

Land Markets and Land Rights in support of the Millennium Development Goals

A Global Perspective

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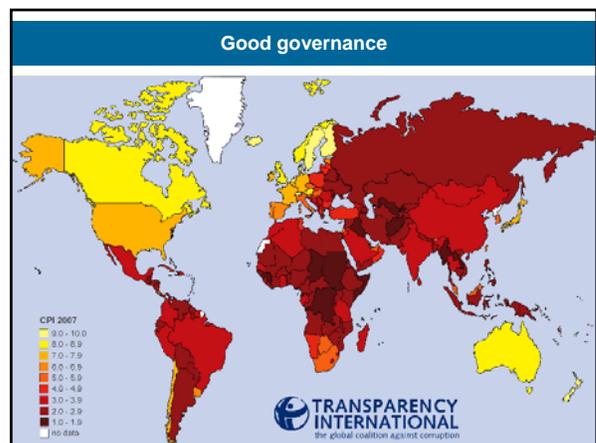
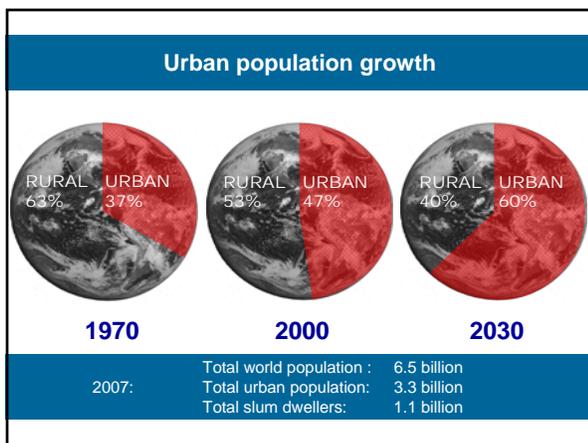
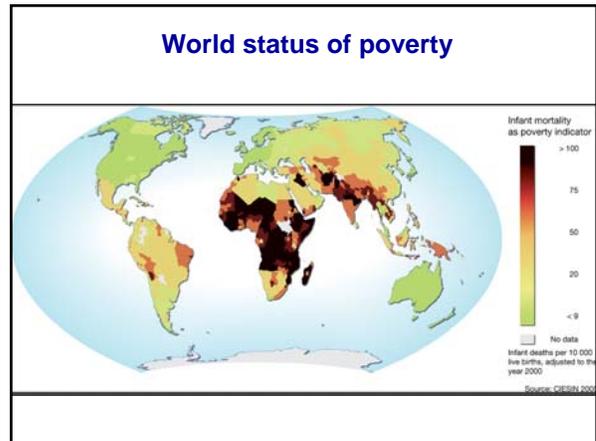
Outline of presentation

- The global agenda**
 - Facing the Millennium Development Goals
- Land Markets and the MDGs**
 - Formal and Informal Land Markets
- Informal structures**
 - Informal Settlements; Informal Development
- The way forward**
 - Capacity development to face the challenges

The UN Millennium Development Goals

- Goal 1: Eradicate extreme poverty and hunger
- Goal 2: Achieve universal primary education
- Goal 3: Promote gender equality and empower women
- Goal 4: Reduce child mortality
- Goal 5: Improve maternal health
- Goal 6: Combat HIV/AIDS, malaria and other diseases
- Goal 7: Ensure environmental sustainability
- Goal 8: Develop a Global Partnership for Development**

The framework includes 18 targets and 48 indicators enabling the ongoing monitoring of annual progress



It is all about:

People, human rights, engagement and dignity
Politics, land policies and good governance
Places, shelter, land rights, and natural resources
and Power, decentralisation and empowerment



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Formal and informal land markets

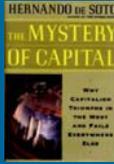
Formal land markets	Informal land markets
<ul style="list-style-type: none"> Formal public processes Public access Public registration Security of tenure Valuation and taxation Institutional credit Complex commodities Building and land use controls 	<ul style="list-style-type: none"> No rules apparent or local rules apply Informal processes – no transparency for strangers Land and property values, Tenure security may or may apply No official valuation but values may be high No land use control

