

Land Management in support of Sustainability and the Global Agenda

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Greetings from Denmark



43,000 sq km
5 mill inhabitants
One third lives in the capital area
Flat country
70 % agriculture
10 % urban
7000 km coastline

Wonderful Copenhagen

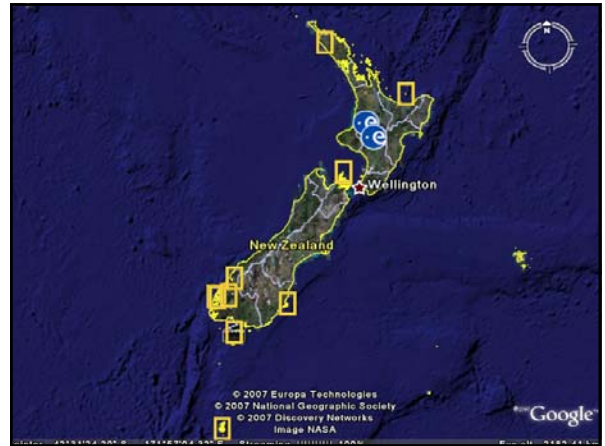
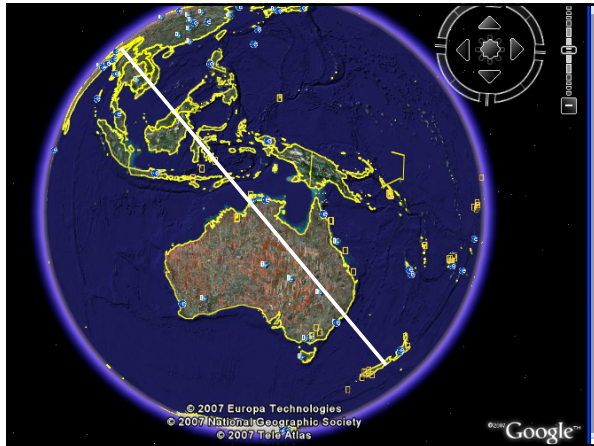


Greetings from the FIG Home Base



Aalborg – my home town





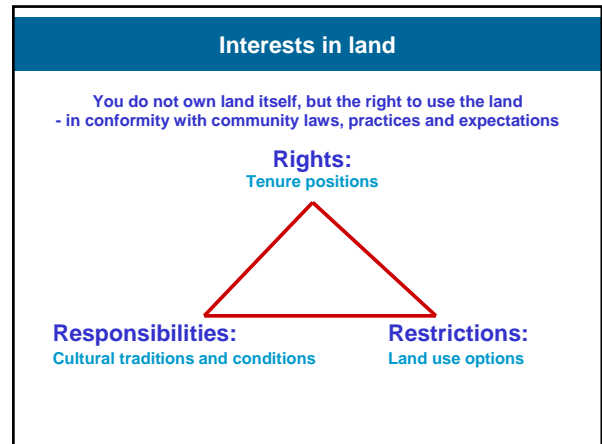
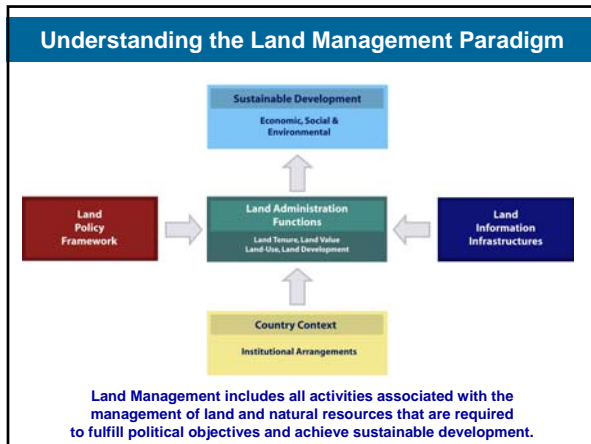
Outline of Presentation

Land Management in support of sustainability:

- Rights – Restrictions – Responsibilities
- Spatially Enabled Government

Land Management in support of the global agenda:

- The Millennium Development Goals
- The role of FIG and the Global Surveying Community

