

Land Governance

in support of

The 2030 Global Agenda

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An aerial photograph showing a vast, patchwork landscape of agricultural fields in various shades of green and brown. A central village or town is visible, surrounded by a dense cluster of buildings. The fields are divided into numerous small, irregular plots, creating a complex, geometric pattern. The overall scene is a typical rural agricultural landscape.

“Always reserve a window seat ...”

“Buy land – it is not produced anymore”
(Mark Twain)

Outline of Presentation

Setting the Scene

- Land governance – what is it ?
- Land administration systems
- Benefits to society

The Global Agenda

- The 2030 Agenda for Sustainable Development
- The wider global agenda

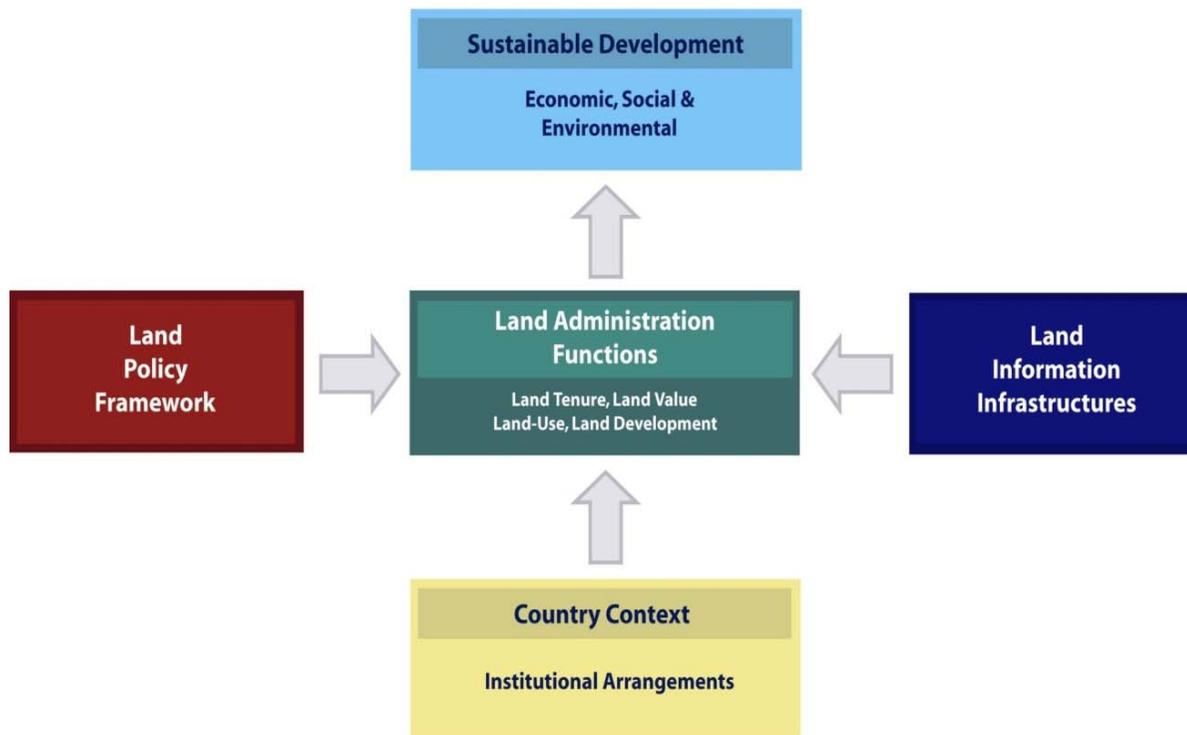
Three key demands

- Supporting the global agenda
- Spatially enabled
- Fit-For-Purpose

Concluding Remarks



Land Governance



The land management paradigm

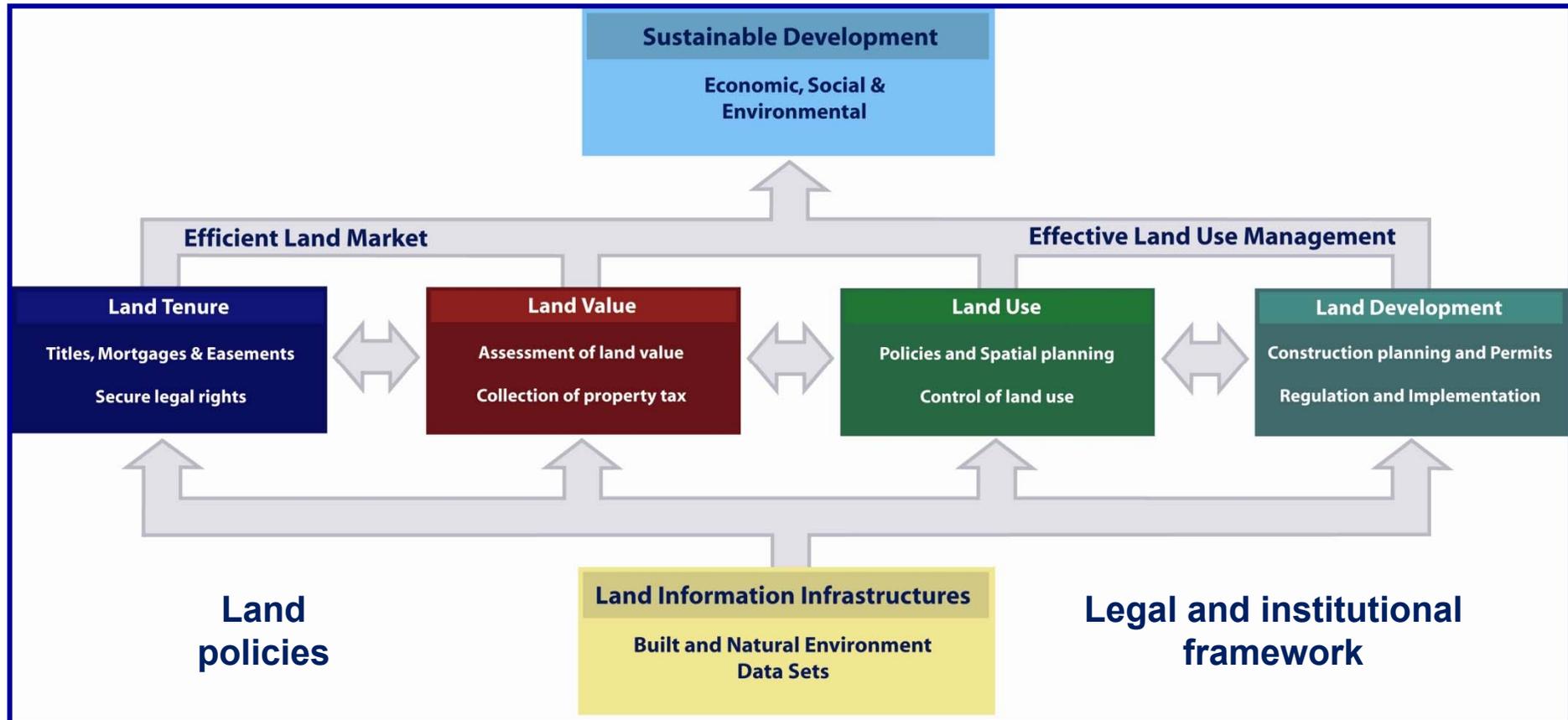
Land governance is about the policies, processes and institutions by which land, property and natural resources are managed.

This includes decisions on access to land; land rights; land use; land development.

Land governance is about determining & implementing sustainable land policies.

Land Administration Systems

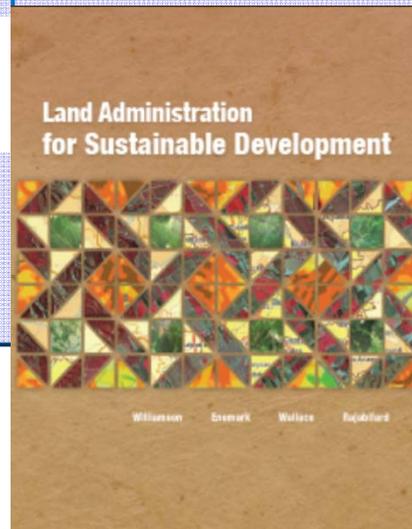
Land Administration Systems provide the infrastructure for implementation of land polices and land management strategies in support of sustainable development.



- Land Tenure:** Allocation and security of rights in lands; legal surveys of boundaries; transfer of property;
- Land Value:** Assessment of the value of land and properties; gathering of revenues through taxation;
- Land-Use:** Control of land-use through adoption of planning policies and land-use regulations at various levels;
- Land Develop:** Building of new infrastructure; implementation of construction works and the change of land-use

Benefits to Society

<ul style="list-style-type: none"> • Support for governance and the rule of law 		<ul style="list-style-type: none"> • Protection of state lands
<ul style="list-style-type: none"> • Alleviation of poverty 		<ul style="list-style-type: none"> • Management of land disputes
