

# Secure Land Rights at Scale



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## FFPLA

Concepts,  
Lessons Learnt  
Innovations, and  
The Way Forward

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**FFPLA Workshop Session**  
**FIG e-Working Week 2021, 21-25 JUNE**

# Two Key Drivers

## 1. The Global Agenda

Sustainable development, ending poverty, ... and leaving no-one behind,

Providing secure tenure for all, enabling management of the use of all land.



## 2. Technology development

Taking advantage of new and emerging technology development for changing the focus from costly high tech solutions to providing secure land rights for all



Satellite Imagery, Drones, STDM, LADM etc.

**New WB Guide: “New Technology and Emerging Trends: The State of Play for Land Administration”**

# Evolution of the FFPLA Concept

- The phrase “Fit-For-Purpose” is commonly used for any intervention or activity that is appropriate, and of a necessary standard, for its intended use
- The FFPLA approach is not new as such ... what is new is the development of a FFPLA concept with guiding principles for country implementation.

**1990s** Land registration projects in Eastern Europe  
China and Vietnam

**2010s** Rwanda, Ethiopia

**2014 – 2016**



FIG&WB



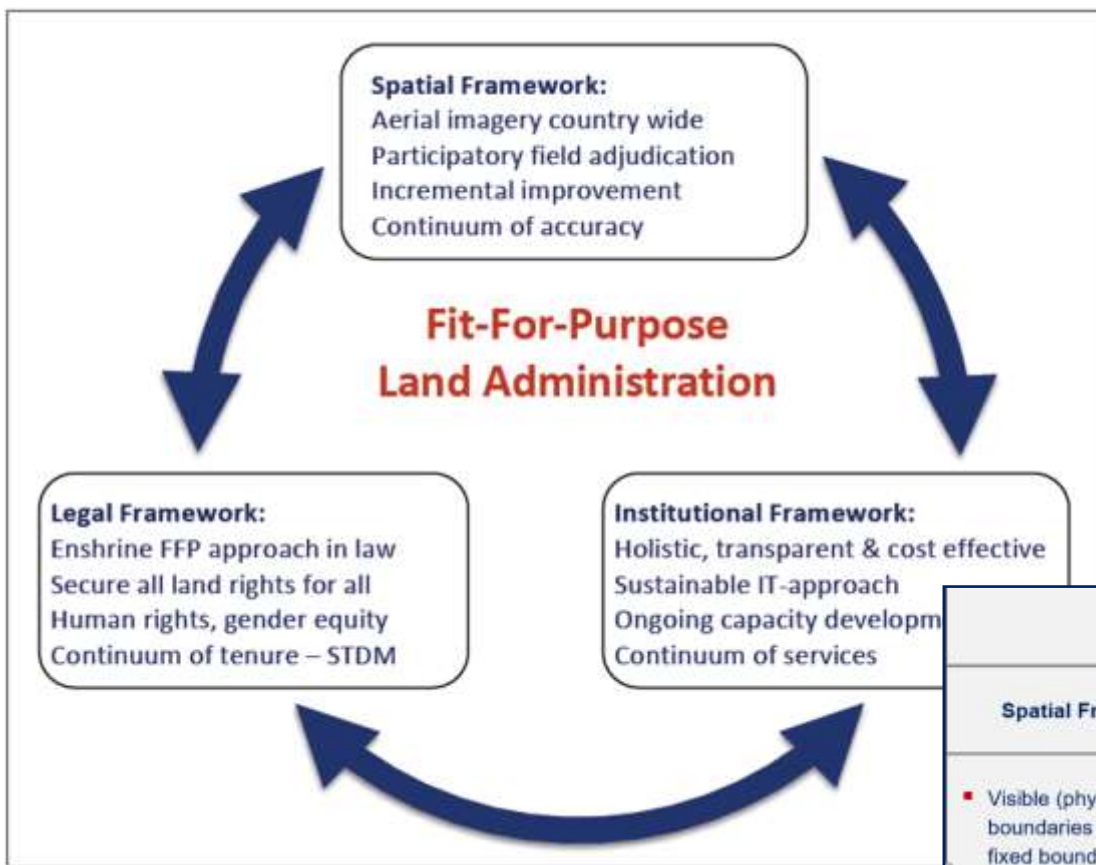
GLTN

Legal-, and  
itional Frameworks  
principles for  
Implementation

**2016- 2021 ....** Ongoing projects in about 25 countries throughout the world

**2021** Land Journal Special Issue: FFPLA - providing Secure Land Rights at Scale

# Fit-for-Purpose Land Administration – the Concept



## Three characteristics:

- Focus on the Purpose
- Flexibility
- Incremental Improvement

KEY PRINCIPLES		
Spatial Framework	Legal Framework	Institutional Framework
<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>