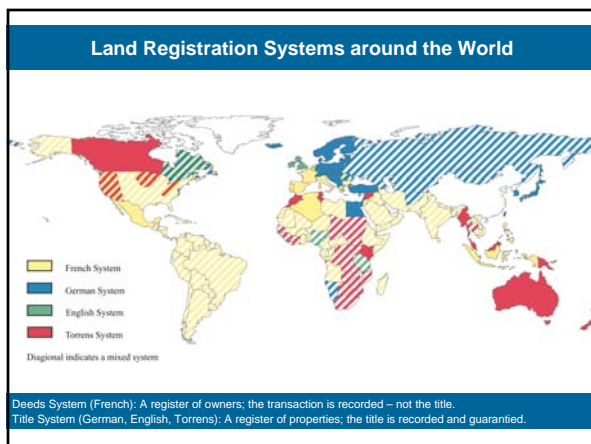


- ### The RRR's
- **Property Rights**
 - Are concerned with ownership and tenure
 - Are normally available in the Land Registry
 - **Property Restrictions**
 - Are concerned with controlling use and activities on land
 - Are normally available through planning documents or general land use provisions
 - **Property Responsibilities**
 - Relate to a more social, ethical commitment or attitude to environmental sustainability and good husbandry.
 - The human kind to land relationship is dynamic.

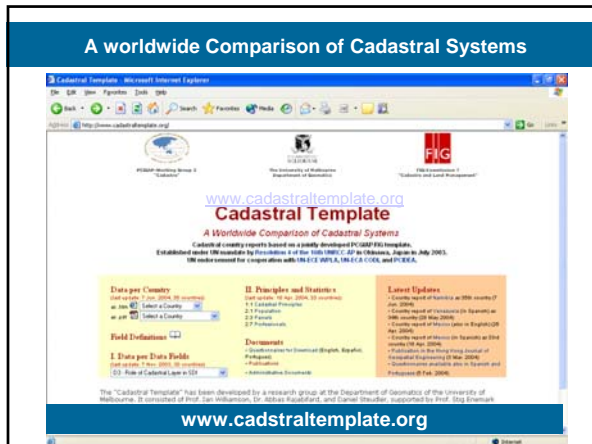
The increasing role of property rights

"Civilised living in market economies is not simply due to greater prosperity but to the order that formalised property rights bring"

Hernando de Soto - 1993



- ### What is a good property system ?
- People in general can participate in the land market; widespread ownership; everybody can make transactions and have access to registration
 - The infrastructure supporting transactions must be simple, fast, cheap, reliable, and free of corruption.
 - The system provides safety for housing and business, and for capital formation
- Only 25-30 countries in the world apply to these criteria.**



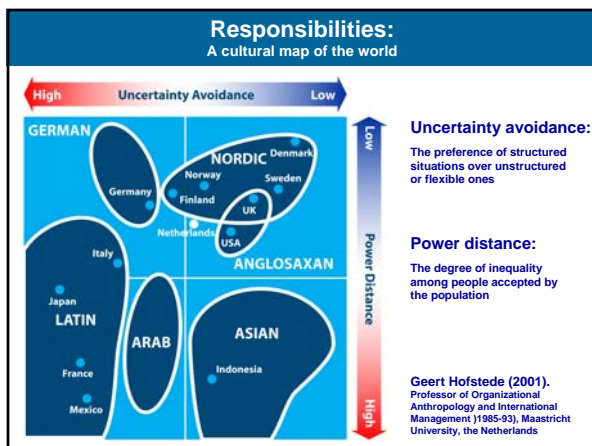
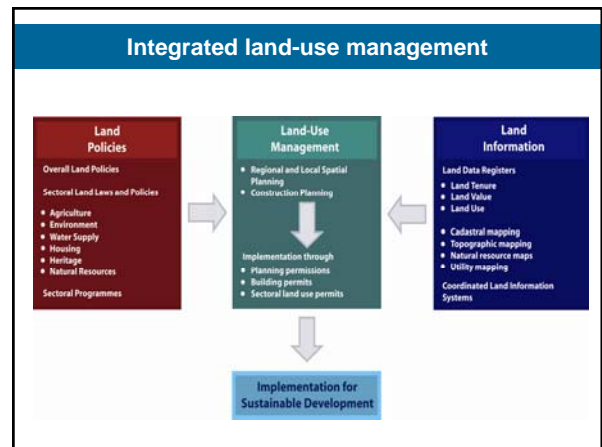
Land Use Restrictions

