Land Governance
in support of
The 2030 Global Agenda

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“Always reserve a window seat …”

“Buy land – it is not produced anymore”
(Mark Twain)
Outline of Presentation

Setting the Scene
- Land governance – what is it?
- Land administration systems
- Benefits to society

The Global Agenda
- The 2030 Agenda for Sustainable Development
- The wider global agenda

Three key demands
- Supporting the global agenda
- Spatially enabled
- Fit-For-Purpose

Concluding Remarks
Land Governance

Land governance is about the policies, processes and institutions by which land, property and natural resources are managed.

This includes decisions on access to land; land rights; land use; land development.

Land governance is about determining & implementing sustainable land policies.

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

**Land Tenure:** Allocation and security of rights in lands; legal surveys of boundaries; transfer of property;

**Land Value:** Assessment of the value of land and properties; gathering of revenues through taxation;

**Land-Use:** Control of land-use through adoption of planning policies and land-use regulations at various levels;

**Land Develop:** Building of new infrastructure; implementation of construction works and the change of land-use
### Benefits to Society

<table>
<thead>
<tr>
<th>Benefits to Society</th>
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<tbody>
<tr>
<td>Support for governance and the rule of law</td>
<td>Protection of state lands</td>
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<tr>
<td>Alleviation of poverty</td>
<td>Management of land disputes</td>
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<tr>
<td>Security of tenure</td>
<td>Improvement of land use planning</td>
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<tr>
<td>Support for formal land markets</td>
<td>Development of infrastructure</td>
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<tr>
<td>Security of credit</td>
<td>Management of resources and environment</td>
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<tr>
<td>Support for land and property taxation</td>
<td>Management of information and statistical data</td>
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Concluding Remarks
<table>
<thead>
<tr>
<th>GOAL 1</th>
<th>End poverty in all its forms everywhere</th>
</tr>
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<tbody>
<tr>
<td>GOAL 2</td>
<td>Zero hunger; achieve food security and improved nutrition and promote sustainable agriculture</td>
</tr>
<tr>
<td>GOAL 3</td>
<td>Good Health and well being; ensure healthy lives and promote well-being for all at all ages</td>
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<tr>
<td>GOAL 4</td>
<td>Quality education; ensure inclusive and equitable quality education and lifelong learning for all</td>
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<td>GOAL 5</td>
<td>Gender equality and empower all women and girls</td>
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<td>GOAL 6</td>
<td>Clean water and sanitation; availability and sustainable management of water and sanitation for all</td>
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<tr>
<td>GOAL 7</td>
<td>Affordable and clean energy; access to affordable, reliable, sustainable and modern energy for all</td>
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<tr>
<td>GOAL 8</td>
<td>Decent work and economic growth; sustained, inclusive economic growth, full and productive employment and decent work for all</td>
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<tr>
<td>GOAL 9</td>
<td>Industry, innovation and infrastructure; resilient infrastructure, inclusive and sustainable industrialization and innovation</td>
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<td>GOAL 10</td>
<td>Reduced inequality within and among countries</td>
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<td>GOAL 11</td>
<td>Sustainable cities and communities; make cities and human settlements inclusive, safe, resilient and sustainable</td>
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<tr>
<td>GOAL 12</td>
<td>Responsible consumption and production; sustainable consumption and production patterns</td>
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<tr>
<td>GOAL 13</td>
<td>Climate action; combat climate change and its impacts</td>
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<tr>
<td>GOAL 14</td>
<td>Life below water; conserved and sustainably use the oceans, seas and marine resources for sustainable development</td>
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<tr>
<td>GOAL 15</td>
<td>Life on land; protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and biodiversity loss</td>
</tr>
<tr>
<td>GOAL 16</td>
<td>Peace, justice and strong institutions; peaceful, inclusive societies for sustainable development, access to justice for all and effective, accountable and inclusive institutions at all levels</td>
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<tr>
<td>GOAL 17</td>
<td>Partnerships for the goals; strengthen the means of implementation and revitalize the global partnership for sustainable development</td>
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Monitoring Progress

The monitoring experience of the MDGs has shown that data will play a central role in advancing the new development agenda. We need sustainable data to empower people and support sustainable development. **There is a call for a data revolution** (UN, 2013, 2014).
“...... the goals and targets will be followed up and reviewed using a set of global indicators developed by the UN Statistical Department. These will be complemented by indicators at the regional and national levels which will be developed by Member States.”

An annual progress report on the Sustainable Development Goals will be prepared by the UN, based on data produced by national statistical systems and information collected at the regional level.

Goal 1. End poverty in all its forms everywhere

Target 1.4. By 2030, ensure that all men and women, in particular the poor and the vulnerable, have equal rights to economic resources, as well as access to basic services, ownership and control over land and other forms of property, inheritance, natural resources, appropriate new technology and financial services, including microfinance

Indicator 1.4.2: Proportion of total adult population with secure tenure rights to land, with legally recognized documentation and who perceive their rights to land as secure, by sex and by type of tenure
The Wider Global Agenda

- Promoting human rights and gender equity
- Applying responsible governance of tenure
- Applying the social tenure domain model
- Climate change mitigation and adaption
- Rapid urbanisation and slum upgrading
- Building Fit-For-Purpose LA systems - fast, affordable and upgradeable.
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Concluding Remarks
Supporting the 2030 Global Agenda
Meeting the Sustainable Development Goals

SDGs post 2015 …
Climate Change 2010’s
Natural disasters
Food shortage
Environmental degradation
MDGs 2000’s
Poverty alleviation
Human health, education
Global partnership
Sustainable Development 1990’s
Economic, Social, Environmental

Land governance to underpin the core components of the global agenda

Trustable land information and good land administration is fundamental for:

- Responsible governance of tenure
- Managing the use of land
- Coping with climate change
- Enforcing equity and human rights
- Achieving sustainable development
Everything happens somewhere:

“If we can understand more about the nature of “place” where things happen, and the impact on the people and assets on that location, we can plan better, manage risk better, and use our resources better.”

