

The Social Tenure Domain Model in Support of the GLTN Agenda

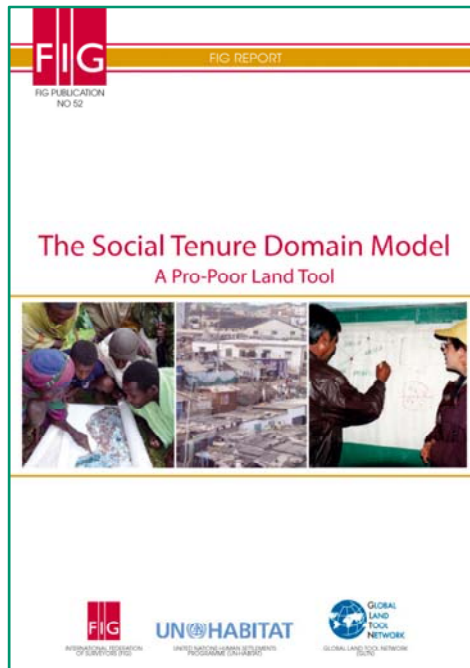
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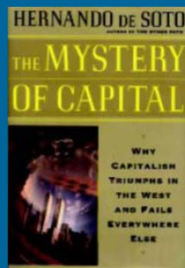
FACING THE CHALLENGES – BUILDING THE CAPACITY
FIG CONGRESS, SYDNEY, AUSTRALIA, 11-16 APRIL 2010



The need for STDM – Identifying the Gap

”Civilised living in market Economies is not simply due to greater prosperity but to the order that formalised property rights bring”

Hernando de Soto – 1993



Formal land rights can be recorded in traditional cadastral systems

Continuum of rights (GLTN-agenda)

From: illegal or informal rights

To: legal or formal rights

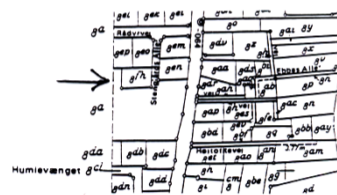


Informal rights cannot be recorded in traditional cadastral systems

Characteristics of traditional Cadastral Systems (DK)

CAD No	AREA	WAY	NO OF PARCELS
8fh	826m ²	0m ²	1

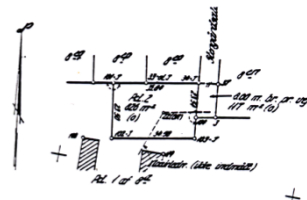
The Cadastral register identifies the land parcels by number and area



