

# COMMISSION 7

## CADASTRE AND LAND MANAGEMENT

### WORK PLAN 2002 – 2006

#### 1. Title

Cadastre and Land Management.

#### 2. Terms of Reference

Commission 7 deals with land administration ('the process of determining, recording, and disseminating information about the ownership, value and use of land when implementing land management policies', ref. UNECE Land Administration Guidelines 1996). 'Ownership' should be seen as a broad concept of land tenure within various jurisdictions (statutory, customary, informal etc.). 'Land' includes constructions at subsurface level, ground level and above land level (e.g. buildings). Furthermore Commission 7 deals with land management, that is the implementation of land policy, by a wide range of land policy instruments (e.g. land reform, land consolidation, land markets, land taxation, marine resource management etc.).

In 'key words' Commission 7 deals with

- land tenure
- institutional context of land
- land law and land related laws
- land related public administration
- public and private roles in land administration
- land registration and land recording
- cadastres, land registers and cadastral maps
- cadastral surveying and mapping
- non parcel based land information systems
- informal settlements and formalization processes
- land related information management and business administration
- re-engineering and cadastral reform
- land policy and land policy instruments
- land markets, land use planning, land taxation
- land and marine resource management
- land reform and land redistribution
- land consolidation and urban land readjustment
- access to land by women and vulnerable groups

#### 3. Mission Statement

Commission 7 aims at

- providing a world wide forum for enhancing and exchanging the knowledge and understanding about land administration and land management
- elaborating the role of land administration and land management for sustainable development
- encouraging the development of appropriate concepts and tools for land administration and land management with regard to the specific institutional and operational context of developed and developing countries

- promoting awareness concerning the role of surveyors in this field amongst stakeholders
- encouraging knowledge, skills and capabilities of surveyors in this field
- playing a leading role in advancing land administration and land management

#### **4. General**

##### **Relation with the Councils strategy and work plan**

Commission 7 will contribute to the Councils strategy and its work plan. Therefore the commission 7 work plan includes

- cooperation with other commissions or external organisations as much as possible
- work on programs for joint events and for working weeks, congresses
- publication of working results and lectures
- contribution to good practice reports
- stimulation of resolutions after each event and distribution through the FIG Office
- regionalisation of events to increase participation of individual members
- providing member associations with tools for strengthening the profession
- Commission 7 will adequately contribute to the FIG working Weeks and Congresses, as there are in 2003 (venue to be confirmed), Athens (23-28 May 2004), Cairo (7-12 May 2005) and Munich (2006)

##### **Objectives of the commission 7 work plan**

Reviewing the background of land administration and land management there are many fields of interest for Commission 7. However we have to make a choice through focusing on the most important issues, inspired by a document as the UN/FIG Bathurst Declaration of Land Administration for Sustainable Development.

These important issues are:

##### Land administration and land management in customary and informal areas.

- How to facilitate the implementation of land policy with a focus on customary areas
- How to support the formalisation of informal settlements
- Access to land by women and vulnerable groups

##### Land administration and land management in the marine environment

- How to support marine cadastres
- How to support coastal zone management

### Land fragmentation, land restitution, and land re-distribution

- How can we contribute to solving land fragmentation and to improving land distribution.

### Institutional Conditions as a critical success factor

- Which institutional context is beneficial for successful land administration and land management activity

### Efficiency and Effectiveness

- How can we measure land administration performance

### Costs of land administration systems

- how can we provide low cost tools for land administration

### Appropriate ICT support for modern land administration and land management

- How can we integrate advanced technology in land administration processes
- How to establish land administration spatial data infrastructures
- How to integrate 3D rights to land in land administration systems
- How to extent cadastres towards the marine areas
- Electronic conveyancing
- Land administration standards

### Capacity Building for land administration and land management

- How can we contribute to capacity building and institutional building for land administration and land management.

