



BATHURST DECLARATION

October 1999



*United Nations and
International Federation of Surveyors*

**The Bathurst Declaration on
Land Administration for
Sustainable Development**



The Story

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The cumulative evolution of society's land administration needs (western examples)

- **pre-industrial revolution:** land as wealth and cadastre as basic record and fiscal tool
- +
- **industrial revolution:** land as commodity and cadastre as land market tool
- +
- **post-war reconstruction:** land as scarce resource and cadastre as planning tool
- +
- **sustainable development:** land as scarce community resource and cadastre as land management tool



The Story (continued)

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- The relationship of humankind to land is dynamic
- As a result, the supporting land administration infrastructures are dynamic
- The humankind to land relationship is changing due to global drivers



Social and Environmental Imperatives

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- half the world's population lives in urban areas;
- 40-60% of urban population have no secure land tenure;
- 2/3 of world's population will live in water stressed conditions by 2025;
- a tenfold reduction in resource consumption of industrialized countries is necessary to meet the needs of developing countries;



Social and Environmental Imperatives

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- in 1995, 25% of the world's mammal species were at risk of total extinction;
- women account for half the world's population but they own only 1% of world wealth;
- every continent faces indigenous rights issues.



Why the Bathurst Declaration

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- nearly three decades since the Stockholm Declaration on the environment;
- seven years since Agenda 21;
- still far from sustainable development;
- imperative for fundamental institutional, legal and technological reforms;
- land administration infrastructures are crucial for sustainable development.



Background

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- **FIG Statement on the Cadastre - 1995**
- **UN-FIG Bogor Declaration on Cadastral Reform - 1996**
- **MOLA Land Administration Guidelines 1996**
- **FIG CADASTRE 2014 - 1998**
- **UN-FIG Bathurst Declaration Land Administration for Sustainable Development - 1999**



Delegates

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40 world experts in land administration from:

- 5 continents
- 25 developing and developed countries
- 5 UN agencies and World Bank
- FIG and particularly Commission 7 (Cadastre and Land Management)

Chosen for their expertise and established record of achievement in their respective areas



United Nations

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- UN DESA, Division for Sustainable Development, New York;
- UN DESA, Division for Statistics, New York;
- UNCHS (Habitat), Nairobi;
- UNFAO, Rome;
- UNECA, Addis Ababa;
- World Bank, Washington DC;
- Meeting of Officials of Land Administration (MOLA), UNECE; and
- PCGIAP created by UNRCC for Asia and the Pacific.



Delegates

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Extended to experts with backgrounds including:

- surveyors,
- lawyers,
- economists,
- valuers,
- anthropologists,
- geographers,
- planners,
- information technologists,
- government administrators,
- academics,
- private sector.



Process

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Pre-workshop:

- draft outline of the Declaration and draft of key topics
- many participants (25) were asked to prepare a paper on a recommended topic that was based around the workshop themes



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Process

One-week residential workshop:

- each topic discussed in small groups then debated in plenary
- draft of key points for comment and modification
- three Plenary Discussions of successive drafts of Declaration, Recommendations and Report



International Melbourne Conference

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- Official launch of Bathurst Declaration on Land Administration for Sustainable Development
- Presentation of position papers
- Extensive discussions





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Future Actions

- Report to UNRCC for Asia and Pacific, March 2000
- Report to UN Sustainable Development Commission in New York in April, 2000
- Present to FIG General Assembly, May, 2000
- Present at a wide range of conferences and distribute to countries and NGOs widely



Executive Summary

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The Bathurst Workshop examined:

- future humankind/land relationships,
- the role of land in sustainable development,
- food, water and land policies,
- land tenure and land administration systems,
- how land markets, land registration, spatial planning and valuation interact, and
- re-engineering land administration systems.



Executive Summary (continued)

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Global context:

- sustainable development (social, economic, environmental)
e.g. rapid urbanization, water crisis, land degradation
- economic restructuring
- information revolution
- globalization



The Bathurst Declaration

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Calls for:

- legal security of tenure and access to property for all men and women;
- institutional reforms to give people full and equal access to economic resources and investment in the necessary property infrastructure;
- halving the number of people around the world who do not have effective, secure access to property rights in land by the Year 2010;



The Bathurst Declaration

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Calls for:

- investing in the necessary land administration infrastructure and in dissemination of land information to achieve reforms;
- strengthened cooperation between land administration professionals;
- full and active participation by local communities in formulating and implementing the policy agenda;



The Bathurst Declaration

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Calls for:

- improved access to land and to land administration systems by all, especially women, indigenous groups, the poor and the disadvantaged;
- development of user-driven systems for sustainable development;
- flow of information on land and property between government agencies and the public;



The Bathurst Declaration

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Calls for:

- efficient operation of land markets through appropriate regulatory frameworks that address environmental and social concerns;
- UN to undertake a study and produce an atlas of global land tenure and land administration issues;



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Calls for:

- coordinated UN-FIG education and training in land administration;
- country profile analyses of land administration systems;
- development of performance indicators.



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Conclusion

Sustainable development is not attainable without sound land administration