The Cadastral map identifies the land parcels geographically

CAD No	OWNER	MORTGAGE	LEASEMENTS
8fh	DATE	DATE	DATE
826m ²	DATE	DATE	DATE
	DATE	DATE	DATE
	DATE	DATE	DATE

The Land Book secures the legal rights based on the cadastral identification



The cadastral measurements identify the position of the property boundaries

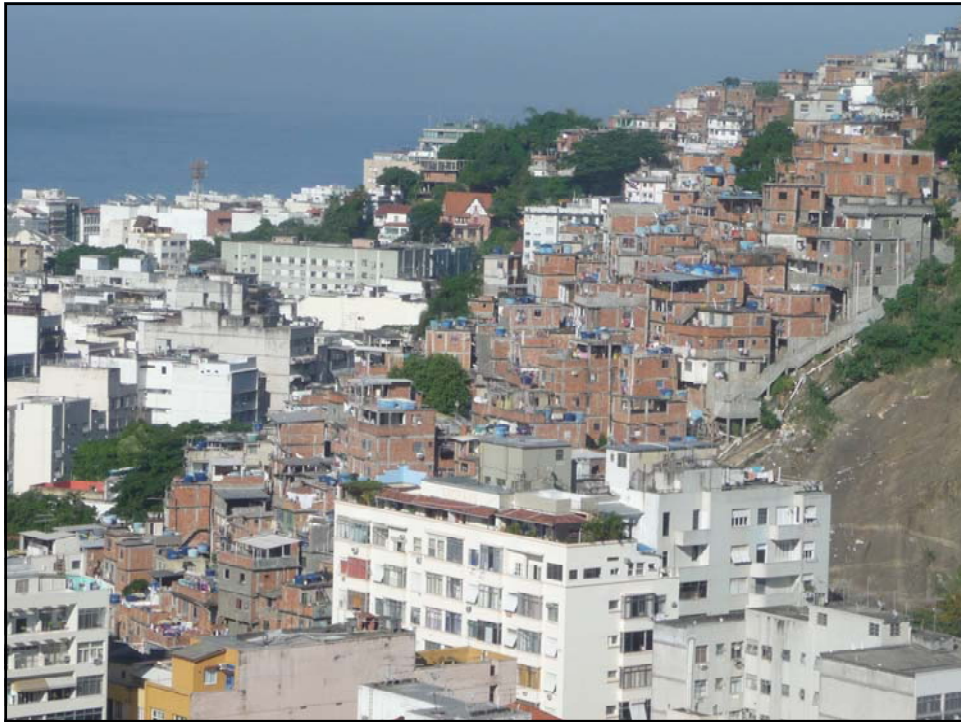
The need for STDM

- Most developing countries have less than 30 per cent cadastral coverage.
- More than 70 per cent of the land in many countries are outside the formal systems of land registration and administration
- This relates especially to areas governed by customary tenure and informal settlements where more than 1 billion people live as slum dwellers.