# FFPLA: Providing Secure Land Rights at Scale

	<b>From:</b>	<b>To:</b>
<b>Spatial</b>	Fixed boundaries Sporadic field survey	Visible boundaries Systematic coverage by aerial imagery & handheld GPS
<b>Legal</b>	Focus on land titling	Recording legal as well as legitimate land rights for all
<b>Institutional</b>	Serving mainly the elite	Responsible land governance with equal access for all



# New *land* Special Issue on FFPLA – Providing Secure Land Rights at Scale

Guest Editors: Stig Enemark, Robin McLaren, Christiaan Lemmen

25 articles from invited authors  
providing:

## ■ **FFP conceptual innovations**

- Conflict settings,
- Climate change, pandemics
- Land adjudication
- Private sector financing
- Land grabbing,
- PPP in support of FFP
- Geospatial tools
- Quality assurance
- Maintenance, updating, upgrading
- The wider reach of the FFP approach

## ■ **FFP country implementation**

Approaches and experiences from about  
20 countries throughout the world




Available on-line free of costs: [https://www.mdpi.com/journal/land/special\\_issues/FFPLA](https://www.mdpi.com/journal/land/special_issues/FFPLA)  
A printed version of two volumes will also be published.

# Key Lessons Learnt

- **FFP Pilot projects** – are easy to implement and well accepted and understood by the local community. However – it must be scalable.
- **FFPLA National projects** – can be completed at affordable costs < 10 USD per parcel and within a few years by working in parallel throughout the country.
- **Politicians** – often see the FFP approach as attractive due to benefit to society, low costs and a short timeframe showing results within their political mandate.
- **Other stakeholders** – such land agencies and land professionals, may see the FFP approach as disruptive. Important to involve all stakeholders up front in order to address misunderstandings, potential fears, and perceived threats to vested interests.
- **The FFP approach** – is in principle a national top-down approach that requires strong political will and support from key senior civil servants.

# Learning from history

A portrait of Niccolò Machiavelli, an Italian Renaissance philosopher, writer, and diplomat. He is depicted from the chest up, wearing a dark red garment with a white collar. He has short, dark hair and a serious expression, looking slightly to the left of the viewer.

There is nothing more *difficult to plan*, more *doubtful of success*, nor more *dangerous to manage* than the **creation of a new system.**

For the initiator has the enmity of all who would profit by the *preservation of the old system* and merely lukewarm defenders in those who would gain by the new one.

**Machiavelli (1513)**

The father of modern political science

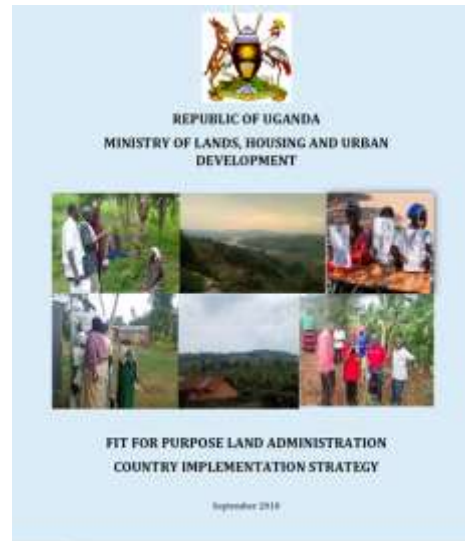
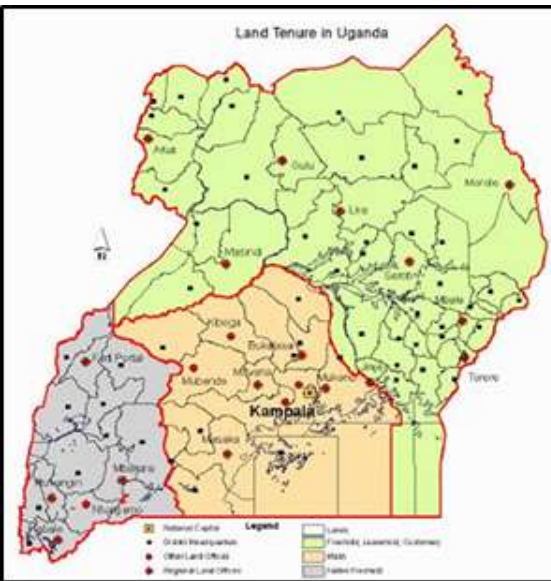


# The role of the land surveyors - opportunities

- **Project management.** The process of building the system should be managed by the land surveyors.
- **Enlarged customer base.** A national solution will generate a much larger customer base and associated business opportunities, for updating and upgrading.
- **Training and support activities.** The network of locally trained land officers requires capacity building, training and support from the land professionals.
- **Custodians - Improved professional status.** The surveyors will undertake the role managing the system and the underlying land information infrastructure. This should result in increased revenue generation and improved professional status.