Commission 7 will address these issues in various activities, as there are

- working groups
- symposia and workshops
- delivering lectures, papers and reports
- providing a documentation center OICRF
- internal cooperation with other FIG Commissions
- external cooperation with other relevant organisations
- mixed forms

Commission 7 should put more effort in involving countries in Africa, Latin America, Middle East and Asia in exchanging information on the introduction and development of land administration systems and land management policies and in providing a meeting place. Therefore Commission 7 should take the lead in organising 3 regional conferences on land administration and land management developments in the region. These meetings are especially meant for professionals from the region. Not necessarily all Commission 7 members should feel obliged to attend. Commission 7 should try to make participation-costs as low as possible in order to encourage regional participation. Costs of meeting places and simple meals should be provided by the host country.

## 5. Working Groups

### **Working Group 7.1 – Creating Land Administration in formal and informal environment**

#### Policy Issues

The terms of reference of working group 7.1 on land administration in a formal and informal environment are as follows:

- identify how land administration can accommodate formal and informal men-land relationships.
- identify when customary rights and informal possession should be recorded/registered
- identify land management requirements to land administration systems in a formal and informal environment, with a focus on land use.
- contribute to access to land by women and vulnerable groups
- develop recommendations
- identify best practices
- contribute to regional conferences

#### Chair

Mr. András Osskó (Hungary), e-mail: ffhigazg@elender.hu

#### Specific Projects

No specific projects.

#### Workshops

The working group will be involved in the organisation of 3 *regional conferences* on land administration and land management, preferably together with Commission 8 (urban and rural land use planning and development, informal settlements) and Commission 9 (valuation).

#### Publications

The working group aims at publishing the results of the regional conferences. The working group aims at publishing recommendations on the subject.

#### Timetable

The regional conferences are scheduled in 2003, 2004 and 2005 (preliminary). There is a proposal for the Middle East (Jordan 2003).

## **Working Group 7.2 – Instruments for land distribution**

### Policy Issues

The terms of reference of working group 7.2 are as follows.

- identify the problem of land distribution
- identify mechanisms to solve land fragmentation
- identify mechanisms for land restitution and land redistribution
- identify cheap and fast procedures
- take into account the role of women and vulnerable groups
- develop recommendations
- identify best practices
- organise 1 symposium on land fragmentation and land consolidation

### Chair

Mr. Mikko Uimonen (Finland), e-mail: mikko.uimonen@nls.fi

Secretary: Mr. Mika Törhönen (Finland), e-mail: mika.torhonen@finnmap.com

### Specific Projects

The working group will pay extra attention to land redistribution processes in southern Africa (coordination by members of the Commission Mr. Apie van den Berg (South Africa), e-mail: avdberg@csg.pwv.gov.za and Mr. Sam Zhou (Zimbabwe), e-mail: zhou@ecoweb.co.zw )

### Workshops

The working group will organise 1 *symposium* on combating land fragmentation through land consolidation.

### Publications

The working group will publish the results of the symposium. The working group will publish recommendations on the subject.

### Timetable

- The symposium is tentatively scheduled at the Commission 7 Annual Meeting in 2004.
- The extra attention to land redistribution processes will be paid during the Commissions annual meeting in South Africa November 2002 (4-9 November 2002, to be confirmed).

## **Working Group 7.3 – Advances in Modern Land Administration**

### Policy Issues

The terms of reference of working group 3 on modern land administration are as follows.

- identify the impact of advanced technology on land administration systems
- focus on electronic conveyancing and electronic submission of documents
- electronic signatures
- focus on internet as a distribution channel

- focus on standards (ISO as applied to 'cadastres')
- develop recommendations
- identify best practices
- organise 1 symposium on use of advanced technology

#### Chair

Dr. Winfried Hawerk (Germany), e-mail: winfried.hawerk@gmx.de

#### Specific Projects

- Mr. Daniel Steudler is investigating issues on benchmarking cadastral systems. He is willing to aim at the publication of 1 *report* on land administration performance.
- Messrs Daniel Steudler and Jürg Kaufmann are willing to elaborate the Commission 7 country profile reports
- Jointly with Commission 3 there will be a special sub-group on 3D Cadastres to follow up on a 3D Cadastre seminar in November 2001, and to organize an other workshop to proceed the subject. The joint subgroup will be chaired by Dr. M. A. Salzmann (Netherlands). The representative of Commission 3 will be Prof. Yerach Doytscher (Israel)

#### Workshops

- 1 *symposium* on integrating advanced technology.
- 1 *symposium and/or joint Congress session* on low cost technology jointly with Comm. 5
- 1 *workshop* on 3D Cadastres jointly with Commission 3

#### Publications

The working group will publish the results of the symposia. The working group encourages the publication of benchmarking issues, and country profiles.

