

O. Univ.-Prof. Dr.-Ing. Holger Magel
FIG President 2002-2006

From secure tenure towards urban and rural land management - about FIG's role serving the needs of politics and societies

**at the UNECE WPLA Workshop on Institutional Framework for Securing Real Property Rights
Tbilisi, Georgia 11 May 2006**



Summary

Within his presentation the author shows that such a complex topic as the challenge of sustainable development of our societies and the management of natural resources can only be resolved by a complex approach like sustainable land management. Therefore it is reasonable and even mandatory to advance the development of secure tenure and land administration into land management with all its essential elements like valuation, land markets, land use etc. FIG encourages and supports this development and emphasizes that it can only be managed with the joint efforts and cooperation of several disciplines.



Some hot Challenges in urban and rural areas

- Demography
- Ageing society
- Urbanisation
- Jeopardised infrastructure and property rights
- Emptying of rural areas
- Land wastage
- Desolation of city centres
- Empty state of buildings
- Land use conflicts
- Increasing civil society
- Weakened public services

➔ It's all about the 3 P's ...



Our Challenges

The challenges for Surveyors, Valuers and Registrars etc.

can be considered as the 3 P`s...

Politics - Places - People

Are they prepared enough?

**Do they have everywhere enough skills
and competencies?**



Challenges around Politics

Individual/Indigenous Approaches

Aiming at secure tenure (e.g. respect for
stools and customary rights)

Public Institutional and Administrative Approaches

Good Governance

Public Private partnership

Making them work in Parallel



What is Secure Tenure?

- Life without fear of violent forced eviction
- Stability of urban (and rural) land markets
- Investment brought about by relative certainty of residential tenure
- Women's equal right to inherit, own and transfer land

The Global Campaign For Secure Tenure "**We have considered, with a sense of urgency, the continuing deterioration of conditions of shelter and human settlements**"
(The Istanbul Declaration on Human Settlements, 1996)

The Global Campaign for Secure Tenure is designed to take forward the commitment of Governments to providing **Adequate Shelter for All**, one of the two main themes of the Habitat Agenda. The Campaign identifies the provision of secure tenure as essential for a sustainable shelter strategy, and as a vital element in the promotion of Housing Rights.

The Global Campaign for Secure Tenure has been designed to spearhead a shelter strategy that promotes the rights and interests of the poor, and which recognises that the vast majority of their shelter is provided by the urban poor themselves.

The Campaign will, in particular, promote the rights and the role of women as essential to successful shelter policy. The Campaign also marks the emergence of a revitalised UN-HABITAT after its recent restructuring. Together with the Global Campaign on Urban Governance, the work of UN-HABITAT will be focused on urban poverty reduction, with a clear priority focus on women, within a rights-based framework as elaborated within the New Strategic Vision, which was adopted by the Human Settlements Commission in May 1999.

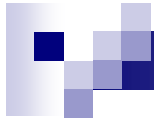
The Campaign will succeed to the extent that it is taken up by our partners, and by public and private organisations committed to ridding our planet of poverty and inhumane living conditions. We call for your active support, and also invite you to make comments and criticisms that can take the issue forward.



Governance

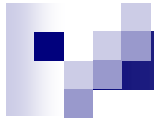
“The exercise of economic, political, and administrative authority to manage a country’s affairs at all levels in the interest of its citizens. It is the complex of mechanisms, relationships, and institutions through which citizens and groups articulate their interests, exercise their rights and obligations and mediate their differences. In this respect, it includes, and transcends, the state.”...

