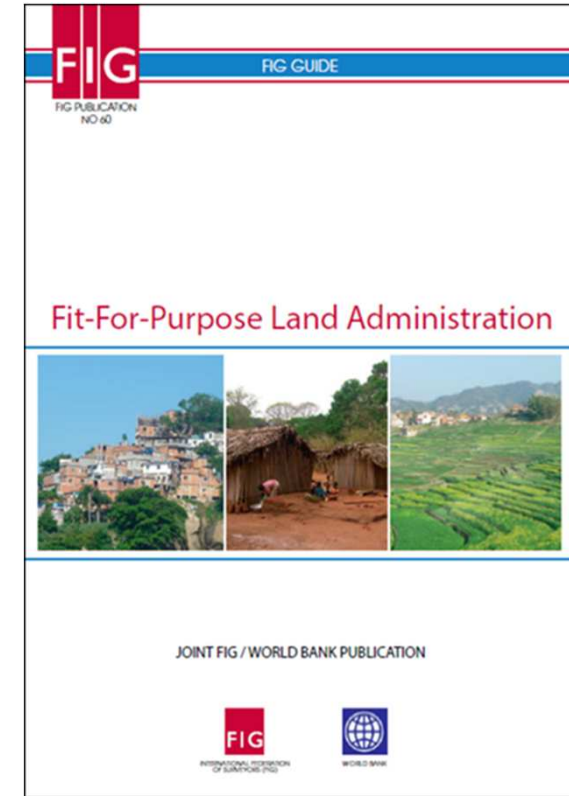




Building Fit for Purpose Land Administration Systems

Joint FIG / World Bank Declaration



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ENGAGING THE CHALLENGES, ENHANCING THE RELEVANCE
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Fit for purpose – what is it ?

- In most developing regions such as Sub-Saharan Africa less than 10 per cent of the land is included in formal systems.
- Western style systems do not serve the millions of people whose tenure are predominantly social rather than legal (STDM).
- The systems should serve the purpose of including all land and providing secure tenure for all.
- **Fit-for-purpose:** Flexibility and incremental improvement are key characteristics
- High tech solutions and accurate field survey procedures are too costly, time consuming and capacity demanding.
- The more advanced Western style concepts may well be seen as the end target but not as the point of entry.



The Global Agenda



Trustable land information and good land administration is fundamental for:

- Responsible governance of tenure
- Coping with climate change
- Meeting the Millennium Development Goals
- Achieving sustainable development

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FIG/WB Declaration



“There is an urgent need to build cost-effective and sustainable systems which identify the way land is occupied and used and accordingly provide for secure land rights”.



The fit-for-purpose approach must be enshrined in law

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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 – Key principles

- **General boundaries rather than fixed boundaries**

- General boundaries will be sufficient for most land administration purposes..

- **Aerial imageries rather than field surveys.**

- Aerial imageries are 3-5 times cheaper and less capacity demanding than field surveys.
- Aerial imageries provide not only the framework of the parcels but also the general topography to be used for a range of land administration functions

- **Accuracy relates to the purpose rather than technical standards**

- Accuracy should be seen as a relative term related to the use of the information

- **Opportunities for updating, upgrading and improvement**

- Building the spatial framework is **not** a one stop process
- In turn, incremental improvement will establish a fully integrated land administration system.
- This could be named as a **“Continuum of Accuracy”**



