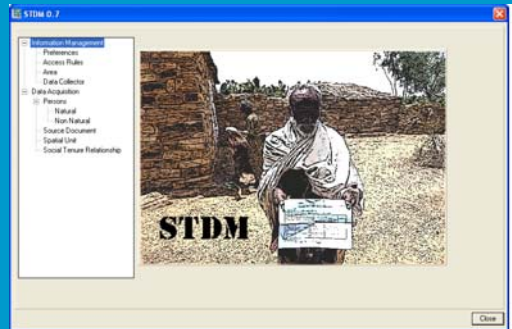


Implementing the Social Tenure Domain Model with Open Source Software: The Case of Ethiopia

Washington DC, US, March 10th 2009

Christiaan Lemmen

Jaap Zevenbergen, Monica Lengoiboni, Klaus Deininger, Tony Burns



The Agenda

- Social Tenure Domain Model
- Data Acquisition in Ethiopia
- Data processing
- Prototype

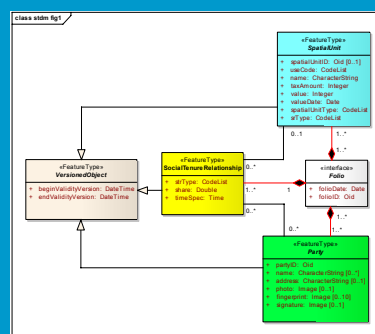
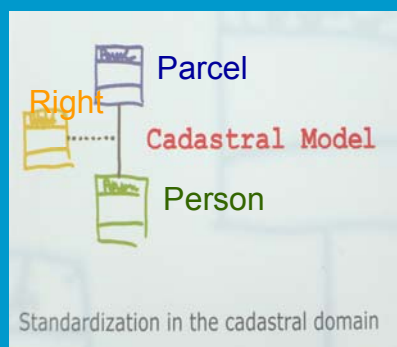


Social Tenure Domain Model



The Social Tenure Domain Model

Party ↔ Social Tenure Relationship ↔ Spatial Unit



STDM - broaden the scope of land administration

- pro poor land tool
- land information management framework that would integrate formal, informal, and customary land systems and integrating administrative and spatial components
- facilitate recording all forms of land rights, all types of rights holders and all kinds land and property objects / spatial units regardless of the level of formality



Range of Party/Person – Types

- Group with non-defined membership
- Group
- Group of groups
- Natural Person
- Company
- Municipality
- Co-operatives
- Married couple
- Ministry
- Etc << can be extended



Social Tenure (Right) – Continuum

- Ownership
- Apartment - Right
- Co-operations
- Occupation
- Tenancy
- Possession
- Miri – Milk – Waqf
- Restriction Types
- State Property
- Etc << can be extended
- Non-formal and informal rights
- Customary Types
- Indigenous Rights
- Tenancy
- Possession
- (Certificate of) Comfort
- Disagreement
- Overlap
- Uncontrolled Privatisation
- Conflict situations
- Etc << can be extended



(Social) Credit Right – ‘Continuum’ “where”

