Summary

Within his presentation the author shows that such a complex topic as the challenge of sustainable development of our societies and the management of natural resources can only be resolved by a complex approach like sustainable land management. Therefore it is reasonable and even mandatory to advance the development of secure tenure and land administration into land management with all its essential elements like valuation, land markets, land use etc. FIG encourages and supports this development and emphasizes that it can only be managed with the joint efforts and cooperation of several disciplines.

Some hot Challenges in urban and rural areas

- Demography
- Ageing society
- Urbanisation
- Jeopardised infrastructure and property rights
- Emptying of rural areas
- Land wastage
- Desolation of city centres
- Empty state of buildings
- Land use conflicts
- Increasing civil society
- Weakened public services

It's all about the 3 P's …

Our Challenges

The challenges for Surveyors, Valuers and Registrars etc. can be considered as the 3 P’s…

Politics - Places - People

Are they prepared enough?
Do they have everywhere enough skills and competencies?

Challenges around Politics

Individual/Indigenous Approaches
Aiming at secure tenure (e.g. respect for stools and customary rights)

Public Institutional and Administrative Approaches
Good Governance
Public Private partnership

Making them work in Parallel

What is Secure Tenure?

- Life without fear of violent forced eviction
- Stability of urban (and rural) land markets
- Investment brought about by relative certainty of residential tenure
- Women’s equal right to inherit, own and transfer land

Source: UNCHS Shelter Branch: Global Division: The Global Campaign for Secure Tenure – A New Approach
The Global Campaign For Secure Tenure: "We have considered, with a sense of urgency, the continuing deterioration of conditions of shelter and human settlements"

(The Istanbul Declaration on Human Settlements, 1996)

The Global Campaign for Secure Tenure is designed to take forward the commitment of Governments to providing Adequate Shelter for All, one of the two main themes of the Habitat Agenda. The Campaign identifies the provision of secure tenure as essential for a sustainable shelter strategy, and as a vital element in the promotion of Housing Rights.

The Global Campaign for Secure Tenure has been designed to spearhead a shelter strategy that promotes the rights and interests of the poor, and which recognises that the vast majority of their shelter is provided by the urban poor themselves.

The Campaign will, in particular, promote the rights and the role of women as essential to successful shelter policy. The Campaign also marks the emergence of a revitalised UN-HABITAT after its recent restructuring. Together with the Global Campaign on Urban Governance, the work of UN-HABITAT will be focused on urban poverty reduction, with a clear priority focus on women, within a rights-based framework as elaborated within the New Strategic Vision, which was adopted by the Human Settlements Commission in May 1999.

The Campaign will succeed to the extent that it is taken up by our partners, and by public and private organisations committed to ridding our planet of poverty and inhumane living conditions. We call for your active support, and also invite you to make comments and criticisms that can take the issue forward.

Source: http://www.unhabitat.org/campaigns/tenure/introduction.asp

Governance

"The exercise of economic, political, and administrative authority to manage a country’s affairs at all levels in the interest of its citizens. It is the complex of mechanisms, relationships, and institutions through which citizens and groups articulate their interests, exercise their rights and obligations and mediate their differences. In this respect, it includes, and transcends, the state."


"Of all the ills that kill the poor, none is as lethal as bad governance.”

The Economist

Good Governance is mainly based on good land administration and land management and needs both civil society and committed professionals

Univ.-Prof. Dr.-Ing. Holger Magel: Closing Speech at the 5th FIG Regional Conference in Accra, Ghana, 2006

Decision-making Process and its Implementation aimed at Good Governance

Consensus oriented

Transparency

To be responsive to single interests

Fair and open to the everybody

Reliability

Predictability

Sources: Human Settlements United Nations Economic and Social Commission for Asia and the Pacific

Challenges around Places

Space and Resources for People
Rapid Urbanisation
Sustaining Rural Communities
Environmental Degradation

Making the inter-relationships work

Univ.-Prof. Dr.-Ing. Holger Magel: Closing Speech at the 5th FIG Regional Conference in Accra, Ghana, 2006
The urban-rural fringe in a changing society

Real Estate prices:
- Rural: low
- Urban: high – increasing
- Semi-urban: dramatic increase

Are we facing an increasing urban society?

In the past surveyors were only regarded as technical people who were not involved in the solution of social and political issues

Those of you who are responsible for managing our physical environment are also involved in resolving the most profound moral problems of contemporary human existence”

J.A. Kufour, President of Ghana

“The dignity of the individual, which comes from God, and the call to freedom, that is the original basis for all human rights, for the rule of law, for justice, for solidarity, which also finds its expression in the modern social state, for subsidiarity. In other words for the virtue of self-determination, instead of the delegation of personal freedom to institutions.”…

(Source: Chancellor Dr. Angela Merkel on European Values in a Global World)

Sustainable Local Authority ("Inclusive Municipality") in Partnership with the Citizens

Economic Development
- Economic aspect: Conservation and improvement of supply of goods and services

Ecological aspect
- Conservation of the functional capability of ecological systems
- Environmental Protection

Social and political aspects
- social fairness in and between North and South
- Equity and Fairness
Univ.-Prof. Dr.-Ing. Holger Magel: Closing Speech at the 5th FIG Regional Conference in Accra, Ghana, 2006

Sustainable Development and Functioning Land Markets are not attainable without sound Land Administration and Land Management

The Bathurst Declaration on Land Administration for Sustainable Development. FIG Publication No. 21, 1999

Parameter of EU Markets

Sustainable Development and Functioning Land Markets are not attainable without sound Land Administration and Land Management

Land Market


Parameter of EU Markets

Client

LAND MARKET

Land Market


Frank Andrew U. (2004) Comparing European cadastres; Methodological questions

Improvement of the LA System in Croatia – Towards One-Stop-Shop Solutions.
Summary of 5th FIG Regional Conference in Accra, 2006:

From cadastre, registry, land use planning, valuation etc. towards an integrated land management based on GDI/GIS and modern Geodetic reference framework.

