate as equals in all decision making, priority setting, and resource allocation processes
- **Efficiency:** Public services and local economic development must be financially sound and cost-effective.
- **Transparency and Accountability:** Decisions taken and their enforcement follows rules and regulations. Information must be freely available and directly accessible.
- **Civic Engagement and Citizenship:** Citizens must be empowered to participate effectively in decision-making processes.
- **Security:** All stakeholders must strive for prevention of crime and disasters. Security also implies freedom from persecution, forced evictions and provision of land tenure security.

Adapted from UN-Habitat 2002

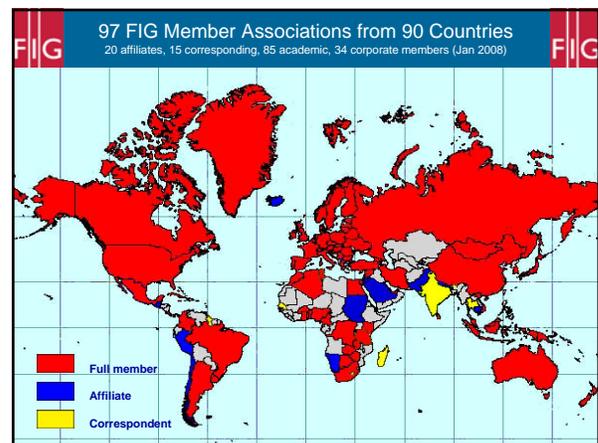
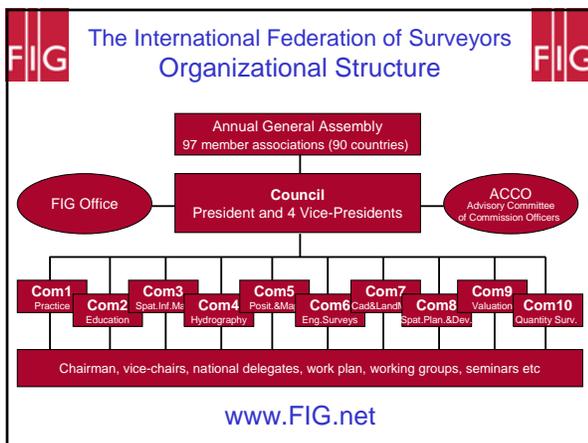
All kind of government includes a spatial component



The role of FIG

Global Partnerships in Land Management

What is the role of **FIG** in this regard?



The role of FIG



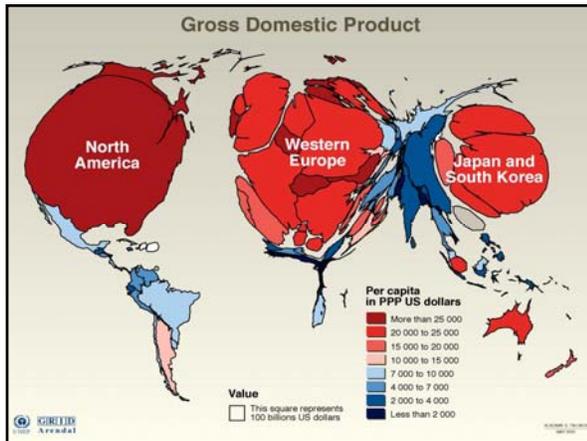
Is strongly committed to the MDGs and the UN-Habitat agenda on the GLTN

The UN Millennium Development Goals

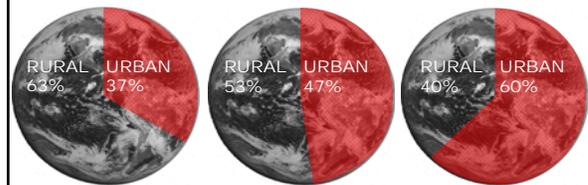
- Goal 1: Eradicate extreme poverty and hunger
- Goal 2: Achieve universal primary education
- Goal 3: Promote gender equality and empower women
- Goal 4: Reduce child mortality
- Goal 5: Improve maternal health
- Goal 6: Combat HIV/AIDS, malaria and other diseases
- Goal 7: Ensure environmental sustainability

Goal 8: Develop a Global Partnership for Development

The framework includes 18 targets and 48 indicators enabling the ongoing monitoring of annual progress



Urban population growth



1970

2000

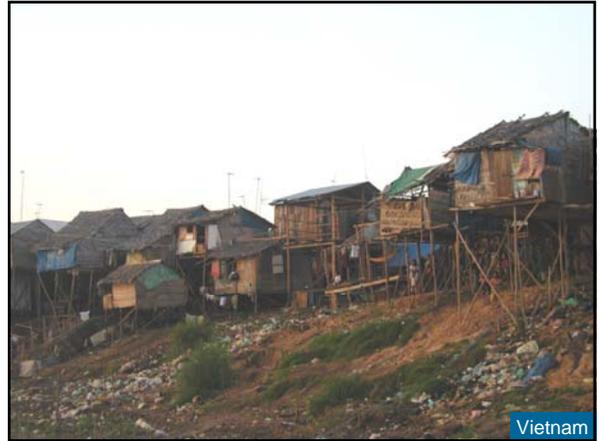
2030

2007:

