

# The Role of Land Professionals in Advancing GLTN Agenda

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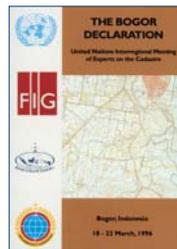
 Honorary President  
Aalborg University, Denmark

FIG WORKING WEEK  
ROME, ITALY, 4 – 10 MAY 2012

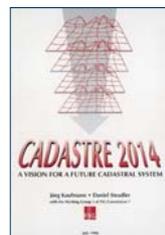
## The FIG Agenda ... A Journey



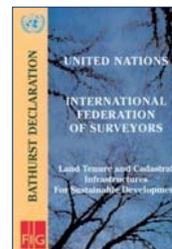
1996  
FIG Statement  
on the Cadastre  
Concepts and  
standards



1996  
Bogor Declaration  
FIG/UN initiative  
on the role of  
cadastral  
infrastructures

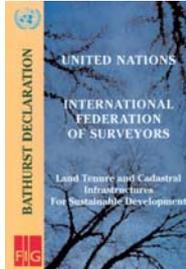


1998  
Cadastre 2014  
A FIG vision in six  
statements for future  
cadastre systems .



1999  
Bathurst Declaration  
FIG/UN initiative on  
land administration in  
support of sustainable  
development

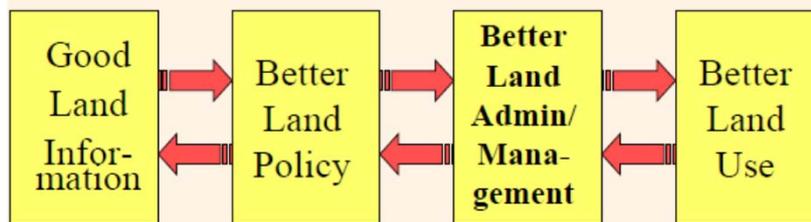
## The FIG Agenda



### The Bathurst Declaration (1999)

A joint UN/FIG initiative. The key conclusion reads:

*The Bathurst Declaration on Land Registration for Sustainable Development calls for a commitment to provide effective security of tenure and access to property for all men and women, including indigenous peoples and those living in poverty or other disadvantaged groups. Sustainable development is not attainable without sound land administration”.*



[www.fig.net/pub/figpub/pub21/figpub21.htm](http://www.fig.net/pub/figpub/pub21/figpub21.htm)

## Extend system to poor

- Designed for middle class
- Poverty profile
- Cause of inequity and poverty
- Top down versus participatory

Clarissa Fourie (Augustinus), 1999

## An eye-opener



International Conference on  
Land Tenure and Cadastral Infrastructures for  
Sustainable Development



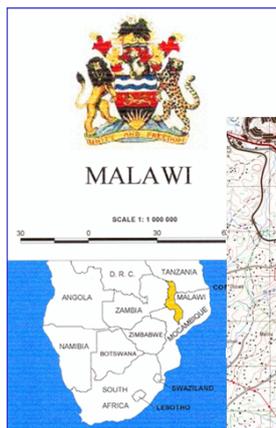
Parcels and problems



Parcels and houses

Clarissa Fourie, (Augustinus), 1999

## Implementing land policy reform in Malawi, 2000



118.000 sq km ,  
10 mill people.



Status 2000:

Current status: 26 planners, 20  
valuers,  
12 licensed surveyors

Short term capacity needs:

National level: 100  
professionals,  
and 150 technicians  
Local government: 300  
professionals  
and 700 technicians

Including private sector: Double

Traditional authorities: 300  
trained clerks

## Traditional answer: building formal cadastral systems

CAD NO	AREA	WAY	NO OF PARCELS
8fh	826h	0h <sup>2</sup>	1

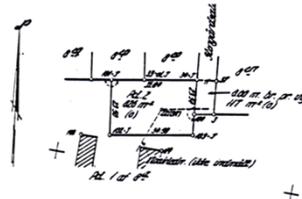
The Cadastral register identifies the land parcels by number and area



