

# From Cadastre to Land Governance: the Role of Land Professionals and FIG

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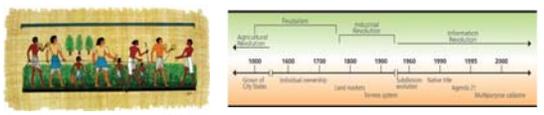
ANNUAL BANK CONFERENCE ON LAND POLICY AND ADMINISTRATION  
 WORLD BANK, WASHINGTON D.C., 26-27 APRIL 2010

## Setting the scene

The people to land relationship is dynamic and reflects the cultural and institutional setting of the country or jurisdiction



## Evolution of the land administration discipline



Tomb of Menna, Ancient Egypt, ca. 1500 BCE

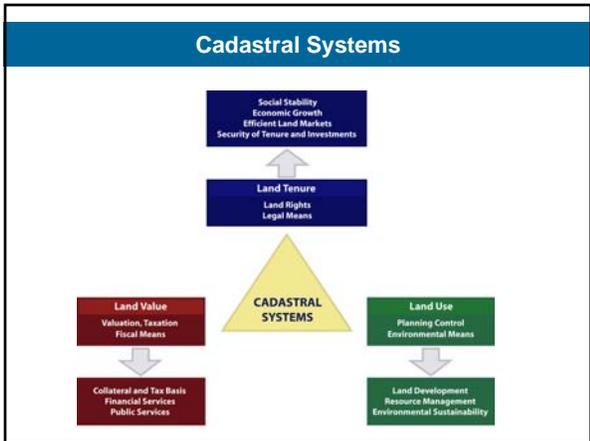
	Feudalism - 1800	Industrial revolution 1800-1950	Post-war reconstruction 1950-1980	Information revolution 1980-
Human kind to land evolution	Land as wealth	Land as a commodity	Land as a scarce resource	Land as a community scarce resource
Evolution of cadastral applications	Fiscal Cadastre Land valuation and taxation paradigm	Legal Cadastre Land market paradigm	Managerial Cadastre Land management paradigm	Multi-purpose Cadastre Sustainable development paradigm

**Evolution of Western Land Administration Systems**

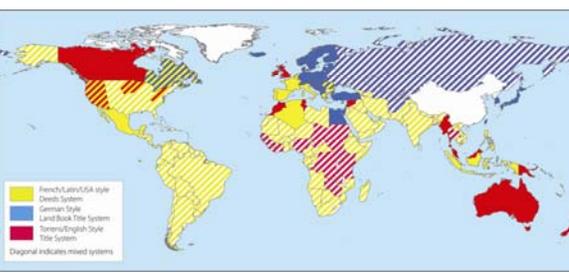
## The FIG Agenda ...



- 1996**  
FIG Statement on the Cadastre Concepts and standards
- 1996**  
Bogor Declaration  
FIG/UN initiative on the role of cadastral infrastructures
- 1998**  
Cadastre 2014  
A FIG vision in six statements for future cadastre systems .
- 1999**  
Bathurst Declaration  
FIG/UN initiative on land administration in support of sustainable development



## Land Registration Systems around the World



Deeds System (French/Latin/USA style): A register of owners; the transaction is recorded – not the title.  
 Title System (German, Torrens/English style): A register of properties; the title is recorded and guaranteed.

