

FFPLA

..the origin and evolution



Stig Enemark



Honorary President

Professor Em. of Land Management, Aalborg University, Denmark

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The Origin

2009 ... Joint FIG/WB conference on Land Governance in support of the MDGs ... and signing a MoU between FIG and

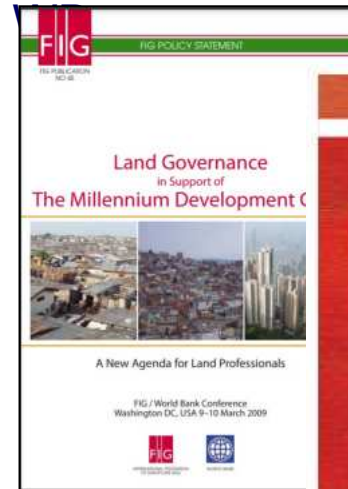
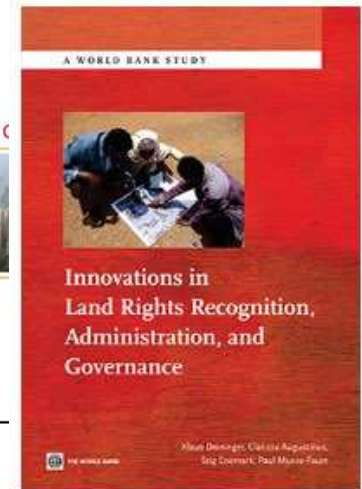


FIG Publication 45



WB, GTN, FIG, FAO

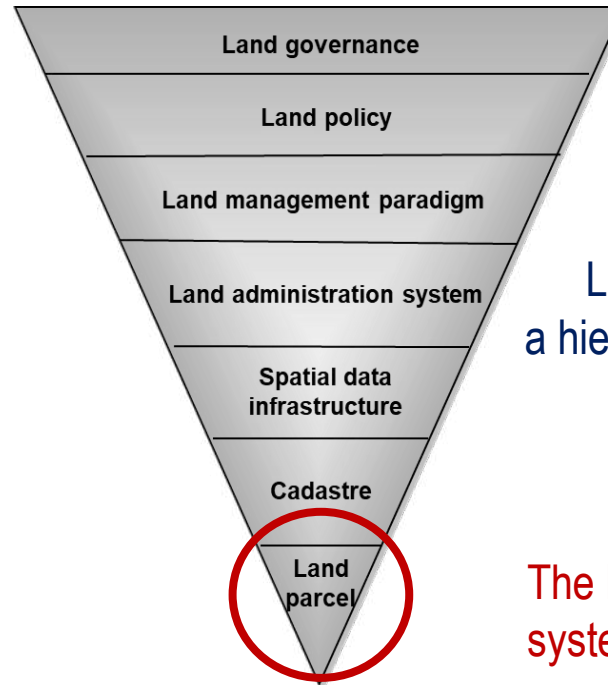
- WB conferences 2010 - 2013
Discussions with CSO's about the need for accuracy of boundary surveys
“How accurate do these surveys need to be ?”
- The main idea of FFPLA was presented in paper at the WB conference March 2013 ...leading to:
- A joint FIG/WB project – based on the MoU – on developing a FFPLA concept.

The Term “For-For-Purpose”

“Any intervention or activity that is appropriate, and of a necessary standard, for its intended use”.

For building LA systems the focus on purpose means:

- **Identifying** the land parcels and recording the people to land relationship
- **Providing** secure land rights at scale
- **Including** legal as well as legitimate rights
- **Closing** the cadastral gap and thereby ...
- **Building** responsible land governance systems in support of the 2030 global agenda.



Land Governance
a hierarchy of land issues

The land parcel links the
system with the people

“Land in Society”



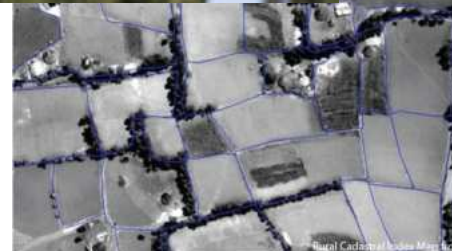
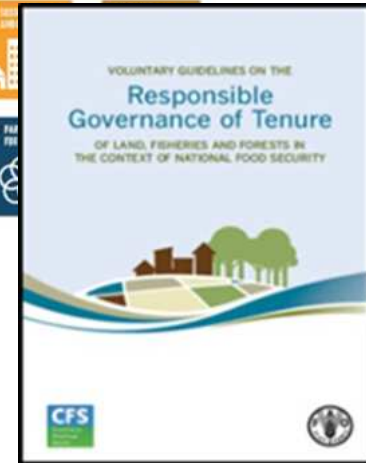
Nigeria



