

# Land Governance for Sustainable Development

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LAND GOVERNANCE IN SUPPORT OF THE MDG'S: FACING THE NEW CHALLENGES  
FIG/WB CONFERENCE, WASHINGTON, 9-10 MARCH 2009



Land Governance in Support of the Millennium Development Goals

FIG – World Bank Conference, Washington D.C., USA, 9–10 March 2009

## Land Governance in Support of the MDGs

Six Themes:

1. Land Governance for the 21st Century
2. Sustainable Systems for Land Administration and Management
3. Securing Social Tenure for the Poorest
4. Making Land Markets Work for All
5. Improving Access to Land and Shelter
6. Land Governance for Rapid Urbanisation

**Taking the Land Policy Agenda Forward**

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## Outline of Presentation

### Land Governance

- Managing Land Rights, Restrictions, and Responsibilities

### Land Governance in Support of the MDGs

- The Global Agenda

### Facing the New Challenges

- Partnership between NGOs and the UN Agencies

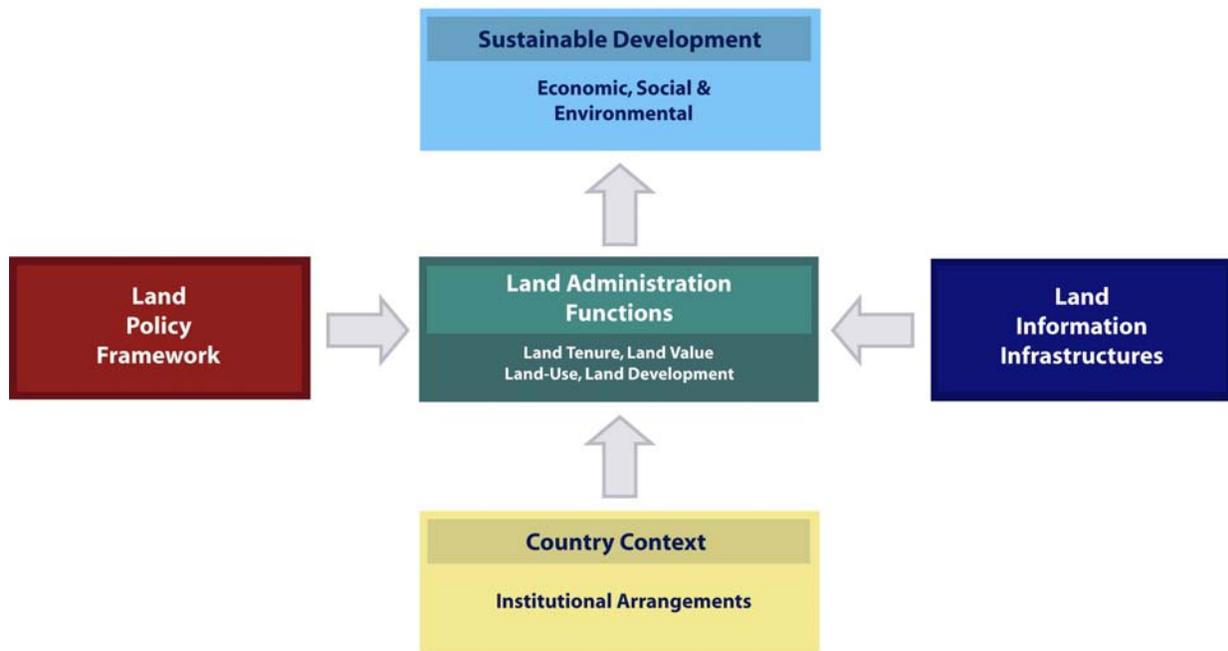
## Land Governance

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; and land development.

Land Governance is about determining and implementing sustainable land policies.