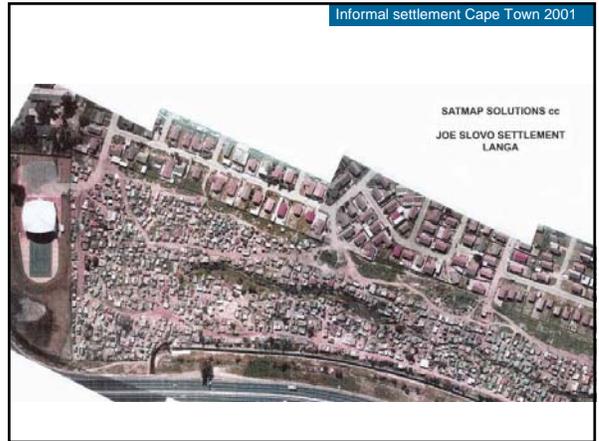
Total world population : 6.5 billion
 Total urban population: 3.3 billion
 Total slum dwellers: 1.1 billion

Mega cities of the world 2015





Kibera, Nairobi, 250 ha, 1 mill+ people



Eviction, Cape Town, 2006

It is all about:

People, human rights, engagement and dignity

Politics, land policies and good governance

Places, shelter, land rights, and natural resources

and Power

The role of FIG

Global Partnerships in Land Management

What is the role of  in this regard?

Global Partnership

- UN agencies have access to national governments and to setting a global agenda.
- But UN agencies will often depend on interest groups and NGO's for implementing this agenda.
- International NGO's – like  have access to national associations and individual professionals
- But NGO's will often depend on the UN-agencies to determine the global agenda
- **Global partnership will then establish the link that drives development for achieving the global agenda such as the Millennium Development Goals.**

Partnership with FAO

Cooperation on specific projects:

- Expropriation and compensation
- Management of State lands
- Capacity building in Land Administration
- Joint seminars and publications



Partnership with UN-Habitat

Traditional cadastral systems do not provide for security of tenure in informal settlements.

A more flexible system is needed for identifying the various kind of social tenure existing in informal settlements.

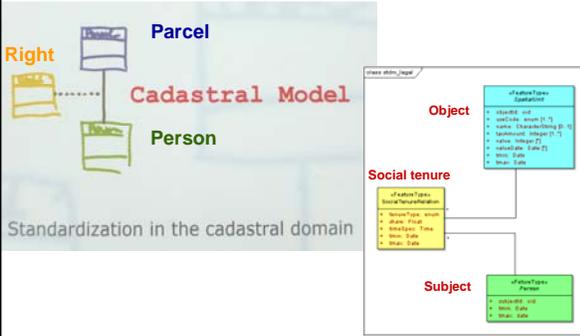
Such systems must be based on a global standard and must be manageable by the local community itself:

The Social Tenure Domain Model.



The Cadastral Domain Model

Standardization in the cadastral domain



The diagram illustrates the Cadastral Domain Model with the following components and relationships:

- Right** (represented by a yellow box) is linked to **Parcel** (represented by a blue box).
- Person** (represented by a green box) is linked to **Parcel**.
- Right** is linked to **Person**.
- Right** is linked to **Social tenure** (represented by a yellow box).
- Parcel** is linked to **Social tenure**.
- Person** is linked to **Social tenure**.
- Social tenure** is linked to **Subject** (represented by a green box).
- Parcel** is linked to **Subject**.
- Person** is linked to **Subject**.

The cross-cutting gender issue

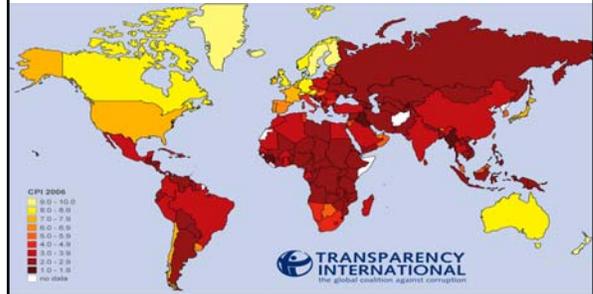


Partnership with World Bank

- Mutual representation at conferences, forums and meetings
- Mutual representation in collaborative projects
- Joint publications
- Joint promotion
- Organizing a joint WB/FIG high profile conference March 2009 at the WB headquarters in Washington DC entitled "Land Administration in Support of the MDG's"



Good governance



Partnership on Disaster Risk Management Surveyors without frontiers ?



Tsunami, South East Asia
December 26 2004

The role of FIG



"Building the capacity"

The role of the surveying profession

The MDGs is a powerful concept towards development, security and human rights for all.

The surveying profession plays a key role by providing:

- Geographic information in terms of mapping and databases on the natural and built environment
- Secure tenure systems
- Systems for land valuation, land use management and land development
- Systems for transparency and good governance

The Role of FIG

- **Professional Development**
 - Global forum for professional discussions and interactions
 - Conferences, symposia, commission working groups,
- **Institutional Development**
 - Institutional support for educational and professional development at national and international level
- **Global Development**
 - Cooperation with international NGO's such as the UN agencies, World Bank, and sister organisations
 - Joint activities and common policy-making to reduce poverty and enforce sustainable development



From Cadastre to Holistic and Pro Poor Land Management

- Holding of rights to land
- Economic aspects of land
- Control of land use and development

Administering the people-land relationship through

- Land Policy
- Land Management
- Good Governance

and

- Building the capacity to deal with this