TABLE 2.3 – GENERAL RELATIONSHIPS BETWEEN LAND REGISTRIES AND CADASTRES		
STYLE OF SYSTEM	LAND REGISTRATION	CADASTRE
<b>French/Latin/U.S. style</b>	Deeds system Registration of the transaction Titles are not guaranteed Notaries, registrars, lawyers, and insurance companies (U.S.) hold central positions Ministry of Justice Interest in the deed is described in a description of meters and bounds and sometimes a sketch, which is not necessarily the same as in the cadastre	Land taxation purposes Spatial reference or map is used for taxation purposes only. It does not necessarily involve surveys. Cadastral registration is normally a follow-up process after land registration of all. Ministry of finance or a tax authority
<b>German style</b>	Title system Land book maintained at local district courts Titles based on the cadastral identification Registered titles guaranteed by the state Neither boundaries nor areas guaranteed	Land and property identification Fixed boundaries determined by cadastral surveys carried out by licensed surveyors or government officers Cadastral registration is prior to land registration. Ministry of environment or similar
<b>Torrens/English style</b>	Title system Land records maintained at the land registration office Registered titles usually guaranteed as to ownership Neither boundaries nor areas guaranteed	Property identification is an annex to the title • Fixed boundaries determined by cadastral surveys carried out by licensed surveyors (Torrens) • English system uses general boundaries identified in large-scale topographic maps Cadastral registration integrated in the land registration process

Williamson, Enemark, Wallace, Rajabifard, 2010

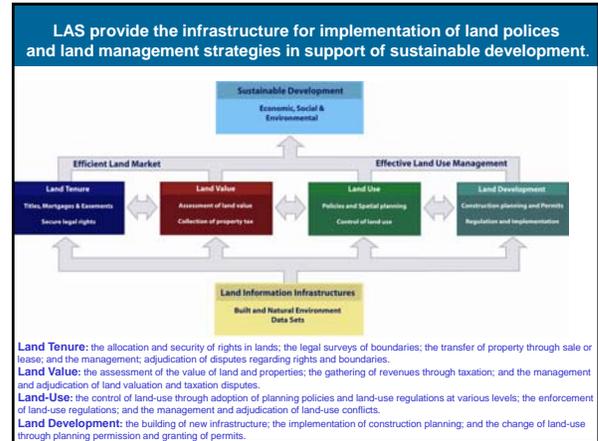


TABLE 1.1 – TRADITIONAL BENEFITS OF LAS	
<b>Support for governance and rule of law</b>	The formalization of processes used for land management engages the public and business, and, in turn, this engagement leads to their support for the institutions of government.
<b>Alleviation of poverty</b>	A primary means of alleviating poverty lies in recognizing the forms and workplaces of the poor and their agricultural land as assets worthy of protection.
<b>Security of tenure</b>	This is the method of protecting people's associations with land. It is the fundamental benefit of formal land administration. Ensuring security throughout the range of tenure used in a country helps provide social stability and incentives for reasonable land use. Conversion of some of the rights into property is the core process of commodification of land needed for effective markets.
<b>Support for formal land markets</b>	Security and regularity in land arrangements are essential for successful, organized land markets. LAS manage the transparent processes that assist land exchange and build capital out of land.
<b>Security for users</b>	International financing norms and banking practices require secure ownership of land and robust credit records that by means which support security interests in land that can only exist in formal LAS.
<b>Support for land and property taxation</b>	Land taxation takes many forms, including tax on passive land holding, on land-based activities, and on transactions, however. All taxation systems, including personal and company taxation, benefit from national LAS.
<b>Protection of state lands</b>	The coherence of national AS is dependent on its coverage of all land. Thus, management of public land is assisted by LAS.
<b>Management of land disputes</b>	Stability in access to land requires defined boundaries, titles, and interests. LAS provide simple, effective processes for achieving these outcomes, land disputes are reduced. The systems also avoid additional dispute management processes to cover breakdown caused by administrative failure, corruption, fraud, forgery, or transaction fees.
<b>Improvement of land planning</b>	Land planning is the key to land management, whether the planning is institutionalized within government or achieved by some other means. Impacts of modern rural and urban land uses affect adjoining land and beyond. These impacts need to be understood and managed by effective land planning assisted by LAS.