The Cadastral map identifies the land parcels geographically

CAD NO	OWNER	MORTGAGE	EASEMENTS
8fh	DATE	DATE	DATE
826h	DATE	DATE	DATE
	DATE	DATE	DATE
	DATE	DATE	DATE

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

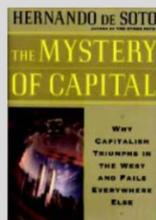


The cadastral measurements identify the position of the property boundaries

## Limitations of Formal Cadastral Systems...

"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

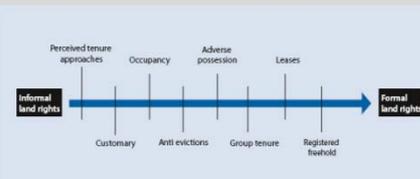


Formal land rights can be recorded in traditional cadastral systems

Continuum of rights (GLTN-agenda)

From: illegal or informal rights

To: legal or formal rights



Informal rights cannot be recorded in traditional cadastral systems





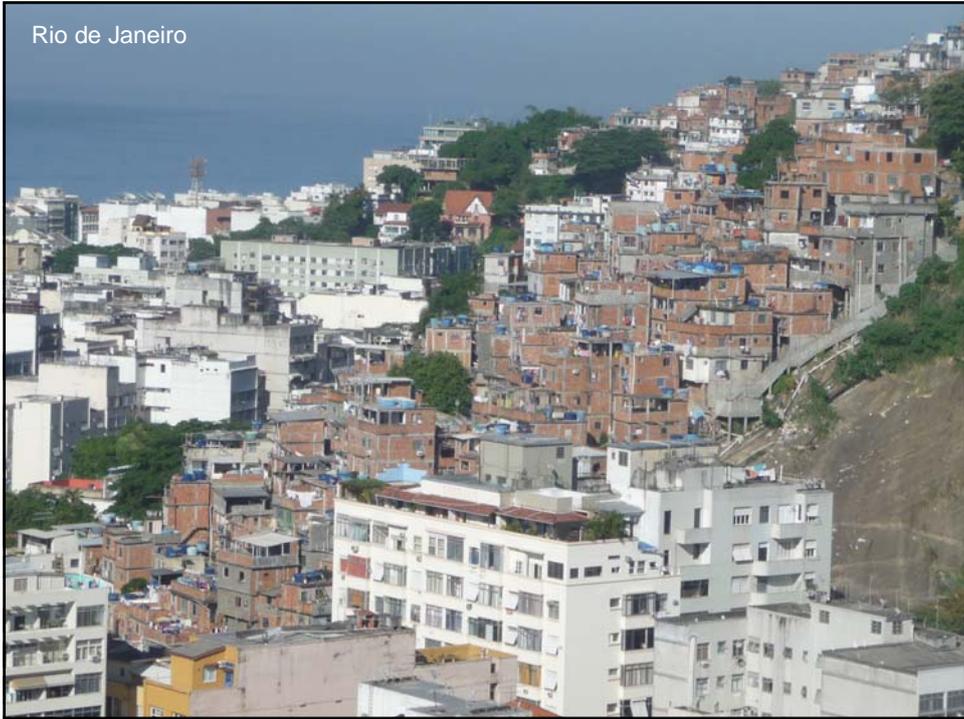


Mozambique



Lagos

Rio de Janeiro



Informal settlement Cape Town 2001



## Eviction, Cape Town, 2006



## GLTN – setting a global aganeda

- There was a need to set a global agenda on secure of tenure for all
- GLTN managed to set this agenda .....a major achievement
- And all key players came on board very quickly...
- If GLTN was not created - we would have to invent it !



