

Land Transfer Standards – Bringing Fit for Purpose Concepts to the Land Transaction Process

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SUMMARY

Statistics on global land issues are stark – 70% of land and property in the developing world is un-registered and outside of formal markets, 90% of residential and commercial property in Africa is untitled and land and property transactions are high on the global corruption index. Responsible governance of land is also at the core of resource management and sustainable extractive industries. Much of the headline challenges are well known to land professionals, from land grabbing, to tenure vulnerability, to ineffective land administration and corrupt governance and to a lack of professional capacity. At the very core of these multiple land issues is the lack of a consistent, global and easily understood standard on land transaction and a common understanding of the essential elements needed within that process. ‘Fit for Purpose’ is a key concept but not just for spatial measurement, it is also important that it is used for valuation/appraisal and land reporting. The object of the exercise is to aid and de-risk the process of land investment and real property transfer. The pressure on land measurement systems, professional surveyors, land professional, registries and cadastres will only increase as crowdsourcing, use of drones, ‘Fit for Purpose’ concepts and lack of funding for national agencies becomes more widespread. Without a standardised, high level approach - the chances of land data and transaction chaos is very high. A global coalition has formed to look at these issues and propose a standardised approach to land reporting. This presentation will highlight some of the issues involved, the process of collaboration and current status of the initiative (ILMS).

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