- **Rights to land also include the rights of use, however:**
 - The right of use is limited through public land use planning regulations and restrictions, sectoral land use provisions, and private land use regulations
 - Many land use rights are in fact restrictions that control the future use of land. The number and kind of land use restrictions is huge.
 - Land Use restrictions will normally not appear in the Land Registry, but may be available through planning documents and general land use provisions

Property Restrictions

- two conflicting approaches

- **The free market approach** (current debate in the US)
 - Land owners should be obligated to no one and should have complete domain over their land.
 - The role of government to take over, restrict, or even regulate its use should be non-existent or highly limited.
 - Planning restrictions should only be imposed after compensation for lost land development opportunities
- **The central planning approach** (European perspective)
 - The role of democratic government include planning and regulating land systematically for public good purposes.
 - A move **from** every kind of land use being allowed unless it was forbidden **to** every change of land use is forbidden unless it is permitted and consistent with adopted planning regulations and restrictions.

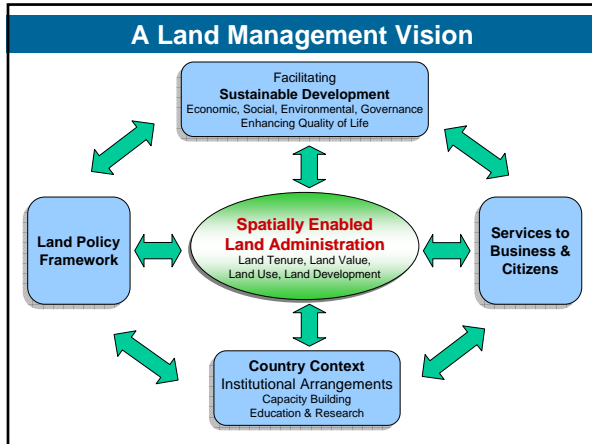


Good Governance is essential

- **Sustainability:** balancing social, economic and environmental needs while being responsive to the present and future needs of society.
- **Subsidiarity:** allocation of authority at the closest appropriate level consistent with efficient and cost-effective services
- **Equity:** Women and men must participate as equals in all decision making, priority setting, and resource allocation processes
- **Efficiency:** Public services and local economic development must be financially sound and cost-effective.
- **Transparency and Accountability:** Decisions taken and their enforcement follows rules and regulations. Information must be freely available and directly accessible.
- **Civic Engagement and Citizenship:** Citizens must be empowered to participate effectively in decision-making processes.
- **Security:** All stakeholders must strive for prevention of crime and disasters. Security also implies freedom from persecution, forced evictions and provision of land tenure security.

Adapted from UN-Habitat 2002

All kind of government includes a spatial component



Spatially Enabled Government

Spatially enabled government is achieved when governments use **place** as the key means of organising their activities in addition to information, and when location and spatial information are available to citizens and businesses to encourage creativity.

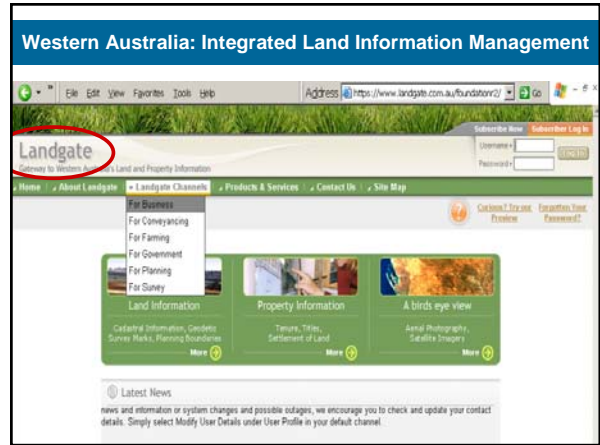
Centre for Spatial Data Infrastructure and Land Administration
Department of Geomatics, University of Melbourne, 2006.

emergency response, taxation assessment, environmental monitoring and conservation, economic planning and assessment, social services planning, infrastructure planning, etc, etc

Spatial Enablement

It is about designing and implementing a suitable IT-architecture (Service Oriented IT Architecture) for organising spatial information that can improve the communication between administrative systems and also establish more reliable data due to the use of the original data instead of copies. Spatial enablement offers opportunities for visualisation, scalability, and user functionalities.

