

Land Administration and Reform in SSA Building **Fit- for-purpose** Spatial Frameworks

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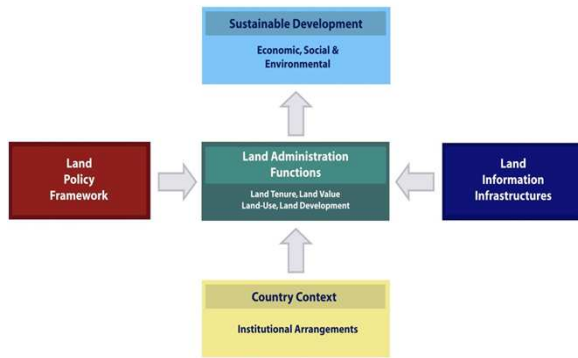
ENVIRONMENT FOR SUSTAINABILITY
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Setting the Scene

- In most developing countries the cadastral coverage is less than 30 per cent and serving only the elite.
- Western systems do not serve the millions of people whose tenure are predominantly social rather than legal
⇒ the Social tenure Domain Model
- There is a need for building a country-wide land administration system including a country-wide cadastre
- Such a country-wide system should be build based on a spatial framework – using a **fit-for-purpose** approach.



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.

Fit-for-purpose

- Land governance systems need a spatial framework to operate
- Fit-for-purpose means that the framework should be flexible and designed for the purpose of managing current land issues – rather than being guided by high tech solutions and costly/time consuming field survey procedures.
- Scale and accuracy is relative and relate to geography, density of development, and the budgetary capacity that the system is serving.
- Western style technical standards may well be seen as the end target but not as the point of entry.



Fit-for purpose – Key principles

- **General boundaries rather than fixed boundaries**
 - General boundaries will be sufficient for most LA purposes in rural and semi-urban areas.
 - Fixed boundaries may be used where relevant or necessary for any specific purposes.
 - Identification of objects rather than demarcation of boundaries.
- **Satellite images/orthophoto rather than field surveys**
 - Satellite images (50 cm resolution) or orthophoto (1:2000) will meet most LA purposes.
 - Modern technologies offer new solutions. 3-5 times cheaper and less capacity demanding.
- **Accuracy relates to the purpose rather than technical standards**
 - Accuracy should be determined by the purpose – such as titling, rural/urban, planning ...
 - High accuracy should only be provided when needed and paid for by the beneficiaries.
- **Opportunities for updating, upgrading and improvement**
 - Building the spatial framework is **not** a one stop process
 - Opportunities for updating, sporadic upgrading, and incremental improvement
 - This, in turn, will establish a modern and fully integrated Land Information System
 - New opportunities for the land professionals as custodians of a countrywide system

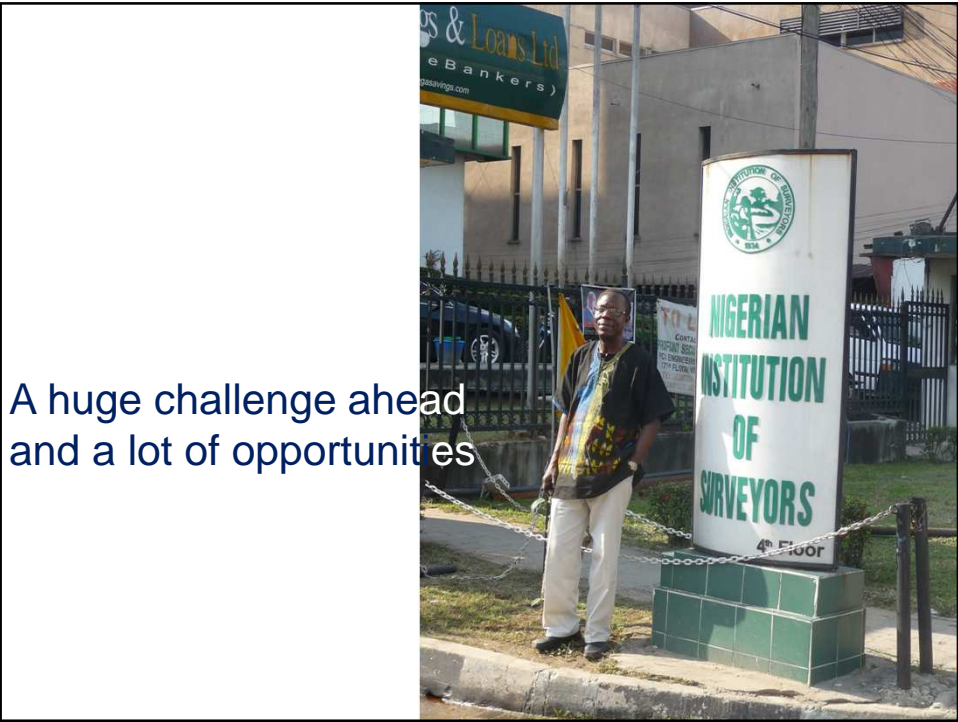
Discussion

Limitations

- **Capacity constraints**
 - Lack of budgetary capacity for boundary demarcation and field surveys.
 - Lack of human capacity in terms land professionals and land technicians
 - Lack of institutional capacity for implementing and maintaining the systems
 - The spatial framework in developed countries has been developed over two centuries. Developing regions of course can't wait for that.
- **Vested interests**
 - Politicians will often rely on advice from professional bodies such as surveyors, lawyers...
 - Their professional codes of ethics often support the existing system, and

Opportunities

- **Political leadership**
 - Setting a firm deadline will bypass professional arguments and can only be met by a fit-for-purpose approach.
- **Technology**
 - Modern technology offers new solutions
- **Benefits**
 - including all land and rights in a reasonable short time and at low costs.
 - Flexible framework that can easily be incrementally improved over time.
 - Leap frog many of the steps that developed countries have been through.
 - New market opportunities arise for the land professionals (the custodians) by serving the whole territory and its population rather than only a few percent.



A huge challenge ahead
and a lot of opportunities