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Land Administration:

Developing Country Specific Strategies for Implementation

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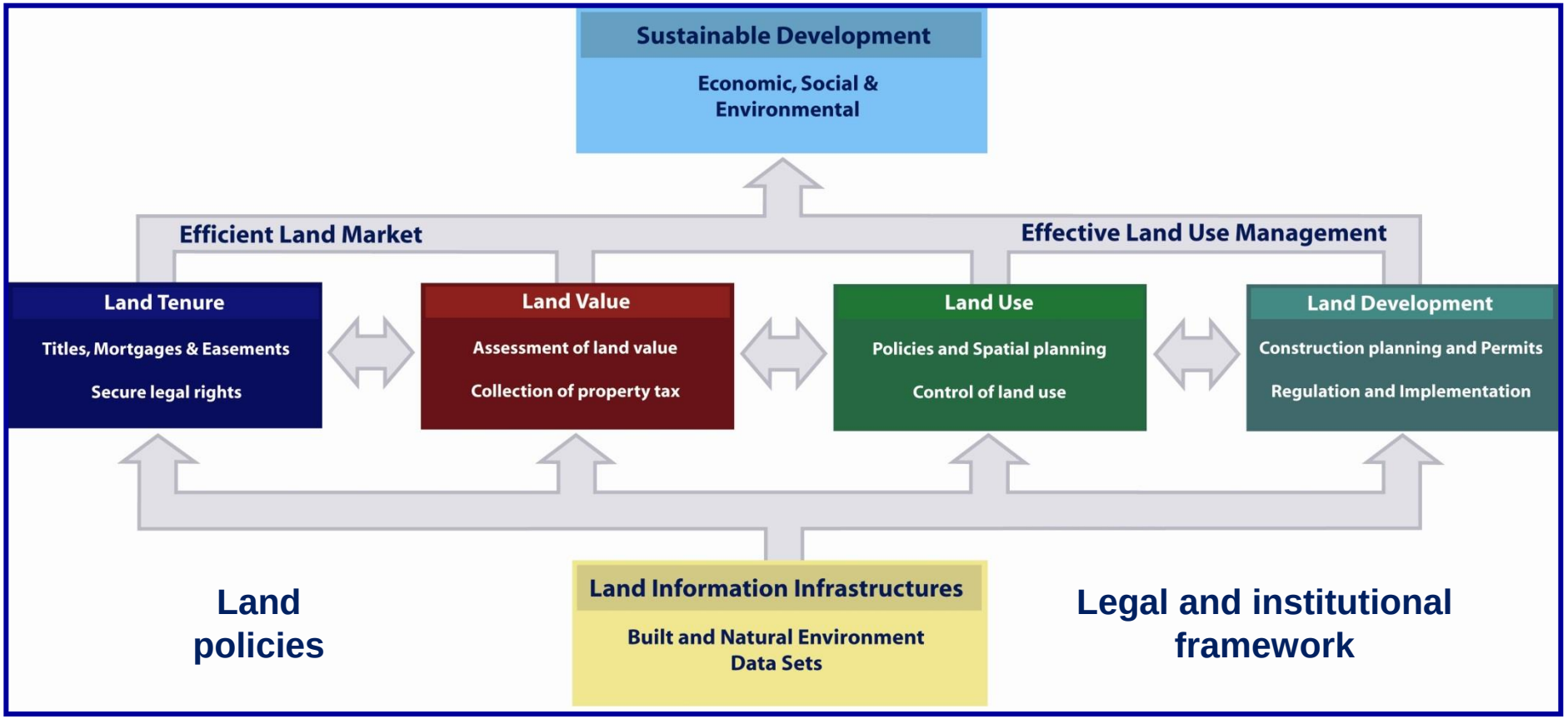
Land Administration Systems

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**

The 2030 Global Agenda

17 Goals, 169 targets, and about 240 indicators

SUSTAINABLE DEVELOPMENT GOALS

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;** 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

