

Governance and Space

the Role of Civil Registers and Registers of Public and Private Land as Conditions for Development

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- MDG's and global programs
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Government and Governance

- Keep things under control
- “keeping things together”
- “keeping differences acceptable in an environment where everybody has the same rights”

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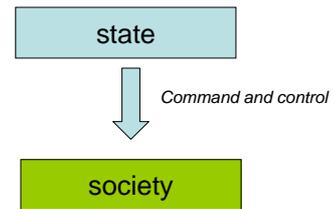


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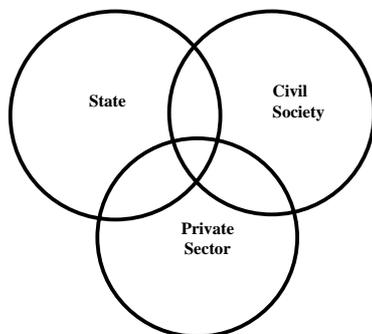


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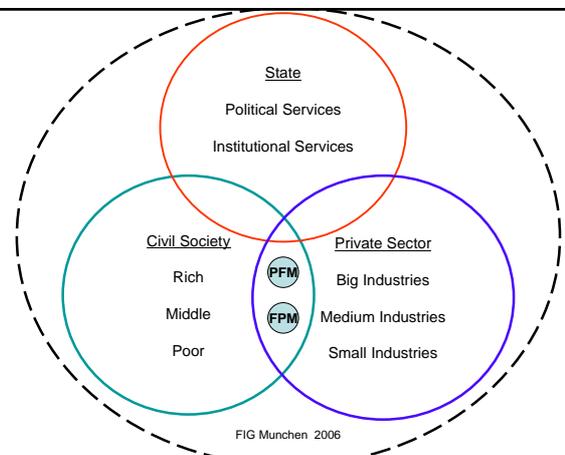


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The market ideology

- 1980-tees
- Neo liberal market ideology

- Fall of USSR
 - “End of ideology”

- Globalization
 - the dominance of economics over politics

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Domains of Governance

State

- protecting the environment
- protecting the vulnerable in the population
- political commitment to economic, social and political restructuring
- providing infrastructure
- decentralizing and democratizing
- strengthening the financial and administrative capacities of local, urban and metropolitan government

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Characteristics of Governance

- Participatory
- Sustainable
- Legitimate and acceptable to the people
- Operates by rule of law
- Accountable
- Enabling and facilitative
- Regulatory rather than controlling
- Service-oriented

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Governance

- Recognize problems in society
- Get on the political agenda

- In-equities, inequalities
 - Imbalance of powers
 - Market imperfections

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Policies

- Design, implementation and evaluation
- Policy means / tools

- Balancing of powers
- Restoring inequalities
 - Between groups
 - Between regions

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Public goods

- Major instrument:
 - Provision of public goods

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Space and Land

- Geo-sciences – spatial data
 - From Space to Place - Land
 - Plot
 - Parcel + boundary
- Social and Political Sciences (Arts)
- Space (Raum)
 - Spheres
 - Activity – experience (Barry Smith)

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Production - Consumption

- Land
 - Production factor
- Space
 - Consumption good
 - “Free good”

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Classes of Land



Nature land
No/little-use



Agricultural
land
food production
primary sector



Urban land
housing/industry
secondary-tertiary

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Primary sector

- Space as sacred environment
- Land as social resource
 - Communal law systems
- Land with tradable rights
 - Efficient land use
 - Land market
 - Market imperfections

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Secondary-tertiary sector

- Land as site for capital goods
 - Real estate, property
 - The building is productive
 - Urban environment
- Need for Public “space”
 - Streets = public good

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Urban space

- 60- 40 %
- Build-up plots – build plots
- Price of urban properties 50 %
determined by the neighborhood

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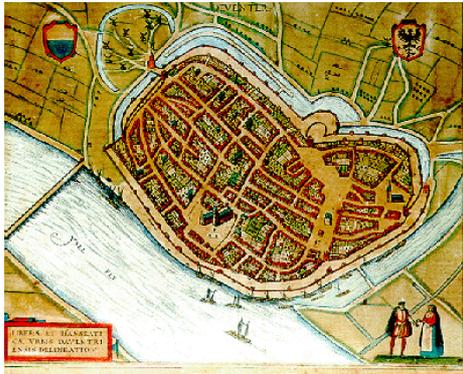


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Deventer 1581

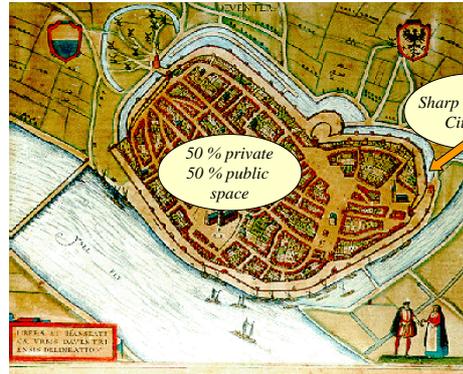


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Shape of the Change

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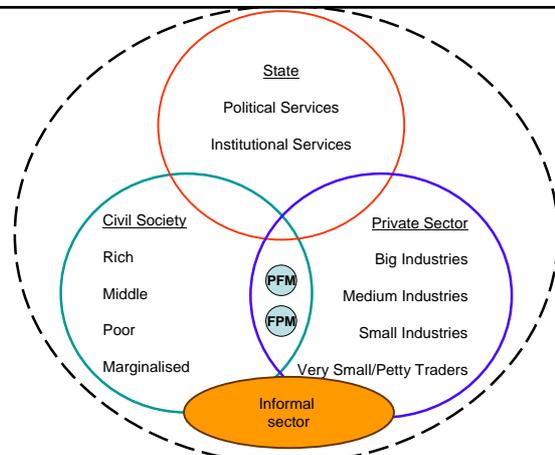


