

## abroad

PERIODICAL NEWSLETTER OF KADASTER INTERNATIONAL, SEPTEMBER 2014

Estimations show that about 70% of the people-land relationships worldwide are not documented. This, while population grows and the pressure on land and natural resources increases. Often, the poor suffer most. This results in many land conflicts and competing claims on land. Appropriate administration of land is the start for conflict resolution and sustainable land use planning anywhere in the world. But, as money and time are limited, we need to act cleverly!

## Securing land rights for the world

UN GGIM starts formulating global needs, UN FAO has developed Voluntary Guidelines. The World Bank started monitoring good practices in the land sector with a Land Governance Assessment Framework (LGAF). Together with FIG, they also promote Fit for Purpose Land Administration approaches. But is this enough to convince our world leaders to finance, organise and prioritise the issue of land rights? And are citizens sufficiently aware?

### Our ambition

Securing land rights for the world is a challenging but feasible objective, we think. Being active in projects all over the world and participating in global discussions on this issue leads us to this belief. Methods and land tools do exist and develop rapidly, supported by excellent private companies, modern technology and new information and communication possibilities.

### What is already there?

Satellite imagery and new sensor techniques allow for fast basic inventory of general boundaries, using feature extracting technologies. This is where we need the private sector. The possibility of crowd sourced data, open source software and national open data policies are an opportunity, not a threat.



Land administration is a process of continuous upgrading to higher levels of detail, quality and usability. We estimate that with 50 – 100 billion US dollars and 10 - 15 years time secured land rights for the world is attainable, based on evidence from the field.

### What do we still need?

If well maintained, land administration will be an essential part of national spatial data infrastructures. Awareness, leadership and financing are crucial. Coordination and organisation ask for a professional approach. In this special edition of Abroad land professionals from all over the world want to show you what is already there and what could be done. We challenge you to share our ambition and become active in making it happen.

■ KEES DE ZEEUW AND CHRISTAAN LEMMEN

## Contents



### Voluntary Guidelines



### Monitoring tool for the land sector



### Fit-for-Purpose



### MapMyRights



### Land Tools

# The Voluntary Guidelines on the Responsible Governance of Tenure

The 'Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security' (VGGT's) are the first comprehensive global instrument on governance of tenure and its administration.

They are initiated by FAO, negotiated and endorsed by the Committee on World Food Security and promoted by the UN General Assembly, the G8, the G20 and Rio+20. Based on an inclusive consultation process, the VGGT's principles and internationally accepted standards are practices that governments and other actors can refer to when defining policies, making laws and administering tenure rights. They allow all stakeholder groups to judge whether their proposed actions and the actions of others constitute acceptable practices.

Though 'voluntary', the VGGT's are an application and clarification of Human Rights obligations, including the realisation of the right to adequate food, in the specific context of land, fisheries and forests tenure governance. By approving their adoption, governments have validated this interpretation.

Collaborative and integrated cross-sectoral actions and wide partnerships are necessary for implementing the VGGT's at country level. In more than 15 countries multi-stakeholder platforms are already under way or planned.



Securing official commitment and operational support of private companies (already from Coca-cola, PepsiCo, Cargill, Nestlé) is important. Their commitment to do business the right way, to have zero tolerance for illegal activities in their supply chains and for land displacements of any legitimate land tenure holders, is a significant contribution to the VGGT's implementation.

■ PAUL MUNRO-FAURE AND LOUISA JANSEN\*  
[www.fao.org/nr/tenure/voluntary-guidelines/en/](http://www.fao.org/nr/tenure/voluntary-guidelines/en/)

\* After 6.5 years working for Kadaster Louisa Jansen will continue her career at FAO in Rome, starting September 1st 2014.

## Are you ever done administrating land?

This special issue of *Abroad* focuses on the registration of land rights for the world. An estimated 70% of the world is still to be done. But what about the other 30% where systems are in place? Are they done? Finished? The answer is simple. No, you are never done. Purposes evolve. User demands develop. Technology goes on. You have to keep on developing, stay fit for new user demanded purposes.