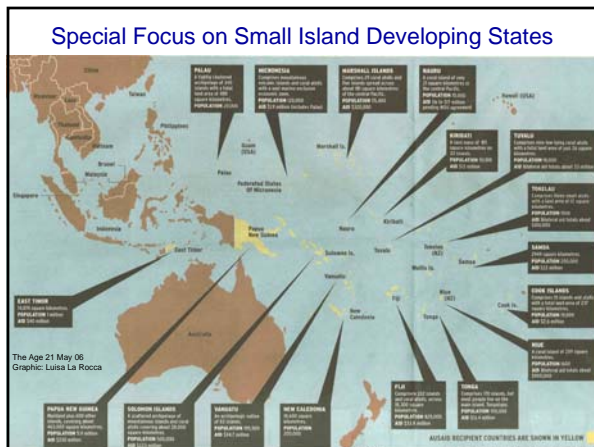
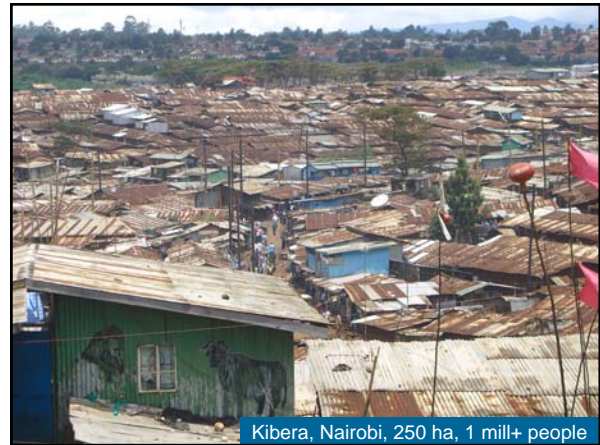
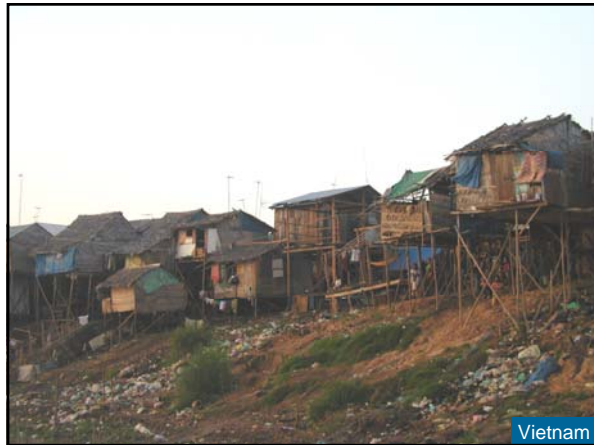
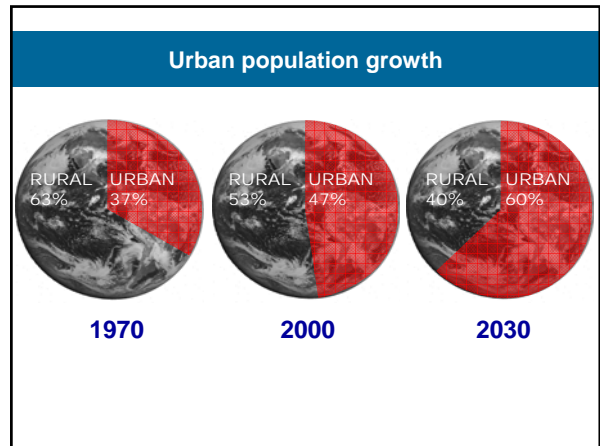
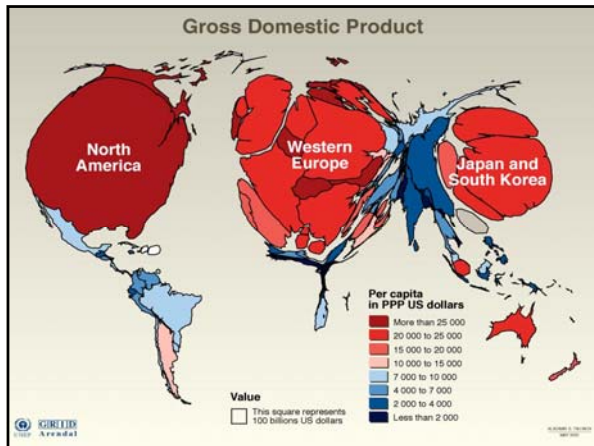
- Attachment of information to images of the parcel and property
- Identification of **"the place"** in ways that are understandable by non-technical people (Google Earth)
- Capacity of businesses and citizens to manipulate the information through **service oriented IT- architecture**.
- Integration of government information systems
- Provision of seamless information to institutions and government
- Ultimately managing information through spatially enabled systems rather than databases.



