Introducing fit-for-purpose land administration in Ecuador

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Land administration: people to land relationship

- People
- Land Right
- Parcel
Land administration

Several definitions:

Land Administration: ‘the process of determining, recording and dissemination information about tenure, value and use of land when implementing land management policies’ (UN/ECE, 1996)

Land administration is the process of regulating land and property development and the use and conservation of the land; the gathering of revenues from the land through sales, leasing, and taxation; and resolving of conflicts concerning ownership and use of land (Dale and McLaughlin, 1999)

The processes run by government using public- or private-sector agencies related to land tenure, land value, land use, and land development (Williamson, et al., 2010)
Only one quarter of the countries in the world maintain a complete land administration system – in regard of Land Tenure/Ownership, Land Use for Urban/Rural Planning and Land Value.

Conventional land titling programs incapable of bridging the gap; they fail to support the provision of a minimum form of land tenure security for:

- For all the citizens
- Including vulnerable ones
Fit-for-purpose land administration approach is needed

Figure no. 1: The Fit-For-Purpose concept (taken from Enemark, Mclaren, and Lemmen (2016))
## The Key Principles of the Fit-For-Purpose Approach

*taken from Enemark et al. (2016)*

<table>
<thead>
<tr>
<th>Spatial framework</th>
<th>Legal framework</th>
<th>Institutional framework</th>
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</thead>
<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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<td>• Aerial/satellite imagery rather than field surveys.</td>
<td>• A continuum of tenure rather than just individual ownership.</td>
<td>• Integrated institutional framework rather than sectorial silos.</td>
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<td>• Accuracy relates to the purpose rather than technical standards.</td>
<td>• Flexible recordation rather than only one register.</td>
<td>• Flexible ICT approach rather than high-end technology solutions.</td>
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<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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Ecuador 2-13 October 2017

Programme

For the Write-shop and Workshop on
Fit-For-Purpose Land Administration in Ecuador

University of the Armed Forces – ESPE, Ecuador

with Faculty ITC, University of Twente and Kadaster, the Netherlands

2-13 October 2017
What we did in Ecuador?

Aim was to: introduce and inform the land administration audience and stakeholder about the FFP land administration approach

**First week** **Write-shop** a study fieldwork visit to MIDUVI (Min. for Housing), SIGTIERRAS (Min. of Agriculture) and Municipal Cadastral Office of Quito - the capital city of Ecuador

**Semi-structured Interviews with 14 land professionals**

**Write-shop: using the structure of AiRLA book and FFP LA Concept**

**Second week** **Workshop** on: fit-for-purpose land administration and modelling with lectures and guided practical’s from ITC, Kadaster International and ESPE and 27 land professionals from all LA stakeholders including Municipalities affected by the Earthquake 2016
Land administration in Ecuador

- LA is under the municipalities with focus on the urban cadastre, since 1940
- It includes six legally and socially accepted lands tenure types
- 2008 A new Constitution which identified need to create national cadastre (and support the municipal level)
- 2011 - A Presidential Decree: national cadastre would be composed of municipalities that will be governed by Ministry for Housing and Urban Development (MIDUVI)
Two initiatives in parallel:

- **SIGTIERRAS** project supported by MAG
- **Ecuadorian State Bank**, has allowed the construction of urban cadastres in 140 municipalities

- Last two years MIDUVI has a lead in the standardization and subsequently construction of the national cadastral system

- 2016 - the Law of Territorial Order, MIDUVI is the governing body with a mandate to create and maintain the national cadastre of Ecuador
The urban cadastre is also a competence of municipalities.

It is mainly used as a tax register to collect property taxes.

At present, **140 of the 221 municipalities: ~70%** have been implementing projects of georeferenced urban cadastral updating based on the definition of each municipality among the urban areas of the rural areas.

34 municipalities (out of 221) do not have georeferenced urban cadastre systems.

33 municipalities, on the other hand, have local urban cadastre standards and systems combined with the spatial component.
Land administration in Ecuador MAG/SIGTIERRAS

- Otrhophotos R=1:5000, 89% of Ecuador, 2010-14
- MAG has a mandate, under the SIGTIERRAS
- For the survey, data collection, and establishment of the rural cadastre
- Project based concept 1 mil. Parcels in 54 Mun
- In 5 years 25% of the rural territory of Ecuador
Land administration in Ecuador - rural

Photos credit MAG/SIGRIERRAS
Fit-for purpose land administration in Ecuador – first thoughts by Todorovski

Ecuador aims to have functional LA until 2021 - possible only with FFP approach

- Legal Component – OK
- Spatial Component
  - More FFP usage of Orthophotos – visual boundaries
  - Participation OK – could improve in time
  - Less elements to measure/collect on field
- Institutional
  - IT System – OK
  - DB OK but too many attributes/classes to maintain
  - Adopt rules and regulations for FFP
  - Capacities development
Thank you for your Attention