UNITED NATIONS

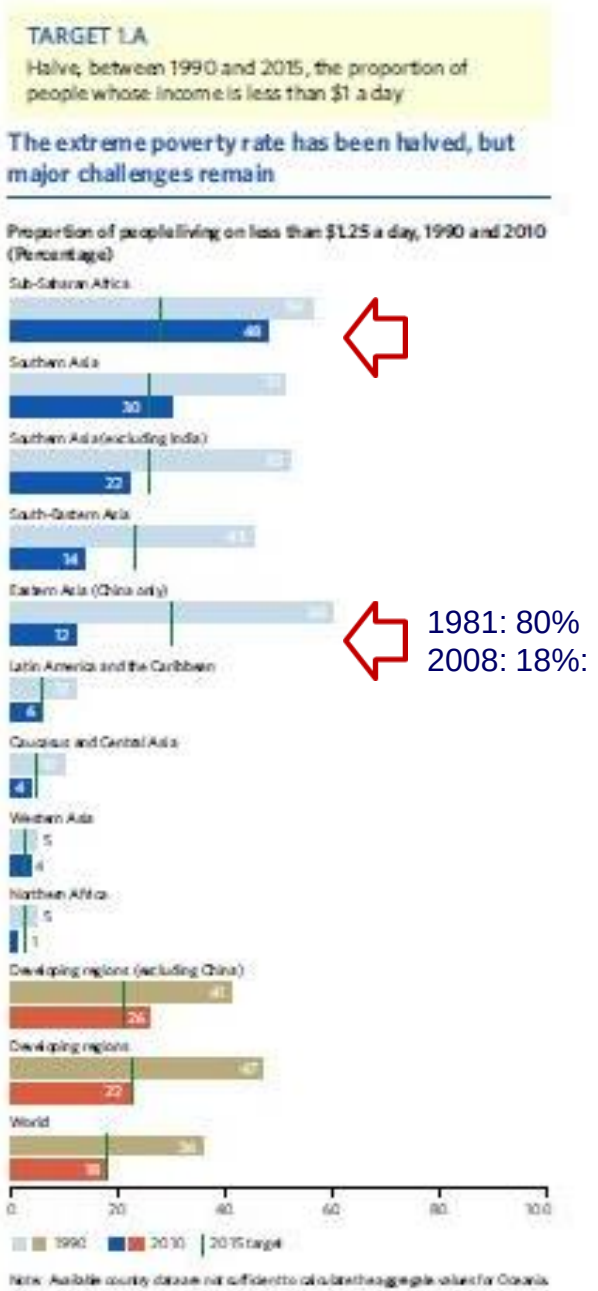
Goal 1

Eradicate extreme poverty and hunger

LGAF, Land Governance Assessment framework

WB Doing Business

Corruption Perception Index



1981: 80%
2008: 18%:

"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).

SUSTAINABLE DEVELOPMENT GOALS

Goal 1. End poverty in all its forms everywhere

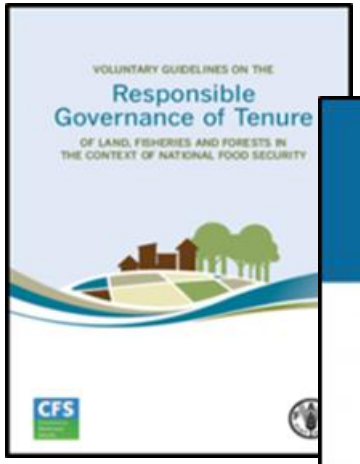
1.4 By 2030, ensure that all men and women, in particular the poor and the vulnerable, have equal rights to economic resources, as well as access to basic services, ownership and control over land and other forms of property, inheritance, natural resources, appropriate new technology and financial services,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

