

Land administration for economic development. Experiences from institutional development projects

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Definitions

- Institutions: *Rules of the game, formal, informal, cultural, traditional*
- Land tenure: *The mode and content of rights to land*
- Land administration: *The governmental processes of administrating rights, use and values of land*
- Cadastre: *Land information system for rights, use and values of land*
- Title: *Evidence of a land use right*



Poverty alleviation and land administration

- Sustainable economic development
- Secure tenure, equal access to land poor, men/women, individualistic rights, access to capital, access to markets for products, safe transactions of property to low costs, property market...
- Land administration can facilitate or obstruct (but not alone solve)



- LA for governmental administration
 - Rationale for governments
 - Promote sustainable land management
 - Protect human rights
 - Formulate, implement and monitor land policies
 - Land use planning and enforcement
 - Environmental protection
 - Infrastructure development
 - Land taxation
- LA for supporting land rights
 - Provide information about rights (security of tenure, land market actors, others)
 - Secure transactions of land
 - Land registration
 - oral witness (local courts)
 - deed registration (documents)
 - title registration (cadastral unit/parcel, maps)



LA in Africa

- Traditional systems
 - no need to replace in order to promote economic development (security of tenure)
 - should gradually develop to accommodate new demands (democratic decision-making, rule of law, transparency, participatory, protective of social and environmental values, provide information for land markets and credits)
- Colonial systems
 - Designed for a specific purpose, difficulties to maintain



Ongoing development in Africa

- Recognition of traditional tenure in formal laws
- Decentralisation
- Land redistribution
- Land valuation and taxation
- Re-engineering of technical specifications
- Urban land
 - access and prices
 - informal tenure
- Technical development
 - GPS
 - Digital mapping
 - IT
- Spatial data infrastructure
 - Standardisation and exchange of information



Human resource development

- Existing training possibilities not totally adequate
- Need for a new profession, land administrators, combining legal, economic, technical and social sciences in order to manage cadastral procedures?
- Capacity building for LA organisations to implement new land policies the most crucial issue .



LA in East Europe and Asia

Restitution

Distribution of land to former owners (Central Europe)

Compensation to former owners (vouchers), Hungary



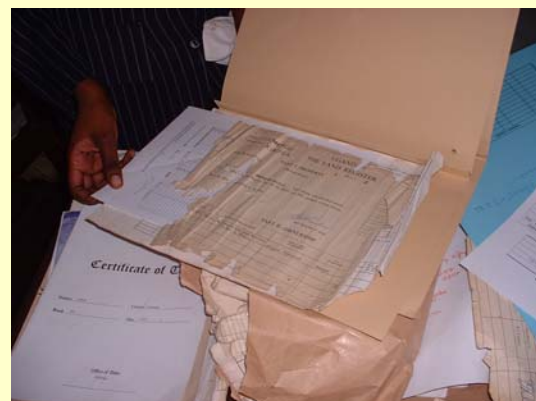
Privatisation

- Restitution, Central Europe, Baltic States, Vietnam, China
- Privatisation of land shares in Russia, Ukraine, Kyrgyzstan, Moldova etc.
- Distribution of land to farmers and other people on the countryside, e.g. Moldova, Georgia, Armenia, Kyrgyzstan
- Vouchers (widely used for privatisation of State property but not for land)

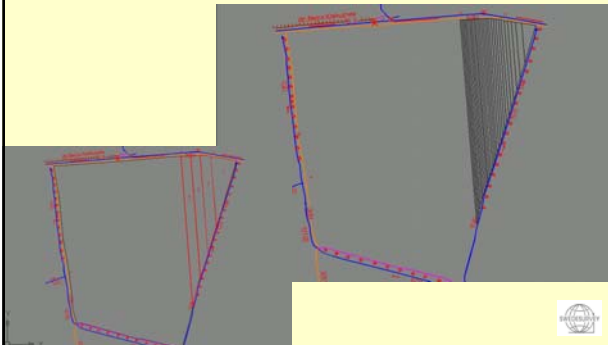


Institutional issues

- Civil law, land code and real property formation legislation
- Real property definition, land, buildings, facilities, woods etc.
- Initial registration in manual systems finished but generally without maps
- Development of land information systems, national spatial data infrastructure
- Organisational development, merging or redesigning of organisations, Natural Resources, BTI, Cartography, Rights Registration
- Management development, financial system, staff engagement, local offices



Privatisation of kolchoz Kyrgyzstan



Conclusions

- People interested in security of tenure
- Interest for collateral and property market secondary
- Land distribution created a far reaching fragmentation, which cannot generate economic growth
- Property market cannot be created, will emerge out of demands. Property market will not alone create a suitable structure for agriculture development
- Too much focus on land titling of large tracts of land and too little on development of transparent procedures for land administration
- Important with an equal distribution of land and possibilities to acquire land for development
- Important to counteract land speculation
- Important to create a property information systems to provide security of tenure, support emerging systems for credit and market transactions and land use planning in areas with demand for these services
- Important with procedures for property formation, land allocation and land use planning to support privatisation, investments, to protect existing interests including women and other vulnerable (poor) people
- Flexible non-traditional approaches in combination with new technology can provide land information systems in developing countries
- Land information systems need to allow for the inclusion of both formal, customary and informal land tenure

