Sustainable Land Governance:

Three Key demands

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Land governance

Sustainable Development
Economic, Social & Environmental

Land Policy Framework

Land Administration Functions
Land Tenure, Land Value
Land-Use, Land Development

Land Information Infrastructures

Country Context
Institutional Arrangements
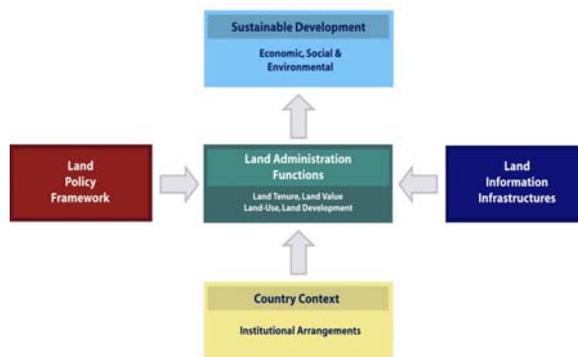
The land management paradigm

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.
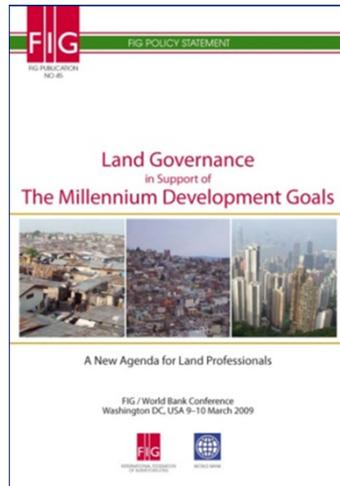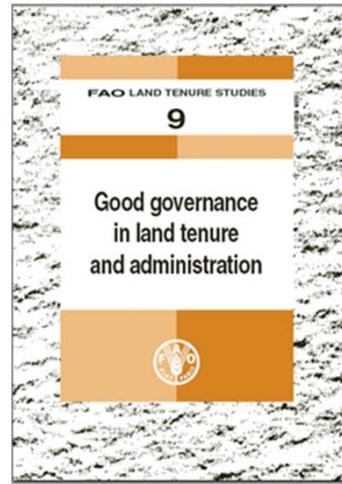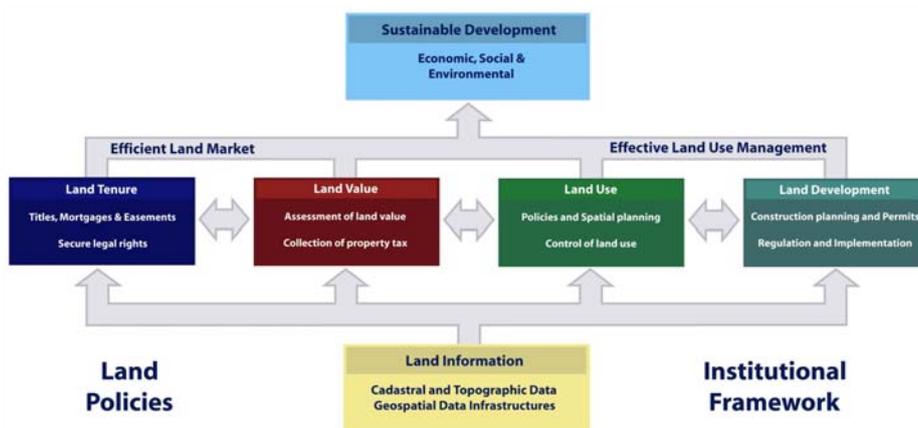
Good land governance

