Effective Land Administration
A Framework and its Components

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University of Twente/ITC

UN GGIM Seminar “Effective Land Administration”

Deqing China
September, 28th 2018
Data
Waiting Transactions
Waiting Transactions
Cadastral Maps
Back up
Purpose

• Peace Building and Security
• Smart and Resilient Societies
• Secure Tenure Rights for All
• Access to Land for All
• Sustainable Land Use
• Protected Environment
• Access to Basic Infrastructure (Water, Sanitation)

• Social Justice
• Resource Management
• Storage CO2 and Other
• Access to Credit
• Slum Upgrading
• Access to Housing
• City Management
Needs

• Digital environment
• Overview of existing tenancy – complete coverage
• Faster, Cheaper, Good enough
• Within time limit – performance
• Conversion to legal system
• Maintainable
Multiplier

Mission 3 Billion

10 Years
Integrated Approach

• Focus Land Titling
Identification of Landobject
Identification of Person
Results – Shown Immediately after Acquisition
Cloud
LEVANTAMIENTO DE INFORMACIÓN ESPACIAL DE PREDIOS
FECHA: 24/04/2018

ESTE ES UN PRODUCTO RESULTANTE DE UN EJERCICIO ACADÉMICO LLEVADO A CARGO POR RADASTER DE HOLLANDA (AGENCIA DE CATASTRO, REGISTRO Y CATALOGUÍA DE TIERRAS DEL RETNO DE LOS PAESTES (MOQ), Y LA UNIVERSIDAD DISTRITAL F.J.C., QUE BUSCA PROPORCIONAR UNA METODOLOGÍA PARA EL LEVANTAMIENTO TOPOGRÁFICO DE PROPIEDADES DE TERRAS RURALES. NO SE PUEDE DERIVAR NINGÚN DERECHO LEGAL DE ESTE DOCUMENTO, NI TIENE VALOR JURÍDICO.
DEPARTAMENTO DEL META
MUNICIPIO DE VISTA HERMODA
VEREDA TERMALES

Nombre o identificación del Predio: LAS CAMELIAS

Área (aproximada): 28 ha
DEPARTAMENTO DEL META
MUNICIPIO DE VISTA HERMOSA
VEREDA TERMALES

Nombre o identificación del predio: LAS CAMELIAS

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<th>Identificación de los propietarios / poseedores</th>
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Fotos de los documentos y los propietarios / poseedores
DEPARTAMENTO DEL META
MUNICIPIO DE VISTA HERMOSA
VEREDA TERMALES

Nombre o identificación del predio: LAS CAMELIAS

Documentos que asocian el terreno con los propietarios / poseedores

Tipo de documento:
Propiedad
Object Identification & Minimal Attributes

Name: Juan
Ownership. Share 1/2

Name: Juanita
Ownership. Share 1/2

9.500 < Area < 10.500

Value: about 37,000

Agriculture
Boundary Definition & Many Attributes

Name: Leeuw
Ownership Share 1/1

Name: Bank
Mortgage

Area: 8.590
Value: 33.440
Complete Overview: Continuum of Land Rights

- Freehold
- Possession
- Customary
- Dispute
- State
- Condominium
- Occupation
- Informal
- Restriction
Land Administration Domain Model

- Components
- Parties (green)
- Rights (yellow)
- Spatial Units (blue)
- Surveying (pink)
- Geometry (violet)
Process

• Fast – light equipment
• Reliable – collect attributes once
• Cheap – grassroots (local) surveyors under professional management
• Transparent – check with community
General

- Guidelines for tenure security assessments, recognition and typology formulation in accordance with the continuum approach
- Legalise Fit-For-Purpose Approach
- National Tenure Atlas
- Make an inventory of global spatial data providers
- Performance measurement (indicators) and contents of databases for land administration
- Pilot methodology
- Develop guidelines and policies for data infrastructure and for ICT infrastructure
Recognise

• Build broad support for all relevant levels of government
• Create and agreed tenure classification and typology
• Develop a basis for an approach of recognition of previously unrecognised land tenure types and land rights
• Check gender issues
• Publish the land tenure and land rights classification, typology and codes and related tenure descriptions and areas of application
• Identify new roles of professionals and other relevant actors
Recordation