Building the spatial framework using aerial imageries

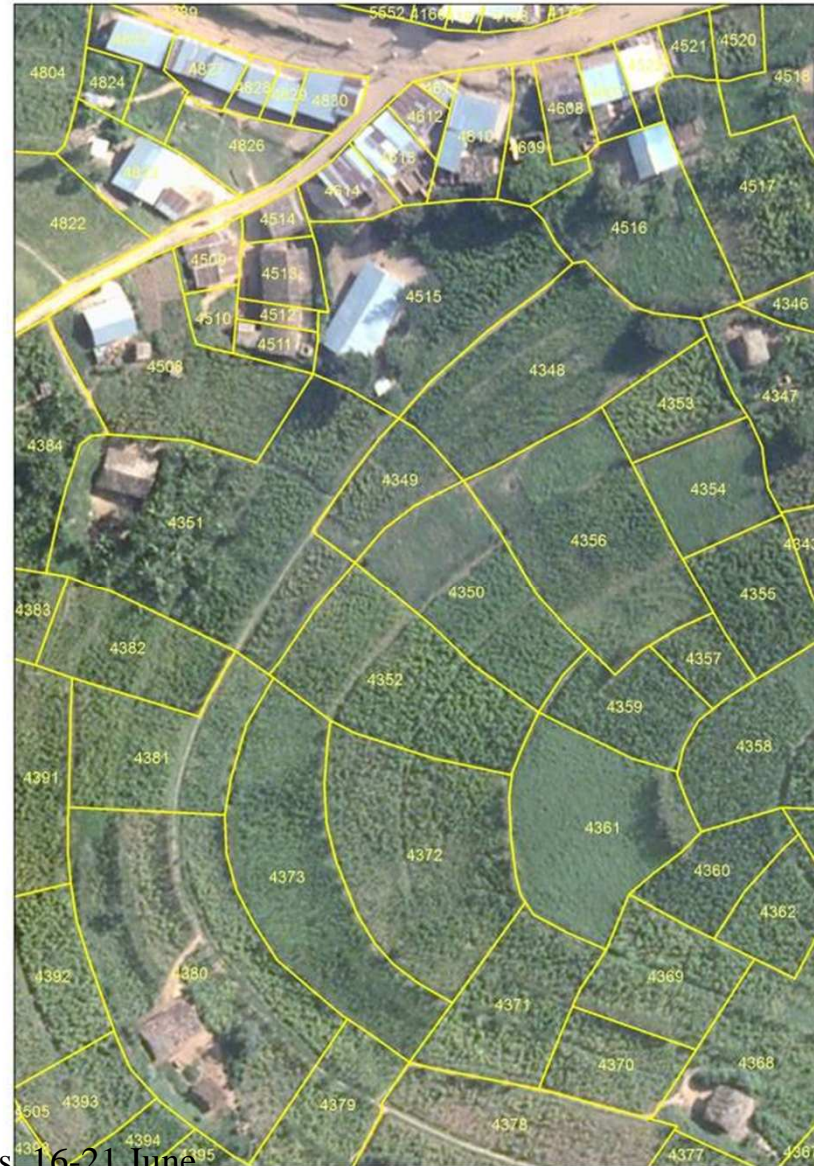
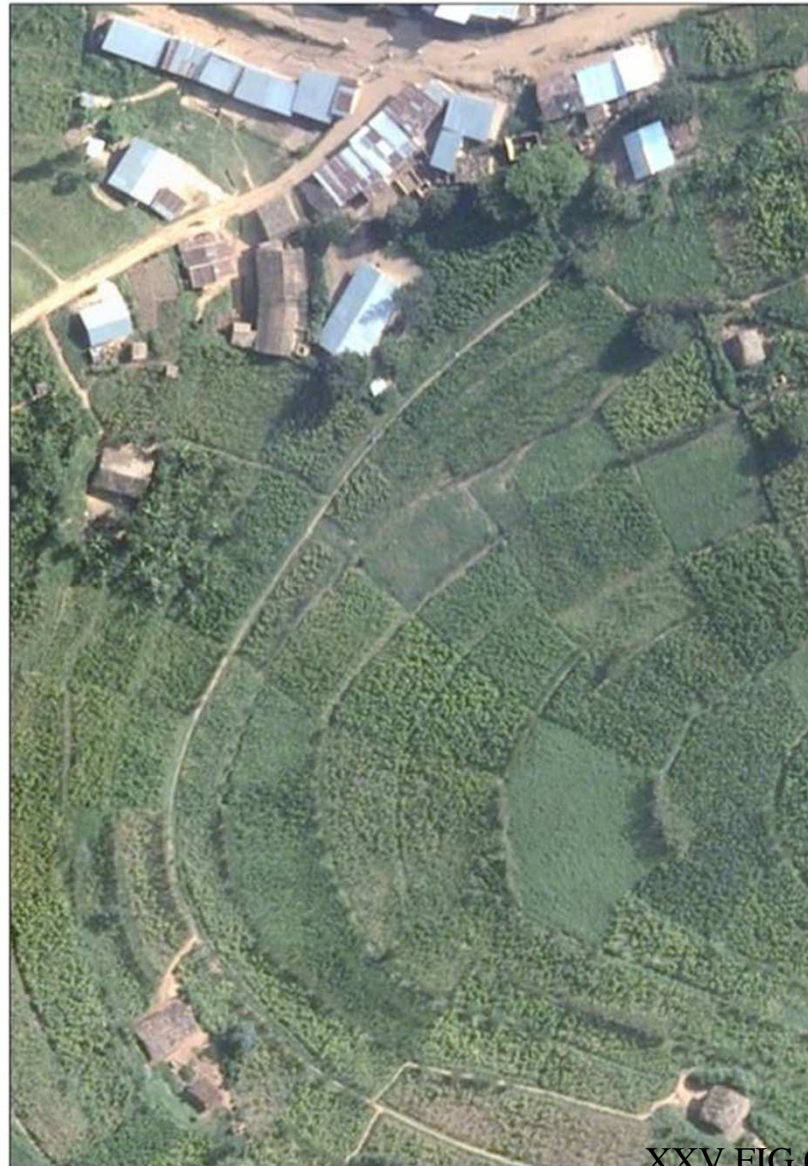


Orthophoto used as a field work map sheet with a georeferenced grid. The map shows the delineated parcel boundaries and parcel identification numbers.