No black and white distinction - often parallel systems

The increasing role of property rights

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

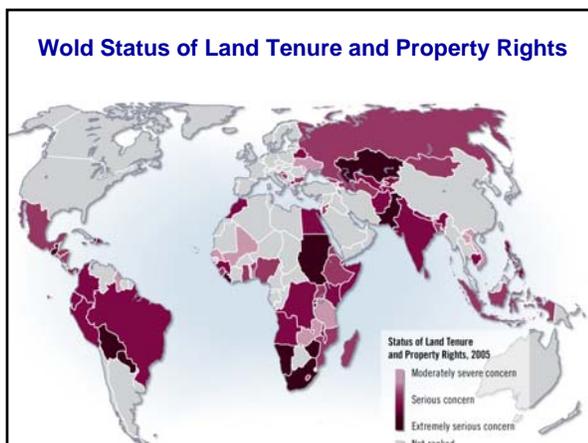
Hernando de Soto – 1993



Continuum of rights (GLTN-agenda)

From: illegal or informal rights

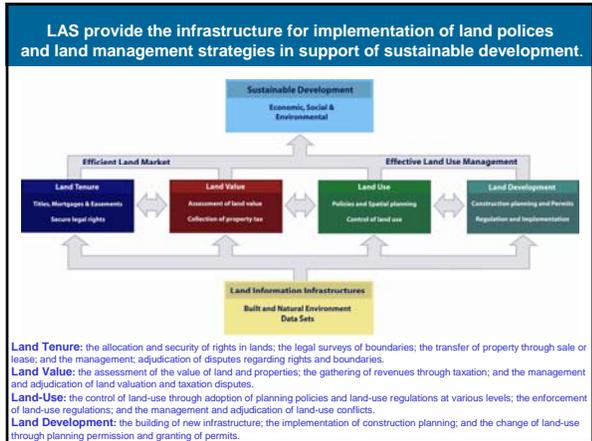
To: legal or formal rights

What is a good property system ?

- People in general can participate in the land market; widespread ownership; everybody can make transactions and have access to registration
- The infrastructure supporting transactions must be simple, fast, cheap, reliable, and free of corruption.
- The system provides safety for housing and business, and for capital formation

Only 25-30 countries in the world apply to these criteria.



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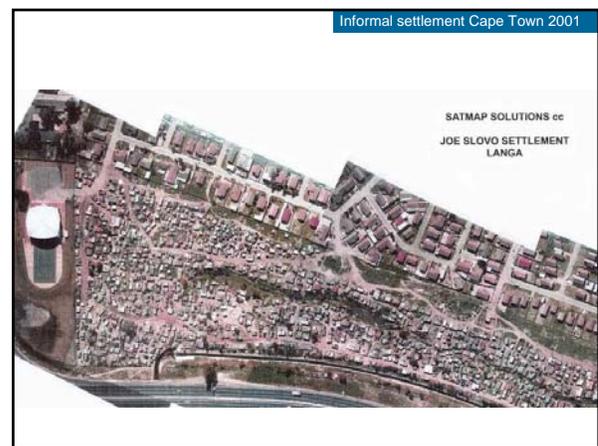
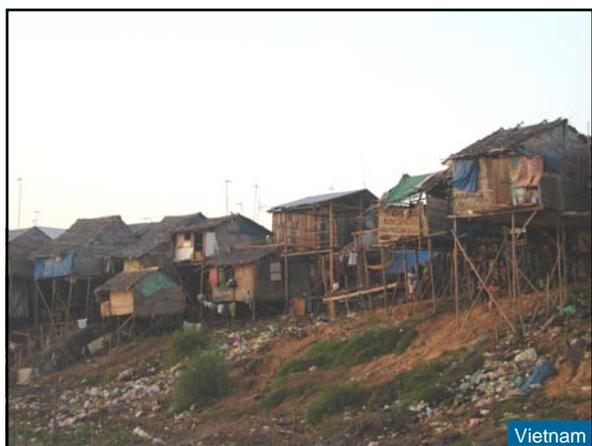
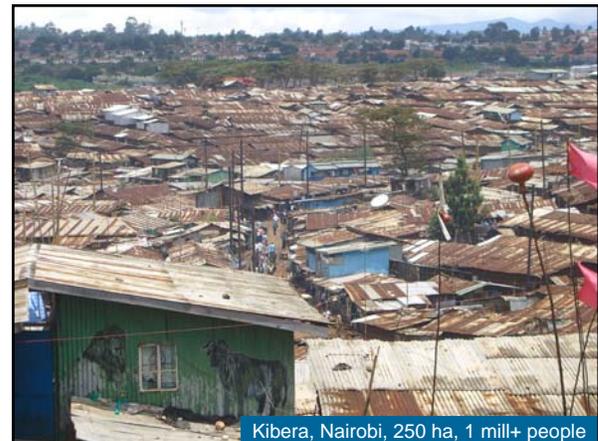
The way forward

- Capacity development to face the challenges

Informal Settlements
Areas where groups of housing units have been constructed on land that the occupants have no legal claim to, or occupy illegally.

