

# Fit-For-Purpose Land Administration:



**Why is it ?**

**What is it ?**

**What are the benefits?**

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# Why do we need a FFP approach to Land Administration Systems ?

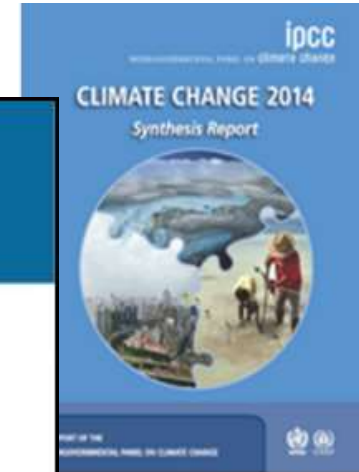
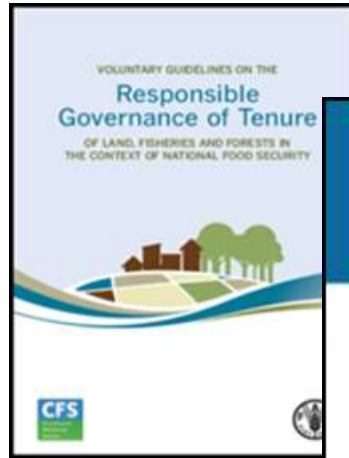
## Two main reasons:

1. Supporting the SDGs, VGGTs and NUA in terms of poverty alleviation, food security, gender equity, human rights, sustainable cities and strong institutions ... through providing secure tenure for all and enabling management of the use of all land.
2. Taking advantage of new and emerging technology development for changing the focus from costly high tech solutions to providing secure tenure for all



# The Wider Global Agenda

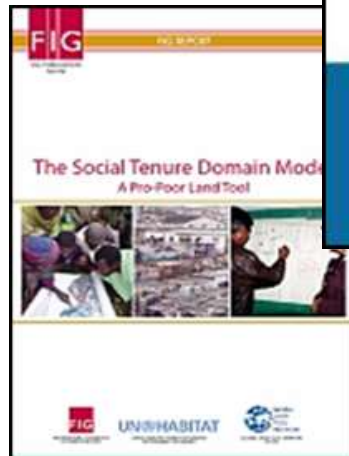
Promoting human rights and gender equity



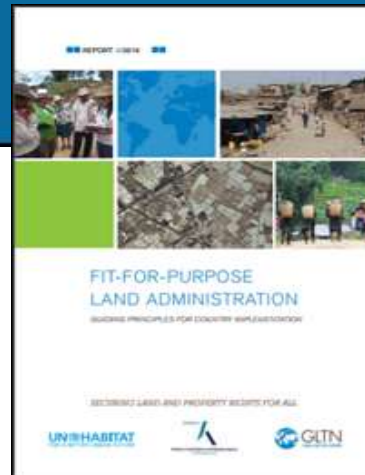
Applying responsible governance of tenure

Climate change mitigation and adaptation

Applying the social tenure domain model  
Recording legitimate land rights



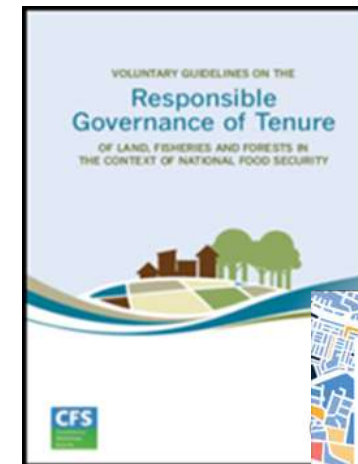
Rapid urbanisation and slum upgrading



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

# 1. Supporting the global agenda

- SDGs Target 1.4: By 2030, ensure that all men and women, have equal rights to ownership and control over land and other forms of property. SGD Target 5a: Ownership or secure rights for women over agricultural land
- VGGTs, para 4.4: States should provide legal recognition for legitimate rights not currently protected by law
- NUA, para 35: We commit ourselves to promoting ... increased security of tenure for all, recognizing the plurality of tenure types, and to developing fit-for-purpose and age-, gender- and environment-responsive solutions within the continuum of land and property rights, ...