# Understanding the Land Management Paradigm

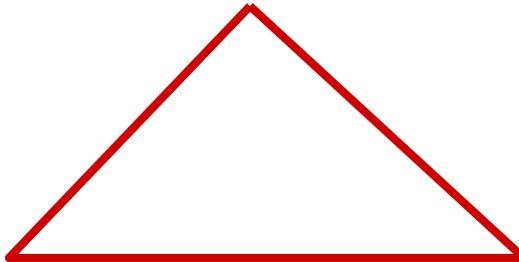


## Interests in land

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

### Rights:

Registration and security of  
tenure positions



### Responsibilities:

Social, ethical commitment to  
environmental sustainability  
and good husbandry

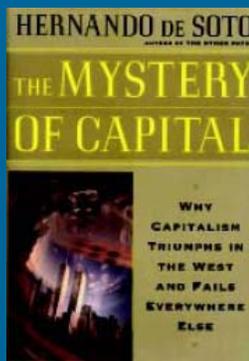
### Restrictions:

Planning and control of land-  
use and land development

## The increasing focus on property rights

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

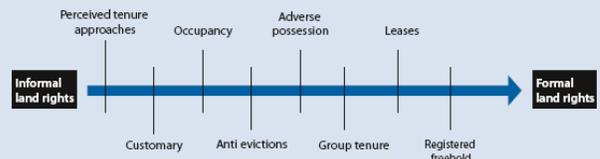
*Hernando de Soto – 1993*



Continuum of rights  
(GLTN-agenda)

From: illegal or informal rights

To: legal or formal rights

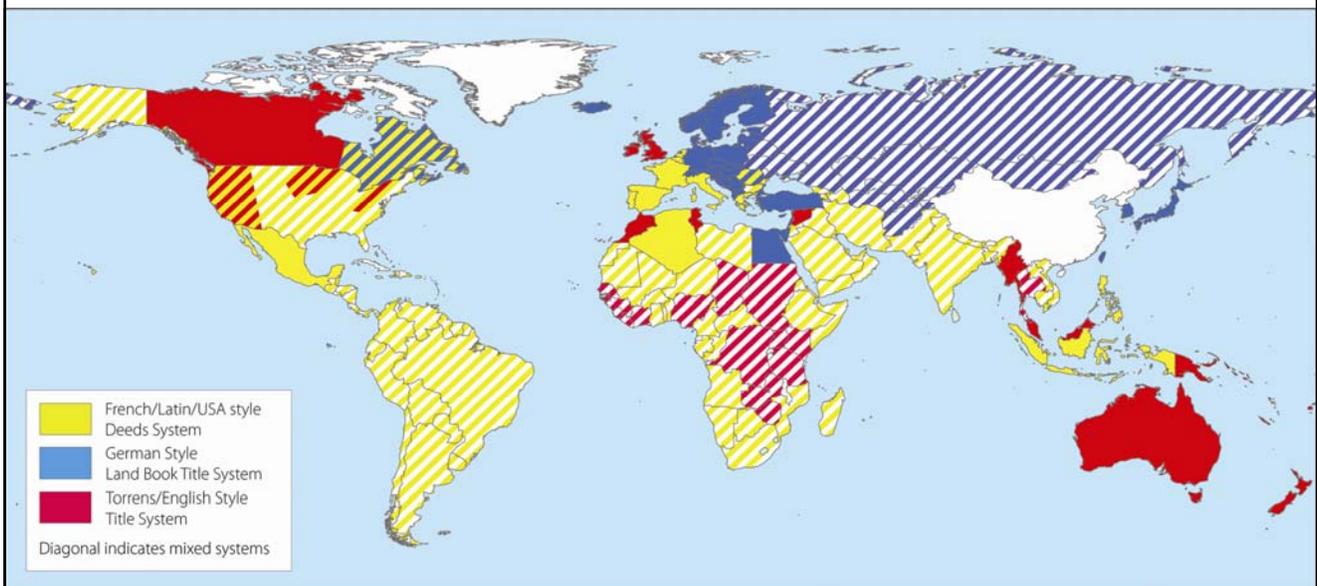


## What is a good property system ?

- 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 Registration Systems around the World