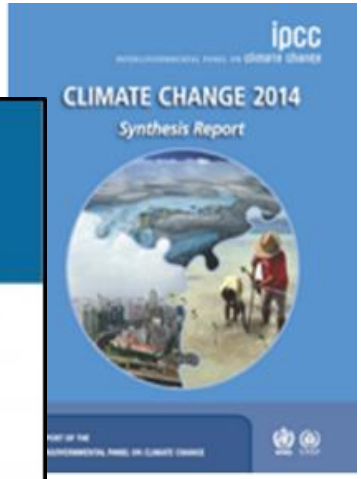
1.4.2: Proportion of total adult population with secure tenure rights to land, with legally recognized documentation and who perceive their rights to land as secure, by sex and by type of tenure

The Wider Global Agenda

Promoting human rights and gender equity

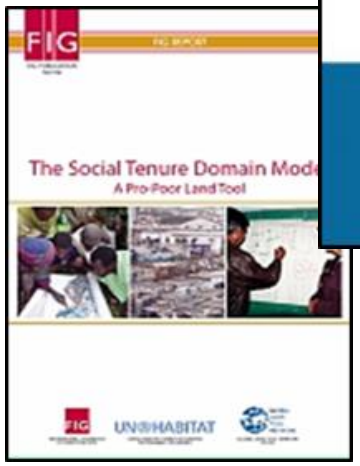
Applying responsible governance of tenure

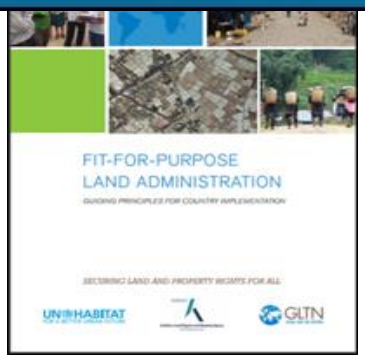


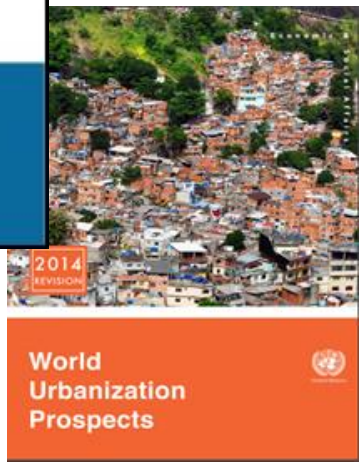


Climate change mitigation and adaption

Applying the social tenure domain model







Rapid urbanisation and slum upgrading

Building Fit-For-Purpose LA systems - fast, affordable and upgradeable.

Supporting the 2030 Global Agenda

Meeting the Sustainable Development Goals

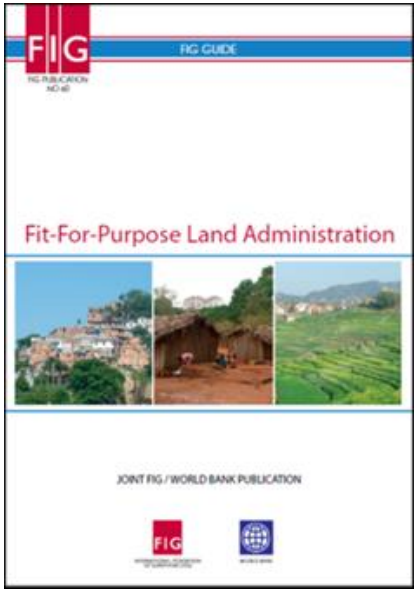
Land governance to underpin the core components of the global agenda

