

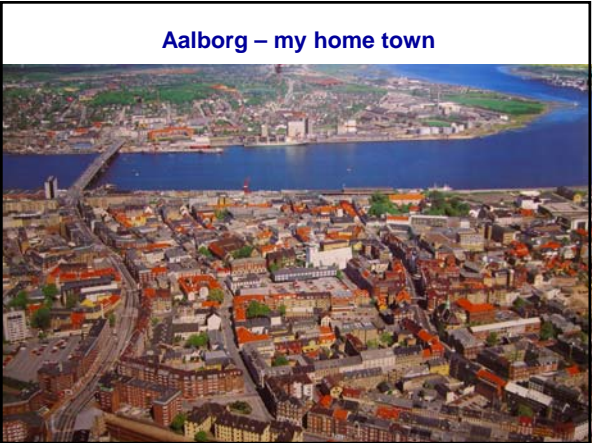
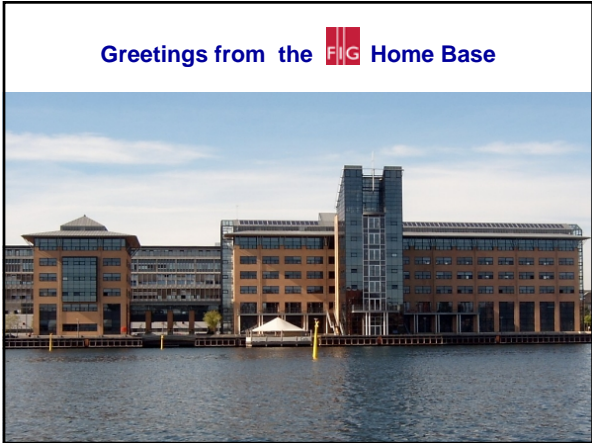
**Property development :
where do we go from here ?**

Focus on

Land administration and the global agenda


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SCS CONFERENCE 2008 – IRELAND'S FUTURE IN A GLOBAL ECONOMY
DUBLIN, OCTOBER 17, 2008



Current FIG Policies

**Flying high
while still
keeping our feet on the ground**



Current FIG Policies

Is the role of the Surveyors changing ?

The big swing

- **From Measurement**
Surveyors will still be high level experts within measurement science, but due to technology development the role is changing into managing the measurements
- **To Management**
Surveyors will increasingly contribute to building sustainable societies as experts in managing land and properties

The Land Professionals

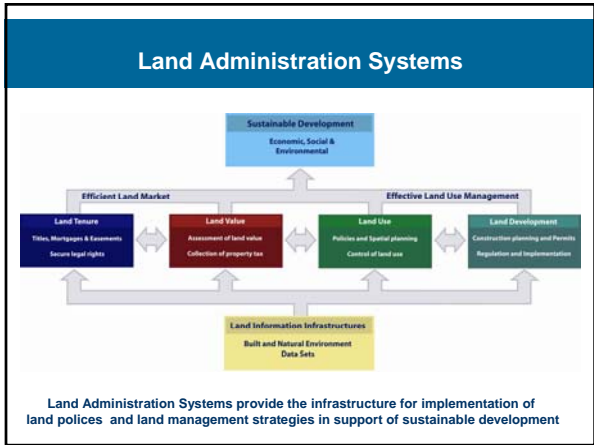
Outline of Presentation

Property development

- Rights – Restrictions – Responsibilities
- The land management paradigm

The Challenge for the Global Surveying Profession

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



The value to society

12.5% of Britain's GDP is based on the activity of Ordnance Survey of Great Britain - £100 billion
(one thousand times the turnover of OSGB)

Interests in land

Land administration systems are the basis for conceptualising rights, restrictions and responsibilities related to people, policies and places.

Rights:
Tenure positions

Responsibilities:
Cultural attitudes

Restrictions:
Land use options

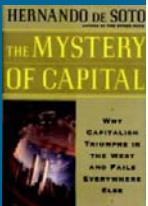
The RRR's

- **Property Rights**
- Are concerned with ownership and tenure
- **Property Restrictions**
- Are concerned with controlling use and activities on land
- **Property Responsibilities**
- Relate a more social, ethical commitment or attitude to environmental sustainability and good husbandry.