<ul style="list-style-type: none"> • Security of tenure 		<ul style="list-style-type: none"> • Improvement of land use planning
<ul style="list-style-type: none"> • Support for formal land markets 		<ul style="list-style-type: none"> • Development of infrastructure
<ul style="list-style-type: none"> • Security of credit 		<ul style="list-style-type: none"> • Management of resources and environment
<ul style="list-style-type: none"> • Support for land and property taxation 		<ul style="list-style-type: none"> • Management of information and statistical data



http://csdila.unimelb.edu.au/publication/books/esri/LADMIN_book.pdf

Williamson, Enemark, Wallace, Rajabifard, ESRI Press, 2010, 500 pages.

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The 2030 Global Agenda

17 Goals, 169 targets, and about 240 indicators



GOAL 1 **End poverty** in all its forms everywhere

GOAL 2 **Zero hunger**; achieve food security and improved nutrition and promote sustainable agriculture

GOAL 3 **Good Health and well being**; ensure healthy lives and promote well-being for all at all ages

GOAL 4 **Quality education**; ensure inclusive and equitable quality education and lifelong learning for all

GOAL 5 **Gender equality** and empower all women and girls

GOAL 6 **Clean water and sanitation**; availability and sustainable management of water and sanitation for all

GOAL 7 **Affordable and clean energy**; access to affordable, reliable, sustainable and modern energy for all

GOAL 8 **Decent work and economic growth**; sustained, inclusive economic growth, full and productive employment and decent work for all

GOAL 9 **Industry, innovation and infrastructure**; resilient infrastructure, inclusive and sustainable industrialization and innovation

GOAL 10 **Reduced inequality** within and among countries

GOAL 11 **Sustainable cities and communities**; make cities and human settlements inclusive, safe, resilient and sustainable

GOAL 12 **Responsible consumption and production**; sustainable consumption and production patterns

GOAL 13 **Climate action**; combat climate change and its impacts

GOAL 14 **Life below water**; conserved and sustainably use the oceans, seas and marine resources for sustainable development