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

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

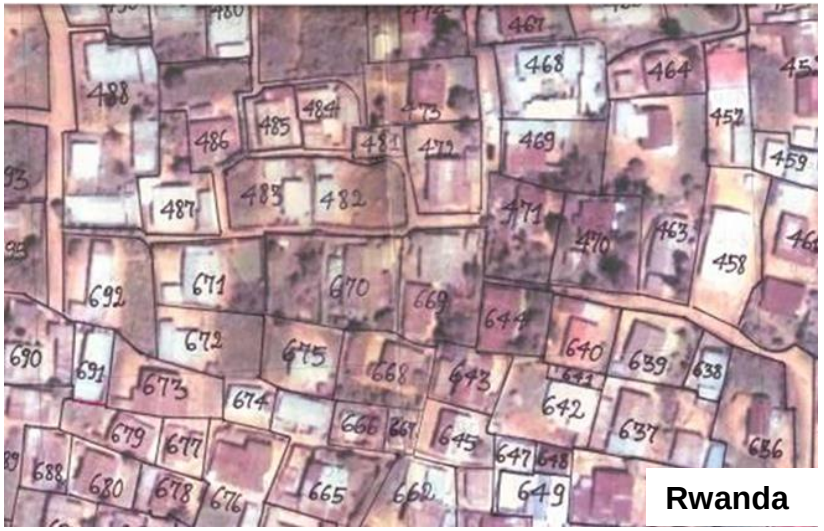
A **fit-for-purpose** approach includes the following elements:

- **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 – what is it ?

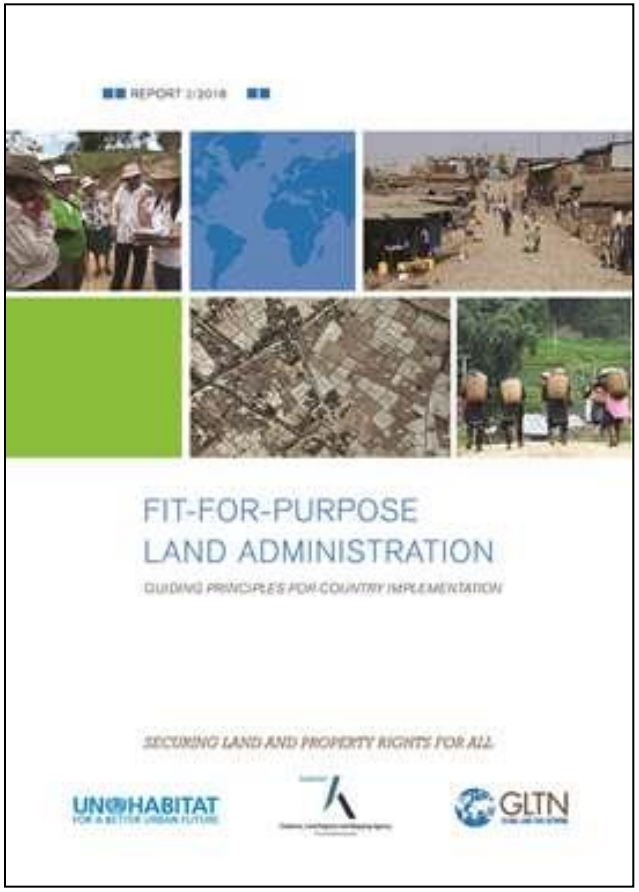
- **Fit-for-purpose:** The systems should be designed for managing current land issues – and not guided by high tech solutions and costly / time consuming field survey procedures.
- **Basic purposes:** Include all land; provide secure tenure for all; and enable control of the use of land.
- **Flexibility:** Scale and accuracy relate to geography, density of development, and budgetary capacity. Include all tenure types.
- **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