## 2. Taking advantage of new technology

changing the focus from costly high tech solutions  
to providing secure tenure for all



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

The resulting map with connecting land right are very useful  
for a range of land administration functions

# 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 control the use of all land.
- **Flexibility:** Scale and accuracy relate to geography and density of development; tenure relates to legal as well as legitimate land rights.
- **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



Denmark

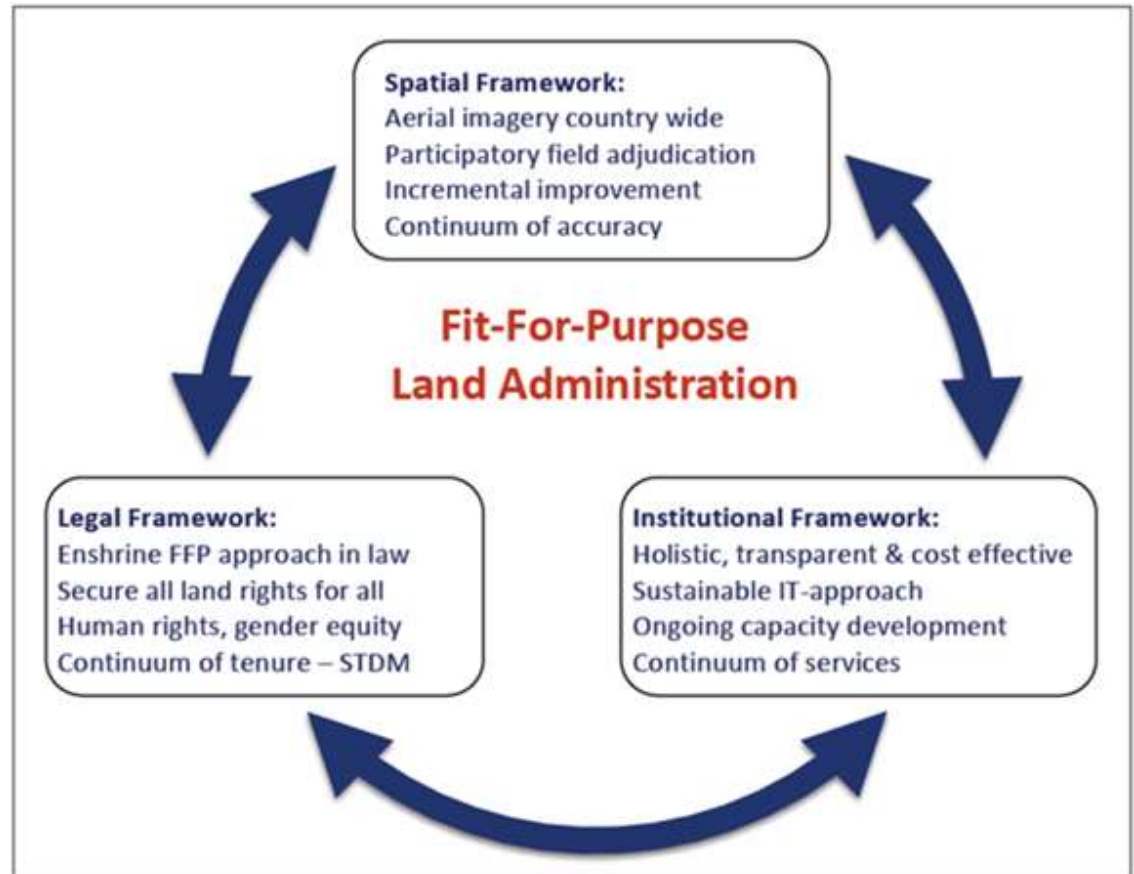
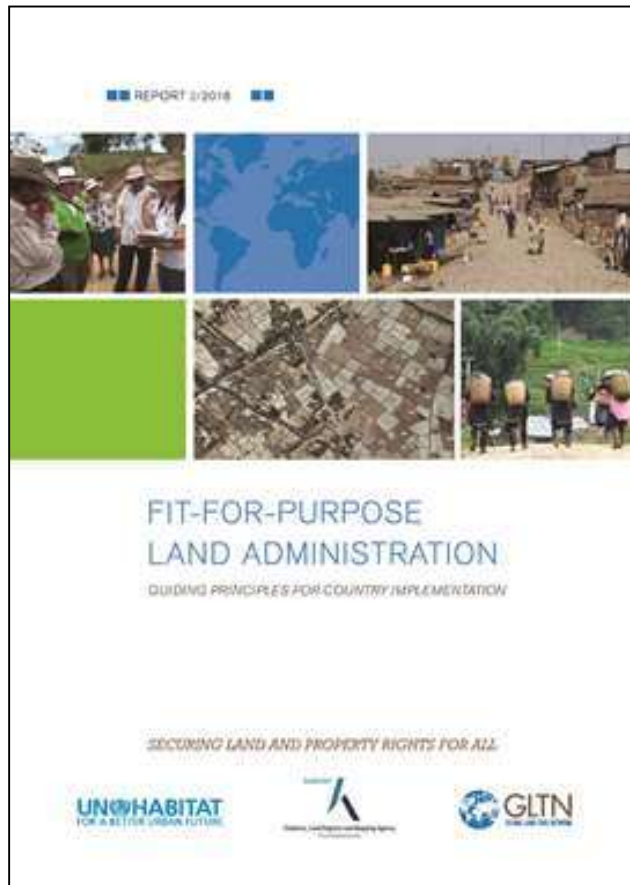