GOAL 15 **Life on land**; protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and biodiversity loss

GOAL 16 **Peace, justice and strong institutions**; peaceful, inclusive societies for sustainable development, access to justice for all and effective, accountable and inclusive institutions at all levels

GOAL 17 **Partnerships for the goals**; strengthen the means of implementation and revitalize the global partnership for sustainable development

Monitoring Progress

The Millennium Development Goals Report
2014

8 Goals
18 Targets
48 Indicators



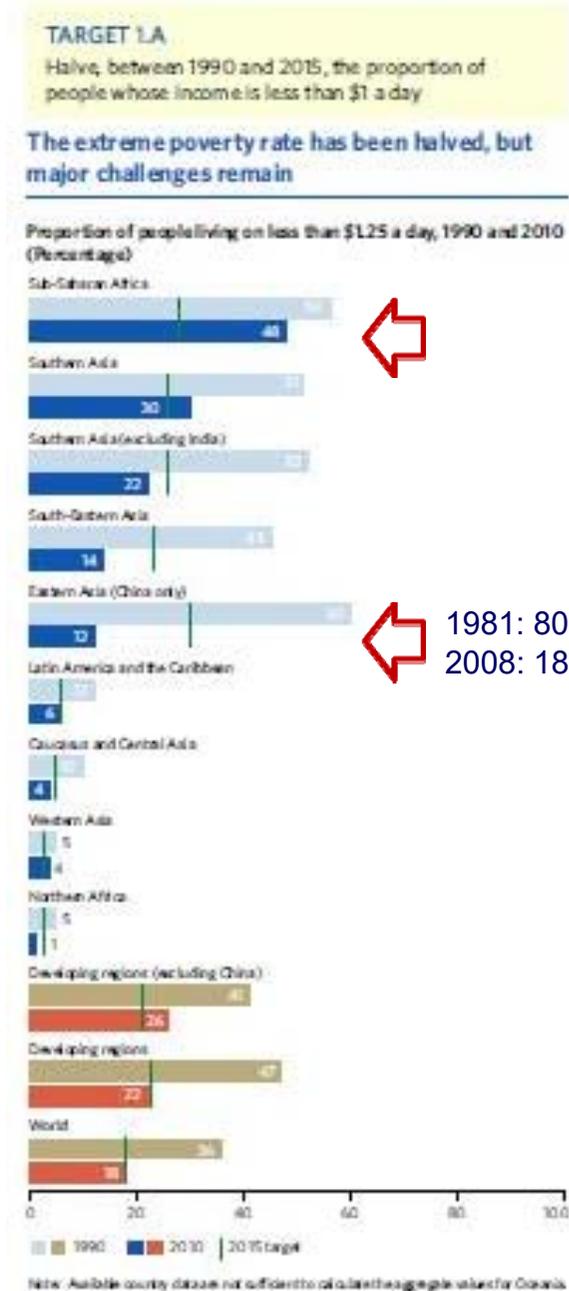

Goal 1
Eradicate
extreme
poverty and
hunger

LGAF, Land
Governance
Assessment
framework

WB Doing
Business

Corruption
Perception
Index

“The monitoring experience of the MDGs has shown that data will play a central role in advancing the new development agenda. We need sustainable data to empower people and support sustainable development. **There is a call for a data revolution**” (UN, 2013, 2014).





“..... the goals and targets will be followed up and reviewed using a set of **global indicators** developed by the UN Statistical Department . These will be complemented by indicators at the regional and national levels which will be developed by Member States.”

An **annual progress report** on the Sustainable Development Goals will be prepared by the UN, based on data produced by national statistical systems and information collected at the regional level



Goal 1. End poverty in all its forms everywhere

Target 1.4. By 2030, ensure that **all men and women**, in particular the poor and the vulnerable, **have equal rights to** economic resources, as well as access to basic services, **ownership and control over land and other forms of property**, inheritance, natural resources, appropriate new technology and financial services, including microfinance

Indicator 1.4.2: Proportion of total adult population **with secure tenure rights to land**, with legally recognized documentation and who perceive their rights to land as secure, by sex and by type of tenure

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Supporting the 2030 Global Agenda

Meeting the Sustainable Development Goals



Trustable land information and good land administration is fundamental for:

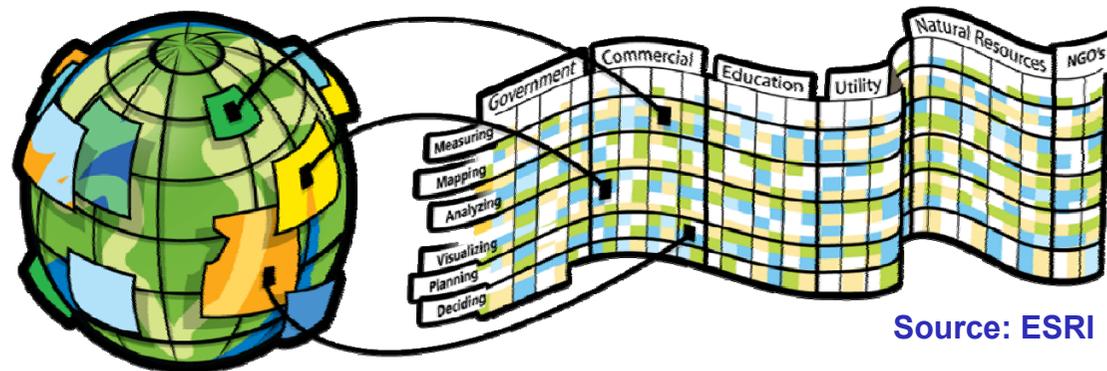
- Responsible governance of tenure
- Managing the use of land
- Coping with climate change
- Enforcing equity and human rights
- Achieving sustainable development

Spatially Enabled: Place Matters

Everything happens somewhere:

“If we can understand more about the nature of “place” where things happen, and the impact on the people and assets on that location, we can plan better, manage risk better, and use our resources better.”

