

Dynamics in Responsible Land Administration



DYNAMICS IN LAND ADMINISTRATION

- Based on the best MSc and PhD student work we compiled a book
- Closing chapter sees changes related to different aspects of LA:
 1. Changes in the status of people-to-land relations
 2. Changes in the conceptual and technological core characteristics of LA
 3. Changing land use and land value
 4. Measuring the change
 5. Change agents

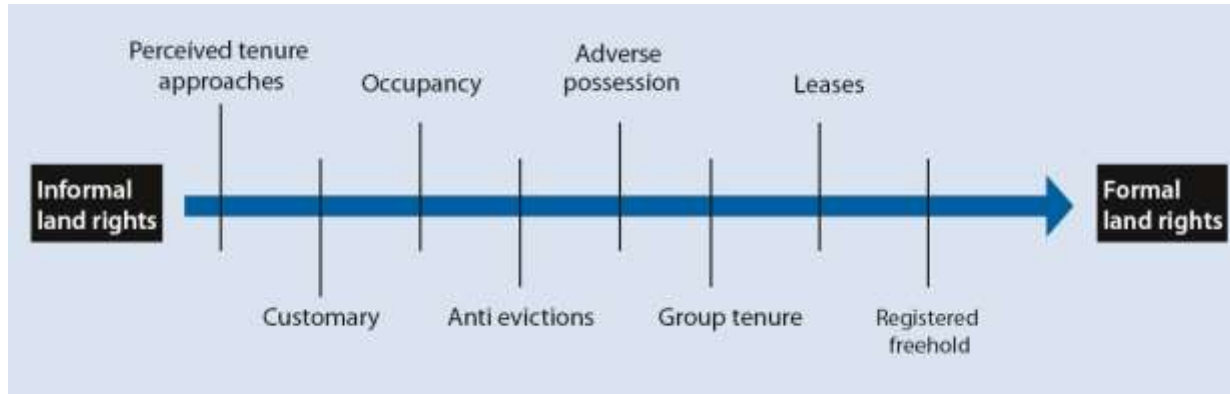


1. STATUS OF PEOPLE-TO-LAND RELATIONS

- **People relate to land** in many ways for every aspect of life
 - sleep, eat (from), work, worship. transport, learn, die, ..
- Once there is (local) scarcity a '**land tenure system**' is designed
 - it creates '**rights**', but most importantly '**exclusion of others**'
 - elites (rich, **powerful**) **benefit** mostly from such arrangements
 - **poor**, minorities, **excluded**, .. suffer, and need to 'squat' on less and less not (yet) claimed space (e.g. hazardous)
 - common, communal **government land** should serve broad interests **for all**, difficult in reality ..; green space → a market or parking or ..
- It is hard to get into the formal system, many remain outside
 - customary, slums, unplanned developments, ..



Continuum of land rights



(UN Habitat 2008)

Continuum of land rights

- acknowledges reality of many forms of tenure and tenure regimes
- tries to offer tenure security for each of them in an appropriate way
- presupposes that there will be a (slow) development
- is the core value of Global Land Tool Network (GLTN)
- not always popular with national governments and WB
- increasingly has been accepted by e.g. AU, UN Habitat GC, WB
- similar to '**legitimate tenure**' (that needs to be accepted even if not recorded) as described in the VGs - Voluntary Guidelines on Responsible Governance of Tenure of land, fisheries and forests (FAO/CFS, 2012)



2. CHANGES IN CONCEPTUAL & TECHNOLOGICAL CORE CHARACTERISTICS OF LA

- pull of dealing with variety in land tenure forms
- pull of increasing scarcity asking for more refined land planning and land management (incl. hazard and climate effects)
- push of geospatial technologies
- push of internet and mobile phone
- demand of service delivery by all in society

→ Call for: **Non-conventional land tools**



Non-conventional land tools

- 70% of land in developing countries not recorded or registered
- land titles mainly accessible to those with money or connections
- to get a title takes a lot of time and money
- not all tenure types can be registered in conventional systems
- 'new' laws acknowledging customary or communal rights, but implementation is weak
- expansion of existing systems often very slow
- registration and even regularization projects might even threaten tenure of poor and marginalized



Such a tool: STDM

- STDM; a pro poor land information system and more
- 1. a new way of thinking with flexible base notions of LA
- 2. a software package designed to meet the above ideas
- 3. a broad approach how to collect data in the field
- 4. a way of making area wide land information available for better informed land management and land policy preparation



Crowd source via smartphone



- Fast developing, research to follow, learn and critique ..



Non-conventional land administration tools

- not about 'one size fits all' – context specific solutions
- pragmatic – low cost, fast implementation, sustainable, simple
- customer facing – what do the citizens require?
- open to geospatial technologies – pro poor not low tech:
 - GPS, HRSI, GIS, UAV ..
- mobile phones, VGI/crowdsourcing
 - collecting with phone and uploading land claims on an international webbased platform – investor be aware !
- upscale this via concept of **Fit-for-purpose Land Administration**
- embed in appropriate legal and **institutional frameworks**



3. CHANGING LAND USE AND LAND VALUE

- Pressure on land leads to rural land becoming urbanized
 - loss of agriculture fields and natural areas
 - densification of built up areas
 - cross cutting linear infrastructure

- Land use planning should moderate and guide this, within well thought broader zoning plans and under a land clear policy
 - (needs lot of geo-information to do well)
 - needs good land governance to do fair / equitable
 - needs land services to implement efficient and fair



5. CHANGE AGENTS

- Innovative land administration can be done
 - technologically enough is already available
 - it needs esp. change of mindset
 - interdisciplinary and cross agency thinking
 - goal and client orientation, not technocratic procedures, requirements and ‘mandates’
 - appropriate (post) graduate training in new ideas, but especially in **attitudes** of land professionals, which include (parts of):
 - land surveyors, lawyers, planners, real-estate economists, IT-specialists, ..
 - professionals should “Be Part of the Solution, Not the Problem!” (FIG president in 2012)



Organizational Mandates vs Duties

- Mandates of a government agency are NOT rights to exclude others from contributing to solving problems
- Mandates are a **duty** to deliver the required services to society at large in the general benefit
- The ultimate ‘mandate’ or goal is given in
 - National Constitutions and International Treaties, e.g.
 - Right to share in benefits of national resources
 - Right to adequate housing
 - Right to food security
 - ..
 - Policies should aim at ‘**inclusive** development’



DYNAMICS IN LAND ADMINISTRATION

- is influenced by many drivers
- (geo) ICT is certainly a part of that
 - Geo-information is not value free
 - ‘information is power’, can be easily abused
 - use and goal should be kept in mind when collecting
- land management (incl. administration) is broad and interdisciplinary
 - it contributes to economic development
 - if not well designed it can easily damage the weaker groups in society, and thus needs to be responsible; it needs a link to other knowledge and other ways of thinking, other attitudes
- clearly ‘cadastre’ is no longer a ‘dusty’ and static issue