In the Netherlands Kadaster spends an estimated 7% of its income on innovation projects every year. Our users demand integrated information services, real time access to our information and the highest quality at the lowest price. In cooperation with universities and private sector we are managing fast growing quantities of data, providing mobile services and upgrading our data towards 3D, 4D and eventually 5D. With this, our role evolves from data manager to knowledge provider.

But also countries like Ukraine and Turkey use existing systems for advanced information services and land use planning. With property information not only legal security or tax income is possible. Land consolidation, urban reallocation, optimized infrastructural planning and new civil services are being developed using the existing land registration and cadastral system.

The development of land administration systems is therefore a gradual and permanent process. It is something to keep working on.

■ KEES DE ZEEUW

# Monitoring tool for the land sector

The Land Governance Assessment Framework (LGAF) can be used for identifying and monitoring sound practise in the land sector. The LGAF is motivated by the fact that land policy analyses and interventions are often fragmented.



They are taking a view that focuses only on specific aspects (such as land administration or surveying). And thus may not only miss important synergies to other parts of the system but, in the end also prove to be ineffective and unsustainable.

LGAF is structured in five key thematic areas: (1) how land rights are defined and enforced; (2) how land is managed, used and taxed; (3) how public land is managed; (4) how information on rights are maintained and accessed, and (5) how land disputes are managed and resolved.

The tool highlights areas where a country is doing well and where there are deficiencies and does this in a way that builds consensus for land sector reform. LGAF also provides tools to monitor land governance as reform is implemented.

■ TONY BURNS (LAND EQUITY INTERNATIONAL)

## Fit-for-Purpose Land Administration

The 'fit-for-purpose' approach indicates that land administration systems in less developed countries should be designed to meet the needs of people and their relationship to land.

In these countries there is an urgent need to build simple systems using a flexible and affordable approach to identifying the way land is occupied and used.

The system should support security of tenure for all and sustainably manage land use and natural resources. This perspective calls for a flexible and pragmatic approach rather than requirements imposed through rigid regulations, demands for spatial accuracy and systems that may be unsustainable for less developed countries dependent on donor funding. Of course, such flexibility allows for land administration systems to be incrementally improved over time whenever necessary or relevant for societal purposes. Benefits relate to the opportunity of building appropriate land administration systems within a relatively short time and for relatively low and affordable costs. The publication on Fit-for-Purpose Land Administration includes a declaration jointly endorsed by FIG and the World Bank. These organisations have been cooperating on solutions to secure land rights for the world for a long time.



■ STIG ENEMARK (HONOURABLE PRESIDENT FIG)  
[www.fig.net/pub](http://www.fig.net/pub), FIG Publication No 60

## Building Sustainable Land Information Systems



From a technology perspective, building sustainable land administration systems requires developing capacity combined with proper design allowing for evolving technology, requirements and data. Land systems that

have been built without considering emerging new user requirements, evolving legal structures, and rapidly advancing technologies limit their ability to remain relevant into the future. Here are a few observations.

### Configure vs. Code

Hardcoding systems limit the ability for a land system to evolve and to take advantage of new technological capabilities. Configuring feature-rich technology instead of coding eliminates this challenge.

### Evolving Data vs. High Accuracy

Collecting data that is 'fit for purpose' requires data structures and technology that can accommodate the continuum of land rights. Spatial quality, attribution, and utility of data needs to evolve with new collection methodologies, business needs and legal structures. Limiting a land system to certain types of data, limits the usefulness and sustainability of the system.

### Connect vs. Collect

With cloud technology (and yes, cloud operations can work disconnected in challenging environments) and web services, modern, low-cost, fast-to-deploy systems connect to data rather than build the costly and difficult-to-maintain infrastructure to store and manage data.

### Platform vs. Disparate Applications

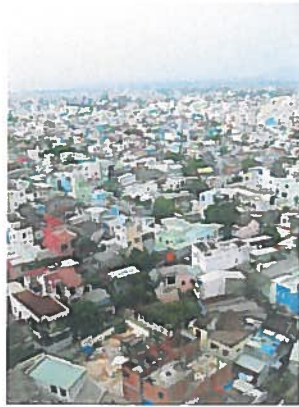
Many land administration systems have been developed with customized implementations of disparate applications and technology. Today, systems are configured on scalable, secure, complete platforms. They provide the capabilities needed for sustainable land administration systems.