FIG and WORLD BANK, 2010
www.fig.net/pub/figpub/pub45/figpub45.htm

FAO, 2007
www.fao.org/nr/lten/abst/lten_071101_en.htm

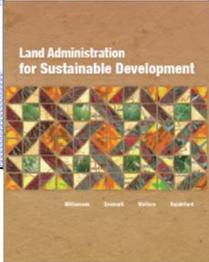# Land administration systems

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

Ten land administration principles

1. LAS provide the infrastructure for implementation of land polices and land management strategies in support of sustainable development.	6. LAS are dynamic and reflect the continual evolution of people-to-land relationship.
2. The land management paradigm provides a conceptual framework for understanding and innovation in land administration systems	7. LAS include a set of processes that manage change
3. LAS is all about engagement of people within the unique social and institutional fabric of each country.	8. Technology offers opportunities for improved efficiency of LAS and spatial enablement of land issues.
4. LAS are the basis for conceptualizing rights, restrictions and responsibilities related to people, policies and places	9. Efficient and effective land administration systems that support sustainable development require a spatial data infrastructure to operate.
5. The cadastre is at the core of any LAS providing spatial integrity and unique identification of every land parcel	10. Successful LAS are measured by their ability to manage and administer land efficiently, effectively and at low cost

Williamson, Enemark, Wallace, Rajabifard, 2010

Benefits to society

• Support for governance and the rule of law		• Protection of state lands
• Alleviation of poverty		• Management of land disputes
• Security of tenure		• Improvement of land planning
• Support for formal land markets		• Development of infrastructure
• Security of credit		• Management of resources and environment
• Support for land and property taxation		• Management of information and statistical data

Williamson, Enemark, Wallace, Rajabifard, ESRI Press, 2010, 500 pages.

Three key demands

1. Spatially enabled.

2. Fit for purpose

3. Supporting the global agenda

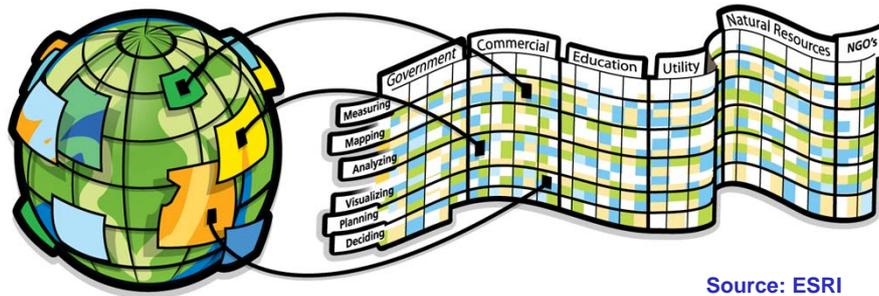## 1. Spatially enabled: Place matters

Everything happens somewhere

"If we can understand more about the nature
of "place" where things happen, and the impact
on the people and assets on that location,
we can plan better, manage risk better,
and use our resources better."

Location Strategy for United Kingdom, 2008

"Heading toward spatial enabled society"

Geo-information management

…creates a strong foundation

Source: ESRI

...for sustainable action

A land management vision

Social Context

Facilitating
Sustainable Development
Economic, Social, Environmental, Governance
Enhancing Quality of Life

**Spatially enabled
land administration**

Land tenure, Land Value,
Land Use, Land
Development

**Land Policy
Framework**

**Services to
Business &
Citizens**

Country Context
Institutional Arrangements
Capacity Building
Education & Research
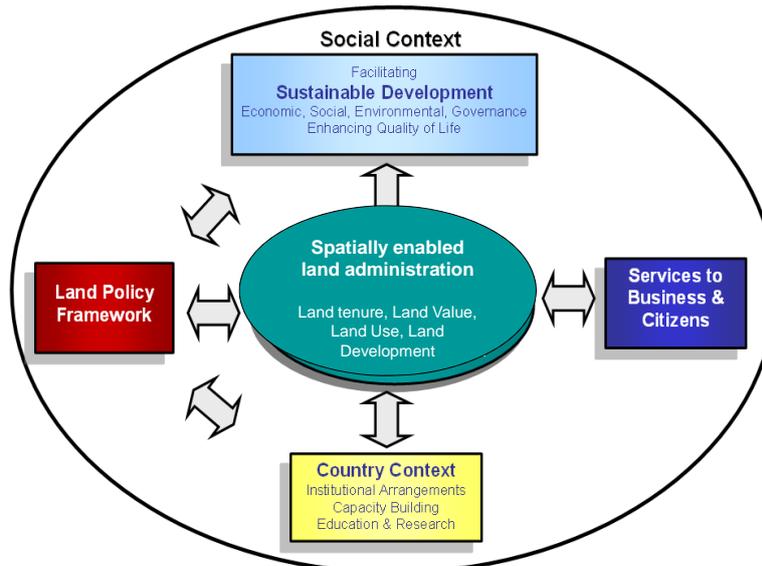
Spatially Enabled Government

A spatially enabled government organises its business and processes around "place" based technologies.