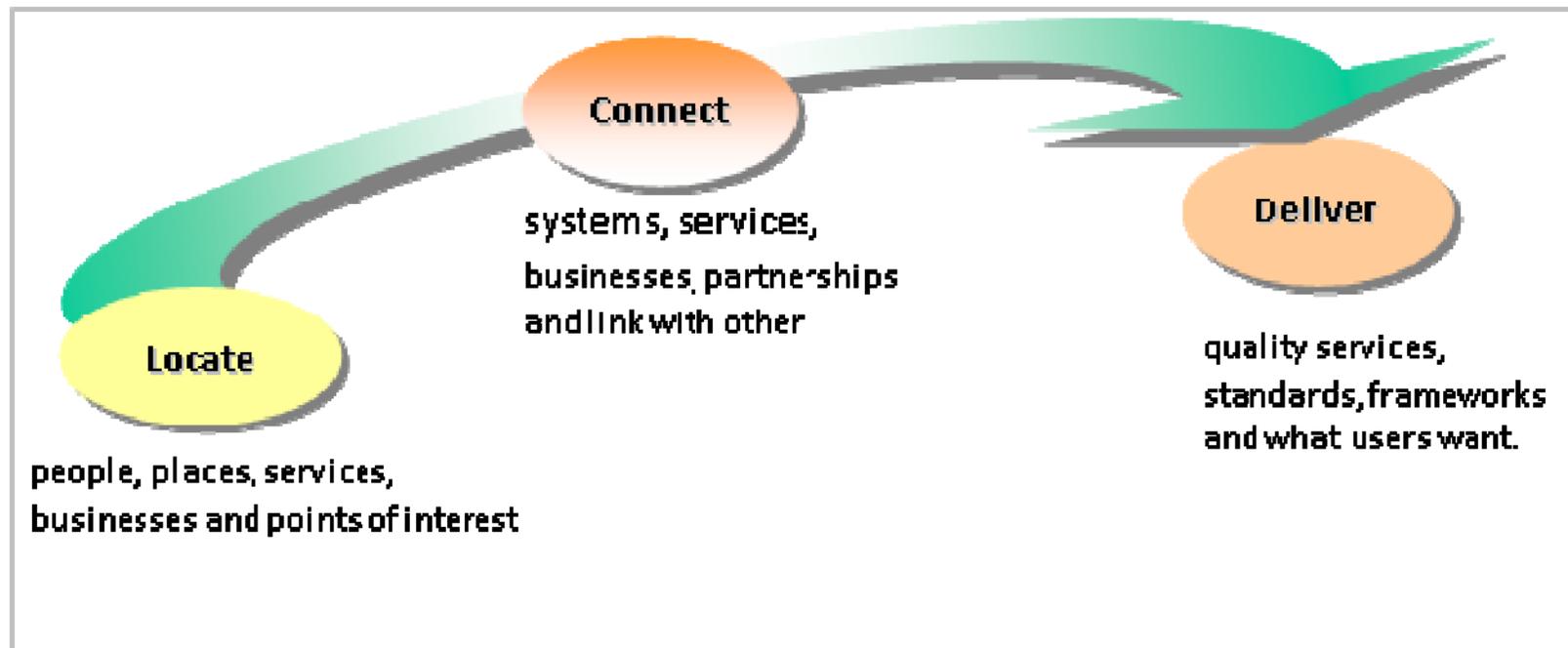
Location Strategy for United Kingdom, 2008



