

Building Land Information Policies

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UN, FIG, PC IDEA INTER-REGIONAL SPECIAL FORUM
THE BUILDING OF LAND INFORMATION POLICIES IN THE AMERICAS
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Denmark in Europe



Wonderful Copenhagen



The Surveyors House - the FIG home base



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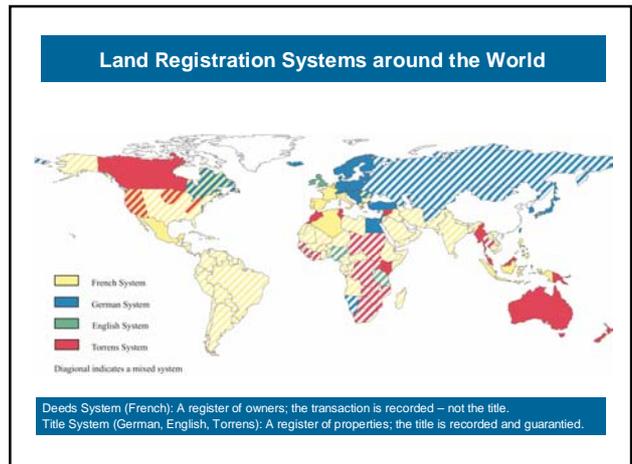
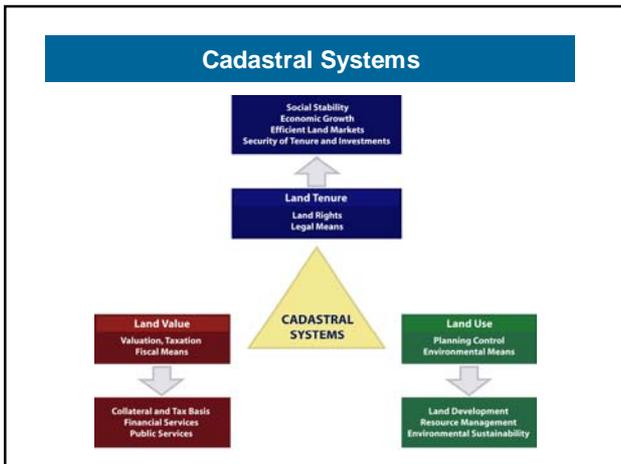
- Cadastral Systems
- Land Administration Systems
- Land Management
- A Conceptual Approach
- The FIG Agenda
- Facing the Challenges

Educational – Professional – Capacity Building – Institutional

Development and Sustainability

**“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



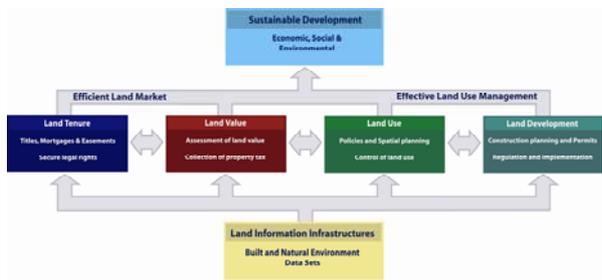
- ### Comparing Land Registration Systems
- Parameters for comparison:
- **Property Definition**
 - Where and how it is defined
 - Legal/economic/physical concept
 - **Property Determination**
 - General/fixed boundaries
 - determination process
 - **Property Formation**
 - Process, institutions and actors - who does what
 - Role of the surveyors
 - **Property Transfer**
 - Process, institutions and actors - who does what
 - legal consequences

A worldwide Comparison of Cadastral Systems

Evolution of Western Land Administration Systems

	Feudalism ~ 1800	Industrial revolution 1800-1950	Post-war reconstruction 1950-1980	Information revolution 1980-
Human kind to land evolution	Land as wealth	Land as a commodity	Land as a scarce resource	Land as a community scarce resource
Evolution of cadastral applications	Fiscal Cadastre Land valuation and taxation paradigm	Legal Cadastre Land market paradigm	Managerial Cadastre Land management paradigm	Multi-purpose Cadastre Sustainable development paradigm

Land Administration Systems...