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

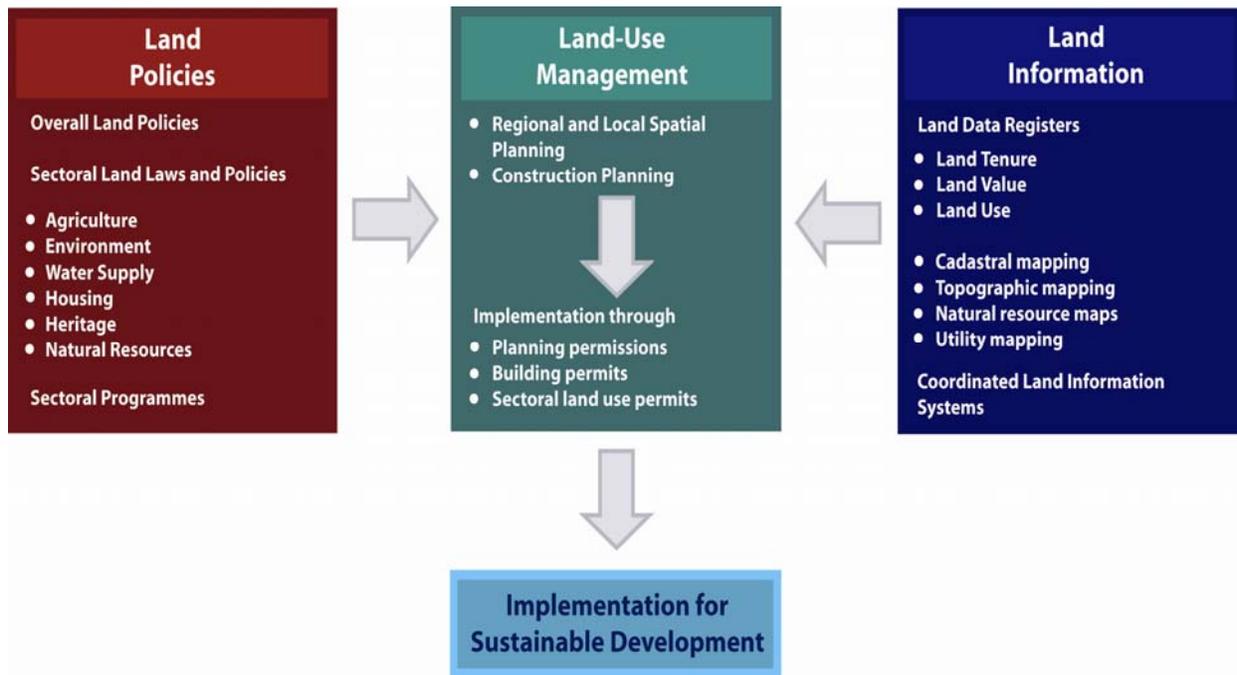
Title System (German, Torrens/English style): A register of properties; the title is recorded and guaranteed.

## Property Restrictions

- two conflicting approaches

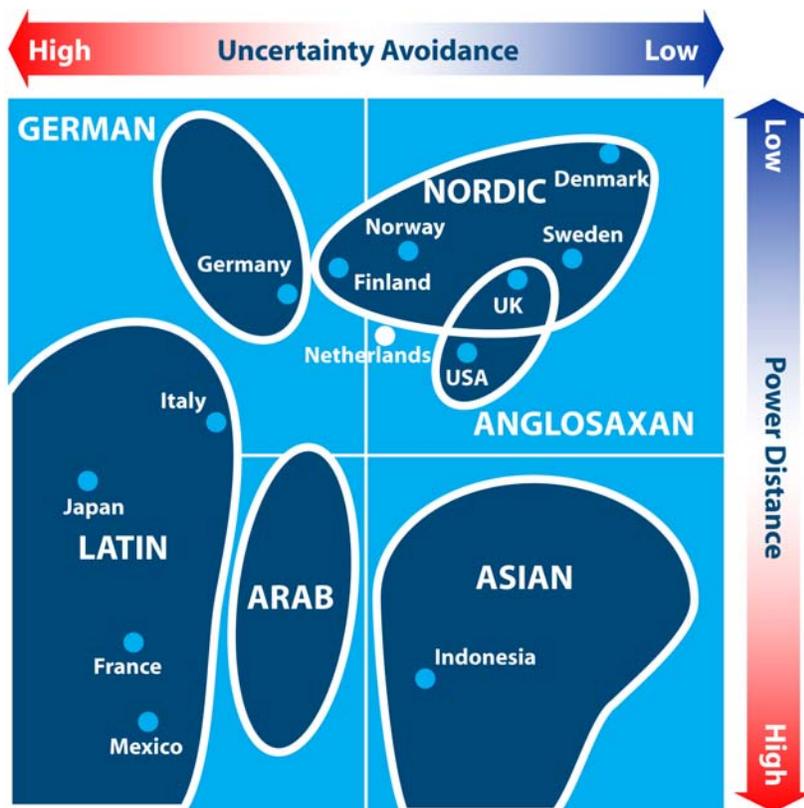
- **The free market approach** (current debate in the US)
  - Land owners should be obligated to no one and should have complete domain over their land.
  - Planning restrictions should only be imposed after compensation for lost land development opportunities
- **The central planning approach** (European perspective)
  - The role of democratic government include planning and regulating land systematically for public good purposes.
  - In principle any change of land use is forbidden unless it is permitted and consistent with adopted planning regulations and restrictions.