Williamson, Enemark, Wallace, Rajabifard, 2010

**The FIG Agenda ...**

2005  
Agua Calientes  
Statement on  
development of  
land information  
policies in the  
Americas.  
Joint FIG/UN  
initiative

2006  
FIG Contribution  
to Disaster Risk  
Management.

2008  
Costa Rica  
Declaration on pro-  
poor Coastal Zone  
Management

2010  
Land Governance  
in support of the MDGs  
Joint FIG/WB initiative.

**The FIG Agenda from Cadastre to Land Governance**

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

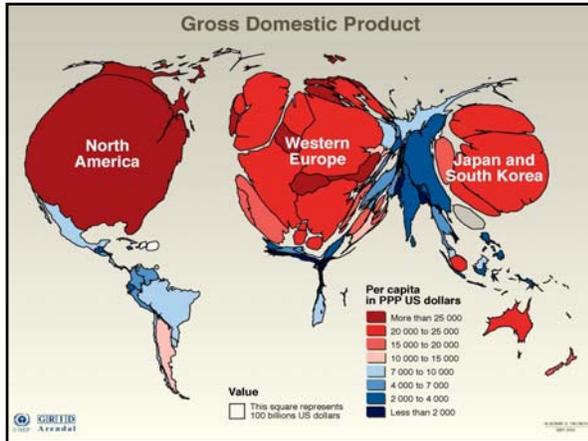
Administering the people-land relationship through

- Land Policy
- Land Management
- Good Governance and
- Building the capacity to deal with this

**The Global Agenda The 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:

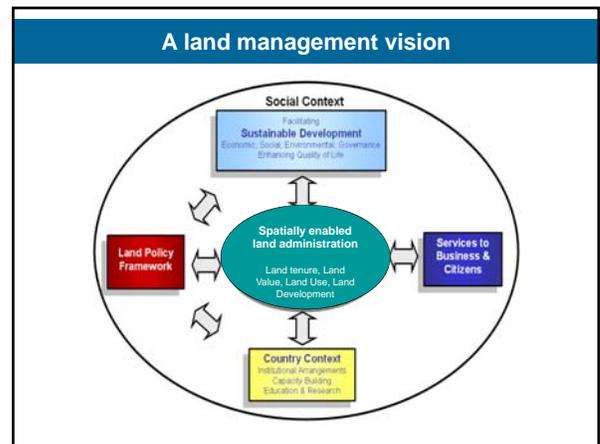
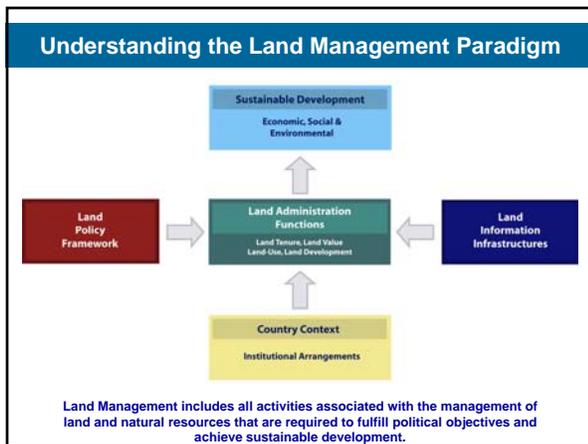
**People,** human rights, engagement and dignity  
**Politics,** land policies and good governance  
**Places,** shelter, land rights, and natural resources  
**and Power,** decentralisation and empowerment

### Land governance

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; and land development.

Land governance is about determining and implementing sustainable land policies.

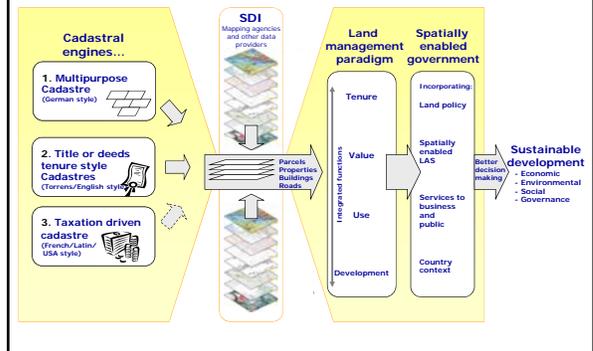


## Spatially Enabled Government

A spatially enabled government organises its business and processes around “place” based technologies, as distinct from using maps, visuals, and web-enablement.