#### Timetable

- The symposium on advanced technology is tentatively scheduled at the Commissions Annual Meeting in 2003 (probably in Poland).
- The symposium on low cost technology will be coordinated with Commission 5 (probably in 2005)
- The workshop on 3D Cadastres will tentatively scheduled in late 2002, 2003 (jointly with Commission 3).

## **6. Advisors to the Commission**

Regarding the subject of the Working Groups 7.1 and 7.2 the Commission welcomes Dr Clarissa Fourie (South Africa) and Prof. Mike Barry (South Africa, Canada) as advisors to the Commission.

## **7. Co-operation with other FIG Commissions and Sister Associations**

It should be recognised that other FIG Commissions are involved in some of the above mentioned issues, as there are:

Commission 1 (aspects of professional practice and public private cooperation), Commission 2 (education, capacity building), Commission 3 (spatial data infrastructures, information management, 3DCadastral), Commission 4 (marine cadastres, coastal zone management), Commission 5 (low cost land surveying technology), Commission 8 (land use planning and development), and Commission 9 (valuation). In support to the Council's wish for coordination and cooperation, Commission 7 will seek cooperation with other FIG Commissions *when relevant*.

## **8. Co-operation with United Nations Agencies**

Commission 7 aims at cooperation with UN agencies, as there are the UN-Habitat, UN/FAO, UN/UNEP and UN/ECE/WPLA *when relevant*.

## **9. Culture and Languages**

The Commission endorses the underlying concept that respect for cultural and linguistic issues very important and that the Commission will be sensitive to these issues in the way they work. This will be implemented by encouraging multilingual abstracts and presentations in general meetings, and through the use of an appropriate regional language during regional meetings.

## **10. Other Activities**

### **Joint working groups**

*Commission 2* will take the lead in a joint working group (2.5) on capacity building for land administration, aiming at 1 *open conference and/or executive workshop*. The joint working group will publish the results. Prof. Ulf Jensen (Sweden) will chair the joint working group. *Commission 7* will be represented by Prof. Tommy Österberg (Sweden), Mr. Arbind Tuladhar MSc (the Netherlands) and Prof. Paul van der Molen (the Netherlands).

*Commission 4* will take the lead in a joint working group on marine cadastres (WG 4.3), aiming at 1 *symposium and /or joint Congress session*. The joint working group will publish the results. Mr. Michael Sutherland (Canada) will chair the joint working group. *Commission 7* will be represented by Prof. Mike Barry (South Africa, Canada), Dr Paul Munro-Faure (United Kingdom), ir. Ina Elema (Netherlands), and Prof. Ian Williamson (Australia) as a liaison to UN.

*Commission 5* will take the lead in a joint working group on low cost technology, as appropriate for developing countries, with a focus on land administration, aiming at 1

*symposium and/or congress session.* The joint working group will publish the results. Commission 7 will be represented by Mrs Mabel Alvarez Lopez (Argentina), Mrs Gerda Schennach, Dipl.-Ing. (Austria), Mr Tim Viney (United Kingdom) and Mr Jacob Opadeyi (Trinidad & Tobago).

Dipl.-Ing. Gerda Schennach (Austria) and Prof. Paul van der Molen (the Netherlands) will represent Commission 7 in the FIG-Network for underrepresented groups in surveying.

## **UN/ECA**

At the UN Economic Commission for Africa (ECA) meeting in Addis Ababa (Commission for Development of Information CODI II) (September 2001) the participants recommended some kind of standing attention to land administration in Africa.

At the UN/FIG meeting in Nairobi (October 2001) the participants recommended the establishment of a subcommittee for land administration at ECA. FIG was invited to provide support to the development of terms of reference for such a committee. Commission 7 is prepared to draft such terms of reference.