Rethinking how we provide low-cost tools for developing land information systems will deliver ongoing benefits for generations to come.

■ BRENT JONES (ESRI)

# MapMyRights – a Game Changer

Solving land issues, especially security of tenure, is at the heart of supporting solutions to our 21st century challenges. Current land administration solutions are slow, expensive and hard to scale. The world can't wait. New innovative solutions are required that can scale quickly.



The objective of MapMyRights is to provide tools and data to non-government and government actors. Citizens and communities are supported in defining and recording their evidence of land and resource rights, primarily using mobile technologies. Initially, a network of trusted intermediaries and para-surveyors, trained by NGOs, will mobilise these efforts within communities. Eventually, true crowdsourcing will be introduced. The captured crowdsourced data will be posted and maintained on MapMyRights global repository, that will be open and transparent. Another value add of MapMyRights data is its expected support to other development interventions such as microfinance, micro-insurance, informal settlement upgrading, policy advocacy, disaster recovery and increased government transparency.

The global initiative MapMyRights is one of the new innovative solutions that are required to improve security of tenure in the world. It will democratise the capture of evidence of land rights through fit-for-purpose and crowdsourcing approaches. It is supported by the Social Tenure and Land Administration Domain Models (STDM/LADM). This initiative reflects a move from legal to trust (societal evidence) based systems.

This informal starting point on the continuum of rights can be upgraded towards formality and legal status. MapMyRights will work with governments, wherever possible, to establish a roadmap for formal recognition of the land rights. The MapMyRights Foundation will be formally launched in October 2014.

■ Robin McLaren (MapMyRights)

## Land tools

A land tool is a practical way to solve a problem in land administration and management. It is a way to put principles, policies and legislation into effect.

The term covers a wide range of methods: from a simple checklist to use when conducting a survey, a set of software and accompanying protocols, or a broad set of guidelines and approaches. The emphasis is on practicality. The partners of the Global Land Tools Network (GLTN), who include Kadaster, recognize that limited progress in land reform implementation globally, can be attributed to lack of appropriate land tools.

Land tools should be cheap enough and should seek to treat everyone fairly. Tool development should take into account how decisions are made and implemented regarding access to and use of land, and how conflicting interests in land are reconciled. Land tools should be capable of being applied by the community or at the lowest level of local government. Tools should be capable of being implemented without large-scale inputs from



outside and being capable of being used at a large scale. Where possible, they should be self-financing through fees or taxes. To reach the overall goal of poverty alleviation through land reform, improved land management and security of tenure, the GLTN Partners are in the process of developing 18 key land tools. Some of these tools are at an advanced stage of development and are being tested in selected countries. Examples of those tools are the Social Tenure Domain Model and Gender Evaluation Criteria.

■ Clarissa Augustinus (GLTN)

## The Young Surveyors – Agents of Change



Young surveyors worldwide must be the agents of change. Securing land and property rights for all by our generation is imperative to bring a positive change for communities around the world. FIG Young Surveyors Network is aware of its role. They embrace new concepts and innovative approaches that can secure land rights for all. The meetings provide a forum for young surveyors and experts to connect and consider, to inform and discuss on the latest developments and approaches.

■ EVA-MARIA UNGER AND PAULA DIJKSTRA (FIG YOUNG SURVEYORS NETWORK)

Kadaster Abroad  
is a newsletter of  
Kadaster International.  
Volume 17, edition 3

Kadaster International  
is a department of  
the Netherlands' Cadastre,  
Land Registry and Mapping  
Agency (Kadaster).

Kadaster is responsible for  
safeguarding legal  
certainty of immovable  
properties in the  
Netherlands.

Editorial address  
P.O. Box 9046,  
7300 GH Apeldoorn  
The Netherlands

Editing staff  
Janine Bender  
Paula Dijkstra  
Kees de Zeeuw  
t (+31) 881 83 30 52  
e kadaster.international  
@kadaster.nl  
w www.kadaster.nl

Photography  
Hans Hermans  
Chrit Lemmen  
Robbert Faber  
Shah Kasahias  
ESRI  
GLTN STDM  
MapMyRights  
Kadaster

Design and layout  
Multimedia, Kadaster

Print and lithography  
OBT BV, Den Haag