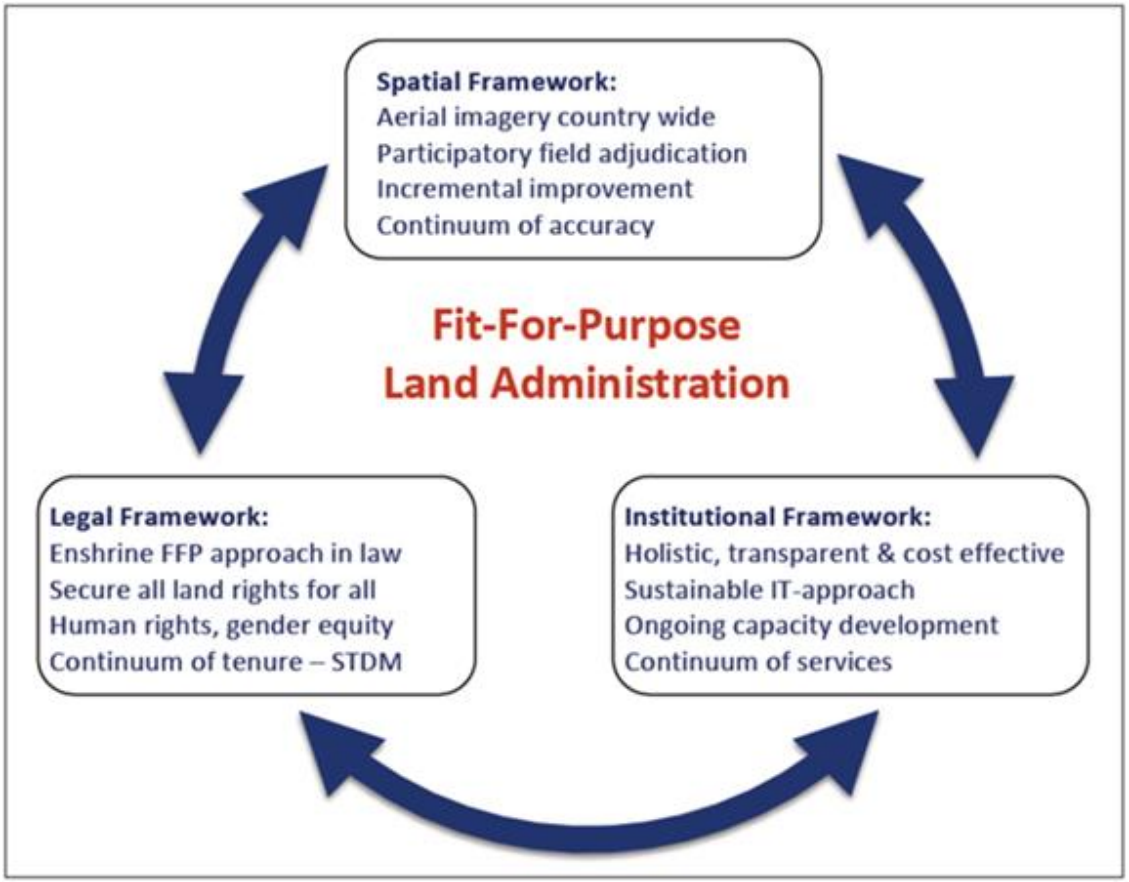


"As little as possible – as much as necessary"

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

KEY PRINCIPLES		
Spatial Framework	**Legal Framework**	**Institutional Framework**
▪ 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	▪ 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.	▪ 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