Vectorised field map showing the resulting cadastral map with parcel boundaries and cadastral numbers.

Building the spatial framework



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Source: Didier Sagashya, Rwanda

Building the spatial framework



A three step process:

- I. Producing the aerial imagery at scales according to topography, use, and building density.
- ii The aerial imagery will be used in the field to identify, delineate and adjudicate parcel boundaries (general boundaries), which can be drawn directly on the imagery and the parcels be numbered for reference to the connected land rights
- iii The resulting boundary framework can be digitised from the imagery to create a digital cadastral map to be used as a basic layer in the land information system or in combination with the satellite imagery.

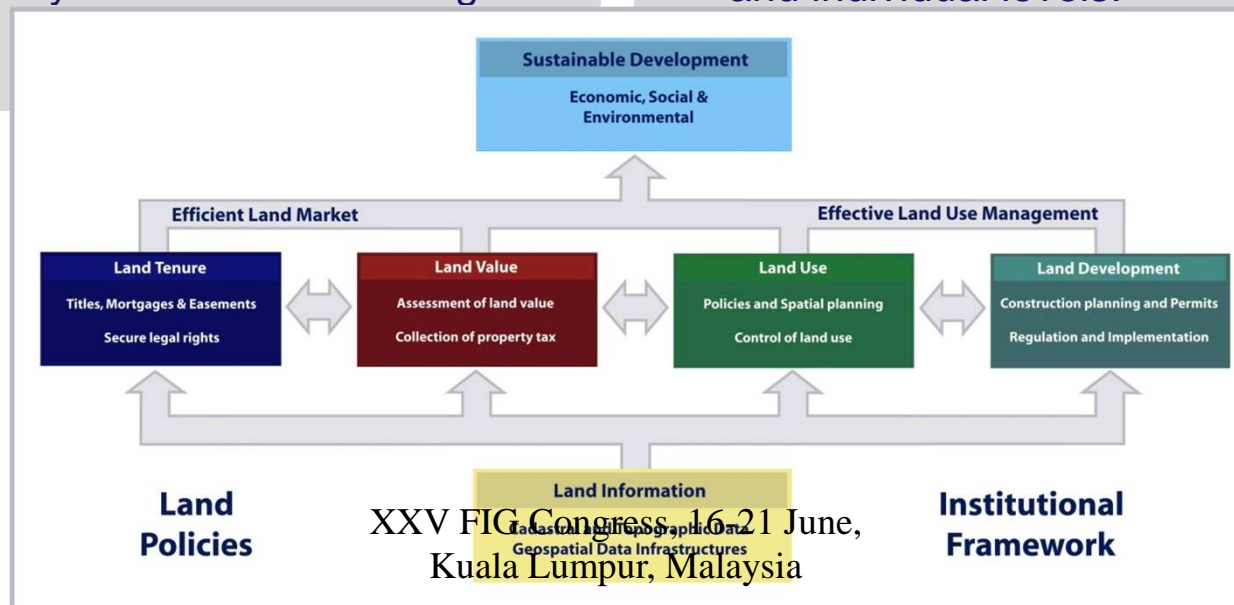
Building the legal and institutional framework

Legal framework

- The existing legal framework is often a significant barrier for implementing a flexible approach to building Land administration systems.
- The flexibility of the fit-for-purpose approach therefore needs to be enshrined in law.
- The legal framework also needs to serve the millions of people whose tenure are predominantly social rather than legal.

Institutional Framework

- Efficient and accountable government workflows is often a key obstacle.
- Over prescription of technical solutions for exchange and management of spatial information can be cumbersome.
- Operational issues often relates to the political and administrative culture of the country and to the need for building sufficient capacity at societal, institutional and individual levels.



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. Developing regions of course can't wait for that.
- **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-approach 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
- **Opportunities for land professionals**
 - Obtaining an increased client base
 - Undertaking a more managerial role in building and running the system.
 - Serving society needs and improve professional status.

