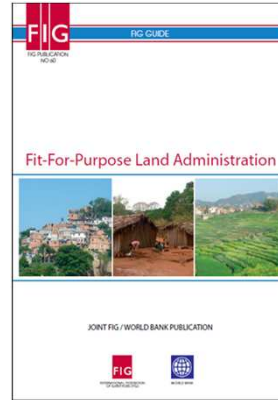




## Joint FIG / World Bank Declaration on Fit-for-Purpose Land Administration



Stig Enemark, FIG Honorary President  
Keith C. Bell, Christiaan Lemmen, Robin McLaren

DIRECTOR GENERAL'S FORUM – FIG INTERNATIONAL CONGRESS  
KUALA LUMPUR, MALAYSIA, 15-21 JUNE 2014

## Fit for purpose – what is it ?

- In most developing regions such as Sub-Saharan Africa less than 10 per cent of the land is included in formal systems.
- Western style systems do not serve the millions of people whose tenure are predominantly social rather than legal (STDM).
- The systems should serve the purpose of including all land and providing secure tenure for all.
- **Fit-for-purpose:** Flexibility and incremental improvement are key characteristics
- High tech solutions and accurate field survey procedures are too costly, time consuming and capacity demanding.
- The more advanced Western style concepts may well be seen as the end target but not as the point of entry.





# 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 fit-for-purpose approach must be enshrined in law

## Fit-for purpose – Key principles

- **General boundaries rather than fixed boundaries**
  - General boundaries will be sufficient for most land administration purposes..
- **Aerial imageries rather than field surveys.**
  - Aerial imageries are 3-5 times cheaper and less capacity demanding than field surveys.
  - Aerial imageries provide not only the framework of the parcels but also the general topography to be used for a range of land administration functions

- **Accuracy relates to the purpose rather than technical standards**
  - Accuracy should be seen as a relative term related to the use of the information
- **Opportunities for updating, upgrading and improvement**
  - Building the spatial framework is **not** a one stop process
  - In turn, incremental improvement will establish a fully integrated land administration system.
  - This could be named as a **“Continuum of Accuracy”**



## Building the spatial framework using aerial imageries



Orthophoto used as a field work map sheet with a georeferenced grid. The map shows the delineated parcel boundaries and parcel identification numbers.



Vectorised field map showing the resulting cadastral map with parcel boundaries and cadastral numbers.

Source: Zerfu Hailu, Ethiopia

## Building the spatial framework



A three step process:

- i. Producing the aerial imagery at scales according to topography, use, and building density.
- ii. The aerial imagery will be used in the field to identify, delineate and adjudicate parcel boundaries (general boundaries), which can be drawn directly on the imagery and the parcels be numbered for reference to the connected land rights
- iii. The resulting boundary framework can be digitised from the imagery to create a digital cadastral map to be used as a basic layer in the land information system in combination with the satellite imagery.



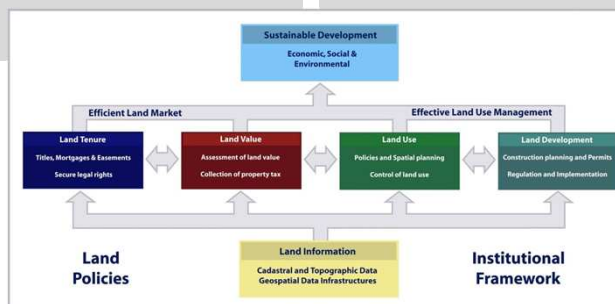
# Building the legal and institutional framework

## Legal framework

- The existing legal framework is often a significant barrier for implementing a flexible approach to building land administration systems.
- The fit-for-purpose approach therefore needs to be enshrined in law.
- The legal framework also needs to serve the millions of people whose tenure are predominantly social rather than legal.

## Institutional Framework

- Efficient and accountable government workflows is a often a key obstacle.
- Over prescription of technical solutions can be cumbersome.
- Operational issues often relates to the political and administrative culture of the country and to the need for capacity development at societal, institutional and individual levels.



# Discussion

## Constraints

- **Budget, time and capacity**
  - Building a Western style spatial framework is too costly, too time-consuming and too capacity demanding
- **Vested interests**
  - Politicians will often rely on advice from professional bodies such as surveyors, and lawyers. Their professional codes of ethics often support the existing system, and they will resist change.

## Opportunities

- **Key benefits**
  - Encouraging political will and enabling firm deadlines for completion.
  - Including all land and secure tenure for all in a reasonable short time and at relatively low costs
  - Meeting the current demands and easily incrementally improved
  - Facilitating economic growth, social equity and environmental sustainability to be better supported, pursued and achieved.



Lagos, Nigeria

## Concluding remarks

Land administration is basically about people. It is about the relation between people and places, and the policies, institutions and regulations that govern this relationship.

When building land administration systems - focus should be on a “fit-for-purpose approach” that will meet the needs of society today and can be incrementally improved over time.



### Fit-for-purpose land administration:

- Flexible
- Inclusive
- Participatory
- Affordable
- Reliable
- Attainable
- Upgradeable

[www.fig.net/pub/figpub/pub60/Figpub60.pdf](http://www.fig.net/pub/figpub/pub60/Figpub60.pdf)

**Thank you for  
your attention**