It is not about managing spatial information – it is about managing information, or governing society, spatially.

The technical core of Spatially Enabled Government is the spatial framework (land parcel mapping)

2. Fit-for purpose

Most developed countries have developed a country-wide spatial framework over centuries – mainly as large scale cadastral maps.

In most developing countries the cadastral coverage is less than 30 per cent and serving only the elite.

A country wide spatial framework should be developed using a fit-for-purpose approach – rather than being guided by high tech solutions and costly/time consuming field survey procedures.

…Limitations of formal cadastral systems

- More than 70 per cent of the land in many developing countries are outside the formal systems of land registration and administration

- This relates especially to informal settlements and areas governed by customary tenure

- A need for building a country-wide spatial framework showing the way land is divided into plots for specific use and possession - using a fit-for-purpose approach.

The Social Tenure Domain Model
A Pro-Poor Land Tool

UN@HABITAT
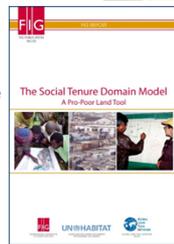
www.fig.net/pub/figpub/pub52/figpub52.htm

A continuum of accuracy

- Land administration systems and good land governance need a spatial framework to operate.

- In developing countries such a framework should be developed using a fit-for-purpose approach – while accuracy can be improved later.

- A fit-for-purpose approach includes the concept of "continuum of accuracy".

3. Supporting the global agenda

- Climate change
- Food shortage
- Energy scarcity
- Urban growth
- Poverty reduction
- Environmental degradation
- Natural disasters
- Global financial crisis

All these challenges relate to governance and management of land

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The Millennium Development Goals Report 2011

8 Goals
18 Targets
48 Indicators

UNITED NATIONS

Goal 1, target 1:

TARGET
Halve, between 1990 and 2015, the proportion of people whose income is less than $1 a day

Sustained growth in developing countries, particularly in Asia, is keeping the world on track to meet the poverty-reduction target

Proportion of people living on less than $1.25 a day, 1990 and 2005 (Percentage)
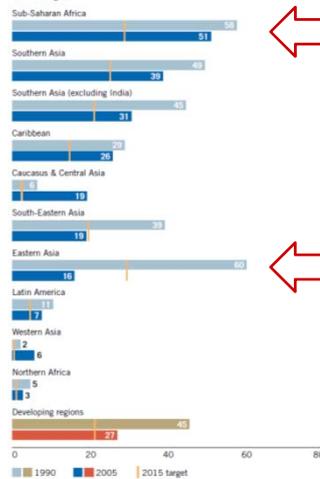
Rapid urban Growth – sustainable cities

	1950	1975	2007	2025	2050
World Urban Population (million)	737	1,518	**3,294**	4,584	**6,398**
Percentage	29.1%	37.3%	**49.4%**	57.2%	**69.6%**
More Developed Region (million)	427	702	**916**	995	**1,071**
Less Developed Region (million)	310	817	**2,382**	3,590	**5,327**

Source: World Urbanization prospects, UN, 2008

Close to 1 billion people live in slums,
One third of the world's urban population

Lagos

Facing the Global Agenda

Climate Change 2010's
Natural disasters
Food shortage
Environmental degradation

MDGs 2000's
Poverty alleviation
Human health, education
Global partnership

Sustainable Development
Economic   1990's
Social
Environmental

Good Land Information and Good Land Governance is fundamental for:
* Coping with Climate Change
* Meeting the Millennium Development Goals, and
* Achieving Sustainable Development

Conclusion: A fit-for-purpose approach

Sustainable land governance

Fit for purpose

| Spatially enabled government | Country wide spatial framework | Supporting the global agenda |

Land administration systems

Thank you
for your attention