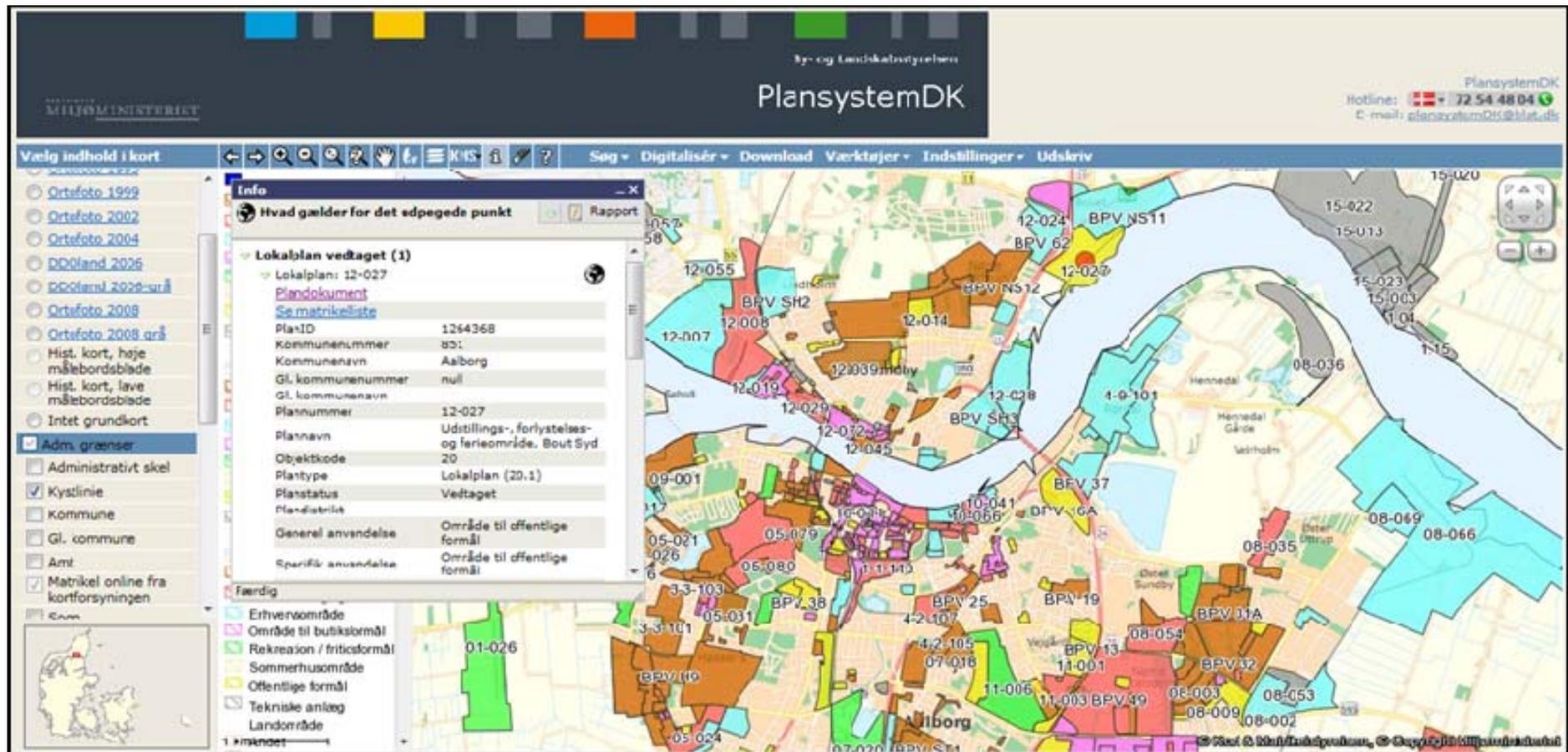
“Heading toward spatial enabled society”

Spatially Enabled Government

- A spatially enabled government organises its business and processes around “**place**” based technologies.
- It is not about managing spatial information – it is about managing information, or governing society, spatially.
- The technical core of Spatially Enabled Government is the **spatial framework** (land parcel mapping) connecting people to land



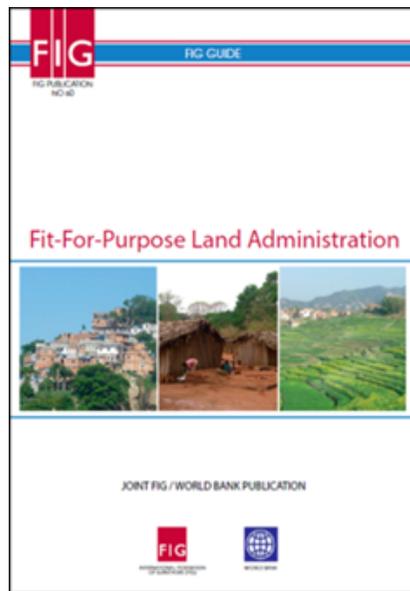
Interactive Land Information Systems



The e-planning portal in DK is integrated in a national portal on environmental and nature information, called miljøportalen.dk. The system is a well-functioning and valid information system that supplies the users with information on protected and vulnerable areas as well as planning restriction posed on specific areas. In short, a system showing the public restrains on properties.

Meeting the Global Agenda

- “There is an urgent need to build systems which can identify the way land is occupied and used and provide security of tenure and control of the use of land”.
- “When building such systems the focus should be on a **“fit-for-purpose approach”** that will meet the needs of society today and can be incrementally improved over time”.



<http://www.fig.net/pub/figpub/pub60/figpub60.htm>



FIG /WB Declaration



A **fit-for-purpose** approach includes the following elements:

- **Flexible** in the spatial data capture approaches to provide for varying use and occupation.
- **Inclusive** in scope to cover all tenure and all land.
- **Participatory** in approach to data capture and use to ensure community support.
- **Affordable** for the government to establish and operate, and for society to use.
- **Reliable** in terms of information that is authoritative and up-to-date.
- **Attainable** to establish the system within a short timeframe and within available resources.
- **Upgradeable** with regard to incremental improvement over time in response to social and legal needs and emerging economic opportunities.

Fit-For-Purpose – why is it ?