# Integrated land-use management



# Responsibilities:

Social, ethical commitment to the environment and good husbandry



## Uncertainty avoidance:

The preference of structured situations over unstructured or flexible ones

## Power distance:

The degree of inequality among people accepted by the population

A cultural map of the world

Geert Hofstede (2001).

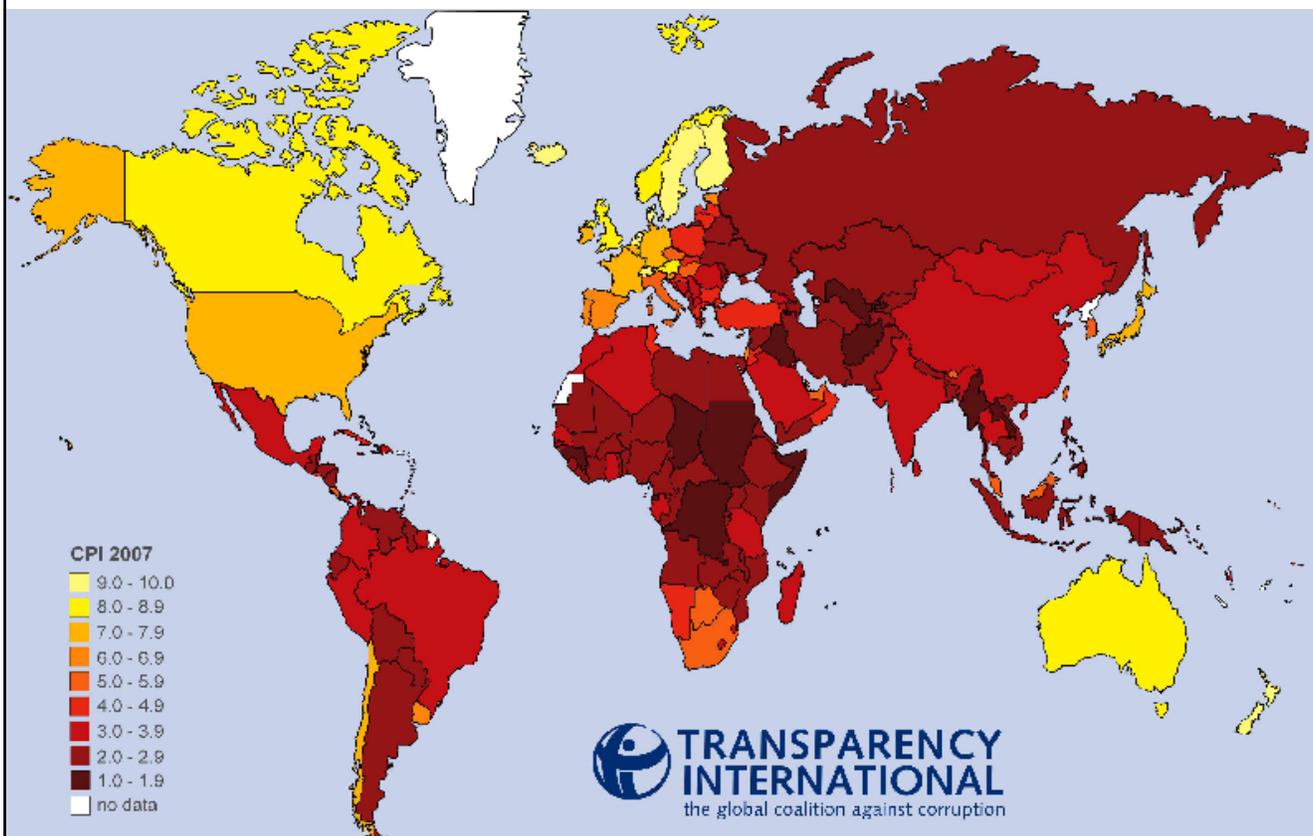
## Good Governance is:



- **Sustainable and locally responsive:** It balances the economic, social, and environmental needs of present and future generations, and locates its service provision at the closest level to citizens.
- **Legitimate and equitable:** It has been endorsed by society through democratic processes and deals fairly and impartially with individuals and groups providing non-discriminatory access to services.
- **Efficient, effective and competent:** It formulates policy and implements it efficiently by delivering services of high quality
- **Transparent, accountable and predictable:** It is open and demonstrates stewardship by responding to questioning and providing decisions in accordance with rules and regulations.
- **Participatory and providing security and stability:** It enables citizens to participate in government and provides security of livelihoods, freedom from crime and intolerance.
- **Dedicated to integrity:** Officials perform their duties without bribe and give independent advice and judgements, and respects confidentiality. There is a clear separation between private interests of officials and politicians and the affairs of government.

Adapted from FAO, 2007

## Good governance and corruption



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## Land Governance in support of the 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

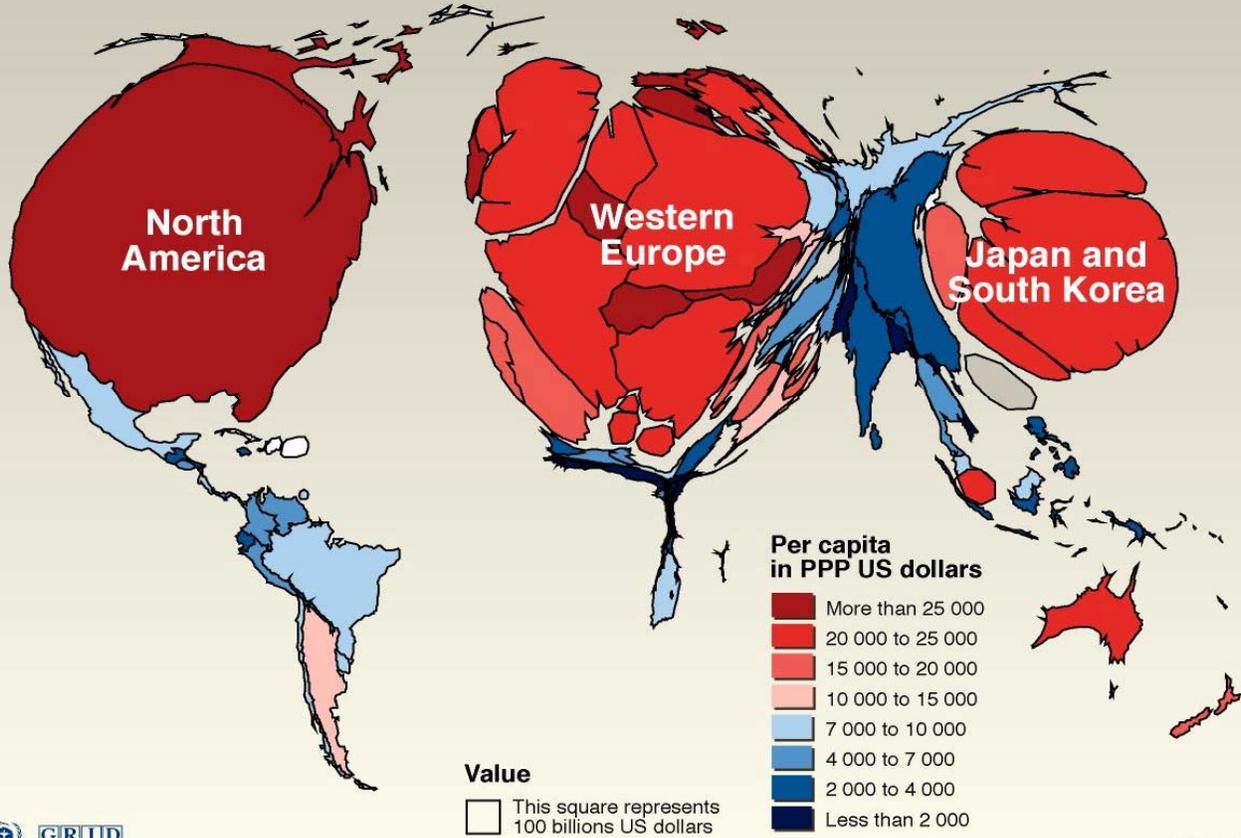
Goal 6: Combat HIV/AIDS, malaria and other diseases