## The Role of FIG

- **Professional Development**
  - Global forum for professional discussions and interactions
  - Conferences, symposia, commission working groups, .....
- **Institutional Development**
  - Institutional support for educational and professional development at national and international level
- **Global Development**
  - Cooperation with international NGO's such as the UN agencies, World Bank, and sister organisations
  - Joint activities and common policy-making to reduce poverty and enforce sustainable development

## Global Partnership – what is it ?

- UN agencies have access to national governments and to setting an global agenda.
- But UN agencies will often depend on interest groups and NGO's for implementing this agenda.
- International NGO's – like **FIG** have access to national associations and individual professionals
- But NGO's will often depend on the UN-agencies to determine the global agenda
- **Global partnership will then establish the link that drives development for achieving the global agenda such as the MDGs.**

## The role of the land professionals

- Surveyors – land professionals – are the custodians of cadastral systems for managing the rights in land, land use and natural resources,
- The global agenda is about poverty alleviation and sustainable development – this all relates to land
- Therefore, the surveyors should interact with the UN agencies in support of the global agenda – such as the MDGs
- **The surveyors – the land professionals – have a key role to play.**

## Partnership with the UN-HABITAT

MoU signed 2002

**Strong partnership** (from 2007) within the Global Land Tool Network (GLTN) on developing pro-poor land tools. Member of the GLTN International Advisory Board

1. Project on **Informal Development in Europe**  
Case study on Albania and Greece (Chryssy Potsiou)
2. Project on **Gender Evaluation Criteria** and **training events** in relation to the Africa Task Force (Diane Dumashie)
3. Project on the **Social Tenure Domain Model** in support of the GLTN agenda on continuum of land rights (with ITC, Chrit Lemmen, Jaap Zevenbergen).

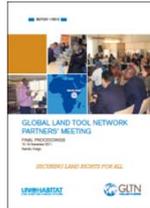
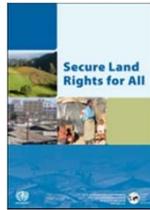




**WWW.GLTN.NET**

The Partners (45) of the Global Land Tool Network accept and agree on:

- a) The values of the GLTN,
- b) Land tool development at scale/upscaleable,
- c) To lend financial and/ or knowledge input,
- d) To represent institutions, organisations or networks,
- e) Non commercial value.

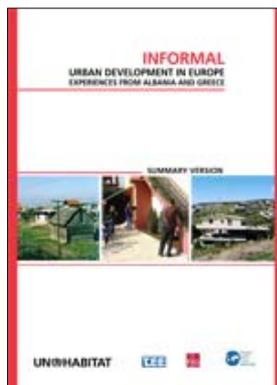


GLTN partners are represented through IAB

**The International Advisory Board:**

1. Chairperson  
Representative to UN-HABITAT Governing Board
2. Rural international civil societies  
International Land Coalition (ILC)
3. Urban international civil societies  
Huairou Commission
4. Bilateral organisations:  
Norway and Sweden
5. Multilateral organisations:  
World Bank
6. International training and research institutions:  
International Institute for Geo-Information Science and Earth Observation (ITC)
7. International professional bodies:  
**International Federation of Surveyors (FIG)**

## 1. Informal urban development in Europe...



Informal development occurs in many developing countries throughout the world and the phenomenon is not a novel issue for Europe either, especially for the Southern and Eastern part of the region.

Important changes in the region over the last twenty years, like the establishment of free market economies and rapid urbanization, have increased informal development activities.

## ...Informal urban development in Europe

### Informal development

Unplanned settlements and areas where housing is not in compliance with current planning and building regulations (unauthorized housing).