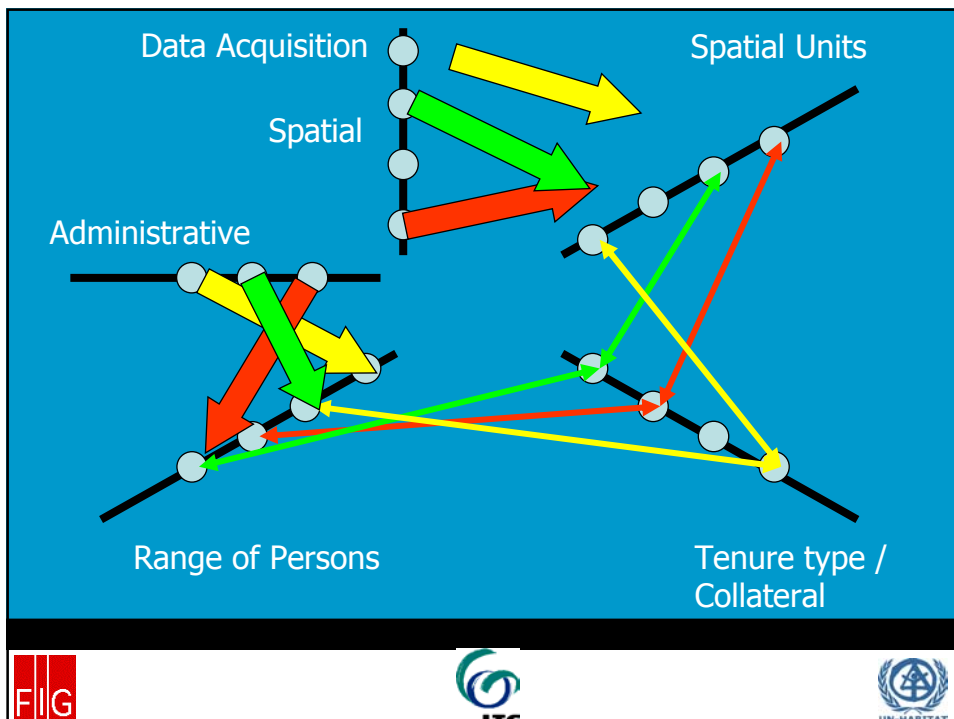
- Micro Credit
- Group Loan
- Individual Loan
- Loan on a Constructed Residence
- Mortgage
- Etc << can be extended
- Risks: people cannot pay!