The technical core of Spatially Enabling Government is the **spatially enabled cadastre**.

## Significance of the Cadastre



## 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***

## Global Partnership on Land Governance

**FIG** is strongly committed to the MDGs and the UN-Habitat GLTN agenda

No development will take place without having a spatial dimension  
No development will happen without the footprint of the surveyor

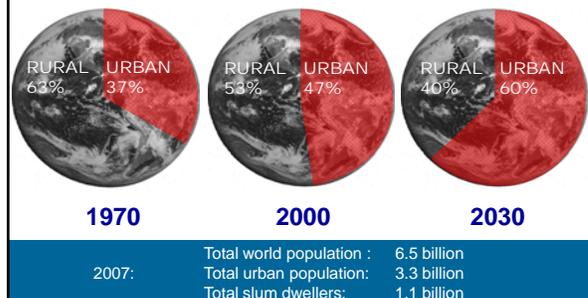
## Facing the new challenges

Focusing on land Governance and achieving the MDGs, also includes facing the big challenges of the new millennium:

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

All these challenges relate to governance and management of land  
Land professionals play a key role

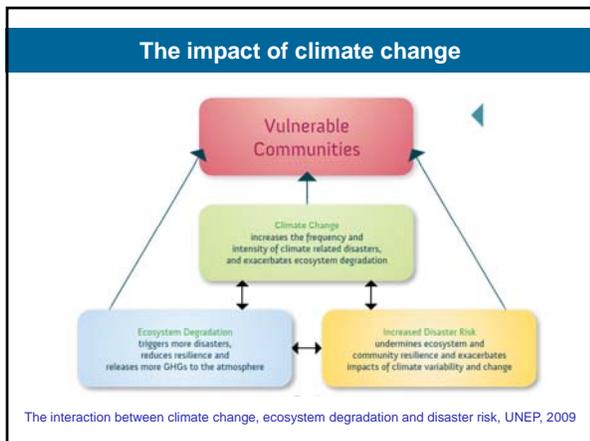
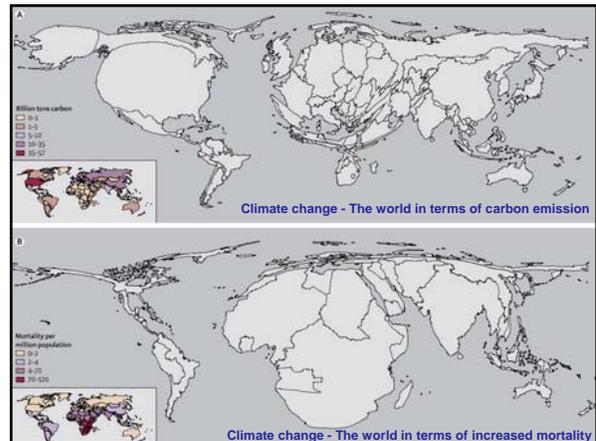
## Urban population growth





### The Social Tenure Domain Model

- 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
- Traditional cadastral systems do not provide for security of tenure in these areas.

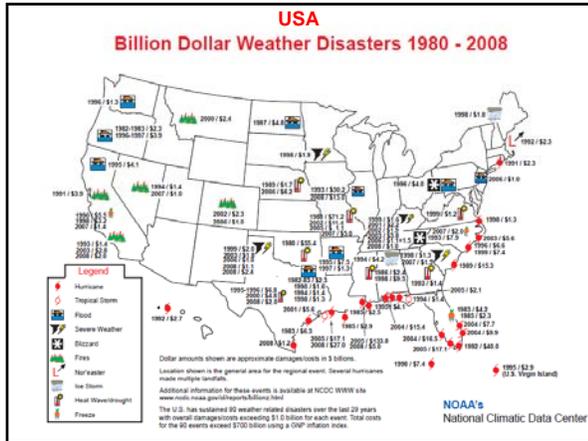


### Climate Change

No matter the inequity between the developed and developing world in terms of emissions and climate consequences, there is a need to develop relevant means of adaptation to climate change both in the rich and the poorer countries.

