Fit-For-Purpose
Land Administration Guiding Principles
Providing Secure Tenure for All

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Fit-for-Purpose Land Administration
The World Bank Trilogy

Stig Enemark
Part 1 - Overview

Fit-For-Purpose Land Administration

Christiaan Lemmen
Part 2
Providing Secure Tenure For All

Robin McLaren
Part 3
Making it Work
Fit-for-Purpose Land Administration — the Concept

Spatial Framework:
- Aerial imagery country wide
- Participatory field adjudication
- Incremental improvement
- Continuum of accuracy

Fit-For-Purpose Land Administration

Legal Framework:
- Enshrine FFP approach in law
- Secure all land rights for all
- Human rights, gender equity
- Continuum of tenure – STDM

Institutional Framework:
- Holistic, transparent & cost effective
- Sustainable IT-approach
- Ongoing capacity development
- Continuum of services
Customary Lands
# Fit-for-Purpose Land Administration

**KEY PRINCIPLES**

<table>
<thead>
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<th>Spatial Framework</th>
<th>Legal Framework</th>
<th>Institutional Framework</th>
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<td>• Visible (physical) boundaries rather than fixed boundaries</td>
<td>▪ A flexible framework designed along administrative rather than judicial lines.</td>
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Land Rights –
Aspects to be Supported

• Recognise
• Record
• Review

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  • Ensuring gender equity for land and property rights | • Good land governance rather than bureaucratic barriers  
  • Integrated institutional framework rather than sectorial silos  
  • Flexible ICT approach rather than high-end technology solutions  
  • Transparent land information with easy and affordable access for all |
’Recognise’

- Recognition, classification and development of a typology in land rights on the basis of an assessment of existing legitimate rights at the country level
- Publication in a National Tenure Atlas
‘Record’

• Collecting data on evidence of land rights based on FFP approaches in land administration
‘Review (Conversion)’

• Assessing the evidence of rights and any possible outstanding claims and when conditions are met, the security of the rights will be increased
Building the Legal Framework

- The legal framework needs to be flexible and managed through administration rather than court decisions.
- The **STDM** concept should be applied to ensure that legal as well as social tenure be secured independent of formality and technical accuracy.
- The FFP approach will require a flexible recordation system.
- Applying the continuum of land rights will require innovative pro-poor recordation systems.
- Women make two thirds of the worlds poor.
- Women's access to land must be seen as a universal human right.
FFP Process

1. Local Recognition of Tenure Types
   - Separate Local Pro-poor Recordation Initiatives
   - Review for Integration

2. National Recognition of Tenure Types
   - Adjudication and Recordation in the Field
   - Registration of Rights in National Land Register
   - Review for Conversion

3. Iterative Revision of Legislation
   - Unresolved Disputes
   - Land Certificate to Citizen
FFP Process - Building a National Land Recordation System

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FFP Process - Pro-Poor Land Recordation Initiatives

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Recognising, Recording, Reviewing Land Rights
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Local Recognition of Tenure Types → Separate Local Pro-poor Recordation Initiatives → Review for Integration

National Recognition of Tenure Types → Adjudication and Recordation in the Field → Registration of Rights in National Land Register → Review for Conversion

Iterative Revision of Legislation

Unresolved Disputes → Land Certificate to Citizen
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National Tenure Atlas

Source: Ministry of Lands and Resettlement, Namibia
A Variety of Continuums

Continuum of land rights
- Informal land rights: Perceived tenure approaches, Occupancy, Adverse possession, Leases, Customary, Anti evictions, Group tenure, Registered Freehold
- Formal land rights

Representation of rightholders
- Group: Group, Group non-defined, Membership, Religion, Local Government/Ministry, Married
- Individual: Community, Cooperative, Individual

Land recordation
- Less Complex: Shoebox with titles, Register without, Register with, Deed based, Digital System, Accurate map
- More Complex: 3D Cadastre

Continuum of Accuracy
- Incomplete Reference: Sketch, Photo/Video, Polygon, High Accuracy
- Complete Reference: Set of Lines, Different Sources, Polygon, High Accuracy

Representations of spatial units
- Incomplete Reference: Sketch, Point based, Reference to Street: Axis, Polygon, Low Accuracy, Volume
- Complete Reference

Acquisition methods
- Inaccurate Reference: Tape/Plane table, Handheld GPS, Legacy Maps
- Accurate Reference: Google Maps, OpenStreetMap, MS Virtual Earth, Aerial Camera UAV, GPS/CORS
STDM Conceptual Model

PARTY
Person/s, Group/s or Group/s or Groups

SOCIAL TENURE RELATIONSHIP
- Use rights
- Occupancy
- Customary tenure
- Tenancy
- Ownership
- Rent, leases
- Permits
- etc.

SUPPORTING DOCUMENTS
Sketch, Audio, Video
Scanned Documents,
Photo’s, etc.

SPATIAL UNIT
Land Property,
Structure, Natural
Resources, etc.
STDM
UN-Habitat/GLTN Social Tenure Domain Model - FIG YSN
Information and Communication Technology

ICT is not just about technology – it’s about the ways in which information and technology are used to deliver better services and enhance trust and confidence in land administration and government.
LAND ADMINISTRATION
ISO 19152:2012
Information and Communication Technology

Adopting an effective, scalable supporting ICT infrastructure is considered to be crucial for the implementation of the FFP approach
ICT Principles for FFP

- ICT Principles for FFP
- Governance & Management of ICT
- Technical Platforms and Standards
- Key Strategic Decisions
Thanks!