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

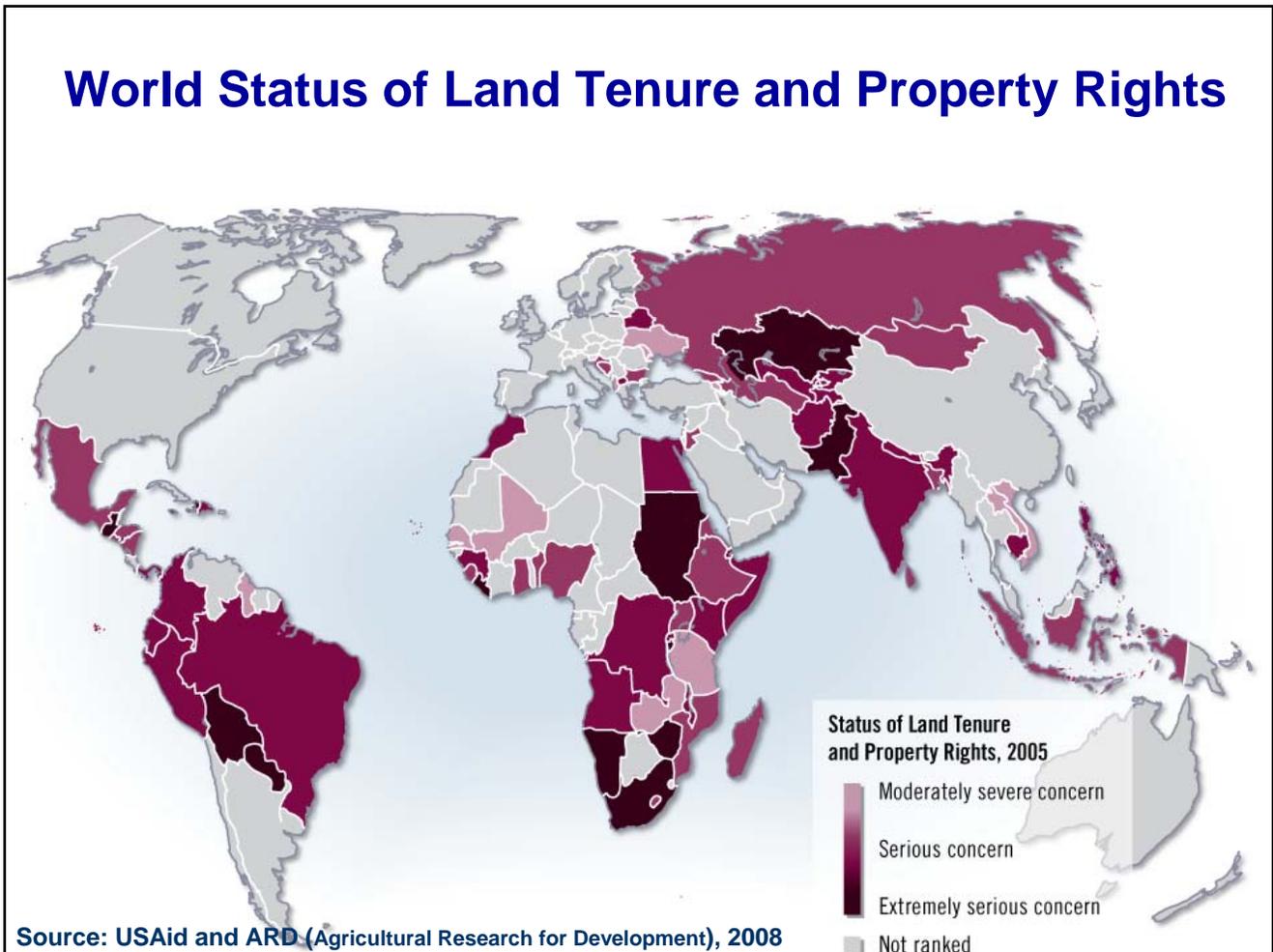
# Gross Domestic Product



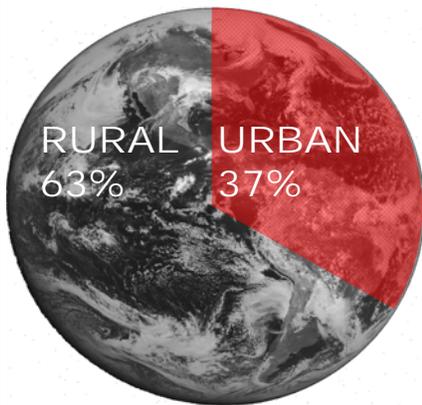
UNEP **GRID** Arendal

VLADIMIR S. TRUNOV  
MAY 2002

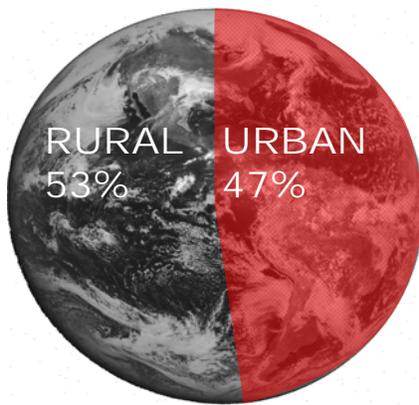
## World Status of Land Tenure and Property Rights



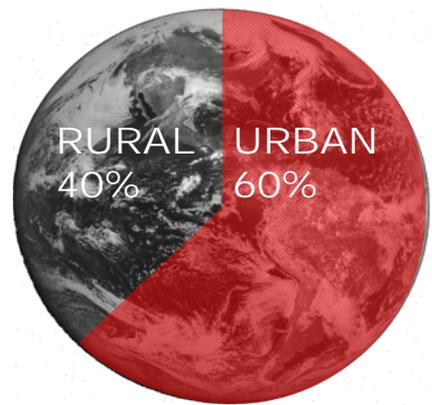
## Urban population growth



**1970**



**2000**



**2030**

2007:

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



Hong Kong



Kibera, Nairobi, 250 ha, 1 mill+ people



## 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,** decentralisation and empowerment



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## Land Governance in Support of the MDGs

Why a joint FIG/WB conference ?

