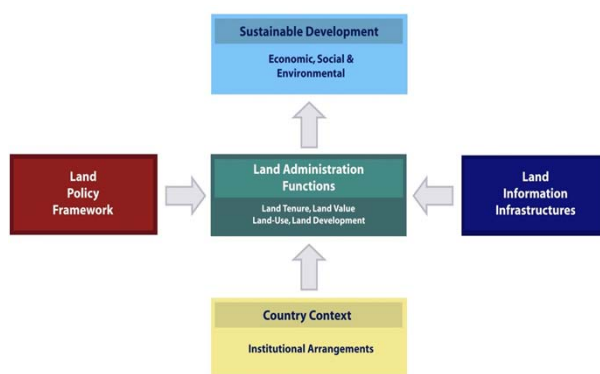# Facing the Global Agenda
- The Role of Land Professionals

Prof. Stig Enemark
FIG Honorary President
Aalborg University, Denmark

AFRICA REGIONAL NETOWORK
Challenges and Opportunities in Facing the SDG's: Generational Diversity in Land Professionals Sector
Getaway Lodge, Nairobi, Kenya, 9th–10th November 2015

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.

Facing the Post 2015 Global Agenda
Meeting the Sustainable Development Goals

SDGs post 2015 ...

Climate Change 2010´s
Natural disasters
Food shortage
Environmental degradation

MDGs 2000´s
Poverty alleviation
Human health, education
Global partnership

Sustainable Development 1990´s
Economic, Social, Environmental

Land governance to underpin the core components of the global agenda

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

The MDGs: Monitoring Progress

The Millennium Development Goals Report
2014

8 Goals
18 Targets
48 Indicators

UNITED NATIONS

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).

TARGET 1.A
Halve, between 1990 and 2015, the proportion of people whose income is less than $1 a day

The extreme poverty rate has been halved, but major challenges remain

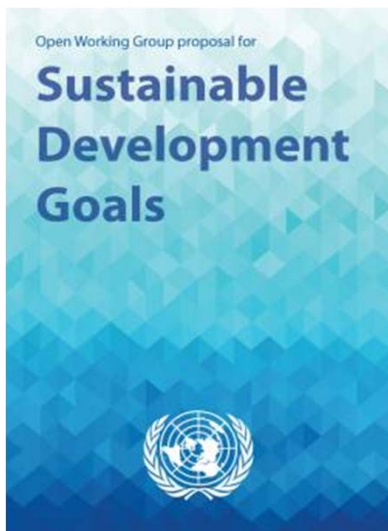Proportion of people living on less than $1.25 a day, 1990 and 2010 (Percentage)

Sub-Saharan Africa

Southern Asia

Southern Asia (excluding India)

South-Eastern Asia

Eastern Asia (China only)

Latin America and the Caribbean

Caucasus and Central Asia

Western Asia

Northern Africa

Developing regions (excluding China)

Developing regions

World

1990   2010   2015 target

Note: Available country datasets are not sufficient to calculate the aggregate values for Oceania.

The MDGs: Development Process

July 2012
Rio+20 Summit: An open working group mandated to come up with a draft agenda for the post 2015 goals .

March 2013
First meeting of the open working group, with rep from 70 countries..

July 2014
Final draft published with 17 suggested goals

Sept 2014
Final draft presented to the UN GA.

Member states negotiations

Aug 2015
Final wording agreed

Sept 2015
SDGs agreed at the UN summit

Alongside the open working group discussions, the UN conducted a series of "global conversations". These included 11 thematic and 83 national consultations. The UN also launched an online "My World Survey" asking people to prioritise the areas they'd like to see addressed in the goals. The results of the consultations were fed into the working group's discussions.

The Post 2015 Agenda

Open Working Group proposal for

Sustainable Development Goals

- 17Goals with 169 targets and a range of indicators

- The overall goal:
  By 2030 eradicate poverty in all its forms everywhere

  - Ensure that all men and women have equal ownership and control over land and property, inheritance, etc.
  - Ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums
  - Ensue sustainable use of land, sea, and natural resources

- The SDGs are adopted by the world´s leaders at the UN-Meeting, September 2015 and represent a blueprint for building a sustainable future.