## **Communications**

Commission 7 will maintain a web site. The secretariat will provide the webmaster.

Commission 7 shall develop efforts to keep in close contact with the participants, mainly through e-mail.

## **Standardisation**

Commission 7 will contribute to the FIG's activity for standardisation. Working group 7.3 will be first in charge. Dr Winfried Hawerk will represent the Commission in the FIG Standardisation Network.

## **Events co-sponsored by FIG**

Commission 7 will contribute at the best of its ability to FIG sponsored events. At the moment the Commission made a preliminary commitment to events in Morocco (December 2003), Asia and the Pacific (2004) and Lithuania (possibly 2004). The contribution will focus on the identification of possible speakers etc.

## **Events organised by FIG member associations**

The Commission will contribute at the best of its ability to various events that are organised by FIG-member associations. The Commission made preliminary commitments to events in Turkey (GIS-2002, September 2002), Italy (2003) and Poland (2003). The contribution of the Commission will focus on the identification of possible speakers, and help in organisational matters.



## **9. Calendar of events**

### **2002**

- Commission 7 annual meeting (4-9 November 2002 dates to be confirmed ) + symposium Land redistribution (South Africa)
- Contribution to GIS 2002 Symposium in Turkey, 23-26 September 2002
- Executive workshop Capacity Building

### **2003**

- Commission 7 annual meeting (19-23 September 2003 dates to be confirmed) + Symposium on Advanced Technology (Poland)
- Regional Conference (probably Jordan, focus on Middle East))
- Contribution to Conference Italy (May 2003)
- Contribution to Conference Poland (Krakow) (September 2003)
- Contribution to FIG sponsored event Morocco

### **2004**

- Commission 7 annual meeting + Symposium Land Fragmentation
- Regional Conference
- Contribution to FIG sponsored event in Asia and the Pacific
- Contribution to FIG sponsored event Lithuania

### **2005**

- Commission 7 annual meeting + Symposium Low cost technology.
- Regional Conference
- Contribution to FIG sponsored events (to be decided)

### **2006**

- FIG Congress Munich

## **10. Commission Officers**

### **Commission Chair**

Mr. Paul van der Molen

Director

Cadastral and Public Registers Agency

P O Box 9046

NL-7300 GH Apeldoorn

THE NETHERLANDS

Tel: + 31 55 528 5258

Fax: + 31 55 355 6850

Email: paul.vandermolen@kadaster.nl

**Commission 7 Secretariat****Vice Chair – Administration**

Mr. Christiaan Lemmen (the Netherlands), e-mail: lemмен@itc.nl

Mrs. Pauline van Elsland, Assistant, e-mail: pauline.vaneland@kadaster.nl

Commission 7 Secretariat

c/o Cadastre and Public Registers Agency

P.O. Box 9046

NL-7300 GH Apeldoorn

THE NETHERLANDS

Visiting address: Jean Monnetpark 1, NL-7336 BA Apeldoorn

Tel. + 31 55 528 5624

Fax + 31 55 355 7362

**Vice Chair and Chair of Working Group 7.1 – Creating Land Administration in formal and informal environment**

Mr. András Ossko

Fővárosi Földhivatal

(Budapest Land Office)

Sas U 19

H-1051 Budapest

HUNGARY

Tel. + 36 1 302 3052

Fax + 36 1 302 3049

E-mail: ffhigazg@elender.hu

**Vice Chair and Chair of Working Group 7.2 – Instruments for land distribution**

Mikko Uimonen

Cadastral Information Centre

National Land Survey of Finland

PO Box 84

FIN-00521 Helsinki

FINLAND

Tel. + 358 205 415 611

Fax +358 205 415 595

E-mail: mikko.uimonen@nls.fi

Secretary: Mika Törhönen (Finland), e-mail: mika.torhonen@finnmap.com

**Vice Chair and Chair of Working Group 7.3 – Advances in Modern Land Administration**

Dr. Winfried Hawerk

Kleinfeld 22 a

D-21149 Hamburg

GERMANY

Tel. + 49 173 239 66 91 or + 49 170 962 04 53

E-mail: winfried.hawerk@gmx.de

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