A Fit-For-Purpose approach to Land Administration in Africa in support of The 2030 Global Agenda

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“Always reserve a window seat…”

“Buy land – it is not produced anymore” (Mark Twain)
Focus on Africa
Sustainable Development is about Poverty Eradication
Land governance is about the policies, processes and institutions by which land, property and natural resources are managed.

This includes decisions on access to land; land rights; land use; land development.

Land governance is about determining & implementing sustainable land policies.
## Benefits to Society

<table>
<thead>
<tr>
<th>Support for governance and the rule of law</th>
<th>Protection of state lands</th>
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<tbody>
<tr>
<td>Alleviation of poverty</td>
<td>Management of land disputes</td>
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<tr>
<td>Security of tenure</td>
<td>Improvement of land use planning</td>
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<td>Support for formal land markets</td>
<td>Development of infrastructure</td>
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<td>Security of credit</td>
<td>Management of resources and environment</td>
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<tr>
<td>Support for land and property taxation</td>
<td>Management of information and statistical data</td>
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The 2030 Global Agenda
17 Goals, 169 targets, and about 240 indicators

GOAL 1 End poverty in all its forms everywhere
GOAL 2 Zero hunger; achieve food security and improved nutrition and promote sustainable agriculture
GOAL 3 Good Health and well being: ensure healthy lives and promote well-being for all at all ages
GOAL 4 Quality education; ensure inclusive and equitable quality education and lifelong learning for all
GOAL 5 Gender equality and empower all women and girls
GOAL 6 Clean water and sanitation; availability and sustainable management of water and sanitation for all
GOAL 7 Affordable and clean energy; access to affordable, reliable, sustainable and modern energy for all
GOAL 8 Decent work and economic growth; sustained, inclusive economic growth, full and productive employment and decent work for all
GOAL 9 Industry, innovation and infrastructure; resilient infrastructure, inclusive and sustainable industrialization and innovation
GOAL 10 Reduced inequality within and among countries
GOAL 11 Sustainable cities and communities; make cities and human settlements inclusive, safe, resilient and sustainable
GOAL 12 Responsible consumption and production; sustainable consumption and production patterns
GOAL 13 Climate action; combat climate change and its impacts
GOAL 14 Life below water; conserved and sustainably use the oceans, seas and marine resources for sustainable development
GOAL 15 Life on land; protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and biodiversity loss
GOAL 16 Peace, justice and strong institutions; peaceful, inclusive societies for sustainable development, access to justice for all and effective, accountable and inclusive institutions at all levels
GOAL 17 Partnerships for the goals; Strengthen the means of implementation and revitalize the global partnership for sustainable development
“The monitoring experience of the MDGs has shown that data will play a central role in advancing the new development agenda. We need sustainable data to empower people and support sustainable development. There is a call for a data revolution” (UN, 2013, 2014).
“...... the goals and targets will be followed up and reviewed using a set of global indicators developed by the UN Statistical Department. These will be complemented by indicators at the regional and national levels which will be developed by Member States.”

An annual progress report on the Sustainable Development Goals will be prepared by the UN, based on data produced by national statistical systems and information collected at the regional level.

Goal 1. End poverty in all its forms everywhere

Target 1.4. By 2030, ensure that all men and women, in particular the poor and the vulnerable, have equal rights to economic resources, as well as access to basic services, ownership and control over land and other forms of property, inheritance, natural resources, appropriate new technology and financial services, including microfinance.

Indicator 1.4.2: Proportion of total adult population with secure tenure rights to land, with legally recognized documentation and who perceive their rights to land as secure, by sex and by type of tenure.
The Wider Global Agenda

Promoting human rights and gender equity

Applying responsible governance of tenure

Applying the social tenure domain model
Recording legitimate land rights

Building Fit-For-Purpose LA systems - fast, affordable and upgradeable.