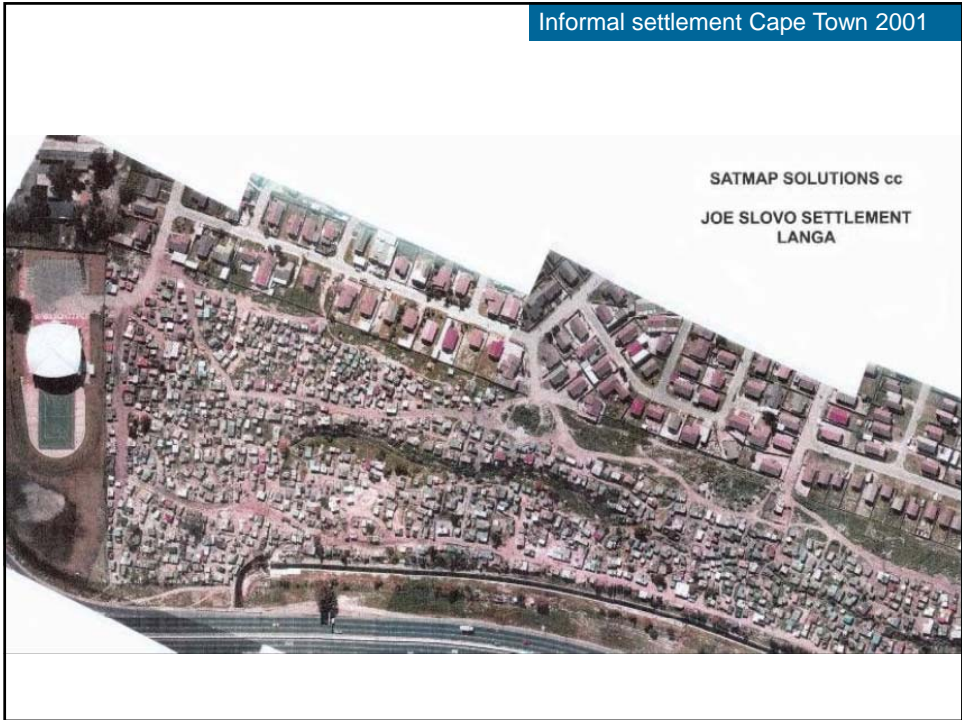








Informal settlement Cape Town 2001



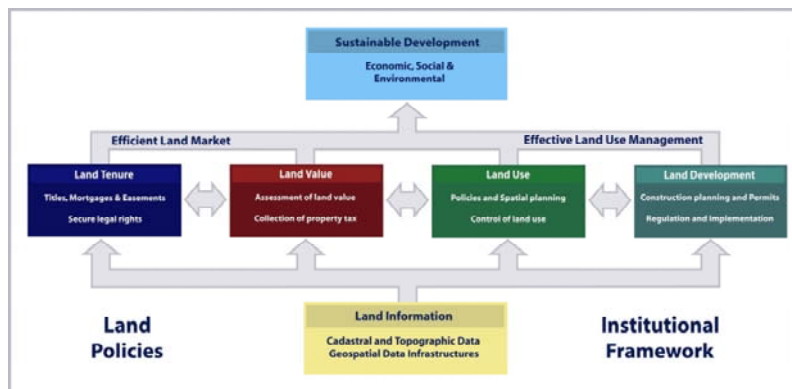
Eviction, Cape Town, 2006





Closing the technical gap

Land Administration systems provide the infrastructure for implementation of land policies and land management strategies in support of sustainable development.



There is an urgent need for including all land to be managed through such systems.

Partnership with UN-Habitat

Informal settlements

Traditional cadastral systems do not provide for security of tenure in informal settlements.

A more flexible system is needed for identifying the various kind of social tenure existing in informal Settlements and customary areas.

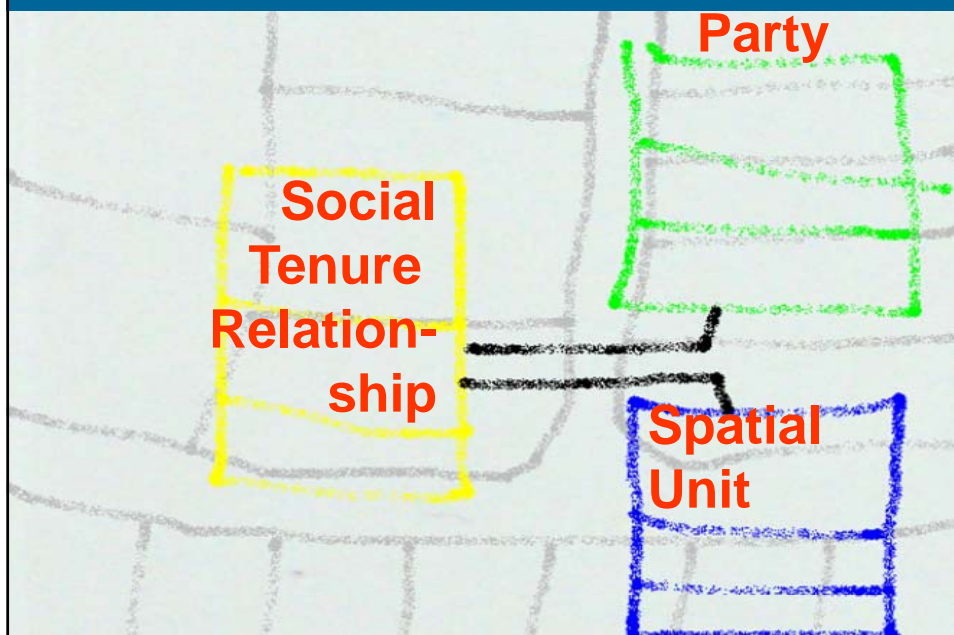
Such systems must be based on a global standard and must be manageable by the local community itself.

 cooperates with UN-Habitat and ITC to develop:

The Social Tenure Domain Model.