Mozambique

Two Mian Drivers

1. Supporting the 2030 **Global Agenda** in terms of poverty alleviation, food security, gender equity, human rights, sustainable cities and strong institutions ... through providing secure tenure for all and enabling management of the use of all land.
2. Taking advantage of new and emerging **technology development** for changing the focus from costly high precision boundary surveys to using aerial imagery for identifying the land parcels



...The Origin

Focus on the purpose:

- The FFPLA approach was is not new as such ...
- It was used also in Eastern Europe for building new cadastres in the 1990s and, more recently, in Rwanda, Ethiopia in the 2010s.
- What was new was development of a ...
- **FFPLA concept** with guiding principles for country implementation
- **A game changer**



Rwanda 2009-2013

10 million parcels demarcated, adjudicated and registered in about five years
Unit costs were about 6 USD per parcel

The FFPLA concept ... the spatial framework

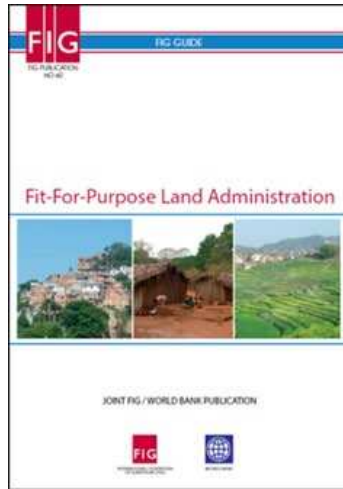


FIG Publication No. 60

The Spatial Framework – Key Principles:

- General boundaries rather than fixed boundaries
- Aerial imageries rather than field surveys
- Accuracy relates to the purpose rather than technical standards
- Opportunities for updating, upgrading and improvement

The report was launched at the WB conference in Washington March 2014 and the FIG Congress in Kuala Lumpur June 2014.



FIG /WB Declaration



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

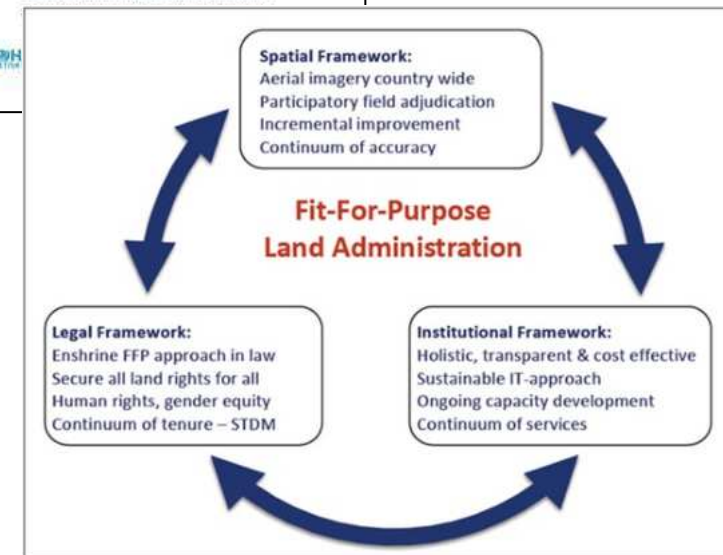
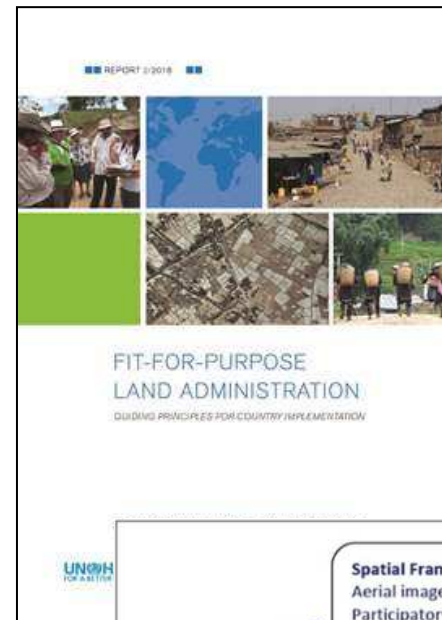
- **Flexible** in the spatial data capture approaches to provide for varying use and occupation.
- **Inclusive** in scope to cover all tenure and all land.
- **Participatory** in approach to data capture and use to ensure community support.
- **Affordable** for the government to establish and operate, 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.

The full FFPLA concept

With the three frameworks: spatial – legal – and institutional

Developed in cooperation with GLTN and Kadaster, the Netherlands.