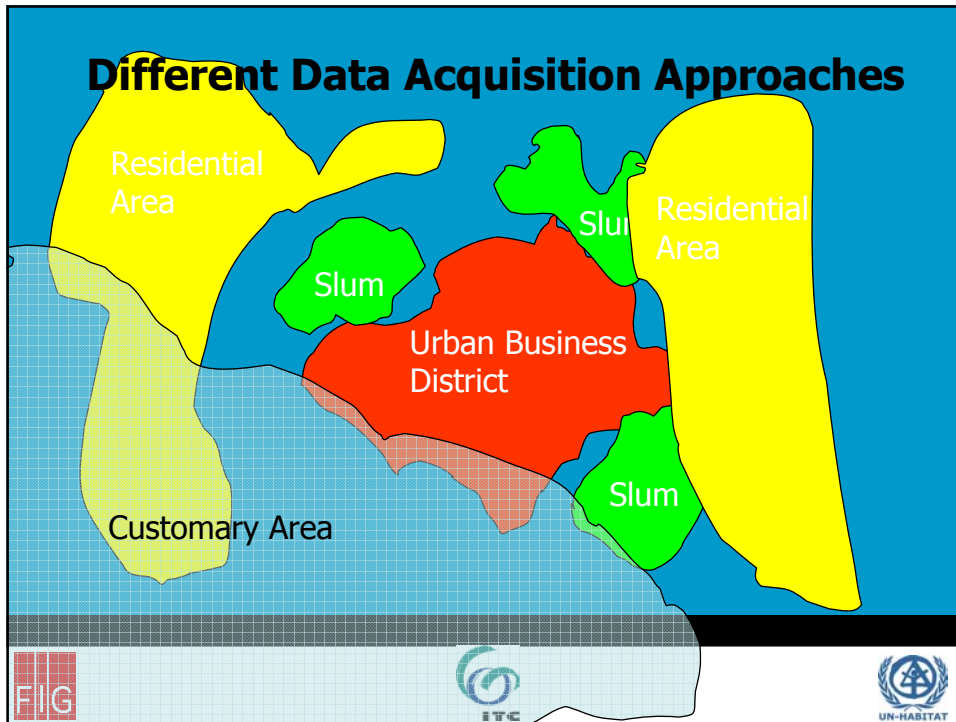


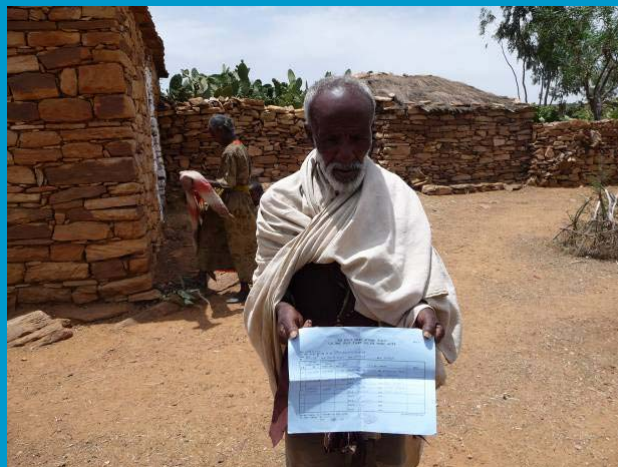
Spatial Units

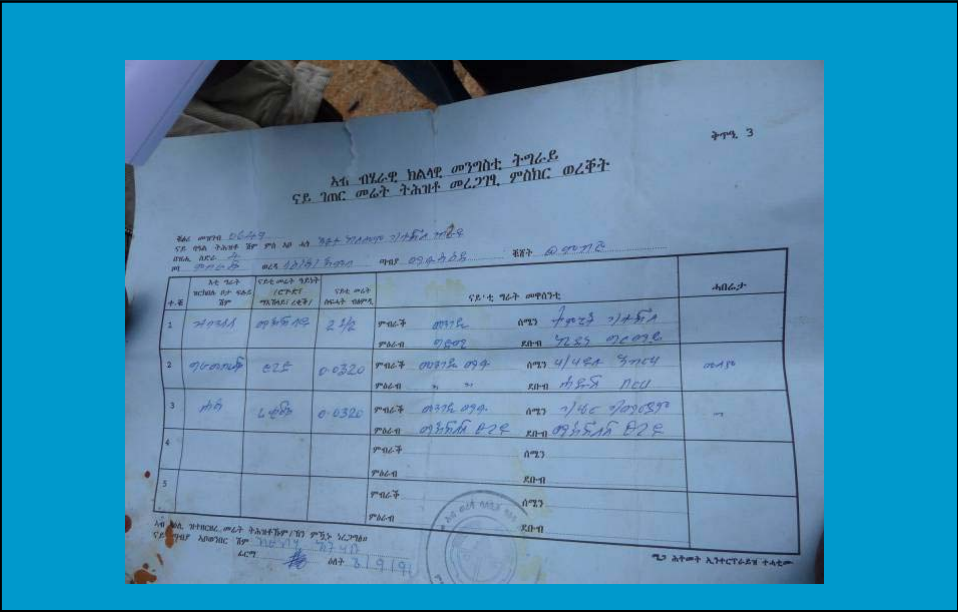
- Parcel
- Apartment
- Building
- Etc << can be extended
- One Point - inside polygon
- One point - street axes
- Set of Lines
- Polygon (low accuracy)
- Polygon (high accuracy)
- 3D Volume
- Etc << can be extended