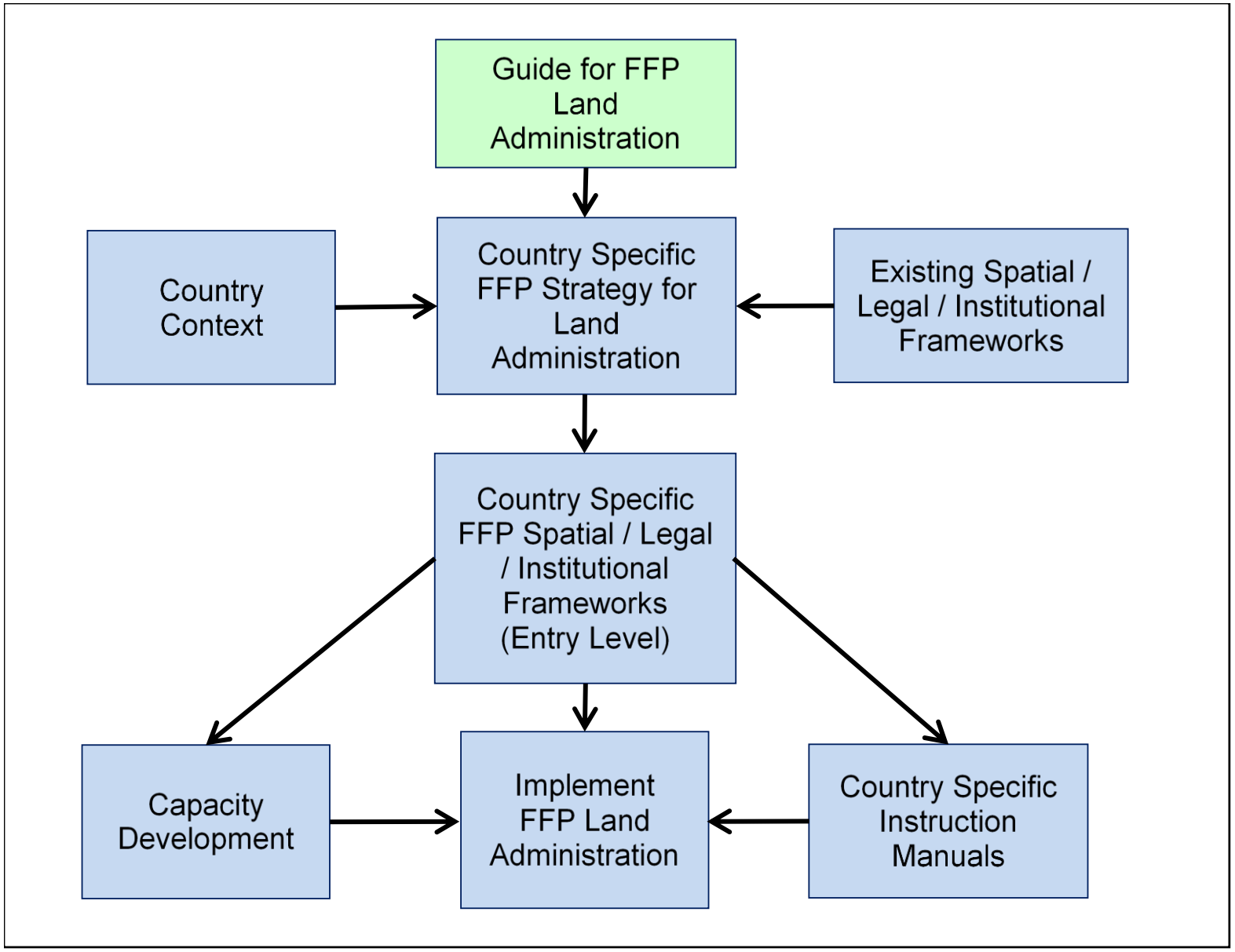
Using aerial imageries for participatory field adjudication

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: Zerfu Hailu, Ethiopia

Developing Country Specific Strategies for Implementation



Developing Country Specific Strategies for Implementation

Country context

- Baselining conditions, policies, strategies and constraints
- Assessing land sector capacity and stakeholder roles
- Identifying the fundamental purpose of land administration within the country

