

# Capacity Building for Land Governance in Support of the Global Agenda

Prof. Stig Enemark  
 President  
 Aalborg University, Denmark

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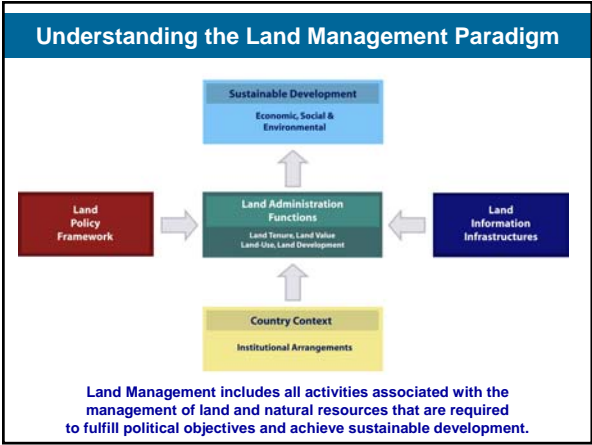
## Outline of Presentation

**Underpinning Land Governance and Management**

- Understanding the land management paradigm
- Understanding the Capacity building concept
- Capacity building for land Governance

**The Global Agenda**

- Facing the Millennium Development Goals
- "Building the Capacity"
- The role of FIG



## Land Governance - The Big Challenges

Contributing to achieving the MDGs - towards development, security and human rights for all. This also include the big challenges of the new millennium:

- Climate Change
- Food Shortage
- Energy Scarcity
- Urban Growth
- Environmental degradation
- Natural Disasters

All these issues relate to governance and management of **land**

## The role of the surveying profession

Land governance and management is a core area for surveyors/geo-spatial profession. It will require:

- High level geodesy models to predict future change
- Modern surveying and mapping functions to support management and implementation
- Spatial data infrastructures to support decision making on the natural and built environment
- Secure tenure systems
- Sustainable systems for land valuation, land use management and land development
- Systems for transparency and good governance

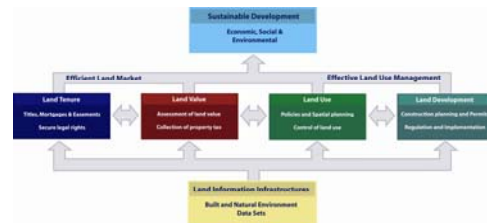
**Land governance is a cross cutting issue confronting all traditional silo-organised land administration systems.**

## Operational tasks

- **Positioning and mapping**  
Geodetic surveys and topographic mapping
- **Allocation and security of rights in land**  
Parcel boundary surveys; property transfer.
- **Assessments of value in land and property**  
Gathering of revenue through taxation.
- **The control of land use**  
Adoption of planning policies; land use regulations.
- **Implementation of new physical infrastructure**  
Implementation of construction planning; land development
- **Building the capacity to manage these tasks**

## Land Administration Systems (LAS)

LAS provide the infrastructure for implementation of land policies and land management strategies in support of sustainable development.



**Land Tenure:** the allocation and security of rights in lands; the legal surveys of boundaries; the transfer of property through sale or lease; and the management; adjudication of disputes regarding rights and boundaries.  
**Land Value:** the assessment of the value of land and properties; the gathering of revenues through taxation; and the management and adjudication of land valuation and taxation disputes.  
**Land-Use:** the control of land-use through adoption of planning policies and land-use regulations at various levels; the enforcement of land-use regulations; and the management and adjudication of land-use conflicts.  
**Land Development:** the building of new infrastructure; the implementation of construction planning; and the change of land-use through planning permission and granting of permits.

## The value to society

12.5% of Britain's GDP is based on the activity of Ordnance Survey of Great Britain - £100 billion (one thousand times the turnover of OSGB)

## The Capacity Building Challenge

- In many countries, the national capacity to manage land rights, restrictions, and responsibilities is not well developed in terms of mature institutions and the necessary human resources and skills.
- In this regard, the capacity building concept offers some guidance for analyzing the capacity needs and developing adequate responses at societal, organizational and individual levels.

