

Land: a political issue

- UN/ECE 1996 Land Administration Guidelines
- FAO 2002 Land Tenure and Rural Development
- UN/Habitat 2003 Handbook on Best Practices, Security of Tenure and Access to Land
- UN/Habitat 2003 Pro Poor Land Management
- World Bank 2003 Land Policies for Growth and Poverty Reduction
- EU 2004 Guidelines to support land policy design and reform processes in developing countries
- World Bank 2005 Doing Business: Remove Obstacles to Growth



Common approach

- Lack of these arrangements lead to land grabbing, conflict, resources misuse, undermines productive and economic potential.
- Only innovative institutional arrangements can cope with increasing populations, greater investments in land, economic growth and more social welfare.



What to do?

- Exclusive focus on formal title proven inappropriate
- Much greater attention to existing institutional arrangements
- Stronger rights for women, herders, indigenous people
- Avoid uncritical emphasis on land sales markets
- Rental markets provide more equity, productivity, long term investments, if restrictions are eliminated
- Land reform can only be fully utilized if requirements and scope of intervention is carefully compared with others
- Land issue is part of a broader development policy



Impact on land administration

- Innovative definition of property rights
- Simple procedures, quick, and low transaction costs
- Simple transparent systems, participatory
- Low cost
- Efficient and effective
- Free from political pressure
- Low cost demarcation
- Mechanisms conflict resolution
- SDI at low cost, transparent and accessible for linking registers of different categories and at different levels



Observations

- Village titles
- Certificates of occupancy
- Group ranch title
- Flexible title
- Co-ownership
- Communal titles
- Anti-eviction orders



Observations

- New data-acquisition methods (orthophoto, satellite imagery, LIDAR, GPS, video)
- Other forms of spatial units
- GIS and SDI



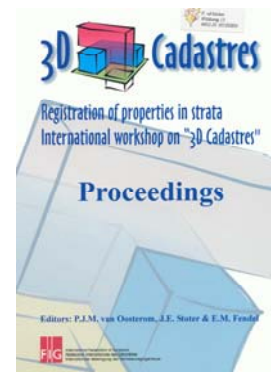
Observations

- Land redistribution and land reform: how to do??
- Land administration on post conflict areas: how to do?



Challenges developed countries

- 3D legal objects and registration
- Subsurface topography
- Public encumbrances
- Datasharing and dataintegration
- Authentic registers

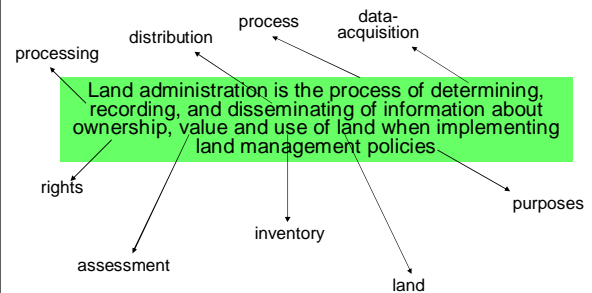


Challenges developed countries

- Costrecovery and customerorientation
- e- conveyancing
- Internetaccess
- Response times



Definition of land administration



Source: UNECE Land Administration Guidelines 1996



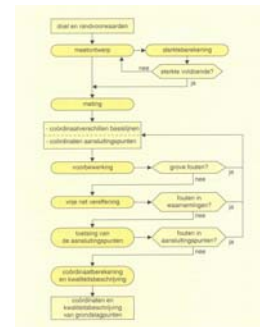
'Implementing Land Management Policies'

- Policy Objectives
- Policy
- Instruments
- Role of land
- Public administration
- Interoperability
- Core Cadastral Domain



'Process'

- process design
- management
- strategy development
- technological support



'Determining'

- adjudication
- cadastral mapping
- participation
- technology
- conflict resolution



'Recording'

- database technology
- data access
- information management



'Dissemination'

- user satisfaction
- products and services
- quality management
- internet opportunities



'Information'

- meaningful
- institutions



'Ownership'

- type land tenure
- change land tenure
- solving conflicts



'Value'

- concept of value
- valuation mechanisms



'Use'

- classify land use
- land management



'Land'

- spatial units
- participation of right holders
- technology
- evolutionary methods



Two faces of land administration

- Scientific
 - concepts
 - models
 - methodology
- Operational
 - operations
 - management
 - governance



K Kadaster



School for Land administration Studies

- per 1-1-2006
- joint effort ITC and Kadaster
- part of ITC



Conclusions

- definition of land administration comprises all fields
- innovations urgent
- joint effort, both from professionals and organisations

Land administration is the process of determining, recording, and disseminating of information about ownership, value and use of land when implementing land management policies