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Migration

- Rural urban migration – the change
- informal settlements
- illegal settlement
- illegal citizens
- No participation

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Shaping Civil security

- Citizen security
 - First class
 - Second class
- Be able to exercise citizen rights
 - Work
 - Elections
 - Schools and hospitals

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Urban Poverty and slums

- Neighborhood organizations:
- First priority: the streets
 - Dependency on public space
 - Streets not defined
 - Not serviced
 - Not enforced as public space
 - Law and Order, waste, services, squatting
- Street = carrier of the Public good

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Poverty and upgrading

- Public response security
 - In the urban area
 - Assume responsibility for the street
 - In Land registration as public land
 - Neighborhood quality
 - Economic activities and Investments follow !

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Tenure security

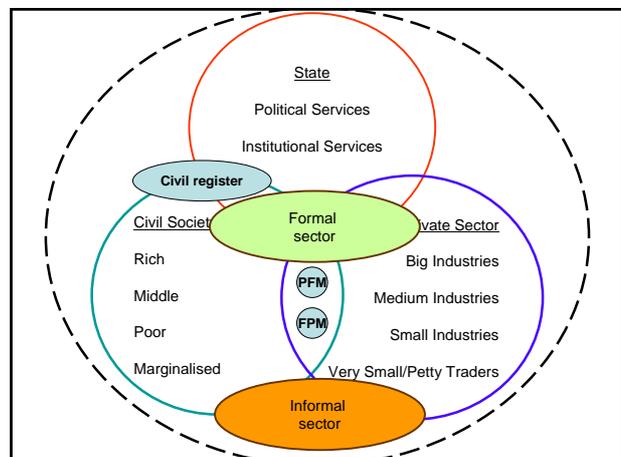
- Once investments make sense
 - Clear relation between quality of the street and investments in buildings
- Conditions for development have been created
 - Business permits
 - Business registers

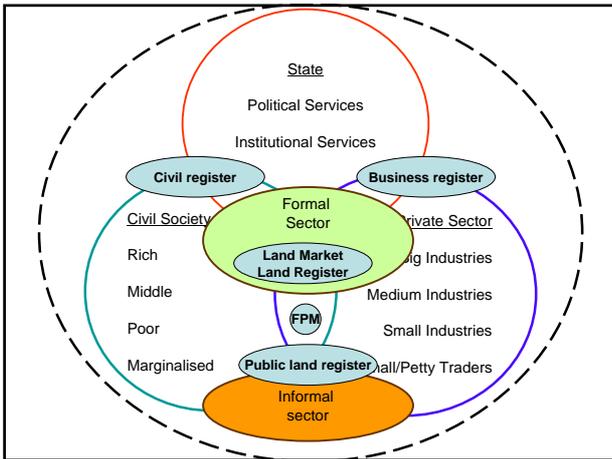
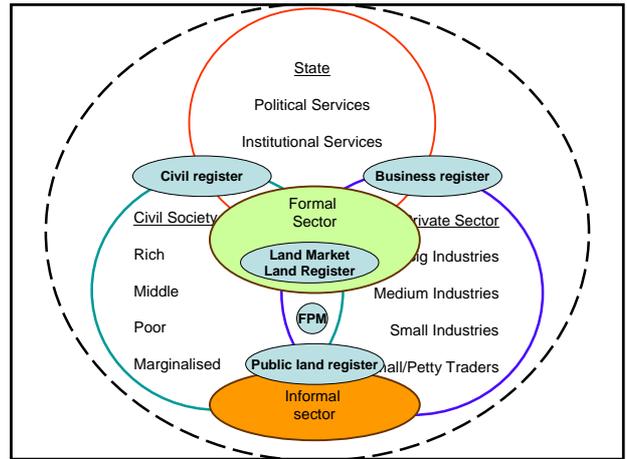
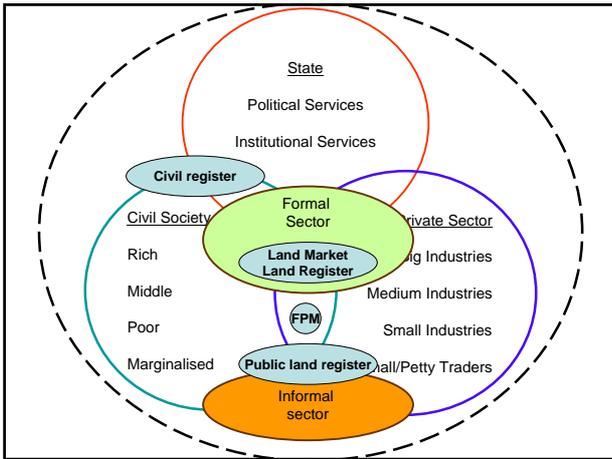
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Misconceptions and risks

- Informal areas suffer from tenure insecurity
- Tenure security creates development
- Poor have access to formal credit
 - Property as collateral
- Risk:
- Privatization of rural lands eliminates the social network security / food security

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- ### MDG 's and NGO's
- Global Campaign for Urban Governance
 - Global Campaign for Secure Tenure
 - World Bank Policies
 - Property tax
 - No focus on the Public Sector and its land
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- ### Conclusions
- In Land Administration
- Overwhelming interest in the private property
 - Private land
 - Start development and security via the public domain and public land.
 - Shape the change !
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Thanks for listening !

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