Climate change mitigation and adaption
Rapid urbanisation and slum upgrading
Supporting the 2030 Global Agenda
Meeting the Sustainable Development Goals

Trustable land information and good land administration is fundamental for:

- Responsible governance of tenure
- Managing the use of land
- Coping with climate change
- Enforcing equity and human rights
- Achieving sustainable development

Land governance to underpin the core components of the global agenda

SDGs post 2015 …
Climate Change 2010’s
Natural disasters
Food shortage
Environmental degradation

MDGs 2000’s
Poverty alleviation
Human health, education
Global partnership

Sustainable Development 1990’s
Economic, Social, Environmental
Meeting the Global Agenda

- “There is an urgent need to build systems which can identify the way land is occupied and used and provide security of tenure and control of the use of land”.
- “When building such systems the focus should be on a "fit-for-purpose approach" that will meet the needs of society today and can be incrementally improved over time”.

http://www.fig.net/pub/figpub/pub60/figpub60.htm

FIG /WB Declaration

A fit-for-purpose approach includes the following elements:

- **Flexible** in the spatial data capture approaches to provide for varying use and occupation.
- **Inclusive** in scope to cover all tenure and all land.
- **Participatory** in approach to data capture and use to ensure community support.
- **Affordable** for the government to establish and operate, and for society to use.
- **Reliable** in terms of information that is authoritative and up-to-date.
- **Attainable** to establish the system within a short timeframe and within available resources.
- **Upgradeable** with regard to incremental improvement over time in response to social and legal needs and emerging economic opportunities.
Fit-For-Purpose – why is it?

- **The cadastral gap:**
  Only about 40 countries in the world have well functioning land administration systems. In most developing countries less then 10 per cent of the land is included in formal systems.

- **Limitations:** Western style systems are too costly and too time consuming and capacity demanding – and they do not serve the millions of people whose tenure are predominantly social rather than legal.

- **Benefits:** A Fit-For-Purpose approach will ensure that basic and appropriate land administration systems are built within a relatively short time frame and at affordable costs … they can then be incrementally improved over time.

“From 30% of the world covered by secure tenure in 2015 to 80% in 2030”
Gender equity
Fit-For-Purpose – what is it?

- **Fit-for-purpose**: The systems should be designed for managing current land issues – and not guided by high tech solutions and costly / time consuming field survey procedures.

- **Basic purposes**: Include all land; provide secure tenure for all; and control the use of land.

- **Flexibility**: Scale and accuracy relate to geography, density of development, and budgetary capacity.

- **Incremental improvement**: Advanced Western style concepts may well be seen as the end target but not as the point of entry.

- **Good practice**: Rwanda leads the way with about 10 million parcels demarcated and registered in about five years - unit costs of 6 USD per parcel.

“As little as possible – as much as necessary”
Fit-For-Purpose Land Administration
Guiding Principles for Country Implementation


### Fit-For-Purpose Land Administration

#### KEY PRINCIPLES

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<th>Spatial Framework</th>
<th>Legal Framework</th>
<th>Institutional Framework</th>
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<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>▪ Holistic institutional framework rather than sectorial siloes</td>
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<tr>
<td>▪ Accuracy relates to the purpose rather than technical standards</td>
<td>▪ Flexible recordation rather than only one register</td>
<td>▪ Flexible IT approach rather than high-end technology solutions</td>
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<tr>
<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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Building the Spatial Framework
Using aerial imageries for participatory field adjudication

Orthophoto used as a field work map sheet with a georeferenced grid. The map shows the delineated parcel boundaries and parcel identification numbers.

Vectorised field map showing the resulting cadastral map with parcel boundaries and cadastral numbers.

Source: Zerfu Hailu, Ethiopia
Building the Spatial Framework

Using visual boundaries, a participatory approach and locally trained land officers, means that the process can be carried out in parallel through the country.
Building the Legal Framework
Recording legal as well as legitimate tenure rights

Recognise
- tenure types to be included

Record
- collecting data on land rights as part of the building the spatial framework

Review
- assessing any outstanding claims
Integrated land management
Viewing land tenure, land value, land use and land development as a coherent whole.

Holistic National Land Policy
Identifying what government wishes to achieve and what access and rights people will have.

Decentralisation
Decisions taken closest to a local community and matching government expenditure against local priorities.

Easy accessible
Customer focused, dedicated to service delivery and supporting on-going maintenance.
The Way Forward

- The quest for capacity development: “Don’t start what you can’t sustain”

- Provisions for ongoing updating and possible upgrading are crucial and must be established up front.

- Understanding and cooperation between UN-agencies, professional organisations, and national governments

- Effective knowledge-sharing to drive and manage the change process
Key Message

Meeting the Global Agenda requires Good Land Governance that is Fit-For-Purpose for Building a Sustainable Future … Especially in Africa … Let’s make it happen in our lifetime …
The future belongs to our children