# Uganda



- **Area:** 200.000 sq.km (excl. Lake Victoria waters)  
27% is arable; Population: 43 mill;
- **Land parcels:** About 25 mill of which less than 10% is registered. Land tenure: Native freehold 22% (grey), Mailo 28% (yellow) and Customary 50% (green).
- **FFP Strategy:** Based on pilot projects, Uganda has developed a strategy for implementing a FFP approach for registering 20 mill land parcels within 10 years and for a total cost of 10-20 USD per parcel – even tough some resistance is voiced from the land surveyors.

# Nepal



## FIT-FOR-PURPOSE LAND ADMINISTRATION

A COUNTRY LEVEL IMPLEMENTATION STRATEGY  
FOR NEPAL



SECURING LAND AND PROSPECTIVE RIGHTS FOR ALL  
SUSTAINABLE LAND MANAGEMENT PROSPEROUS LIFE AND DEVELOPMENT

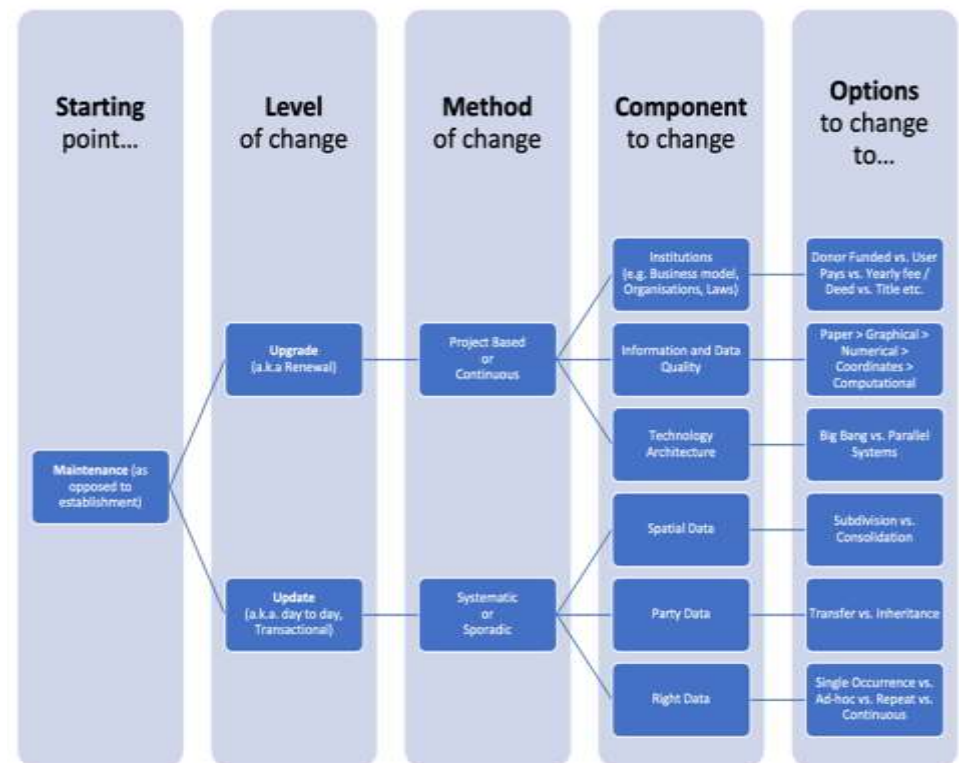


- **Area:** 140.800 km<sup>2</sup> – 27% is arable; Population: 28 mill;
- **Land parcels:** About 75% of the arable land is formally registered representing about 30 mill land parcels. About 10 mill parcels are outside the formal land register. The mega earthquake of 2015 destroying about 1 mill houses.
- **FFP Strategy:** Following a range of pilot projects, Nepal has developed a strategy for implementing a FFP approach for registering 10 mill land parcels within 5 years.

# Maintenance, updating and upgrading

**Maintenance must be secured up front of any land recordation project.** This may sound obvious but is often not the case (Rwanda). Capacity development is fundamental.

- **Updating** can be sporadic or (preferably) systematic. It includes spatial data, party data as well as rights data. It relates to any change of land boundaries, land transfer and inheritance.
- Systematic updating can be encouraged in various ways such as means of decentralisation, tax relief, etc.
- **Upgrading** can be project based or a continuous process. It can be facilitated by institutions, data quality and technology architecture, e.g. for supporting a wider national spatial data infrastructure



A model for analysing maintenance in land administration.  
Bennett, et al., 2021

# Public - Private partnerships

- **Providing secure land rights is only a start.** The derived opportunities for the landowner / right holder should be facilitated e.g. in relation to financial institutions, agricultural organisations, etc.
- **Public-Private Partnerships** can support these processes in combination with the land recordation. In the case of Ivory Coast a group of agricultural related private companies formed a *Land Partnership* (CLAP) in support of providing affordable and acceptable titling documents at scale.
- **Purchase of land for informal settlers** can be facilitated through loans managed by private institutions. In the case of Brazil a *private social enterprise* (Terra Nova) acts as a coordinator and broker for buying out the underlying private owners at discounted values and coordinating with municipal governments to provide infrastructure.