Rwanda

“As little as possible – as much as necessary”

# Fit-For-Purpose Land Administration

## Guiding Principles for Country Implementation





# Fit-For-Purpose Land Administration

## ***KEY PRINCIPLES***

<b>Spatial Framework</b>	<b>Legal Framework</b>	<b>Institutional Framework</b>
<ul style="list-style-type: none"><li>■ Visible (physical) boundaries rather than fixed boundaries</li><li>■ Aerial / satellite imagery rather than field surveys</li><li>■ Accuracy relates to the purpose rather than technical standards</li><li>■ Demands for updating and opportunities for upgrading and ongoing improvement</li></ul>	<ul style="list-style-type: none"><li>■ A flexible framework designed along administrative rather than judicial lines.</li><li>■ A continuum of tenure rather than just individual ownership</li><li>■ Flexible recordation rather than only one register</li><li>■ Ensuring gender equity for land and property rights.</li></ul>	<ul style="list-style-type: none"><li>■ Good land governance rather than bureaucratic barriers</li><li>■ Holistic institutional framework rather than sectorial siloes</li><li>■ Flexible IT approach rather than high-end technology solutions</li><li>■ Transparent land information with easy and affordable access for all</li></ul>

# Building the Spatial Framework

Using visual boundaries, a participatory approach and locally trained land officers, means that the process can be carried out in parallel through the country