Develop a Global **Partnership** for Development

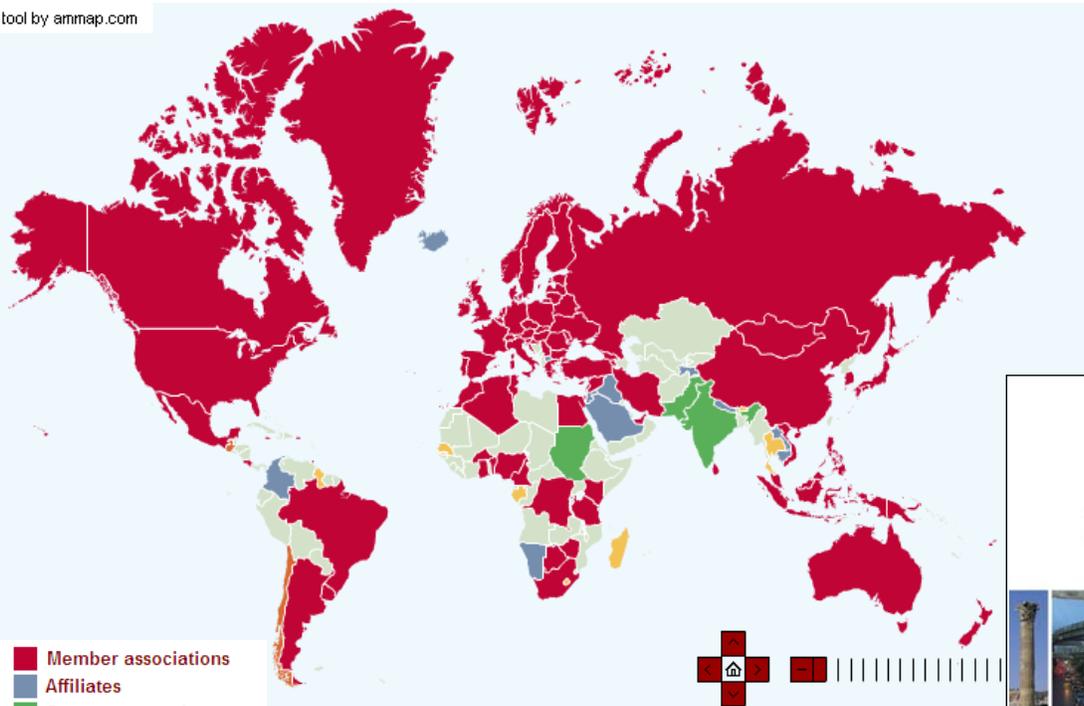


# 98 FIG Member Associations from 80 Countries

28 affiliates, 34 corporate, 15 correspondents, 80 academic members



tool by ammap.com



- Member associations
- Affiliates
- Corporate members
- Correspondents
- Academic members



FIG Members

FIG  
INTERNATIONAL FEDERATION  
OF SURVEYORS

The FIG Profile  
and the benefits of being a member  
2007-2010

The International Federation of Surveyors is an international non-governmental organization whose purpose is to support international collaboration for the purpose of working in all fields and applications.

## The Role of Surveyors is changing

- **From Measurement**

Surveyors will still be high level experts within measurement science, but due to technology development the role is changing more into managing the measurements

- **To Management**

Surveyors will increasingly contribute to building sustainable societies as experts in managing land and properties

***The Land Professionals***

## Global Partnership on Land Governance



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

No development will take place without having a spatial dimension

No development will happen without the footprint of the surveyor

## Global Partnership with

- **FAO**, projects on capacity building, good governance, land economics, etc... .
- **UN-HABITAT**, partner in the GLTN network, projects on informal settlement (STDM), informal development, gendered land tools, etc....
- **World Bank**, joint conference on Land Governance in support of the MDGs , joint projects and publications, etc...

## Facing the new challenges

Contributing to achieving the MDGs - towards development, security and human rights for all. This also include facing the big challenges of the new millennium:

- Climate Change
- Food Shortage
- Energy Scarcity
- Urban Growth
- Environmental Degradation
- Natural Disasters
- Global Financial Crisis

**All these challenges relate to governance and management of land**

**Land governance is an interdisciplinary and cross-cutting area mixing technical, natural and social science**

# FIG publications



## The Role of

 intend to play a strong role in building the capacity to design, build and manage national surveying and land administration systems that facilitates sustainable Land Governance in support of the MDGs.

**“Taking the land policy agenda forward”**

XXIV **FIG** International Congress 2010



[www.fig2010.com](http://www.fig2010.com)

11 – 16 April 2010



*Facing the Challenges*

*- Building the Capacity*



**Thank you  
for your attention**