Location Strategy for United Kingdom, 2008

“Heading toward spatial enabled society”
A spatially enabled government organises its business and processes around “place” based technologies.

It is not about managing spatial information – it is about managing information, or governing society, spatially.

The technical core of Spatially Enabled Government is the spatial framework (land parcel mapping) connecting people to land.
The e-planning portal in DK is integrated in a national portal on environmental and nature information, called miljoeportalen.dk. The system is a well-functioning and valid information system that supplies the users with information on protected and vulnerable areas as well as planning restriction posed on specific areas. In short, a system showing the public restrains on properties.
Meeting the Global Agenda

- “There is an urgent need to build systems which can identify the way land is occupied and used and provide security of tenure and control of the use of land”.

- “When building such systems the focus should be on a "fit-for-purpose approach" that will meet the needs of society today and can be incrementally improved over time”.

http://www.fig.net/pub/figpub/pub60/figpub60.htm
Fit-For-Purpose – why is it?

- **The cadastral gap:**
  Only about 40 countries in the world have well functioning land administration systems.
  In most developing countries less than 10 per cent of the land is included in formal systems.

- **Limitations:** Western style systems are too costly and too time consuming and capacity demanding – and they do not serve the millions of people whose tenure are predominantly social rather than legal.

- **Benefits:** A Fit-For-Purpose approach will ensure that basic and appropriate land administration systems are built within a relatively short time frame and at affordable costs … they can then be incrementally improved over time.

> “From 30% of the world covered by secure tenure in 2015 to 80% in 2030”
Fit-For-Purpose – what is it?

- **Fit-for-purpose:** The systems should be designed for managing current land issues – and not guided by high tech solutions and costly / time consuming field survey procedures.

- **Basic purposes:** Include all land; provide secure tenure for all; and control the use of land.

- **Flexibility:** Scale and accuracy relate to geography, density of development, and budgetary capacity.

- **Incremental improvement:** Advanced Western style concepts may well be seen as the end target but not as the point of entry.

- **Good practice:** Rwanda leads the way with about 10 million parcels demarcated and registered in about five years - unit costs of 6 USD per parcel.

“As little as possible – as much as necessary”
Fit-For-Purpose Land Administration

Guiding Principles for Country Implementation

### Fit-For-Purpose Land Administration

#### KEY PRINCIPLES

<table>
<thead>
<tr>
<th>Spatial Framework</th>
<th>Legal Framework</th>
<th>Institutional Framework</th>
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<tbody>
<tr>
<td>▪ Visible (physical) boundaries rather than fixed boundaries</td>
<td>▪ A flexible framework designed along administrative rather than judicial lines.</td>
<td>▪ Good land governance rather than bureaucratic barriers</td>
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<tr>
<td>▪ Aerial / satellite imagery rather than field surveys</td>
<td>▪ A continuum of tenure rather than just individual ownership</td>
<td>▪ Holistic institutional framework rather than sectorial siloes</td>
</tr>
<tr>
<td>▪ Accuracy relates to the purpose rather than technical standards</td>
<td>▪ Flexible recordation rather than only one register</td>
<td>▪ Flexible IT approach rather than high-end technology solutions</td>
</tr>
<tr>
<td>▪ Demands for updating and opportunities for upgrading and ongoing improvement</td>
<td>▪ Ensuring gender equity for land and property rights.</td>
<td>▪ Transparent land information with easy and affordable access for all</td>
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</tbody>
</table>
Building the Spatial Framework
Using aerial imageries for participatory field adjudication

Orthophoto used as a field work map sheet with a georeferenced grid. The map shows the delineated parcel boundaries and parcel identification numbers.

Vectorised field map showing the resulting cadastral map with parcel boundaries and cadastral numbers.
Source: Zerfu Hailu, Ethiopia
Building the Legal Framework
Recording legal as well as legitimate tenure rights

Recognise
- tenure types to be included

Record
- collecting data on land rights as part of the building the spatial framework

Review
- assessing any outstanding claims
Building the Institutional Framework
Applying responsible land governance

- Integrated land management
  Viewing land tenure, land value, land use and land development as a coherent whole.

- Holistic National Land Policy
  Identifying what government wishes to achieve and what access and rights people will have.

- Decentralisation
  Decisions taken closest to a local community and matching government expenditure against local priorities

- Easy accessible
  Customer focused, dedicated to service delivery and supporting on-going maintenance
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Concluding Remarks
The Way Forward

 The quest for capacity development: ”Don´t start what you can´t sustain”

 Provisions for ongoing updating and possible upgrading are crucial and must be established up front.

 Understanding and cooperation between UN-agencies, professional organisations, and national governments

 Effective knowledge-sharing to drive and manage the change process
Key Message

Meeting the Global Agenda requires Good Land Governance for Building a Sustainable Future.

... Let’s make it happen in our lifetime ...