Sustainable Land Administration Systems should serve as a basis for climate change mitigation and adaptation as well as prevention and management of natural disasters.

- Incorporating climate change into current land policies
- Adopting standards for energy use, emissions, carbon stock potential,.....
- Identifying prone areas (sea level rise, drought, flooding, fires,...)
- Controlling access to and use of land in relation to climate change and disaster risks
- Controlling building standards and emissions in relation to climate change
- Improving resilience of existing ecosystems vulnerable to climate change



### Disaster risk prevention and management

- Humanitarian actors are often confronted with land issues when undertaking emergency shelter and protection activity.
- The information on the people to land relationship is crucial in the immediate post disaster situation.
- Disaster risks must be identified as area zones in the land-use plans and the land information system with the relevant risk assessment and information attached.
- Measures for disaster risk prevention and management should be integrated in the land administration systems

**Post Disaster Land Guidelines developed by UN-Habitat/FAO**

### The FIG Agenda

**Flying High**

- Global partnership with the UN-agencies incl. the World Bank in support of the global agenda such as the MDGs

**Keeping the feet on the ground**

- Professional and institutional development at regional, national, and local level in support of the needs of our member associations and individual surveyors.

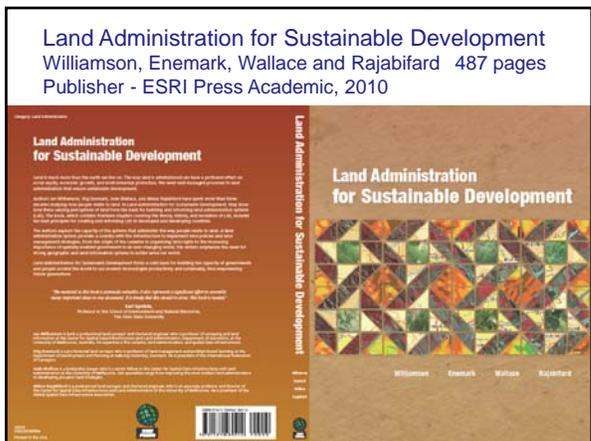
### The Role of FIG

- **Professional Development**
  - Global forum for professional discussions and interactions through conferences, symposia, commission working groups,
- **Institutional Development**
  - Capacity building through Institutional support for educational and professional and institutional development at national level
- **Global Development**
  - Cooperation with the UN agencies, FAO, UN-HABITAT and World Bank, and sister organisations through Joint Board of Geospatial Information Societies.
- **Information and Communication**
  - Website, annual review, publications
- **FIG Office**
  - Administration, finances, services

### The role of FIG

**FIG** intend to play a strong role in building the capacity to design, build and manage Land Governance systems in response to Climate Change and in support of the Millennium Development Goals

**“Building the capacity for taking the land policy agenda forward in a partnership with the UN agencies and the World Bank”**



### Ten land administration principles ...

- LAS provide the **infrastructure** for implementation of land policies and land management strategies in support of sustainable development.
- The **land management paradigm** provides a conceptual framework for understanding and innovation in land administration systems.
- LAS is all about engagement of **people** within the unique social and institutional fabric of each country.
- LAS are the basis for conceptualising **rights, restrictions and responsibilities** related to people, policies, and places

### ...Ten land administration principles

- The **cadastre** is at the core of any LAS providing spatial integrity and unique identification of every land parcel.
- LAS are **dynamic**.
- LAS include a set of **processes** that manage change
- **Technology** offers opportunities for improved efficiency of LAS and spatial enablement of land issues.
- Efficient and effective land administration systems that support sustainable development require a **spatial data infrastructure** to operate.
- Successful **LAS** are measured by their ability to manage and administer land **efficiently, effectively and at low cost**.

### Key message

***Simply put,  
sustainable development  
requires sustainable  
land administration systems***

***Land professionals play a key role***



**Thank you  
for your attention**