## Capacity Building – what is it ? ...

- **Capacity Building**  
It is a complex issue. The conventional concept is closely related to education, training and HRD.
- **UN definition:**  
Capacity can be defined as the ability of individuals and organisations or organisational units to perform functions effectively, efficiently, and sustainable
- **Three important aspects:**
  - Not a passive state but part of a continuing process
  - Ensures that human resources and their utilisation are central
  - Requires that the overall context is also a key consideration

## ... Capacity Building – what is it ?

Capacity Building is two-dimensional:

- **Capacity Assessment**  
A structured and analytical process whereby the various dimensions of capacity are assessed within the broader systems context, and also evaluated for specific entities and individuals within the system.
- **Capacity Development**  
The process by which individuals, groups, organisations, institutions and society increase their ability to:
  - perform core functions, solve problems, define and achieve objectives; and
  - understand and deal with their development needs in a broader context and in a sustainable manner (OECD Definition).

## ...Capacity Building – what is it ?

Capacity building issues can be addressed at three levels:

- The broader system/societal level**  
 Dimensions include: Policies, legal/regulatory framework, management and accountability perspective, and the resources available.
- The entity/organisational level**  
 Dimensions include: Mission and strategies, culture and competencies, processes, resources (human, financial, information) and infrastructures.
- The group-of-people/individual level**  
 Dimensions include: education and training programs to meet the gaps within the skills base and the number of staff to operate the systems in the short, medium and long term perspective.

Starting at organisational level and zooming in at individual and out at societal level

## Capacity Building in Land Governance

Land administration is a cross-sectoral and multidisciplinary area. An adequate response in terms of capacity building measures must reflect this basic characteristic that includes assessment and development at all three levels: Societal, Organisational, and Individual.

Level	Dimensions of Capacity Assessment	Dimensions of Capacity Development
<b>Societal Level</b>	<ul style="list-style-type: none"> <li>Policy dimension</li> <li>Social and institutional dimension</li> <li>Systems dimension</li> <li>Legal and regulatory dimension</li> </ul>	<ul style="list-style-type: none"> <li>Land policy issues</li> <li>Land administration vision</li> <li>Land administration system</li> <li>Land tenure principles</li> <li>Legal principles</li> </ul>
<b>Organisational Level</b>	<ul style="list-style-type: none"> <li>Cultural issues</li> <li>Managerial and resource issues</li> <li>Institutional issues and processes</li> </ul>	<ul style="list-style-type: none"> <li>Institutional infrastructures</li> <li>Spatial data infrastructures</li> <li>Professional institutions</li> </ul>
<b>Individual Level</b>	<ul style="list-style-type: none"> <li>Professional competence</li> <li>Human resources needs</li> <li>Educational resources</li> </ul>	<ul style="list-style-type: none"> <li>Educational programs</li> <li>Training and CPD programs</li> <li>Virtual programs</li> <li>Education-research centre</li> </ul>

## Key Lessons Learned

- Donor projects in land administration often have a narrow focus on access to land and security of tenure; not on the wider land administration infrastructure and land policy issues.
- 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 steam 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.



## Malawi example

A New Land Policy:

- Comprehensive land law
- Sound institutional framework
- Democratization
- Decentralization
- Security of tenure
- Security of land investments
- Equal access to land
- Poverty alleviation
- A powerful symbol

## Malawi - example

- The new Land Policy aims to achieve social, economic development and sustainability
- Empowering and integrating the local and traditional authorities
- Multi-donor project addressing capacity building issues up front
- Flexible curriculum combining diploma and bachelor level and combining surveying, planning and land management
- A modern and sustainable approach


## Malawi - Curricula Development

Current status: 26 planners, 20 valuers, 12 licensed surveyors

Short term capacity needs:

National level:	100 professionals, and 150 technicians
Local government:	300 professionals and 700 technicians
Including private sector:	Double
Traditional authorities:	300 trained clerk

- Certificate in Land Administration – a one year program for the land clerks
- Diploma in Surveying and Land Administration – a two year program for technicians
- Bachelor in Surveying and Land Management – a four year program for professionals