- Quality labels











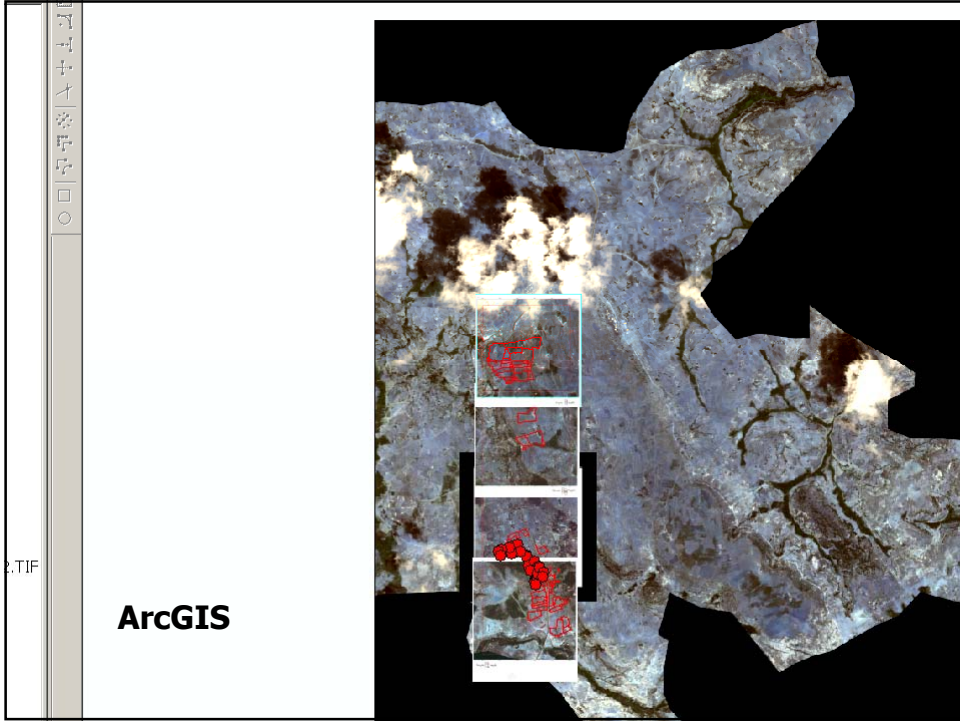
| Plot # | Code # | Location | Size | Notes | W | S | E |
|--------|--------|-----------------|-------|--|--------|---------------|-----------------|
| 1 | 0639 | Tespaye G/Teleg | 2 1/2 | Water Road | Bareen | Hajjaya Gacha | Walaig Al-Bayra |
| 2 | 0631 | Yisaw Bayra | 3 | Water Road, 1/2 km to the north, 1/2 km to the east, 1/2 km to the south, 1/2 km to the west | Bareen | Hajjaya Gacha | Walaig Al-Bayra |





Data processing





Prototype



Functionality

- Plot images for field work
- Print forms for field work
- Scan images
- Vectorise
- Overlapping claims
- Overlapping tenure
- Link spatial and admin
- Holdings – groups of Parcels
- History
- Process – not modelled
- Source documents
- Data collectors