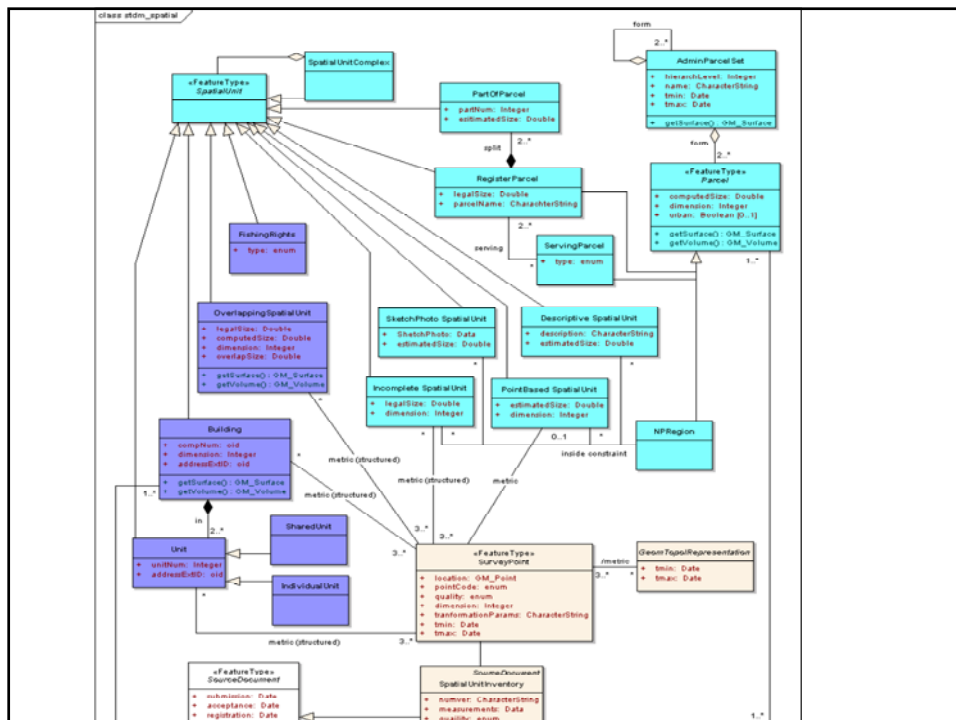
The Social Tenure Domain Model: Closing the Gap



Building a Core Model

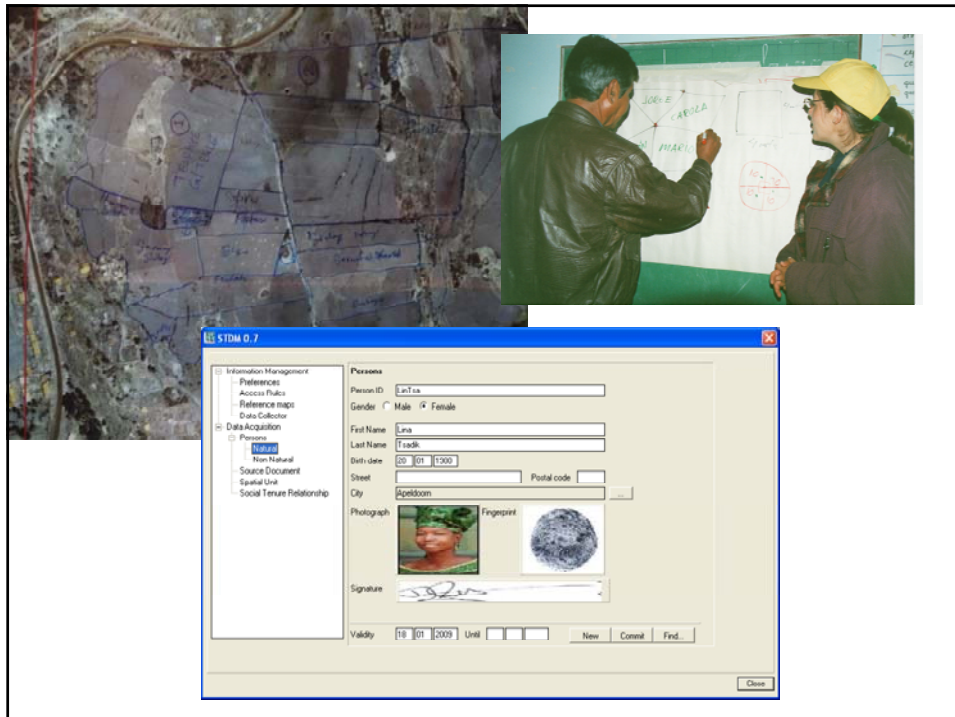
Modeling the relation between Parties – Spatial unit – Social Tenure