Cases

Rwanda: Land Tenure Regularisation

Namibia: Communal Land Registration

Eastern Caribbean: Adaptation of STDM

Ethiopia: Land Registration and Cadastral Mapping

Indonesia: The Quest for Land Titling

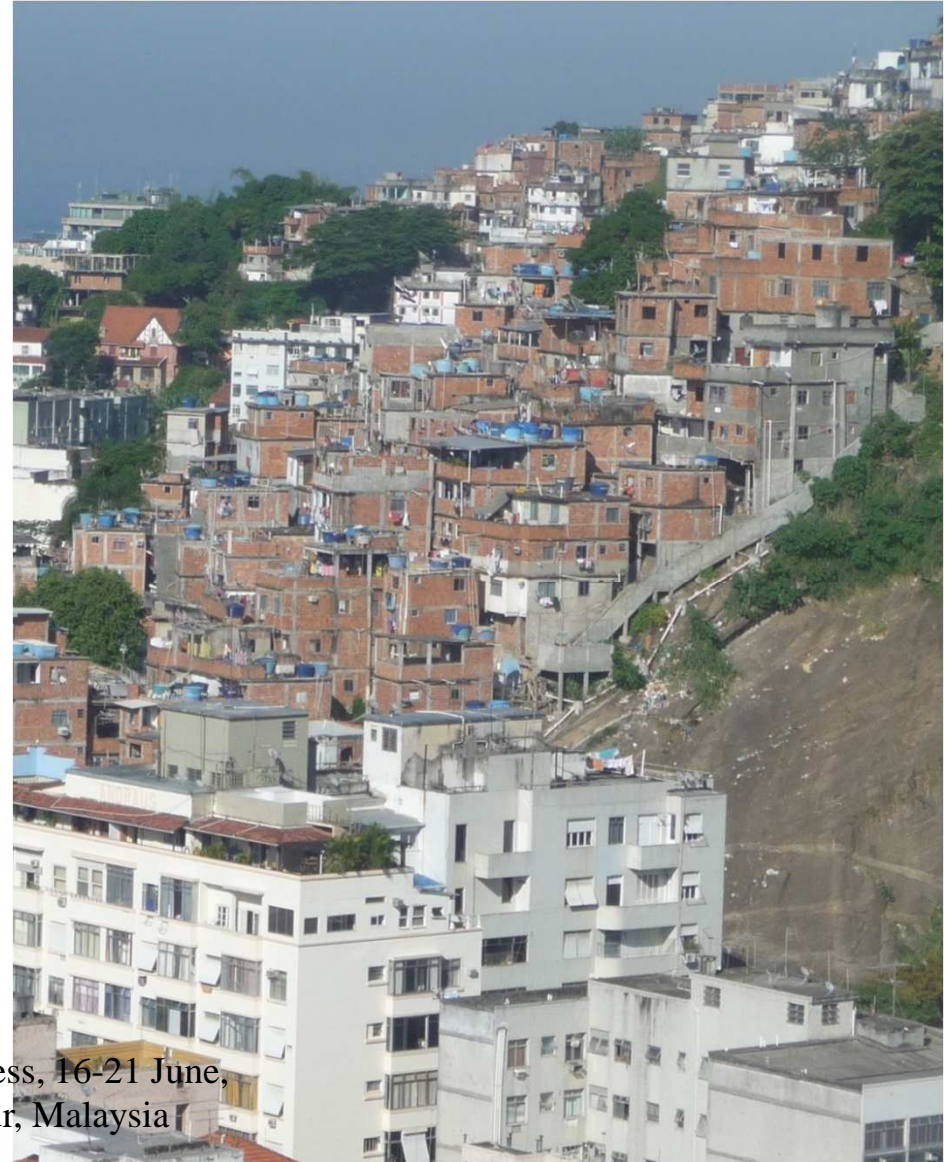
Other countries could be included:

Latin America,

Eastern Europe

Central Asia

Etc.