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

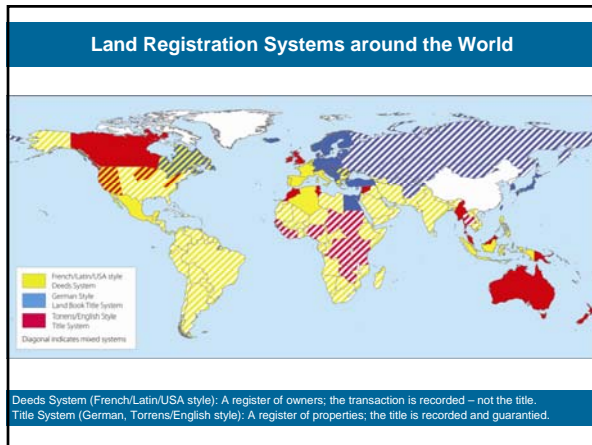
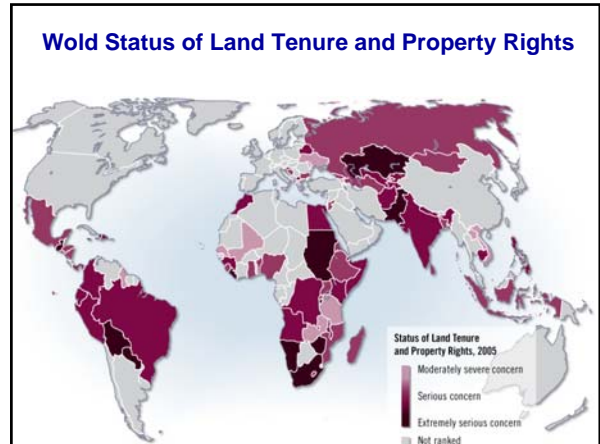


Continuum of rights (GLTN-agenda)

From: illegal or informal rights

To: legal or formal rights






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.

A worldwide Comparison of Cadastral Systems

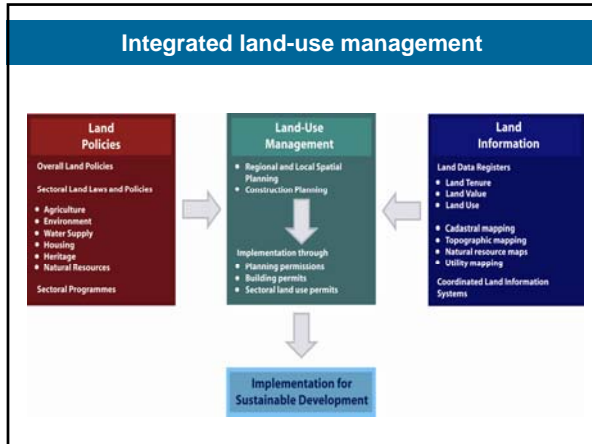


www.cadastraltemplate.org

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.



Three core principles

Decentralisation of planning responsibilities

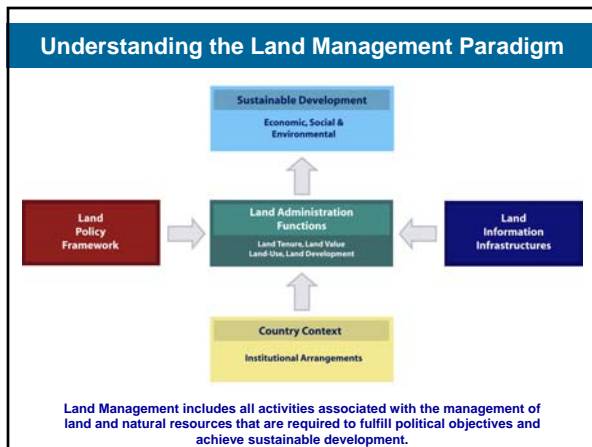
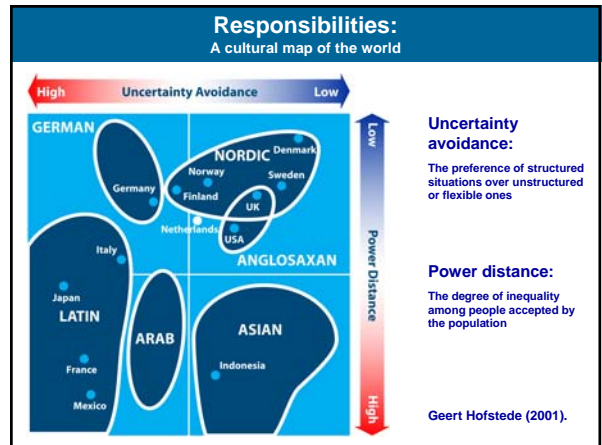
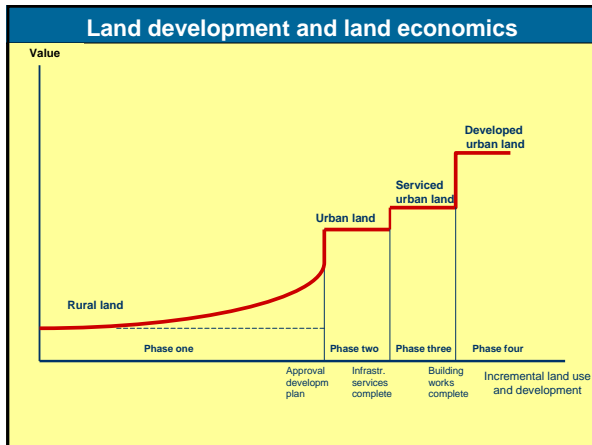
- Local representative democracy responsible for local needs
- Combining responsibility for decision making with accountability for economic, social and environmental consequences.
- Providing monitoring and enforcement procedures