The UN Millennium Development Goals


- Goal 1: Eradicate extreme poverty and hunger
- Goal 2: Achieve universal primary education
- Goal 3: Promote gender equality and empower women
- Goal 4: Reduce child mortality
- Goal 5: Improve maternal health
- Goal 6: Combat HIV/AIDS, malaria and other diseases
- Goal 7: Ensure environmental sustainability
- Goal 8: Develop a Global Partnership for Development

The framework includes 18 targets and 48 indicators enabling the ongoing monitoring of annual progress



- ### It is all about:
- **People**
Human rights, engagement and dignity
 - **Politics**
Land policies and good governance
 - **Places**
Shelter, land rights and natural resources

The role of FIG

What is the role of  in this regard?

The role of the surveying profession

The MDGs is a powerful concept towards development, security and human rights for all.

The surveying profession plays a key role by providing:

- Geographic information in terms of mapping and databases on the natural and built environment
- Secure tenure systems
- Systems for land valuation, land use management and land development
- Systems for transparency and good governance

The Role of FIG

- **Professional Development**
 - Global forum for professional discussions and interactions
 - Conferences, symposia, commission working groups,
- **Institutional Development**
 - Institutional support for educational and professional development at national and international level
- **Global Development**
 - Cooperation with international NGO's such as the UN agencies, World Bank, and sister organisations
 - Joint activities and common policy-making to reduce poverty and enforce sustainable development

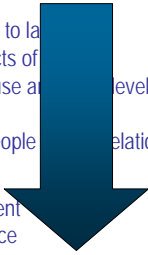
FIG publications



WWW.FIG.NET

From Cadastre to Holistic and Pro Poor Land Management

- Holding of rights to land
- Economic aspects of land
- Control of land use and development



Administering the people-land relationship through

- Land Policy
- Land Management
- Good Governance

and

- Building the capacity to deal with this

The role of FIG



Is strongly committed to the MDGs and the UN-Habitat agenda on the GLTN

Cooperation Agreement with UN-Habitat

Traditional cadastral systems do not provide for security of tenure in informal settlements.

A more flexible system is needed for identifying the various kind of social tenure existing in informal settlements.

Such systems must be based on a global standard and must be manageable by the local community itself: The Social Tenure Domain Model.



Cooperation Agreement with the World Bank

- Mutual representation at conferences, forums and meetings
- Mutual representation in collaborative projects
- Joint publications
- Joint promotion
- Organizing a joint WB/FIG high profile conference late 2008 at the WB headquarters in Washington DC entitled "Land Administration in Support of the MDG's"



FIG WW Israel, May 2009

FIG Congress, Sydney, April 2010

STOCKHOLM 2008
 FIG Working Week – Integrating Generations
 Including the World Bank, UN Habitat, UN Women and World Organisation of Producers Associations
 2nd Anniversary
 Stockholm, Sweden
 14–19 June 2008

**Sustainability:
 The future belongs
 to our children**

**Thank you
 for your attention**