- **Parties** (“who”): Not only a (legal) person – but a range of subjects such as person, couple, groups of people, unidentified groups, authority, etc,
- **Spatial Unit** (“where”): Not only an identified (measured) parcel – but a range of objects such land parcels, buildings, etc and identified in various ways – such as one point, street axes, photos, etc.
- **Social tenure** (“what”): Not only ownership and formal legal rights – but also range of informal, indigenous and customary rights as well as financial issues such group loans and micro credit.



The benefit of STDM Supporting Sustainable Development

- **Providing flexible, unconventional land administration**
Inclusion of all land through extension of existing LAS .
May start by community based mapping and enumeration processes of land and property rights.
Rights may be identified by traditional leaders or community based
- **Integration with formal LAS**
Data collection in the structure of Party – Social Tenure – Spatial Unit
- **New opportunities for the land industry**
By including all land new opportunities appear for data collection, registration, planning, and administration of these areas outside the formal LAS.



The use of STDM

Simple approach, unconventional transactions

- **Informal land rights and land use should be included in national land policies and administration**

Land agencies and land professionals should be willing to adapt their ways of working to deal with a flexible and unconventional approach to land rights and use.

- **Data collection is essential**

This can be done in through unconventional means such low resolution satellite images, hand held GPS, Photos, etc.

- **From informal towards more formalised tenure relationships**

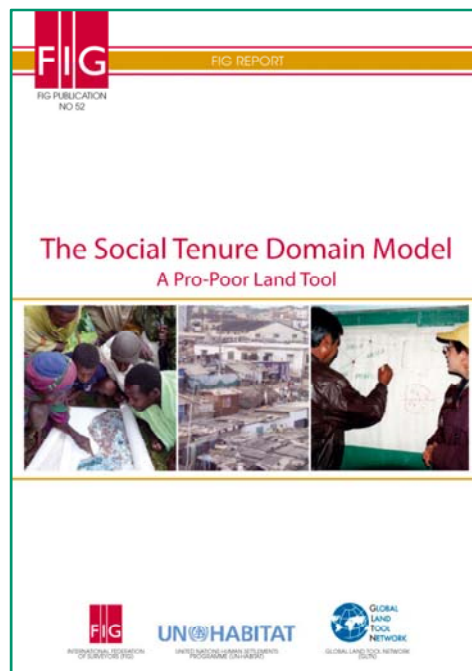
Integration of informal tenure relationships into the more formalised systems will enable improvement and implement the GLTN concept of a continuum of rights

Parties and responsibilities in developing the STDM

- **UN-Habitat:** Developing the STDM as a conceptual model within the Global Land Tool network (GLTN)
- **FIG:** Developing the Land Administration Domain Model (LADM) to be adopted as an ISO standard: Supporting development of the STDM as a special version of the LADM. Contracted by UN-Habitat to review the development process and the outcome.
- **ITC:** Contracted by UN-Habitat to develop the detailed concept, the technical specifications and a prototype for testing the model on real world data.
- **World Bank:** Funding a project for large scale testing of the STDM model in Ethiopia.

Conclusions

- **STDM is a pro-poor land tool aiming to include informal land rights into flexible, unconventional systems of land administration that eventually can be incorporated into a more formal system.**
- **Development of the concept and a first prototype is funded by GLTN and supported by FIG**
- **The role of FIG is about advocating this pro-poor tool from a professional point of view and to provide the professional environment for its development and implementation**



The future belongs to our children