## Global Partnerships in Land Governance



Is strongly committed to the Millennium Development Goals

*"Building the Capacity"*

## 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

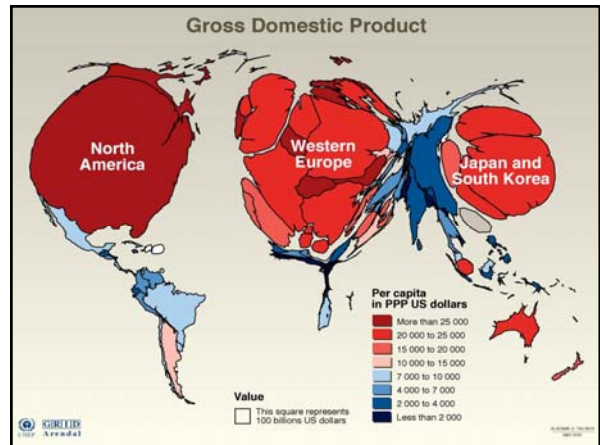
Goal 5: Improve maternal health

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


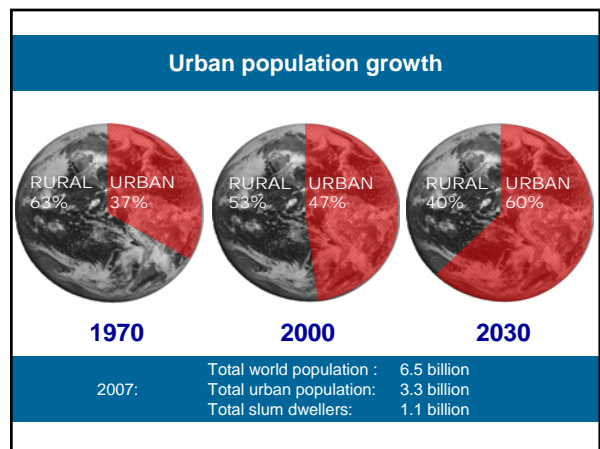


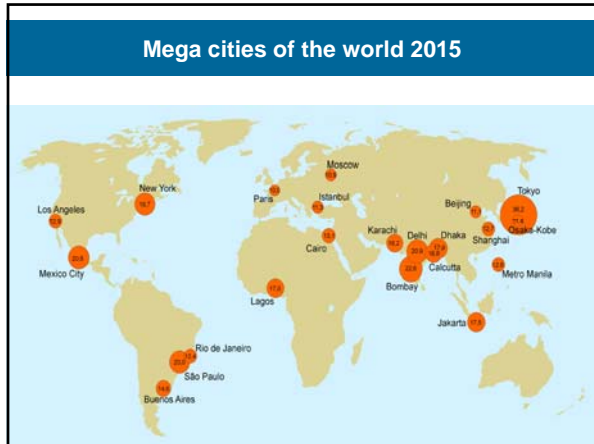
## It is all about:

**People,** human rights, engagement and dignity

**Politics,** land policies and good governance

**Places,** shelter, land rights, and natural resources



## Partnership with UN-Habitat - GLTN

### 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:

**FIG** cooperates with UN-Habitat to Develop "The Social Tenure Domain Model."

"Building the capacity"



## 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.

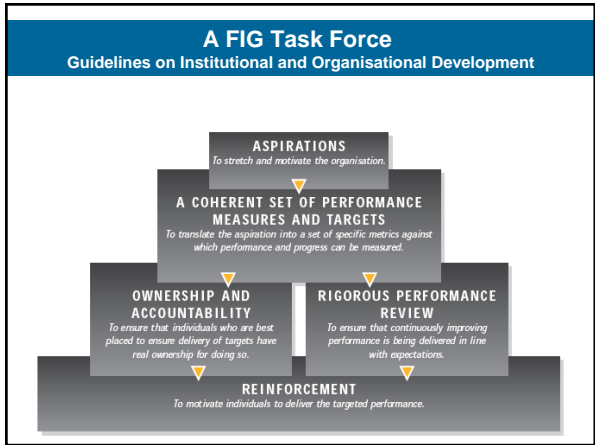
- Inadequate planning & building control systems.
- Implications of social and economic institutions in society.
- Bad governance

"Building the capacity"