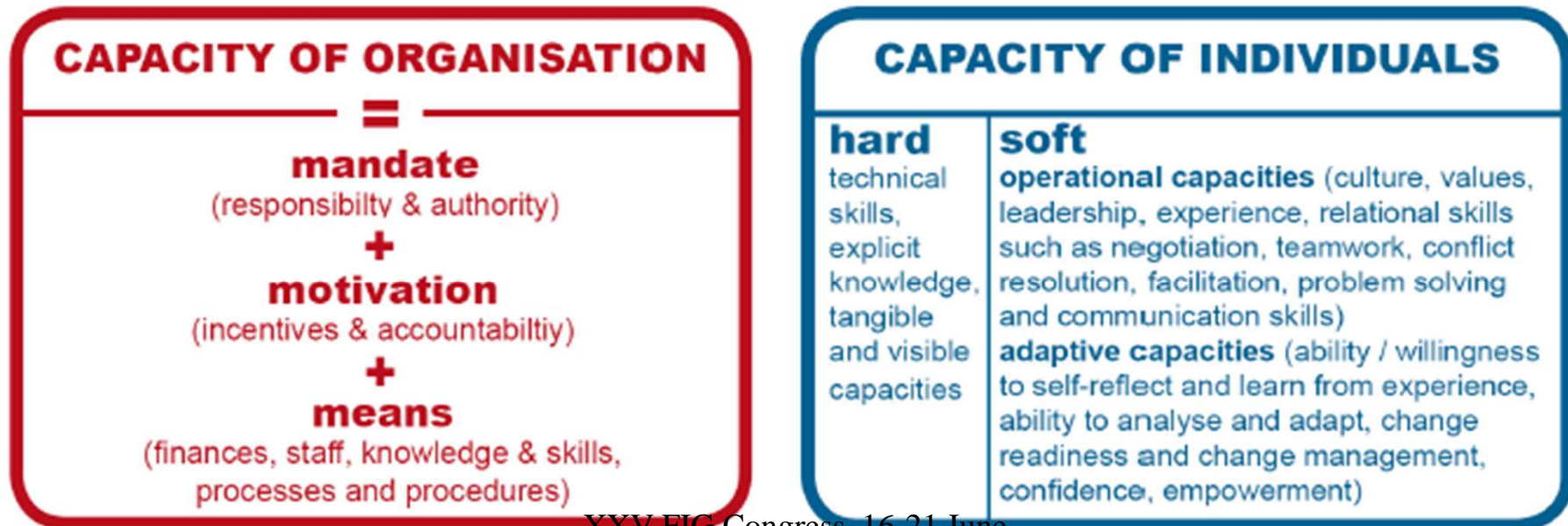
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The quest for capacity development

”Don’t start what you can’t sustain”.

Measures for capacity development must be established up front.

This relates to societal, organisational, and individual levels.



The way forward...



As with all cultural and behaviour change, it has to be well managed. Organisations such as World Bank, Un-FAO, UN-HABITAT, FIG, and others have a key role to play.

- Politicians and decision makers need to understand the social and economic benefit of this approach.
- The hearts and minds of the land professionals need to be turned to fully understand and embrace this fit for purpose approach.
- The largest change will be focused on the public sector in terms of institutional and organisational reforms.
- To drive the change process there must be effective knowledge sharing to ensure that lessons learned and good practice are widely implemented.

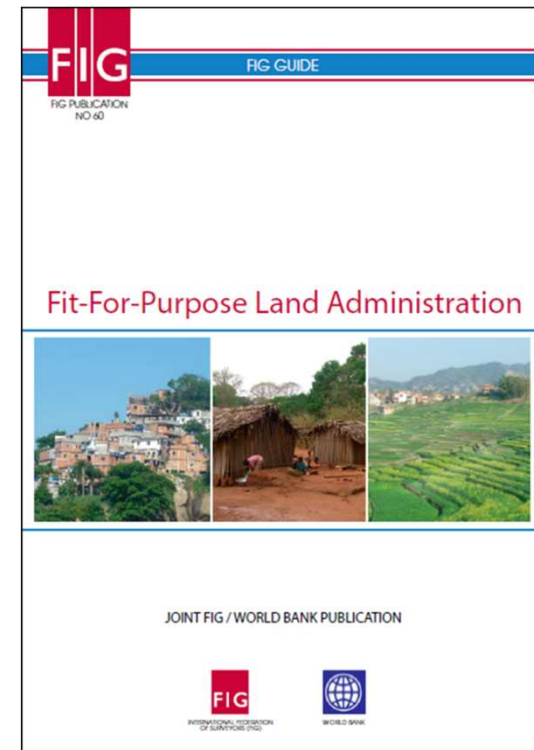
Concluding remarks

Land administration is basically about people. It is about the relation between people and places, and the policies, institutions and regulations that govern this relationship.

When building land administration systems - focus should be on a “fit-for-purpose approach” that will meet the needs of society today and can be incrementally improved over time.



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Fit-for-purpose land administration:

- Flexible
- Inclusive
- Participatory
- Affordable
- Reliable
- Attainable
- Upgradeable

Thank you for Your attention