# Building the Legal Framework

Recording legal as well as legitimate tenure rights

## Recognise

tenure types to be included

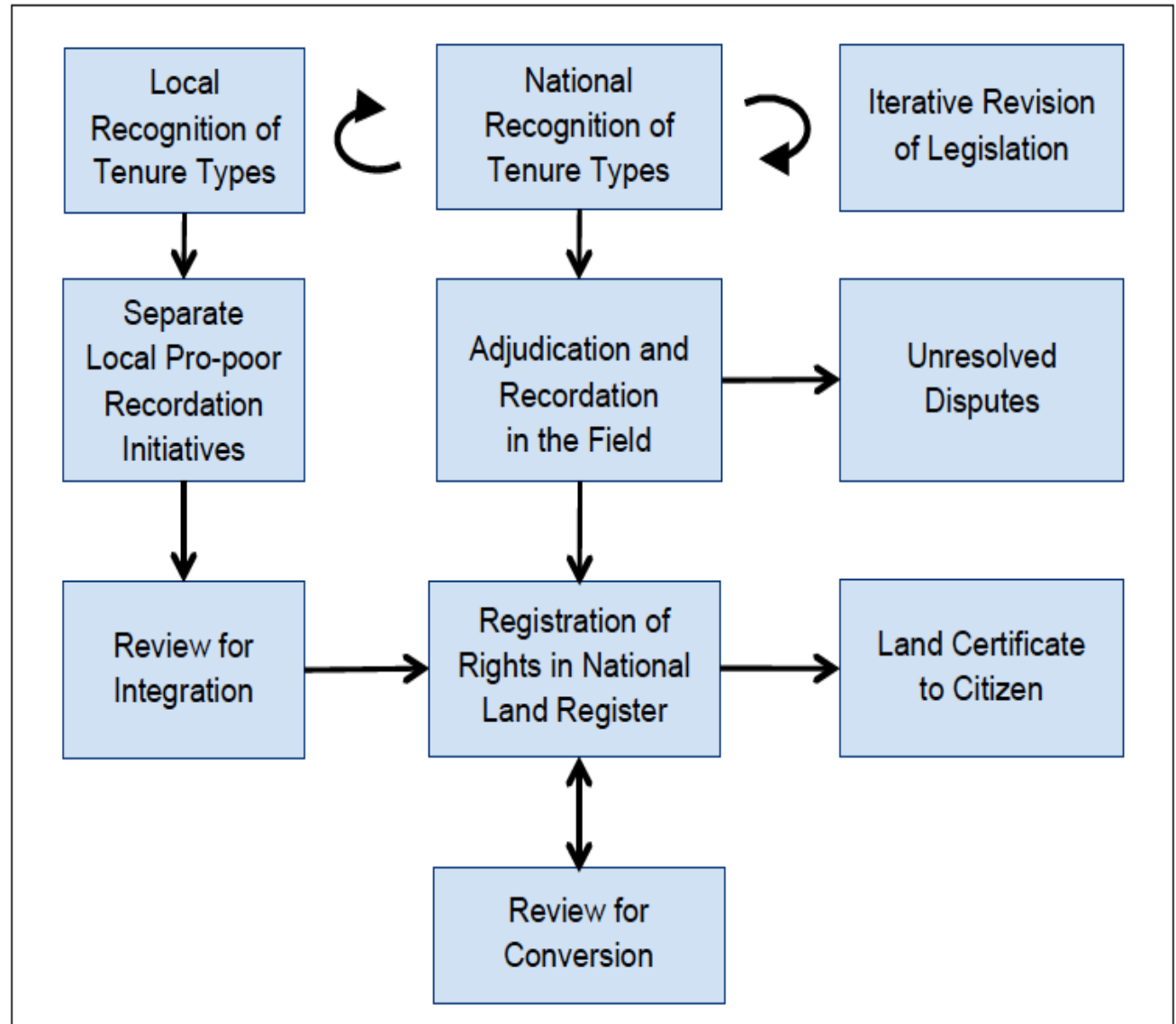
## Record

collecting data on land rights as part of the building the spatial framework

## Review

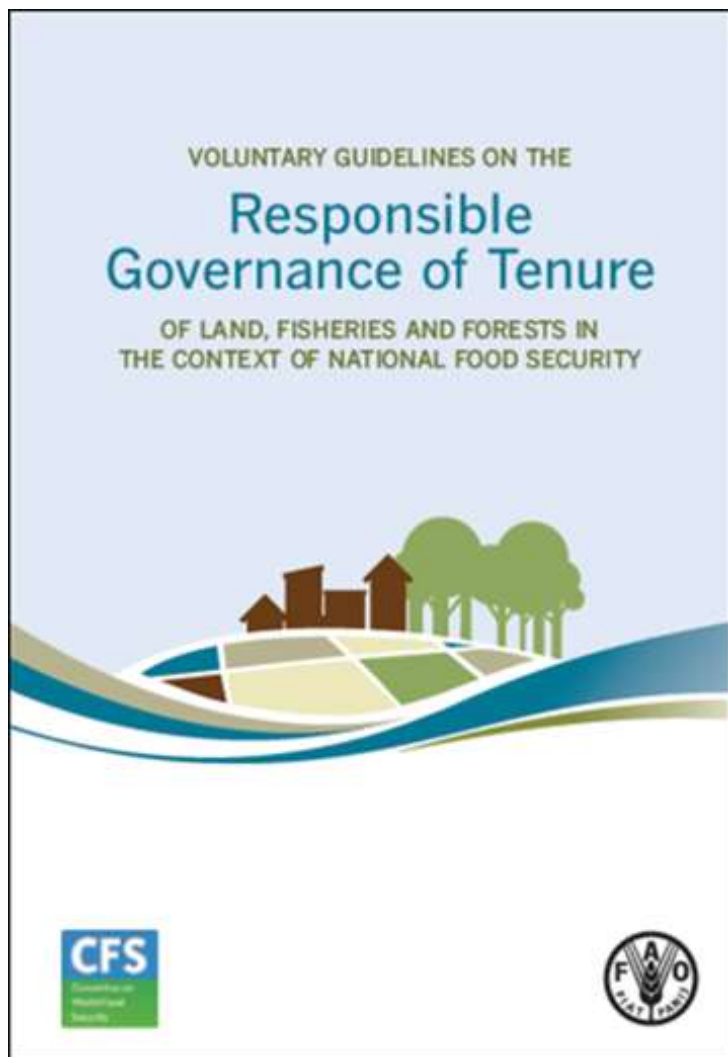
assessing any outstanding claims

The FFP approach must be enshrined in the land law



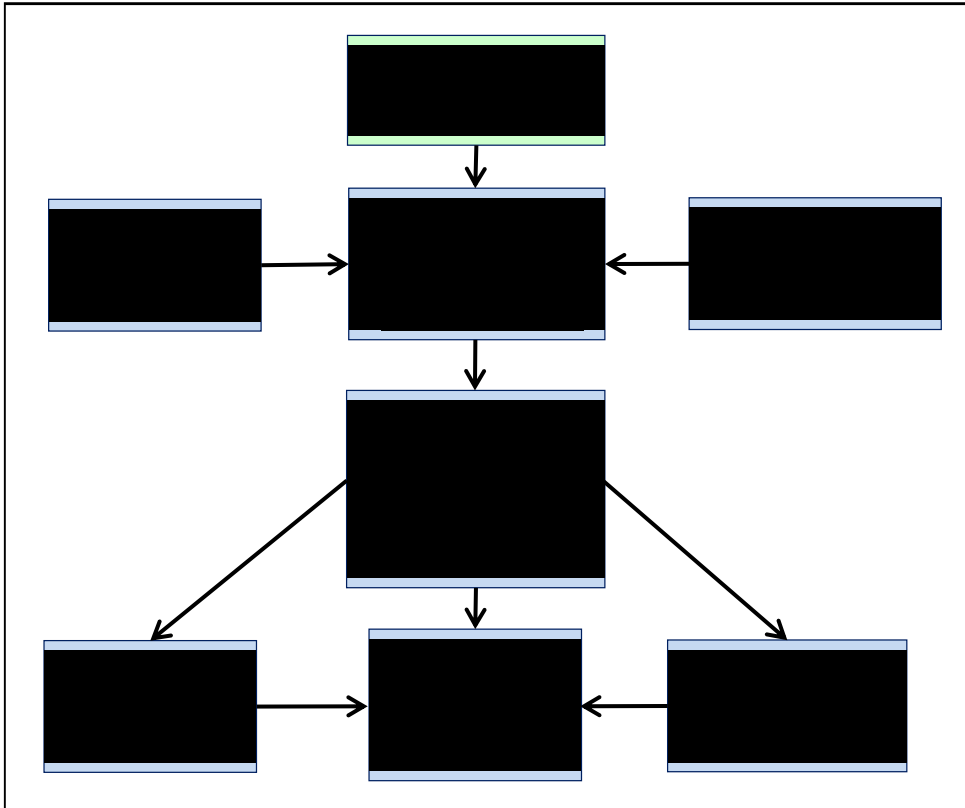
# Building the Institutional Framework

Applying the principles of responsible governance of tenure



- **Integrated land management**  
Viewing land tenure, land value, land use and land development as a coherent whole.
- **Holistic National Land Policy**  
Identifying what government wishes to achieve and what access and rights people will have.