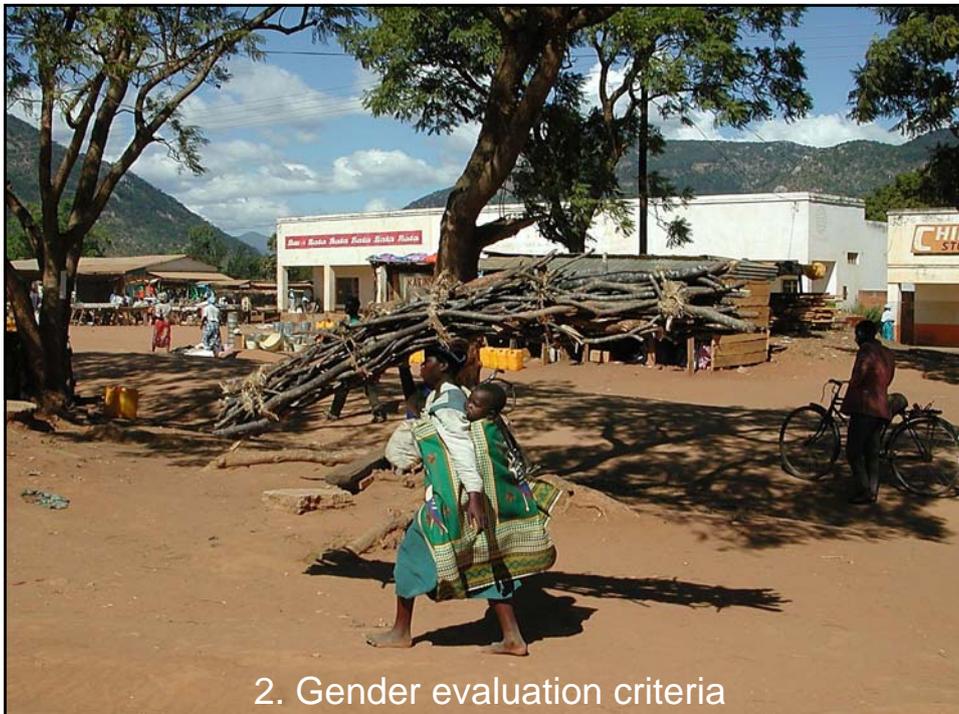
In Albania the illegal developments contain up to 25% of the population and 40% of the built-up area of major cities in which they are located.

#### Causes:

Inadequate planning & building control systems.

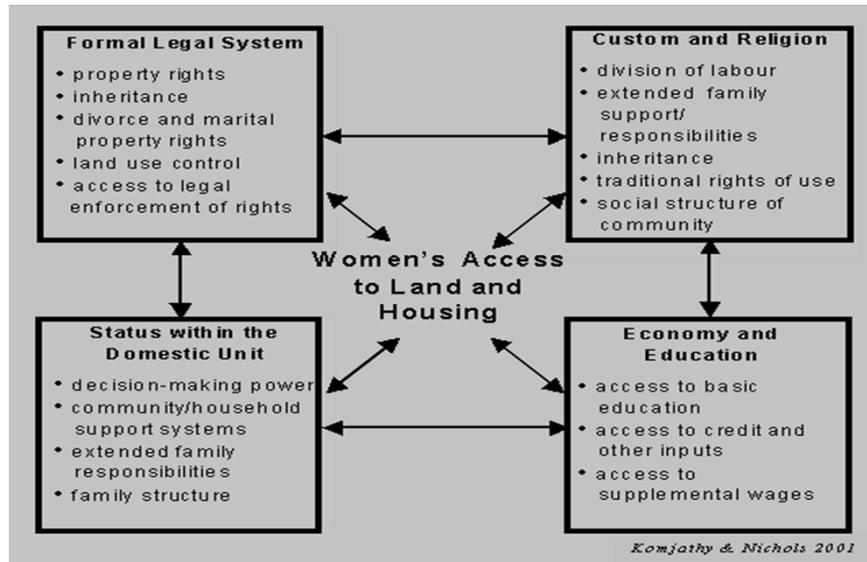
Implications of social and economic institutions in society.

Bad governance, corruption



### 2. Gender evaluation criteria

## Women's Access to Land – FIG publication 24, 2001



## Gender: A partnership approach

- GLTN is setting the agenda for developing gendered land tools at a global scale  
Facilitating a gendered approach through global networking
- Grassroots organisations push for equity and human dignity at local level – **the social lens**  
Making change agents understand the consequences of current social arrangements and the options for change.
- Land professionals push for sustainable and gendered land governance in support of the MDGs – **the technical lens**.  
Making change agents understand the consequences of current institutional arrangements and the options for change

**This may only be achieved in a partnership.**

## Gender evaluation criteria for large-scale land tools

How can we judge if a land tool is responsive to both women and men's needs?

Despite progress on women's rights, rights to land and security of tenure are not enjoyed equally by women and men in many parts of the world. This goes against international human rights, and also impacts negatively on households and the economy.