- At the FIG Congress in 2014, GLTN asked for developing a full FFPLA concept including all three frameworks
- Organisers GLTN and Kadaster, NL.



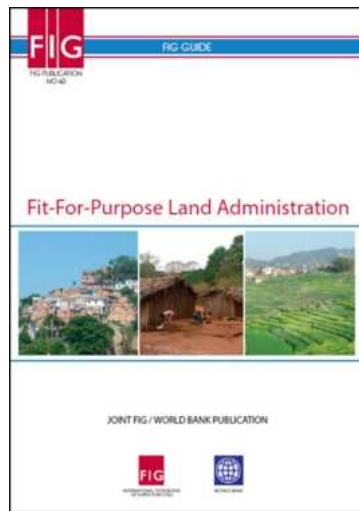
KEY PRINCIPLES		
Spatial Framework	Legal Framework	Institutional Framework
<ul style="list-style-type: none"> ■ Visible (physical) boundaries rather than fixed boundaries ■ Aerial / satellite imagery rather than field surveys ■ Accuracy relates to the purpose rather than technical standards ■ Demands for updating and opportunities for upgrading and ongoing improvement 	<ul style="list-style-type: none"> ■ A flexible framework designed along administrative rather than judicial lines. ■ A continuum of tenure rather than just individual ownership ■ Flexible recordation rather than only one register ■ Ensuring gender equity for land and property rights. 	<ul style="list-style-type: none"> ■ Good land governance rather than bureaucratic barriers ■ Holistic institutional framework rather than sectorial siloes ■ Flexible IT approach rather than high-end technology solutions ■ Transparent land information with easy and affordable access for all

The report was launched at the WB conference in Washington DC, March 2016 and the FIG WW in Christchurch April/May 2016.

The Evolution

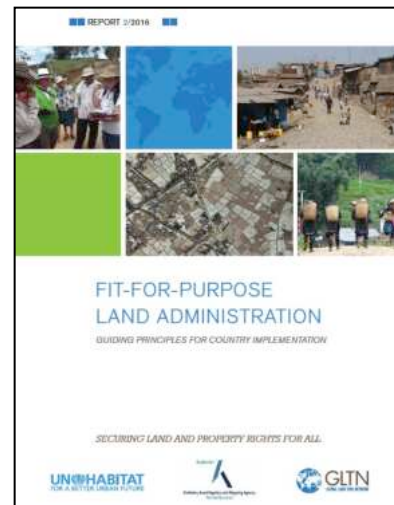
- Further presentations at WB and FIG conferences 2017-2021 and a wide range of pilot projects in many countries throughout the world
- Land Journal Special Issue of 26 articles covering a range of countries worldwide.

2014



<http://www.fig.net/resources/publications/figpub/pub60/figpub60.asp>

2016



<https://glt.n.net/download/fit-for-purpose-land-administration-guiding-principles-for-country-implementation/>

2021



https://www.mdpi.com/journal/land/special_issues/FFPLA

FFPLA – Providing secure land rights at scale

Vol 1. FFP conceptual innovations: .

Conflict settings; Climate change; Pandemics; Adjudication; Private sector financing; Land grabbing; PPP in support of FFP, Maintenance; The wider use of FFP; etc.



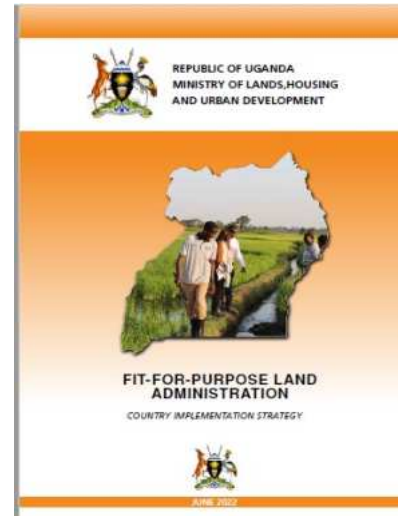
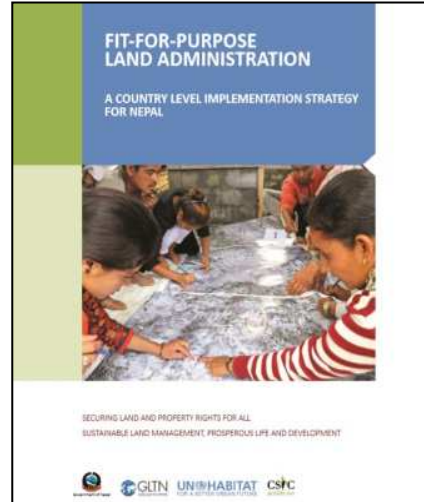
Vol 2. FFP Country Implementation.