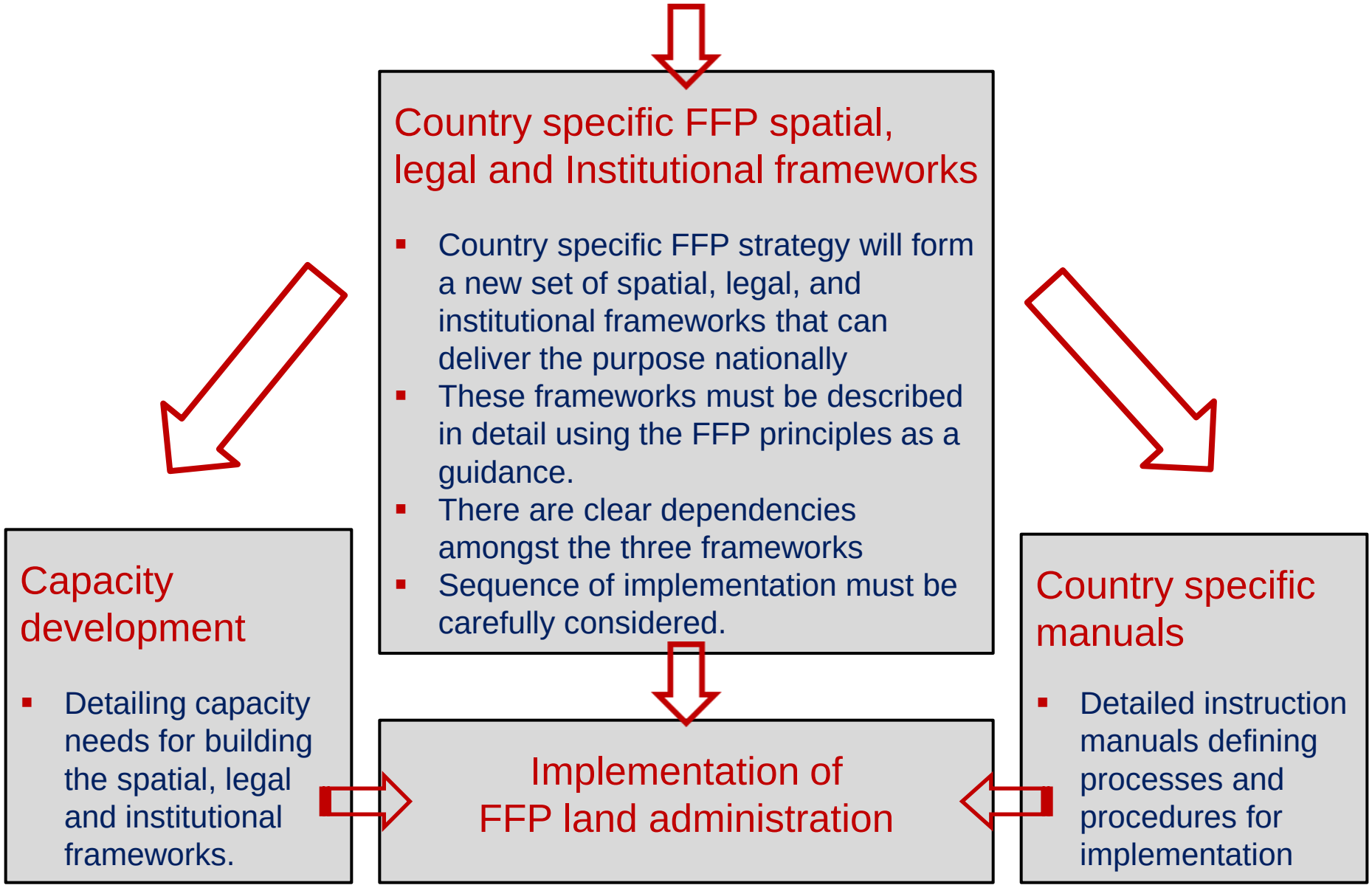
Country specific FFP strategy

- Strategic vision and purpose
- Land government arrangements
- Entry level components for the spatial, legal and institutional framework
- ICT and information management
- Maintenance arrangements
- Institutional arrangements
- Partnership arrangements
- Change management
- Capacity development
- Risk management
- Business model
- Financial plan
- Implementation plan
- Monitoring and implementation framework
- Sign off by politicians