- **Decentralisation**  
Decisions taken closest to a local community and matching government expenditure against local priorities.
- **Easy accessible**  
Customer focused, dedicated to service delivery and supporting on-going maintenance. A national cadastre should still be maintained.

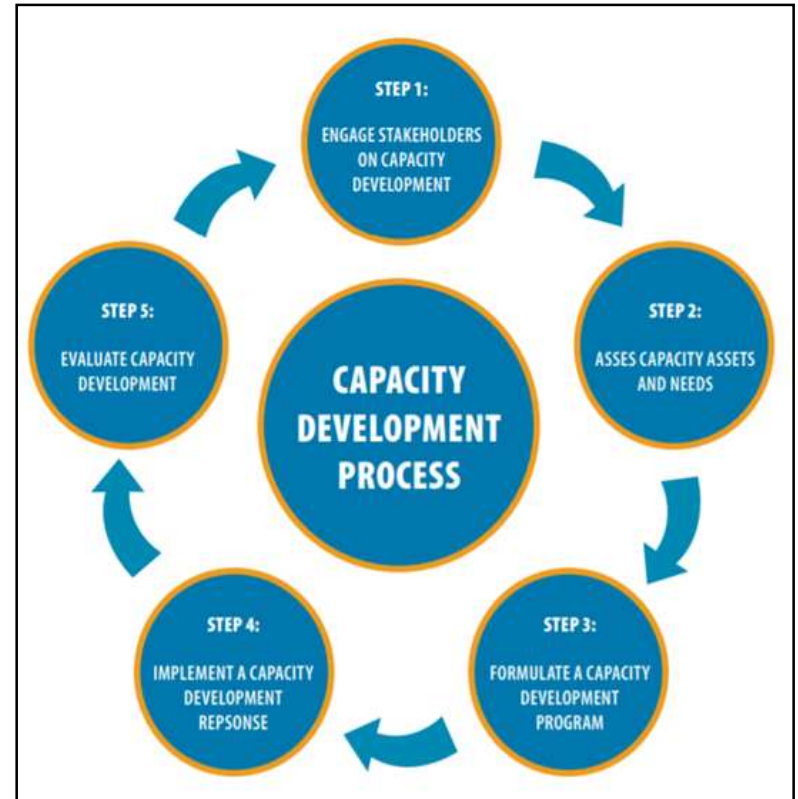
# Country Specific Strategies and Capacity Development for Implementation



Strategies for implementation

FFP Guidelines, 2016; WB conference, 2017

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Capacity development

FFP Guidelines, 2016, WB conference, 2018

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Land administration is basically about people

Land tenure is the manner of holding rights in land and occupancy of land.



Nepal

# Nepal



- **Area:** 140.800 km<sup>2</sup> – 27% is arable; Population: 28 mill.
- **Administration:** New Constitution with three levels: Federal, provincial and about 750 local municipalities with responsibility for land administration issues.
- **Land parcels:** About 75% of the arable land is formally registered representing about 30 mill land parcels. About 10 mill parcels are outside the formal land register.

# Nepal

## Current key issues:

- A new land policy for implementing the new constitution
- Institutional restructuring in federal, provincial and local levels with responsibility for land admin. Issues
- Providing security of tenure for about 10 million informal settlers
- Rehabilitation of victims of the mega earthquake of 2015 destroying about 1 mill houses.