Ivory Coast

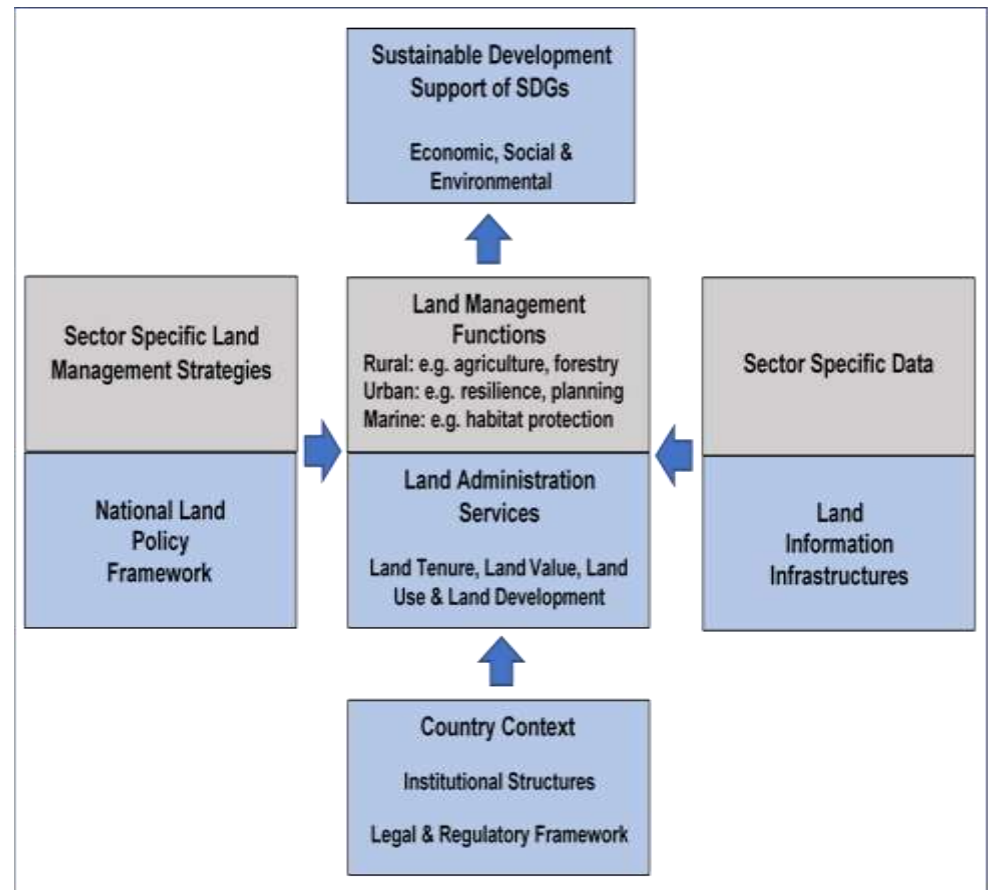
# The wider FFP approach

**The FFP approach has a wider reach.** Areas such as valuation and land use planning and management, can benefit from the same kind of principles and be integrated into the land recordation process (case from the World Bank).

**The current focus of FFP** is on land tenure. However, the general characteristics of the FFP paradigm also relates to functions such as:

- Land Valuation and Taxation.
- Resilient Housing
- Solid Waste management
- Master Planning, urban digital twins, Disaster Risk management, etc.

**Innovative use of emerging technologies** (e.g. drones) for data capturing can be shared and reused across a wide range of land administration and land management functions.



Extended version of the Land management paradigm, (McLaren, 2021)

# The Way Forward



- **“Don’t start what you can’t sustain”** Provisions for ongoing updating and possible upgrading are crucial and must be established up front.
- **The quest for capacity development.** Decentralised management of land records require facilities and skilled staff.
- **Education and training** programmes must include Responsible Land Administration (GLTN)
- **The need for cooperation** between donors, national government, land professionals and civil society organisations
- **The need for award  campaigns** at global, regional, national and local levels.

# Concluding remarks

**Land administration is basically about people.**

It is about managing the relation between people and places ... and the policies, institutions and regulatory frameworks that govern this relationship.

**The FFP approach is affordable, fast, flexible, reliable & scalable**

**FIG** Has a key role of promoting and facilitating global adoption

..... . . Providing secure land rights at scale