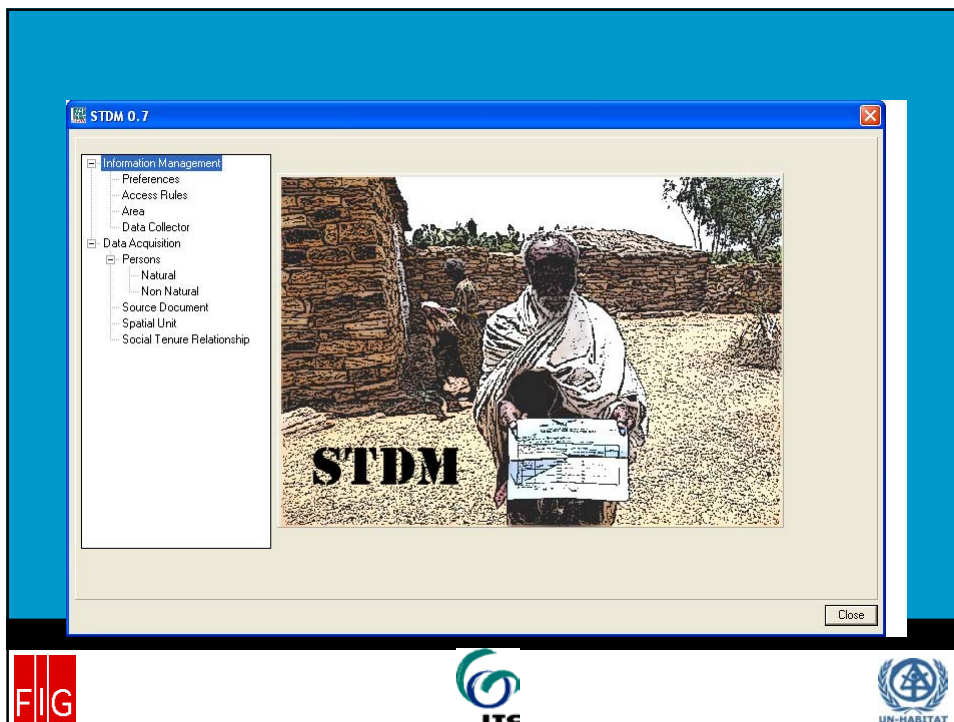


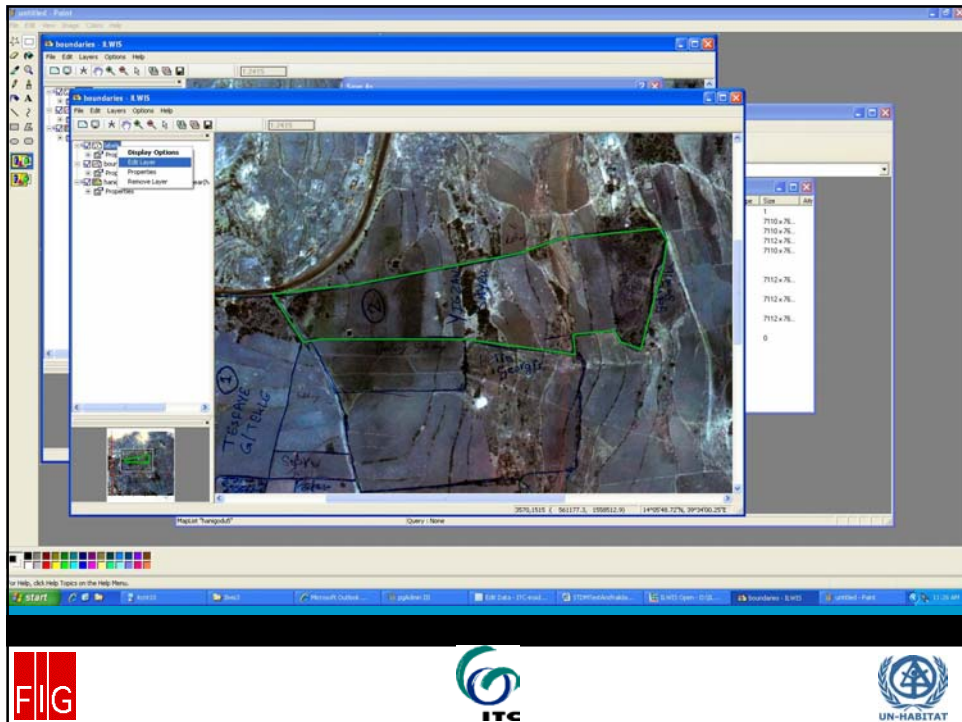
Status March 2009

- Conceptual Design
- Functional Design
- Technical Design
- Prototype – Internally tested