- Make a decision on ICT
- Appoint an authority to certify land data collector supervisors
- Introduce grassroot surveyors
- Set minimal requirements for data to be collected
- Publish classification tables (rights, rightholders, etc)
- Develop a monitoring tool for land administration projects
- Use the National Tenure Atlas to identify areas for data collection
- Organise data collection per area/project in clear steps to include – priority areas: disaster, conflict
- Make a complete recordation of land rights
- Improve quality of all data, incrementally over time
Review for Conversion

• Establish a legal framework to allow for conversion
• Take steps for upgrade along a continuum of land rights recordation
• Include legacy and historical data
• Technical conversions
• Link data to the source
• Develop linkages with paper-based systems
Tenure Atlas
10 Pillars as the basis of the Framework
Governance and Institutions

- Transparency and Accountability
- Responsible Governance
- Coordination and Integration
- Enabling Environment for Policies, Standards, Regulations, etc.
- Engaged, structured and outcome focused
- Effective And Efficient Institutions
Legal and Policy

• Fit-For-Purpose Land Administration; Continuum of land rights
• Conflict-sensitive land administration
• Legal policy and institutional cohesion
• Common implementation of law
• Norms, Policies and Guides
• Implementation; enforcement
Financial

- Business model – sustainable, affordable (providers and end-users); Non profit and cost recovery
- Partnership – donors
- Investment – Commercial, Tools, Procedures
- Streamlining of Financing Procedures; Supporting service
- P.M.: Benefits: Sustainable Economy through Land Administration, social justice, less court cases
Data

- Coordinate data sharing and access; Open data
- Custodianship and Maintenance
- Current Accurate; Reliable
- Land Rights, Land Value, Land Use, Gender, Conflict, Disaster
- Conversion of legacy
- Privacy protection
- Data protection
- Data quality
Innovation

- Cost-effective land administration services
- Propoor and conflict-sensitive land tools
- Processes, simplification
- Research
- AI, Big Data, Internet of things
- Crowd Sourcing
Standards

• Appropriate standards that fit legal, financial and capacity context
• Fit For Purpose
• LADM, STDM
• ISO, OGC
• Classification
• Digital - Interoperability (legal, semantics, technical)
Transparency and Accountability

- Guiding principles should be under governance and institutions
- Accessibility
- Gender sensitivity
- Corruption
- Equal access
Partnerships

- Coordination
- Community Partnership
- Industry Partnership and Joint Ventures: PPP
- International and Inter-Agency Coordination and Input
Capacity and Education

- Knowledge and skills transfer to ensure sustainability
- Capacity development of international and national officers working in conflict
- Skills training; Professional training; Peer-to-peer learning
- Inter-government; Sharing knowledge; Interdisciplinary
- Ethics
- Grass-root surveyors
Communication and Engagement

- Clear engagement with land stakeholders; Stakeholder analysis
- Awareness Continuous
- Relevant
- Everybody
- Research
- Usage of communication channels (pictures, videos)
- Gender equity; Policy process
- Effective communication strategies for different stakeholders using appropriate channels such as radio, social media etc.
- Communication Strategies: Stakeholder Identification, Monitoring and Evaluation
  - Advocacy
  - Empowerment and Improved Access to information
  - channels such as radio, social media etc
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19th Annual Bank Conference on Land & Poverty

Concluding remarks

Klaus Deininger
Secure tenure for all is within reach

Approaches need to be fit for purpose
- Accessible, inclusive & affordable to all (incl. group rights)
- More participatory & cheaper land admin. adapted to local norms
- Achieving gender equity & sustaining it
- Enables feedback loops (social norms, regulations)

A need to ensure sustainability, coverage, transparency
- Rights are not static & need to adapt to changing circumstances
- Documentation of rights should be universal & public
- Specific requirements change

But implementing it often not easy
- Need regulations to innovatively adapt to traditions
- Tenure security different from high precision survey
- Partnership with surveyors & private sector
IT (cloud, EO, connectivity, BC) is transforming the land sector

Reduce cost & improve quality of service delivery
- Allow cheaper, participatory land admin. adapted to local norms
- Increase transparency & accountability
- Enables linking land use & tenure, monitoring (incl. large farms)

Interoperability amplifies benefits from land admin.
- Makes mortgage markets possible (link to pers. ID & parcel)
- Shows underuse & wealth bias of land taxation
- Allows smart (insurance) contracts & supply chain management
- Compliance with & cost of planning regulations can be quantified

But raise difficult legal & institutional issues
- Who owns the data?
- How to update regulations written centuries ago?
- How to build capacity to supervise private sector?
- Partnership with land registries & legal experts
Thanks