Comprehensive planning

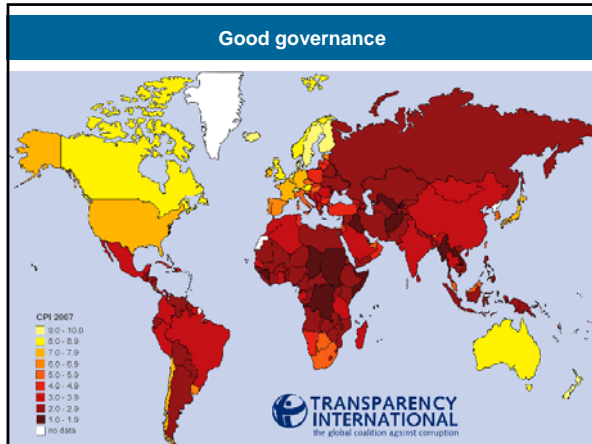
- Combining aims and objectives, land-use structure planning, and land use regulations into one comprehensive planning document covering the total jurisdiction

Public participation

- Providing awareness and understanding of the need for planning regulations in respond to local needs.
- Legitimising local political decision making



- ### Good Governance is:
- **Sustainable and locally responsive:** It balances the economic, social, and environmental needs of present and future generations, and locates its service provision at the closest level to citizens.
 - **Legitimate and equitable:** It has been endorsed by society through democratic processes and deals fairly and impartially with individuals and groups providing non-discriminatory access to services.
 - **Efficient, effective and competent:** It formulates policy and implements it efficiently by delivering services of high quality
 - **Transparent, accountable and predictable:** It is open and demonstrates stewardship by responding to questioning and providing decisions in accordance with rules and regulations.
 - **Participatory and providing security and stability:** It enables citizens to participate in government and provides security of livelihoods, freedom from crime and intolerance.
 - **Dedicated to integrity:** Officials perform their duties without bribe and give independent advice and judgements, and respects confidentiality. There is a clear separation between private interests of officials and politicians and the affairs of government.
- Adapted from FAO, 2007



Outline of Presentation

Environment and Land Administration

- Rights – Restrictions – Responsibilities
- Spatially Enabled Government

The Challenge for the Global Surveying Profession

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

Current Policies

Do surveyors have a role to play in the global agenda?

No development will take place without having a spatial dimension

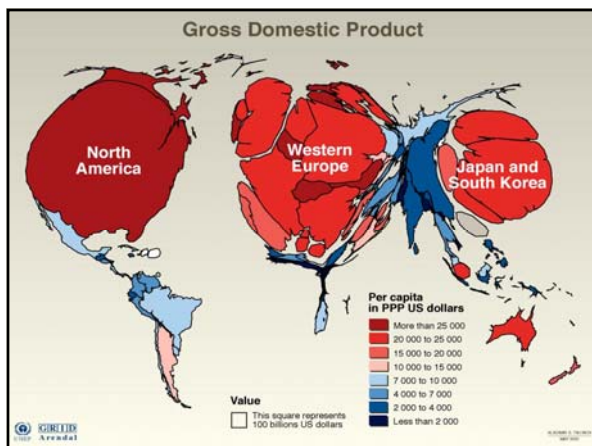
No development will happen without the footprint of the surveyor

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

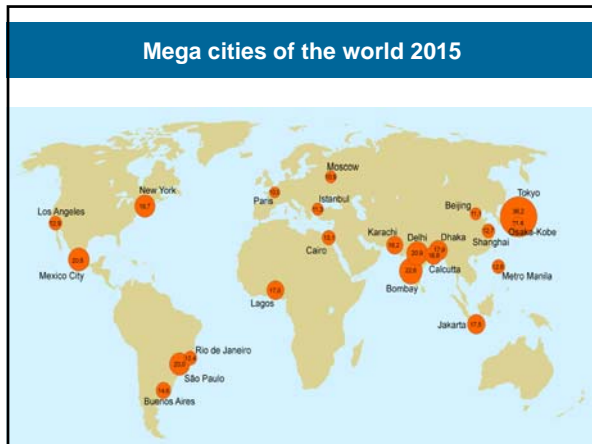
The framework includes 18 targets and 48 indicators enabling the ongoing monitoring of annual progress



Urban population growth

Year	RURAL	URBAN
1970	63%	37%
2000	53%	47%
2030	40%	60%

2007: Total world population : 6.5 billion
 Total urban population: 3.3 billion
 Total slum dwellers: 1.1 billion



It is all about:

- People,** human rights, engagement and dignity
- Politics,** land policies and good governance
- Places,** shelter, land rights, and natural resources
- and Power,** decentralisation and empowerment

The Global Agenda

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

The future belongs to our children



**Thank you
for your attention**