- Reviews to be provided

- External Testing to be done

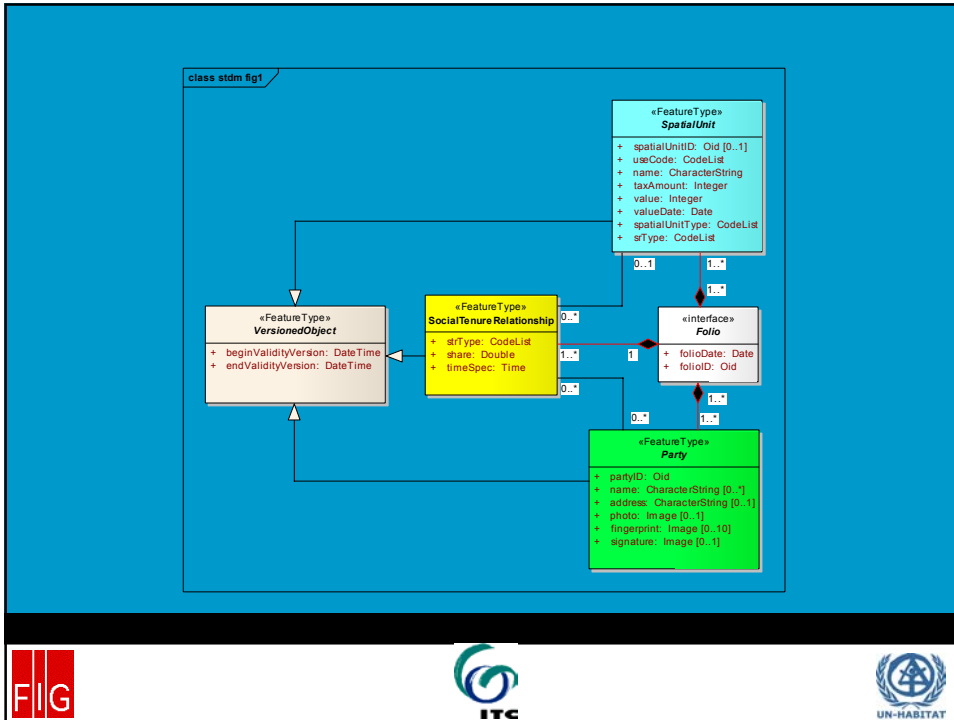




Experiences

- People can read the images easily
- It is easy to get lost: GPS for orientation is a requirement – to be investigated
- In some area's boundaries are flexible
- Photo's as evidence
- Admin checks cost relatively a lot of time





Leaflet

The Social Tenure Domain Model

A geo-poor land rights recording system

The Social Tenure Domain Model (STDM) is a multi-purpose software development initiative to support pro-poor land administration. The initiative is based on open source software development principles.

The STDM, as it stands, has the capacity to broaden the scope of land administration by providing a land information management framework that includes village-level, national, and customary land systems and administrative and spatial components. The STDM makes this possible through tools that facilitate recording all forms of land rights, all types of rights holders, and all kinds of land and property objects / spatial units regardless of the level of formality.

Not only in regard to formality, but the following benefits the STDM also makes a significant contribution to the development of land administration systems. Traditionally, conventional land administration systems, for example, require names or addresses of persons to land parcels via rights. An alternative system being provided by STDM, on the other hand, makes parcel identification such as fingerprints to a coordinate point inside a parcel of land through a social tenure relation such as houses. The STDM thus provides an alternative tool for efficient and effective capture of land rights recording. The STDM is a specialization of the Land Administration Domain Model (LADM), previously known as Land Control and Domain Model, which is a standard defined by the International Federation of Surveyors (IFS).

People - land relationship

The Social Tenure Domain Model (STDM) enables relationships between people and land in conventional land administration systems. It supports identification and maintenance of records in areas where regular or formal registration of land rights is not the case. It focuses on land and property rights, which are either registered or registered, as well as on recording items that have been or should be recorded in the title, the lease and the lease right. In other words, the emphasis of the social tenure relationship is centered in the collection of land rights conveyed provided by ILM and the LADM. The social tenure rights can be categorized as lease possession, lease, use right, right to use for forest, etc., or customary rights, indigenous tenure, etc. as well as the formal ones are recognized and supported (with regard to international comparisons) of other records and records in other systems. Likewise, the STDM encompasses a range of spatial units (e.g., parcel of land, area not yet registered in one point - lease plot, etc.) as well as a polygon with multiple boundary coordinates, a 2D volume, etc.). In terms of the STDM records all types of rights holders (e.g., individuals, couples, groups with natural and non-natural membership, group of groups, company, community, government department, etc.).

In regard to policies, STDM enables the implementation and problem adaptation that may arise in the description of land rights. As a result, the STDM addresses administrative record components of land administration in an innovative way.

Logos for FIG, ITC, and UN-HABITAT are displayed at the bottom.

Thank you