Gender issues related to land are complicated. They involve sensitive social and cultural territories and challenge deeply rooted power structures. At the same time, we know that for a land tool to be effective, it needs to go beyond a technical lens and also consider social dimensions such as gender.

The Global Land Tool Network's work to date on criteria for designing new, or evaluating existing, land tools from a gender perspective is presented in this brochure. The gender evaluation criteria framework explores how to judge whether a large-scale land tool is sufficiently gender-responsive, to identify where more work needs to be done, and possible entry-points to make a tool equally beneficial to women and men.

UN HABITAT  
FOR A BETTER URBAN FUTURE

Rwanda Commission

GLOBAL  
LAND  
TOOL  
NETWORK

UCL  
University College  
London

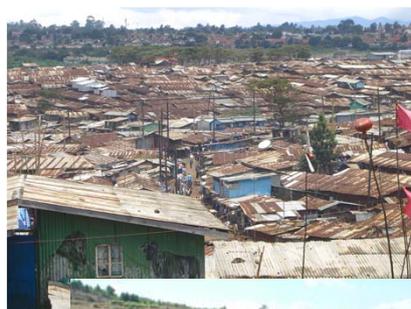
FIG



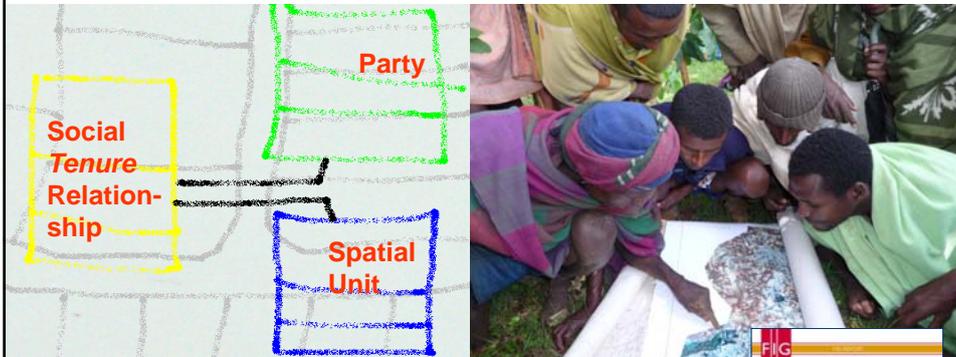
22 evaluation questions to tell us whether a tool is responsive to both women and men

### 3. STDM - Limitations of Formal Cadastral Systems

- 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.
- More flexible systems are needed for identifying the various kind of social tenure that do exist in these areas.
- Such systems must be based on a global standard and must be manageable by the local community itself.



## The Social Tenure Domain Model: Closing the Gap

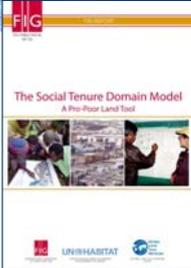


**Modeling the relation between Parties ↔ Social Tenure ↔ Spatial Unit**

**Parties (who):** Not only a (legal) person – but a range of subjects such as person, couple, groups of people, unidentified groups, authority...

**Spatial Unit (where):** Not only an identified (measured) parcel – but a range of objects such as land parcels, land objects, buildings, etc., and identified in various ways – such as a point, street -axes, photos...

**Social tenure (what):** Not only ownership and formal legal rights – but also a range of informal, indigenous and customary rights as well as financial issues such group loans and micro credit.



## 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.

## 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 (crowd sourcing approaches).
- **Integration with formal LAS**  
Informal registration systems can be improved over time and eventually be integrated in formal the land administration systems.
- **New opportunities – new markets - 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. New markets will appear for the land industry.

## Fit-for purpose

Most developed countries have developed a country-wide spatial framework over centuries – mainly as large scale cadastral maps.

In most developing countries the cadastral coverage is less than 30 per cent and serving only the elite.

A country wide spatial framework should be developed using a **fit-for-purpose** approach – rather than being guided by high tech solutions and costly/time consuming field survey procedures.