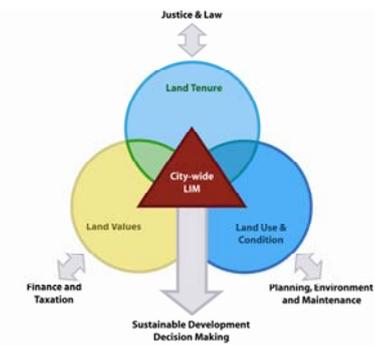
...Land Administration Systems

- A Framework of must include:

- Define and distinguish between different legal forms of land tenure
- Define how to establish and secure legal rights in land
- Establish administrative systems and clear responsibilities for
 - land transfer
 - property formation
 - mortgage and forced sales
- Coordinate legislation for
 - planning, land use, land value, land registration

- Specify the administrative role of the agencies and actors involved

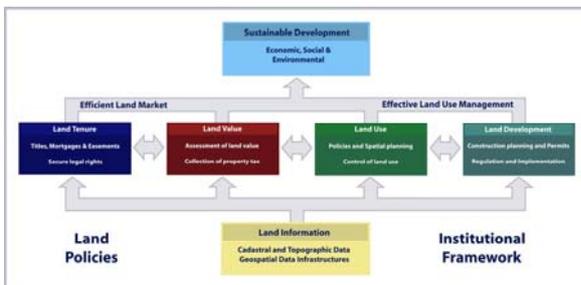
Land Information Management



The Land Management Paradigm

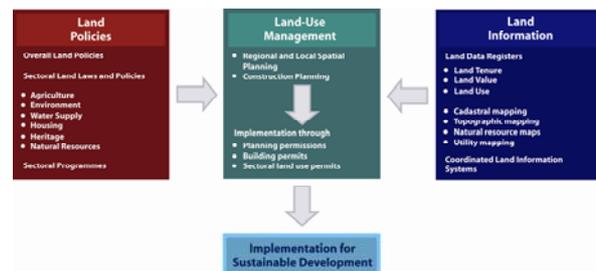


A Global Land Management Perspective

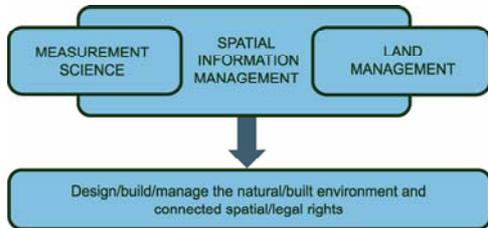


A Global Land Management Perspective. Stig Enemark, April 2004.

Integrated Land-Use Management



The Educational Challenge



THE EDUCATIONAL PROFILE OF THE FUTURE

The Professional Challenge

- Professional structures must reflect the new land management paradigm
- National associations will have to develop structures that accommodate a modern interdisciplinary profile.
- This includes adoption of ethical principles and model codes of professional conduct suitable for performing this modern role.

The Capacity Building Challenge...

Capacity can be defined as the ability of individuals and organisations to perform functions effectively, efficiently and sustainable

The challenge is to facilitate national capacity assessment and development towards establishing

- Sustainable Institutions
- Sustainable Land Administration Infrastructures
- Sustainable Human Resources and Skills

...The Capacity Building Challenge

Where a donor project is established to create land administration infrastructures in developing or transition countries, it is critical that capacity building is a main stream component that is addressed up front, not as an add-on.

In fact, such projects should be dealt with as capacity building projects in themselves for building institutional capacity to meet the medium and long term needs.

The Institutional Challenge

- Institutions are "the rules of the game"
- Property right is such an institution in society - the cadastre is a facilitator to make it work
- Another institutional challenge is to develop appropriate institutional, legal and technical processes to integrate land administration and topographic mapping programs within the context of a wider national land policy

Final Remarks



- In developing countries the debate should move from "whether this is desirable" to "what is the most appropriate land administration system to serve the needs of an individual country or jurisdiction".
- Organisations such as FIG, UN, WB should recognize the increasing demand for sustainable land administration infrastructures.
- This includes some educational, professional, capacity building, and institutional challenges to be met at the threshold of the third millennium.
- This calls for increased international co-operation. FIG is prepared to invest in such cooperative efforts.