## Partnership on the cross-cutting gender issue

"Building the capacity"

## Institutional and Organisational Development

### Institutional development

The enhancement of capacity to perform key functions effectively, efficiently and sustainable. This requires:


- Stable remits enshrined in legislation
- Appropriate mechanisms for dealing with shortcomings

### Organisational development

The enhancement of structures and responsibilities to meet the agreed remit. This requires:

- Adequate, suitable resourcing
- A clear and appropriate focus
- Suitable mechanisms to turn focus into practice

## Swaziland example



- Review of strengths/weaknesses/impacts
- Creation of vision, mission, aims
- Creation of business plan
- Fundamental restructuring
- Revised policies
- Clear performance measures
- Technical support

UK Government support running 1995-1999.  
To replace long-term secondments by building internal capacity  
12 visits by 10 different consultants

By completing these tasks, covering all elements of the model, the Swaziland Surveyor General's Department gained the confidence and the competence to operate successfully without external inputs.

**FIG/FAO Project:**

Developing a logical Framework for Self-Assessment of Capacity Needs

Identification of the specific steps considered as the building blocks for developing sustainable land administration systems.

For each step the capacity can be assessed, and possible or needed improvements can be identified.

### Capacity Assessment in Land Administration

- Each step is addressed in a box posing some key questions to be analysed.
- Some comments are given in each box in order to facilitate the analyses
- The analyses may lead to the need for organisational changes or improvements
- The analyses may also indicate the need for developing the necessary human resources and skills for improving the competence of the existing personnel.
- The analysis must be realistic and may lead to adjustment of the political and/or the business objectives of the organisation

### Joint Board of Geospatial information Societies

IAG, ICA, FIG, IHO, IMTA, ISCGM, ISPRS, and GSDI

#### Ad-hoc Committee on Capacity Building in Africa

**Mission**

- To co-ordinate the capacity building activities in Africa of the members of the Joint Board and to advise the Joint Board on policy issues relating to education in Africa.

**Terms of Reference**

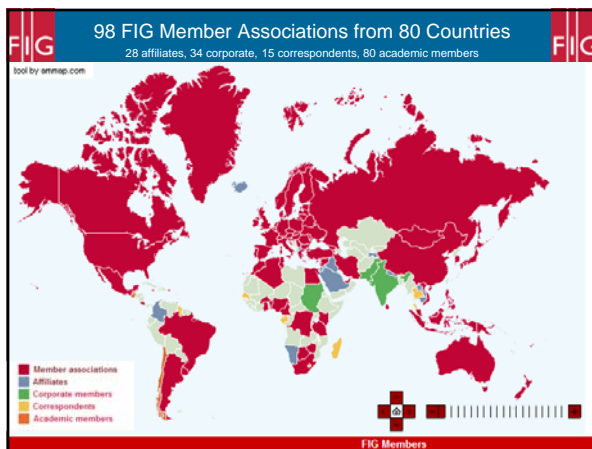
- Collect and maintain information of meetings on capacity building in the geospatial area in Africa held by any organisation.
- Review the information and advise members of the Joint Board of opportunities for collaboration and for organisation of events and of potential duplication of effort.
- Establish and maintain an email network of interested individuals and organisations who can contribute to information on activities and any problems.
- Advise the Joint Board on any problems or potential problems which could be reduced by members of the Board.

- [www.fig.net/jbgis](http://www.fig.net/jbgis)

### Ad-hoc Committee on Disaster Risk Management

"Building the capacity"

Tsunami, South East Asia  
26 December 2004



### The Role of FIG

- **Professional Development**
  - Global forum for professional discussions and interactions
  - Conferences, symposia, commission working groups, .....
- **Institutional Development**
  - Institutional support for educational and professional development at national and international level
- **Global Development**
  - Cooperation with international NGO's such as the UN agencies, World Bank, and sister organisations
  - Joint activities and common policy-making to reduce poverty and enforce sustainable development

## The Role of

FIG, this way, intend to play a strong role in building the capacity to design, build and manage national surveying and land administration systems that facilitates sustainable Land Governance.

## FIG publications



## Sustainable Land Governance - the future belongs to our children



**Thank you very much for your attention**