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

OECD Definition

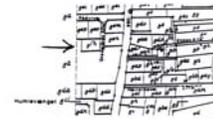




Characteristics of traditional Cadastral Systems

CAD. NO.	AREA	WAY	NO OF PARCELS
8 ft	826 ft	0 ft	1

The Cadastral register identifies the land parcels by number and area



The Cadastral map identifies the land parcels geographically

CAD. NO.	OWNER	MORTGAGE	BASEMENT
8 ft	DATE	DATE	DATE
826 ft	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

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.

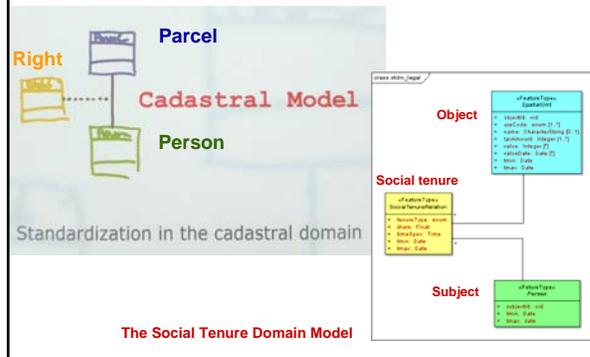
Such systems must be based on a global standard and must be manageable by the local community itself.

FIC cooperates with UN-Habitat and ITC to develop:

The Social Tenure Domain Model.



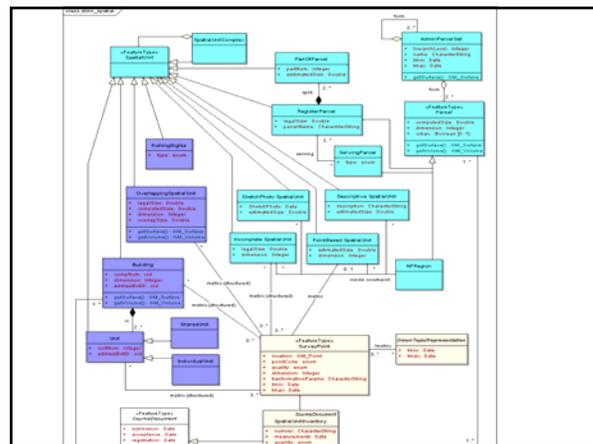
The Social Tenure Domain Model



Building a Core Model

Modeling the relation between Objects – Subjects – Social Tenure

- Objects** ("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.
- Subjects** ("who"): Not only a (legal) person – but a range of subjects such as person, couple, groups of people, unidentified groups, authority, etc.
- Social tenure** ("what"): Not only ownership and formal legal rights – but also range of informal, indigenous and customary rights as well financial issue 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.

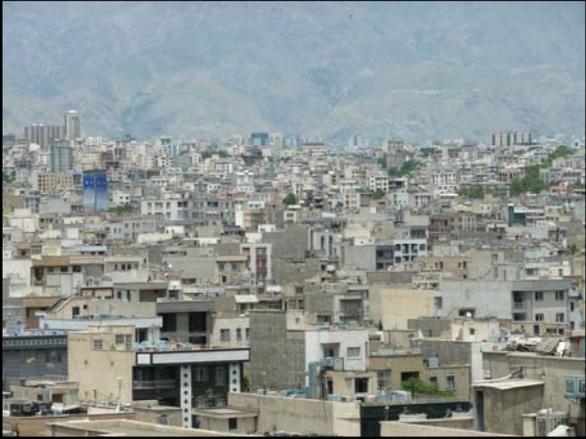
FIG Partnership with UN-Habitat - GLTN

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.

**Inadequate planning & building control systems.
Implications of social and economic institutions in society.
Bad governance**

Spatial Planning Systems - The European Perspective

	Close (there is a close relationship between the objectives of the system and what happens in practice)	Distant (there is a distant relationship between the objectives and the reality of the system)
Discretionary (Departures to plans can be made)	UK	
Moderate (Mechanisms exist for departures to plans to be made)	Denmark Finland Ireland Netherlands	Belgium Portugal
Committed (no discretion for decisions to be made contrary to plans and policies)	Austria France Germany Luxembourg Sweden	Greece Italy Spain

Three core principles




Decentralisation of planning responsibilities

- Local representative democracy responsible for local needs
- Combining responsibility for decision making with accountability for economic, social and environmental consequences.
- Providing monitoring and enforcement procedures

Comprehensive planning

- Combining aims and objectives, land-use structure planning, and land use regulations into one comprehensive planning document covering the total jurisdiction

Public participation

- Providing awareness and understanding of the need for planning regulations in respond to local needs.
- Legitimising local political decision making

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