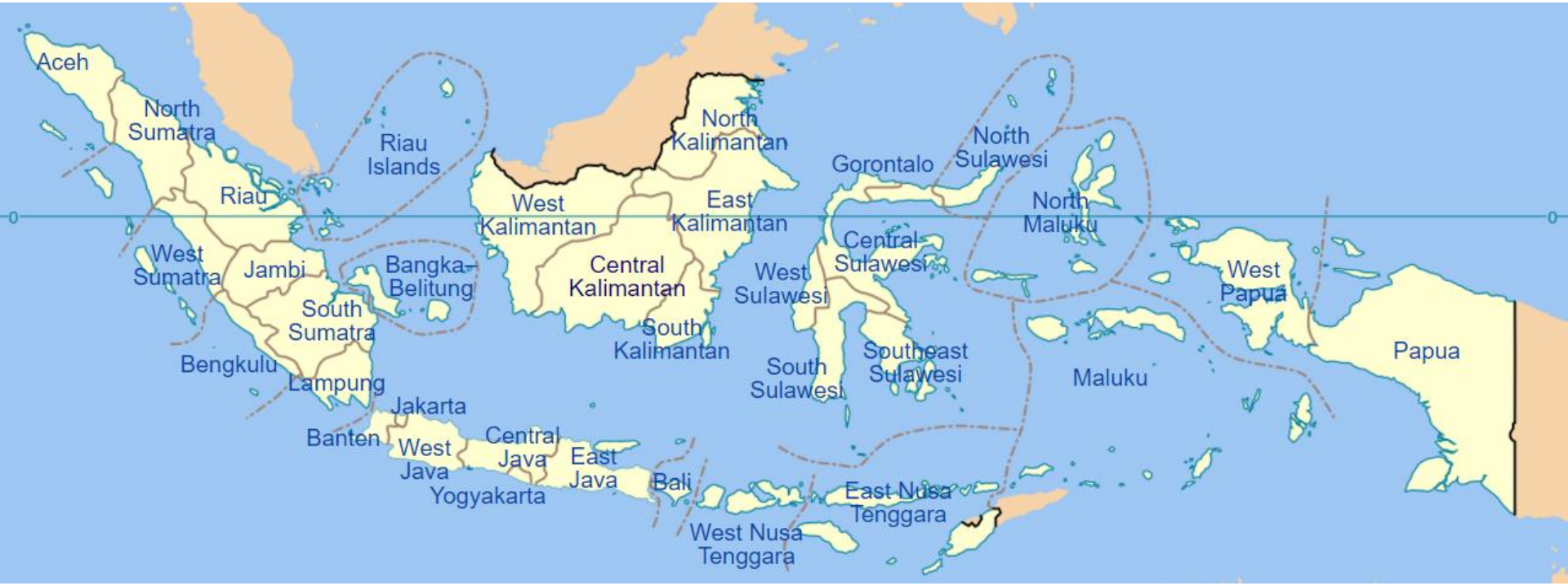
Existing Frameworks

- Baselining the current approach to land admin. frameworks
- Functions, capacity and effectiveness
- Constraints and inefficiencies

Developing Country Specific Strategies for Implementation



Indonesia



- **Area:** 1.9 mill km2 ; Population: 255 mill;
- **Administration:** 36 districts - divided into regencies, districts and villages,
- **Land parcels:** 120 mill of which 40 mill are registered and only 20 mill are mapped.
- **The President:** Registration of 5 mill in 2017, 7 mill 2018 and 9 mill 2019.

Pilot Project, Gresik District, East Java, Indonesia

- Land parcels boundaries delineated at high resolution imagery
- 3000 parcels mapped and tenure evidence collected by three teams over 12 days using locally trained land officers
- Yellow colour indicates parcels already registered with certificates.

Indonesia

Current key issues:

- Sporadic registration with measurement and boundary marking of individual parcels
- Demands for accuracy of measurement and area
- Fragmented sectors for land tenure, land value and land use
- Lack of capacity and land professionals

FFP solutions:

- Systematic registration with aerial mapping and participatory land adjudication.
- Visual boundaries and areas calculated on the map
- Integrated land management based on a one map policy.
- Use of locally trained land officers acting as trusted intermediaries.

The Way Forward

- The need for commitment and political will
- The quest for capacity development and provisions for maintenance: ”Don´t start what you can´t sustain”
- Understanding and cooperation between UN-agencies, professional organisations, and national governments
- Effective knowledge-sharing to drive and manage the change process

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 in less developed countries - focus should be on a “fit-for-purpose approach” that will meet the needs of society today and can be incrementally improved over time.

Thank you for your attention