Approaches and experiences from countries throughout the world

Strategies for Country Implementation

Nepal

Uganda



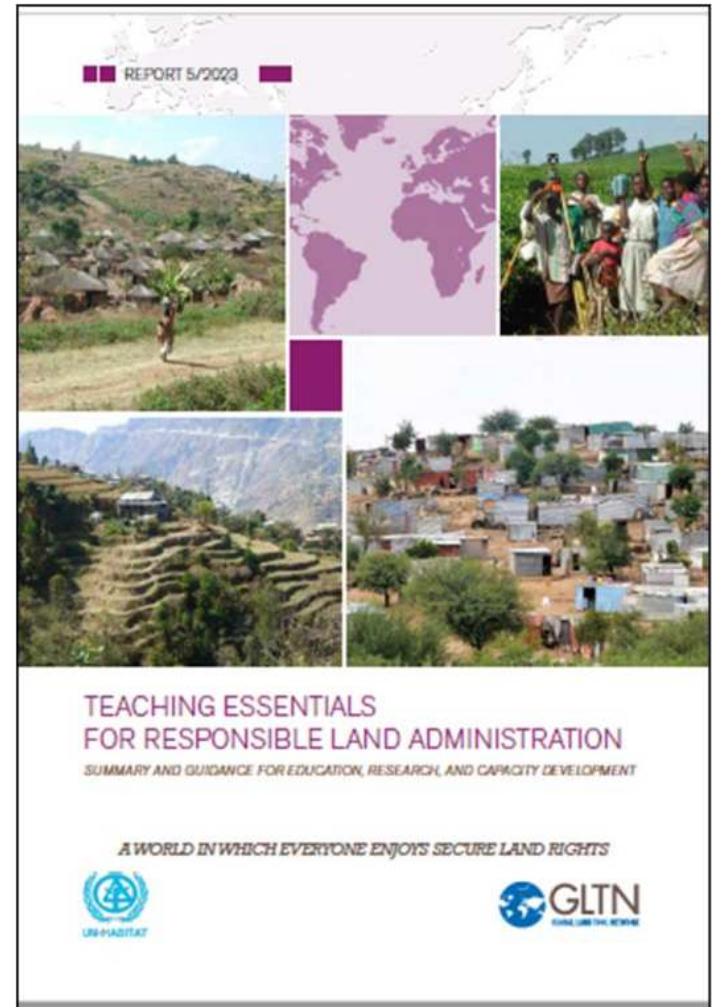
https://unhabitat.org/sites/default/files/documents/2019-05/land-004-nepal_ffp_summary_report_eng_nep_0.pdf

<https://www.mdpi.com/2073-445X/10/6/629>

Responsible Land Administration

Key characteristics:

- Inclusive, covering all land and people
- Supporting the global agenda ... the SDGs and the VGGTs
- Pro poor and gender responsive
- Recognising leal as well as legitimate land rights
- Accountable and effective
- Publicity and civic engagement
- Based on rule of law, transparent and control of corruption



2023. <https://gltn.net/2023/09/25/teaching-essentials-for-responsible-land-administration-summary-and-guidance-for-education-research-and-capacity-development/>

Key challenges ahead

- **Implementing** the recent global developments (IGIF, FELA) also in developing countries through the means of LADM and FFPLA
- **Ensuring** that the wide range of FFPLA pilot projects are used for building full scale FFPLA systems at country level. Start by covering a just a region.
- **Addressing** vested interest by land professional and national agencies. “Institutions are the rules of the game” (D. North, 1991).
- **Building** political will through Including NGO’s and CSO’s in creating the support at national, regional and local level.



The Way Forward



- **“Don’t start what you can’t sustain”**
Provisions and resources for updating and possible upgrading must be established up front.
- **Promote education, research, capacity development and knowledge exchange** for understanding the role of responsible land governance in support of the SDGs
- **Close the cadastral gap** by providing secure land rights at scale through the **FFPLA approach**
- **Keep it simple.** Be aware that technology development is always far ahead of the legal and institutional applications

“The future belongs to our children”

Thank you
to all who contributed
to this 10- journey

Ghana





Stig Enemark

FIG Honorary President,
Independent Senior Land Consultant
Professor Emeritus of Land Management,
Department of Sustainability and Planning,
Aalborg University, Denmark
Mobile : +45 2242 2538 ;
Email: enemark@plan.aau.dk
Web: <https://vbn.aau.dk/en/persons/100037/>
<https://scholar.google.dk/citations?user=lvIsEPkAAA&hl=en>



1966

..... Providing secure tenure for all