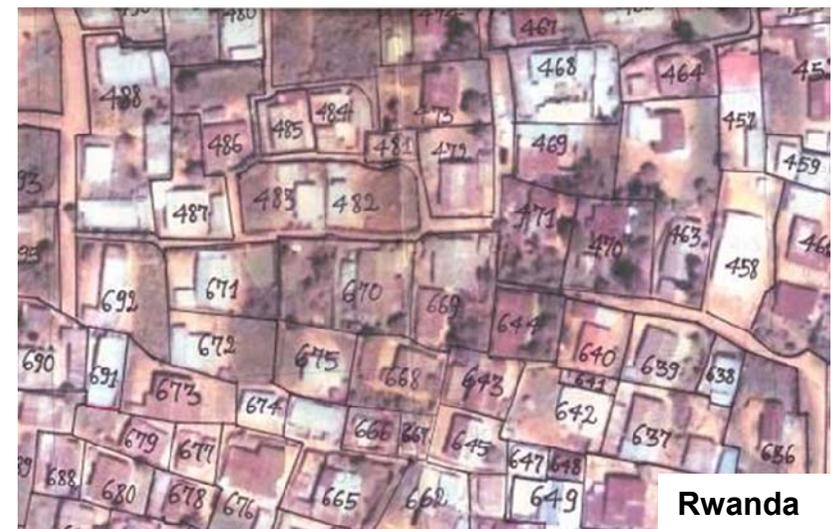
- **The cadastral gap:**
Only about 40 countries in the world have well functioning land administration systems
In most developing countries less than 10 per cent of the land is included in formal systems.
- **Limitations:** Western style systems are too costly and too time consuming and capacity demanding – and they do not serve the millions of people whose tenure are predominantly social rather than legal.
- **Benefits:** A Fit-For-Purpose approach will ensure that basic and appropriate land administration systems are built within a relatively short time frame and at affordable costs ... they can then be incrementally improved over time.



“From 30% of the world covered by secure tenure in 2015 to 80% in 2030”

Fit-For-Purpose – what is it ?

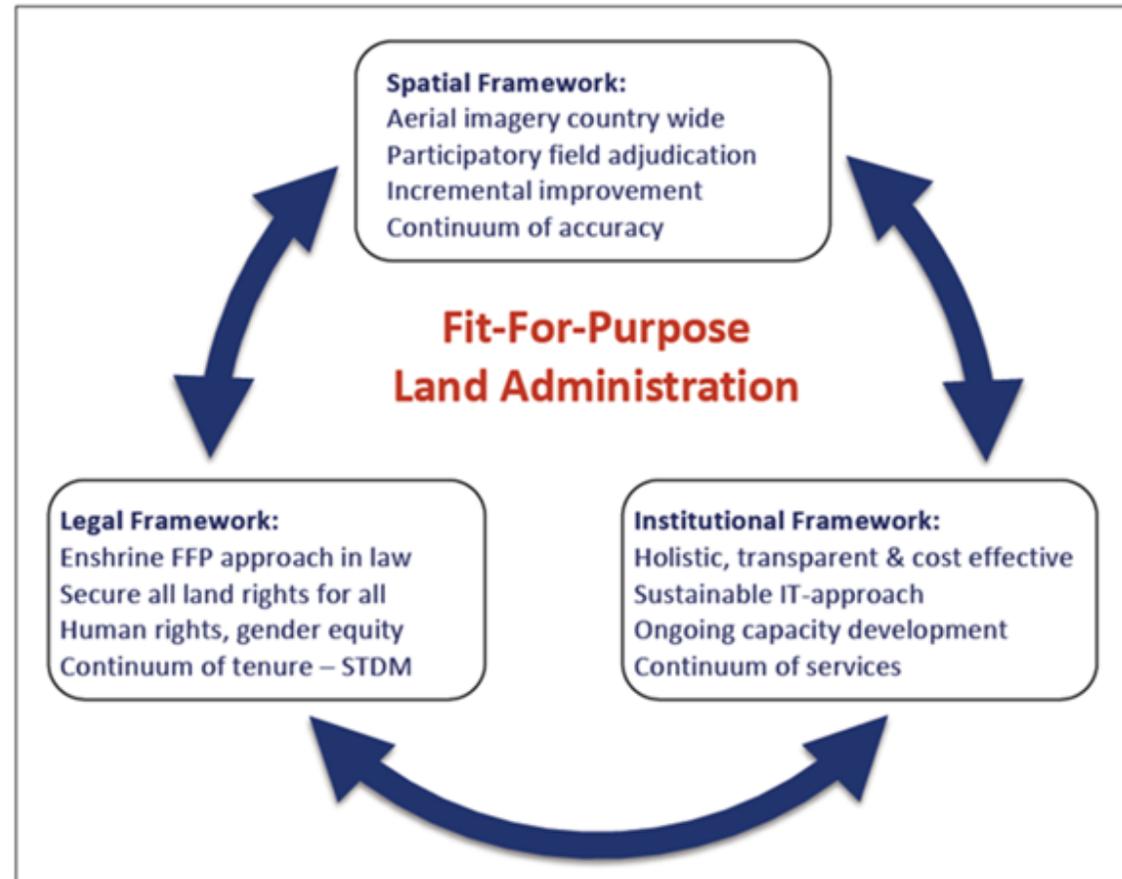
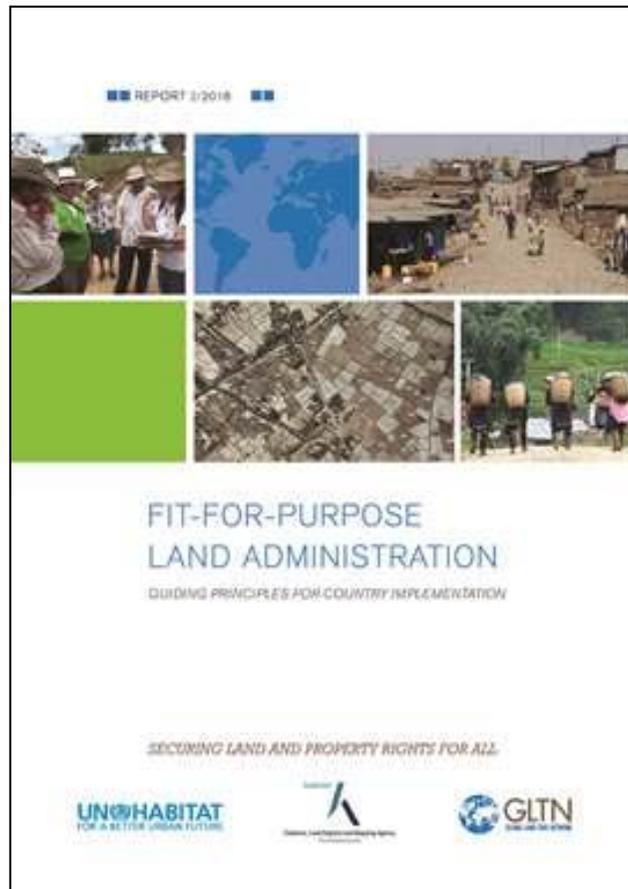
- **Fit-for-purpose:** The systems should be designed for managing current land issues – and not guided by high tech solutions and costly / time consuming field survey procedures.
- **Basic purposes:** Include all land; provide secure tenure for all; and control the use of land.
- **Flexibility:** Scale and accuracy relate to geography, density of development, and budgetary capacity
- **Incremental improvement:** Advanced Western style concepts may well be seen as the end target but not as the point of entry.
- **Good practice:** Rwanda leads the way with about 10 million parcels demarcated and registered in about five years - unit costs of 6 USD per parcel