https://sustainabledevelopment.un.org/sdgsproposal

The Post 2015 Agenda
17 Goals, 169 targets, and a wide range of indicators

https://sustainabledevelopment.un.org/?menu=1300
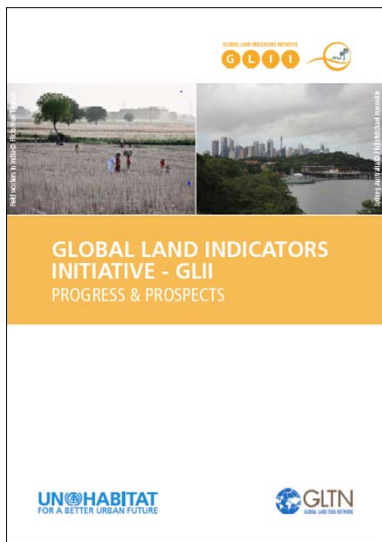

GOAL 1 **End poverty** in all its forms everywhere

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; c**onserved and sustainably use the oceans, seas and marine resources for sustainable development

GOAL 15 **Life on land; p**rotect, 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

SUSTAINABLE DEVELOPMENT GOALS

1 NO POVERTY

Goal 1. End poverty in all its forms everywhere

1.1 By 2030, eradicate extreme poverty for all people everywhere, currently measured as people living on less than $1.25 a day

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

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Global Land Indicators Initiative

http://www.gltn.net/jdownloads/GLTN%20Documents/global_land_indicators_initiative_glii_progress__prospects_-may_2014.pdf

Global Land Indicators Initiative

Land tenure security	Documented Land rights Perceived tenure security Tenure security under a plurality of tenure regimes Equal Eights of women Indigenous land rights
Land conflicts and disputes	Documented land rights Availability of dispute-resolution mechanisms Land dispute resolution effectiveness
Land administration	Land administration efficiency Transparency of land administration Land administration availability Mobilisation of land based taxes Land area mapped
Sustainable land use	Aggregate national changes in land-use sustainability Progress in sustainable land-use planning

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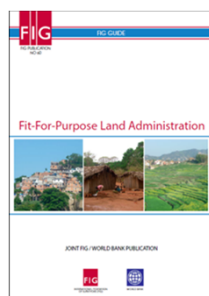- Achieving sustainable development

The Challenge:

Meeting the Global Agenda will require:

- Innovation of the mindset
  of land professionals to cope with new approaches

- Interaction across generations of land professionals to ensure
  implementation over time

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.

FIG/WB, 2014

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 then 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..

Kibera, Nairobi

Malawi

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

Denmark

Rwanda

"As little as possible – as much as necessary"
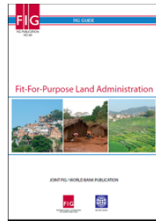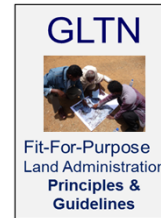
Fit-for-Purpose Land Administration – the Concept

FIG pub. no. 60
2014

GLTN Guide
2016

Spatial Framework:
Aerial imageries country wide
Participatory field adjudication
Incremental improvement
Continuum of accuracy

**Fit-For-Purpose
Land Administration**

Legal Framework:
Enshrine FFP approach in law
Secure all land rights for all
Human rights, gender equity
Continuum of tenure - STDM

Institutional Framework:
Holistic, transparent and cost effective
Sustainable IT-approach
Ongoing capacity development
Continuum of services

Discussion

Constraints

- **Budget, time and capacity**
  - Building a developed world type of spatial framework is too costly, too time-consuming and too capacity demanding.
  - The spatial framework in developed countries has been developed over two centuries, in response to economic development and societal needs.

- **Vested interests**
  - Politicians will often rely on advice from professional bodies such as surveyors, and lawyers..
  - Their professional codes of ethics often support the existing system, and they will resist changes.

Opportunities

- **Key benefits**
  - Setting a firm deadline will bypass professional arguments
  - A fit-for-purpose approach will include all land in a reasonable short time and at relatively low costs
  - The system will meet the current demands and can easily be incrementally improved over time.

- **Opportunities for land professionals**
  - Obtaining a much increased client base
  - Undertaking a more managerial role in building and running the system.
  - Serving society needs and improving their professional status.

The quest for capacity development – making it work

"Don´t start what you can´t sustain"

Provisions for ongoing updating and possible upgrading are crucial and must be established up front.

Capacity development relates to societal awareness, institutional and organisational reform, and education and training of human resources.

The way forward includes understanding and cooperation between UN-agencies, professional organisations, and national governments

To drive and manage the change process there must be effective knowledge-sharing to ensure that lessons learned and good practice are widely implemented.

Key message:

Meeting the Global Agenda
requires
Good Land Governance
and
Innovation and Interaction
across
the Land Professional Sector

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