Landmanagement

Professor Gerhard Larsson, Department of Real Estate Science in Royal Institute of Technology Stockholm has made a definition of Land Management as follows:

"The concept 'land management' is a comprehensive expression for activities aiming to fulfill established goals for the use of certain land resources. These activities may have either

1. the purpose of promoting efficient land use within an existing pattern, i.e. they may be mainly of a monitoring, administrative and controlling nature or
2. alternatively, may have the main aim of developing the land, by making substantial investment in the land or changing existing land usage. In both cases, the starting point is to choose the goals. They will determine what should be done. … At this point it will be stressed that goals should have a background, a base. One such principal base is knowledge – information about the relevant existing conditions as well as of the needs and trends for the future. To be able to develop such knowledge into a programme for the handling of the land there is also a need for an ideology or policy against which the information received can be tested." (Larsson, 1997).

Interrelationship between Land Management, Welfare, Sustainability and Good Governance


"The goal of integrated land management is to optimize the combination of economic and environmental benefits to society that are provided by the land’s soil, mineral, and water resources, while preserving or increasing the capability of the land to provide these and other benefits in the future. … The integrated approach to land management is not a fixed procedure, but rather a continuous, iterative process of planning, implementation, monitoring, and evaluation that strives to meet as many of the multiple economic, social and environmental needs of society as possible." 


A Land Management Vision

Facilitating Sustainable Development Economic, Social, Environmental, Governance Enhancing-Quality of Life

Spatio-enabled Land Administration and Management Land Tenure, Land Value, Land Line, Land Development, Land Arrangement

Land Policy Framework

Services to Business & Citizens

Country Context Institutional Arrangements Capacity Building Education & Research

LANDMANAGEMENT The new challenge to urban and rural development

Landmanagement "Quadrophonie of activating consulting, planning, arrangement and construction"

sphere of activity in urban and rural land management

Consultancy (e.g. for local development or Agenda 21 etc.)

Property Managing

Construction (Infrastructure, Facility) Managing

(Land) Resource Planning
Land management

Quadrophonie of activating consulting, planning, arrangement, and construction

Fields of responsibility are for example:

- regional, urban, inter-communal and rural development, particularly renewal and "transformation" of cities, towns and villages
- urban and rural land use; enhancing urban-rural-interrelationship
- sustainable landscape, resources and habitat management
- land policy, building land development, infrastructure development for building land and land pool management
- real estate management
- land market, valuation
- improvement of infrastructure and financing scheme
- land readjustment of built-up and non-built-up plots incl. activities of surveying, cadastral and registry
- planning process, conflict solution
- project management
- proof and security of ownership/rights

Support under this section shall involve:

1. In the case of action involving urban regeneration as referred to in Article 25(4) a) of the ERDF:

   a. measures to diversify the rural economy, comprising:
      1) area-based local development strategies intended for well-identified subregional rural elements:
      a) measures to diversify the rural economy, comprising:
         i) re-development into non-agricultural activities;
         ii) support for the creation and development of micro-businesses with a view to promoting entrepreneurship and developing the economic fabric;
         iii) encouragement of tourism activities;
         iv) measures to improve the quality of life in the rural areas, comprising:
            i) basic services for the economy and rural population;
            ii) village renewal and development;
            iii) conservation and upgrading of the rural heritage;
            iv) a training and information measure for economic actors operating in the fields covered by axis 3;
            v) a skills-acquisition and animation measure with a view to preparing and implementing a local development strategy.

2. By way of derogation from Article 33(2) of Regulation (EC) No (…), the ERDF

   a. community development, as well as the provision of services to the population taking into account the needs of specific population groups and the enhancement of participation in decision-making processes;
   b. implementation of cooperation projects;
   c. implementation of innovative approaches;
   d. implementation of cooperation projects;
   e. networking of local partnerships.

3. Rural areas and areas dependent on fisheries

   The ERDF intervention in rural areas and areas dependent on fisheries shall concentrate on the economic diversification of such areas, including:
   1) infrastructure to improve accessibility;
   2) acceleration of the rolling-out of telecommunication networks and services in rural areas;
   3) development of new economic activities outside the agricultural and fishery sectors;
   4) reinforcement of links between urban and rural areas;
   5) development of tourism and rural amenities.

...
Land readjustment in Germany

 voluntary

 public function

 private law

 public law

 reorganization of land according to § 11 (1) Nr. 1 BauGB

 reallocation of land according to § 45 BauGB

 simplified reallocation of land according to § 80 BauGB

 land consolidation according to § 1 FlurbG

 simplified land consolidation according to § 86 FlurbG

 accelerated consolidation according to § 91 FlurbG

 public function

 expropriation

 reorganization of ownerships according to § 56 LwAnpG

 voluntary exchange of land according to § 103a FlurbG and § 54 LwAnpG

 Continued Professional Development (CPD)

 PROFESIONAL COMPETENCE

 THE PROFESSIONAL COMPETENCE MODEL

 The Master’s Program “Land Management and Land Tenure” is supported by:

 DAAD

 Deutscher Akademischer Austausch Dienst

 German Academic Exchange Service

 New Masters of Science in Land Management: Impressions from TU Munich

 Deadline for Application

 Deadline for the academic year starting each year in October: May 31st of the same year.

 Application forms and further information about the Master’s Program are available from:

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