“As little as possible – as much as necessary”

Fit-For-Purpose Land Administration

Guiding Principles for Country Implementation



<http://www.gltn.net/index.php/publications/publications/publications-list/send/2-gltn-documents/2332-fit-for-purpose-land-administration-guiding-principles-for-country-implementation>

Fit-For-Purpose Land Administration

<i>KEY PRINCIPLES</i>		
Spatial Framework	Legal Framework	Institutional Framework
<ul style="list-style-type: none">▪ Visible (physical) boundaries rather than fixed boundaries▪ Aerial / satellite imagery rather than field surveys▪ Accuracy relates to the purpose rather than technical standards▪ Demands for updating and opportunities for upgrading and ongoing improvement	<ul style="list-style-type: none">▪ A flexible framework designed along administrative rather than judicial lines.▪ A continuum of tenure rather than just individual ownership▪ Flexible recordation rather than only one register▪ Ensuring gender equity for land and property rights.	<ul style="list-style-type: none">▪ Good land governance rather than bureaucratic barriers▪ Holistic institutional framework rather than sectorial siloes▪ Flexible IT approach rather than high-end technology solutions▪ Transparent land information with easy and affordable access for all

Building the Spatial Framework

Using aerial imageries for participatory field adjudication



Orthophoto used as a field work map sheet with a georeferenced grid. The map shows the delineated parcel boundaries and parcel identification numbers.

Vectorised field map showing the resulting cadastral map with parcel boundaries and cadastral numbers.
Source: Zeru Hailu, Ethiopia