## FFP solutions:

- A holistic land policy and strategy for implementing a FFP approach
- A comprehensive legal and institutional FFP framework to with clearly defined responsibilities
- Mapping legitimate rights using aerial imageries and recording legitimate land rights through participatory enumeration and reallocating earthquake affected households.





# Nepal

## Lessons learnt:

- Secure land rights for all is achievable
- The people can do it, many governments can use it
- Need for land documents and earthquake grants for all victims
- Households participated active in the enumeration
- Working together brings results
- The government knows where the people are, the people know where the government is and what the government is doing for them
- It works !



# Indonesia



- **Area:** 1.9 mill km<sup>2</sup> ; 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.



# Fit-For-Purpose Land Administration

## **Spatial**

From: Sporadic field surveys

To: Visible boundaries on aerial imagery covering all land

## **Legal**

From: Focus on land titling

To: Recording legal as well as legitimate land rights for all

## **Institutional**

From: Serving mainly the elite

To: Responsible land governance with equal access for all



**Fit-For-Purpose Land Administration**



As little as possible – as much as necessary (for the purpose)

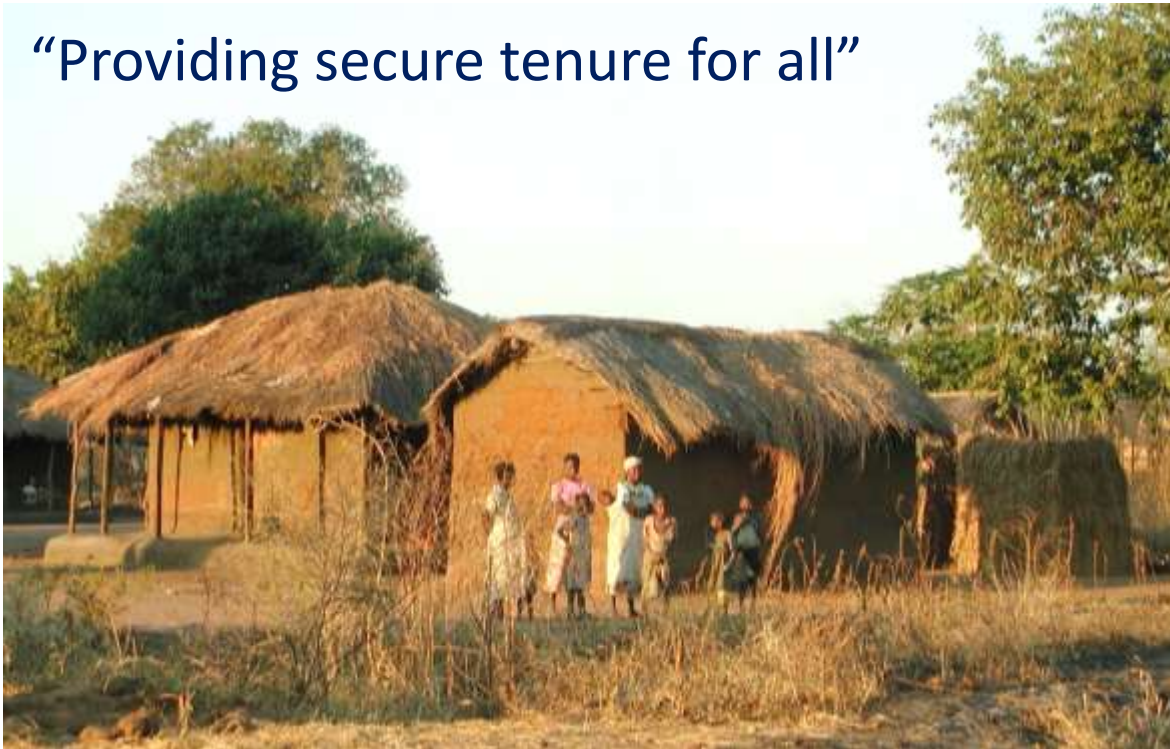
Fast – Cheep – and Good (enough for the purpose)

# 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 developing 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.

“Providing secure tenure for all”



**Thank you for  
your attention**