## Fit for purpose – new technologies



### Gatewing

Trimple booth:

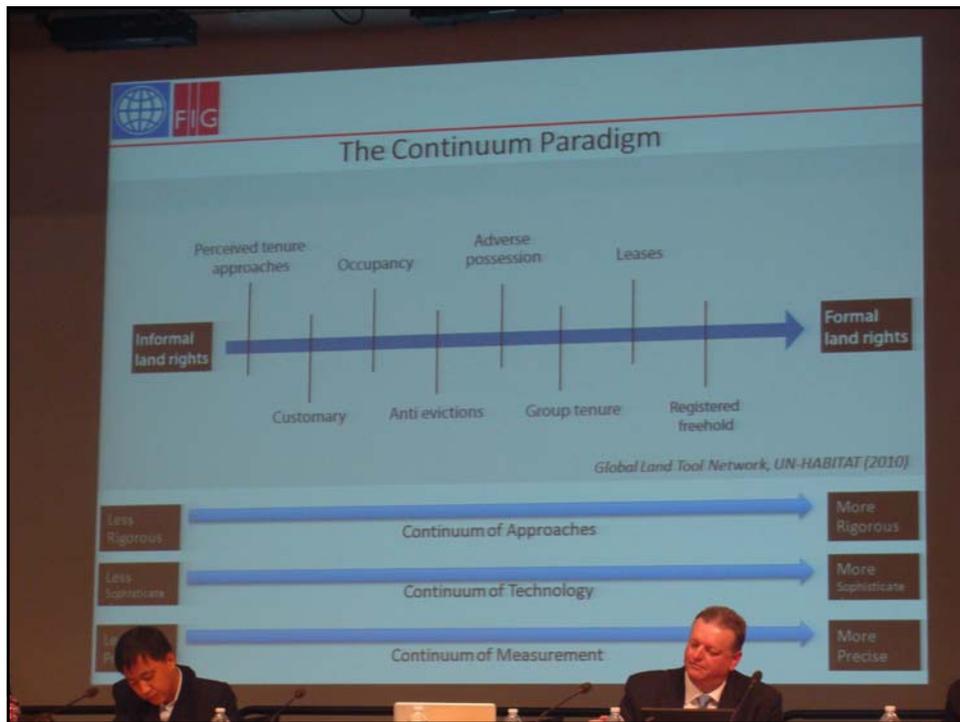
Computer controlled mini airplane mapping with 5 cm accuracy from 1500 m.

Cost: 50,000 EUR

From one solution and a few procedures to thousand of solutions and multiple procedures.

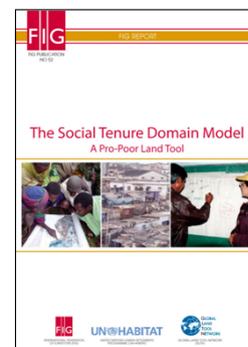
## A continuum of accuracy

- Land administration systems and good land governance need a spatial framework to operate.
- In developing countries such a framework should be developed using a **fit-for-purpose** approach – while accuracy can be improved later.
- A fit-for-purpose approach includes the concept of “**continuum of accuracy**”, a continuum land registration, a continuum of..... .



## In conclusion...

- 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.
- This is the key tool for implementing the concept of a continuum of land rights. The tool is funded by GLTN, developed by ITC and strongly 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 implementation.

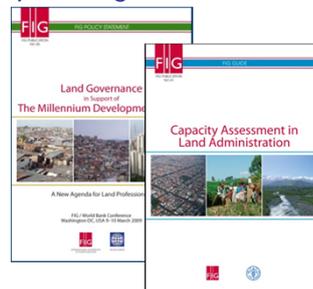


## The FIG Agenda from Cadastre to Land Governance

- 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 future belongs to our children



## SOME QUESTIONS

- From land measurement to land management – *What's next?*
- From continuum of land rights to the *continuum of pro-poor and appropriate technical solutions?*
- Huge technical gaps – *huge potential for land professionals?*
- Land professionals (particularly FIG) are instrumental in developing pro-poor land tools – *but how to mainstream to industry and profession?*
- How to *mainstream good governance, gender sensitivity and grassroots participation* to land professionals' work?
- Paradigm shift at the global level – *how about in country level operations? What is the role of land professionals?*