Building the Legal Framework

Recording legal as well as legitimate tenure rights

Recognise

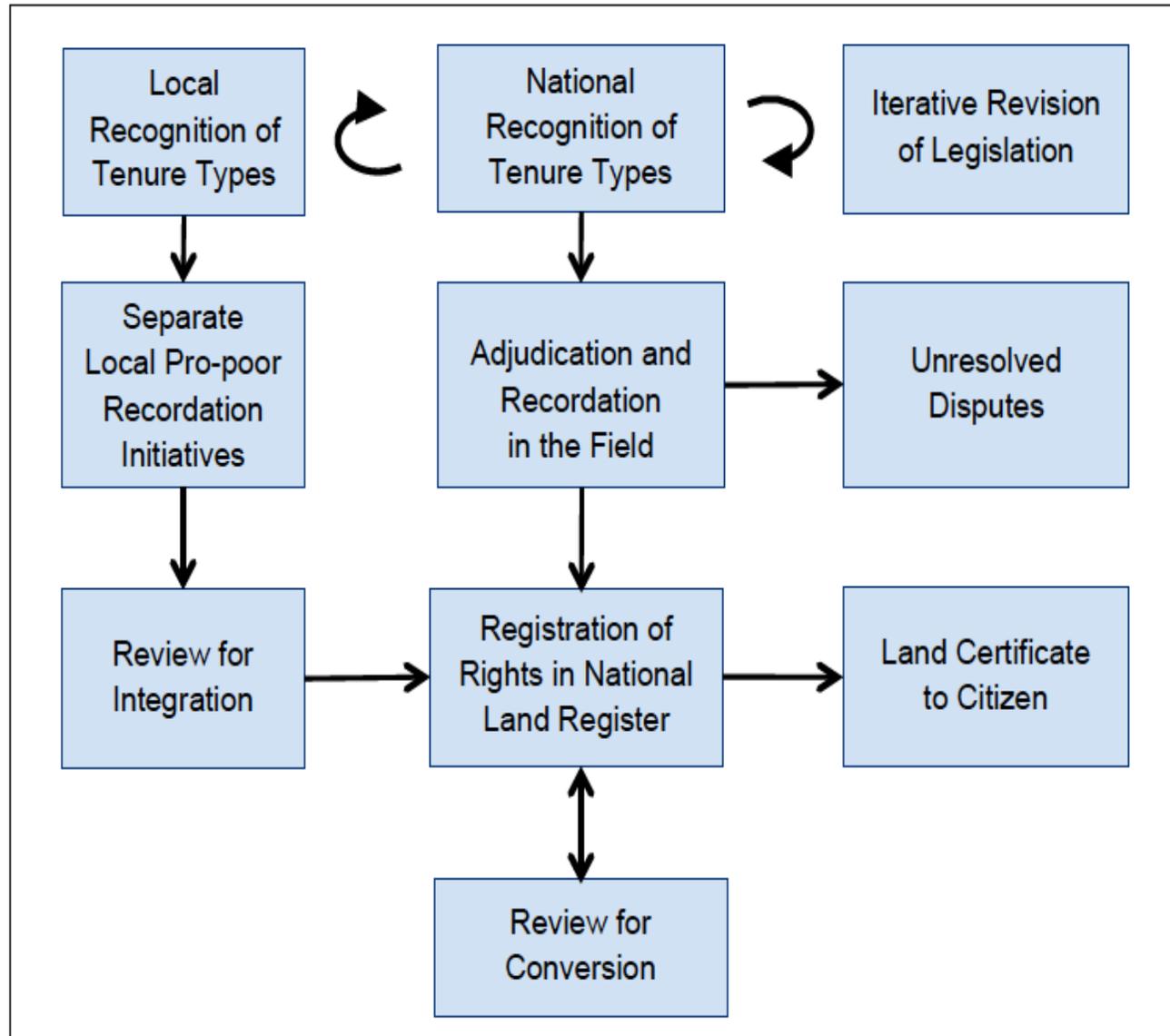
tenure types to be included

Record

collecting data on land rights as part of the building the spatial framework

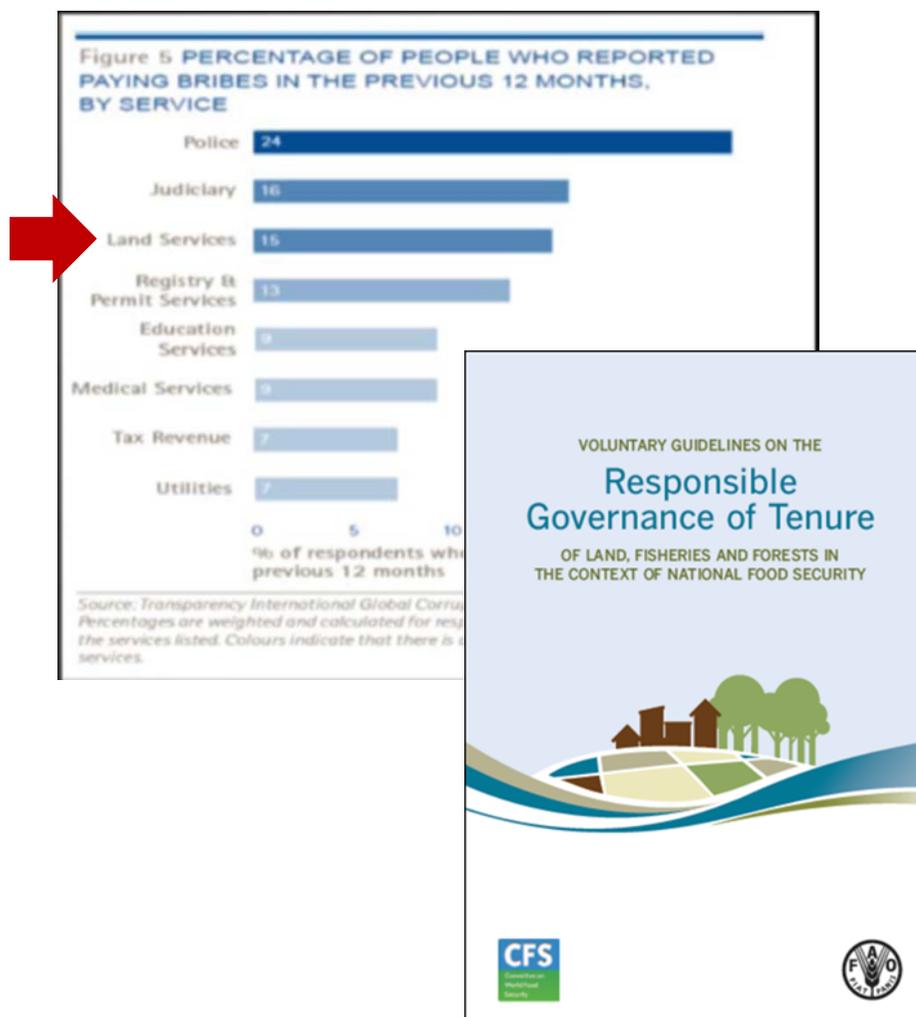
Review

assessing any outstanding claims



Building the Institutional Framework

Applying responsible land governance



- **Integrated land management**
Viewing land tenure, land value, land use and land development as a coherent whole.
- **Holistic National Land Policy**
Identifying what government wishes to achieve and what access and rights people will have.
- **Decentralisation**
Decisions taken closest to a local community and matching government expenditure against local priorities
- **Easy accessible**
Customer focused, dedicated to service delivery and supporting on-going maintenance

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Concluding Remarks



The Way Forward



- The quest for capacity development: "Don't start what you can't sustain"
- Provisions for ongoing updating and possible upgrading are crucial and must be established up front.
- Understanding and cooperation between UN-agencies, professional organisations, and national governments
- Effective knowledge-sharing to drive and manage the change process

Key Message

Meeting the Global Agenda
requires
Good Land Governance
for
Building a Sustainable Future



... Let's make it happen in our lifetime ...