Source: United Nations Development Programme – NHDR Unit (2001)



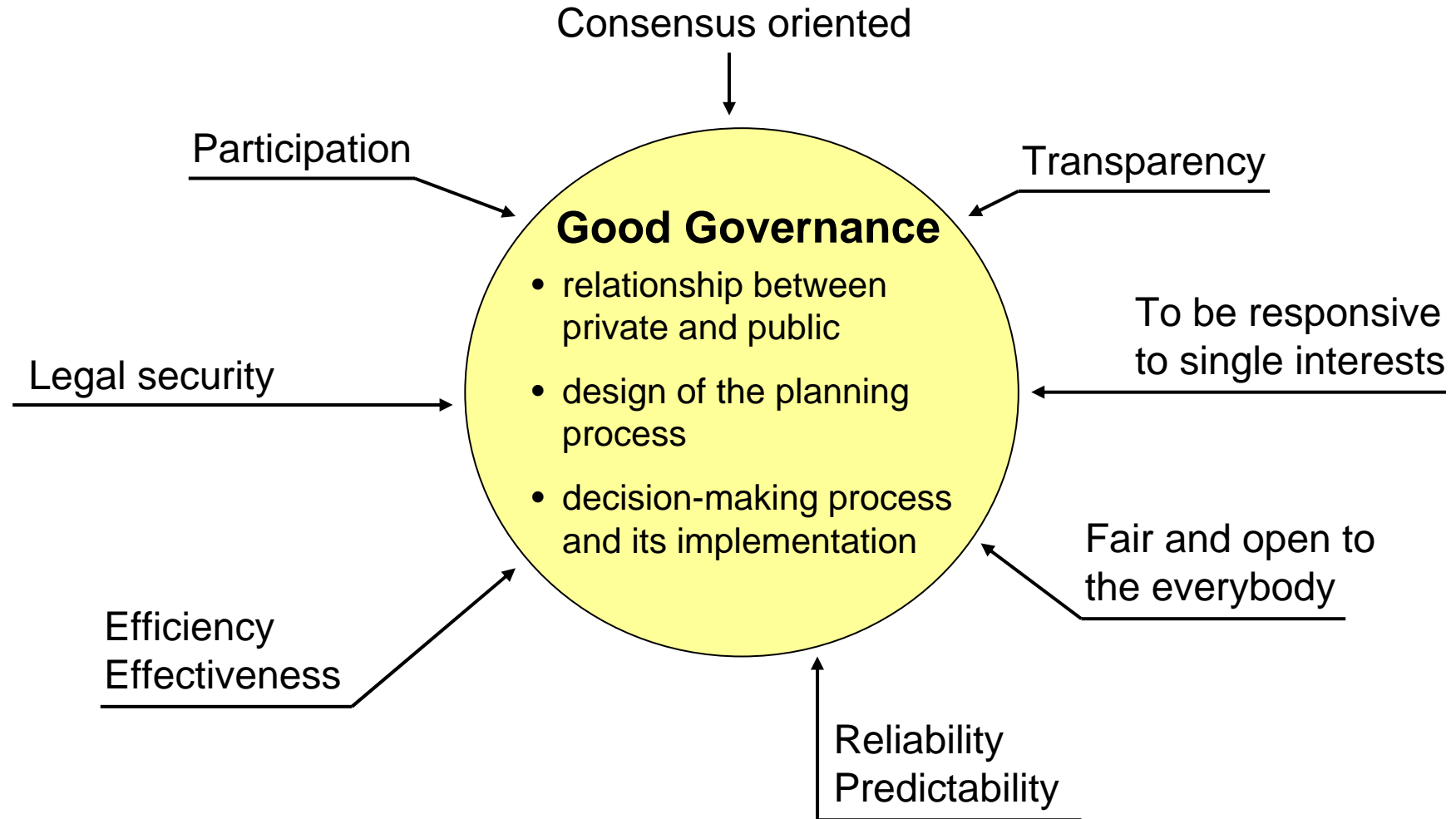
“Of all the ills that kill
the poor, none is as
lethal as bad
governance.”

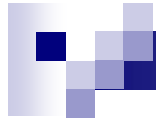
The Economist



Good Governance is mainly
based on good land
administration and land
management and needs
both civil society and
committed professionals

Decision-making Process and its Implementation aimed at Good Governance





Challenges around Places

Space and Resources for People

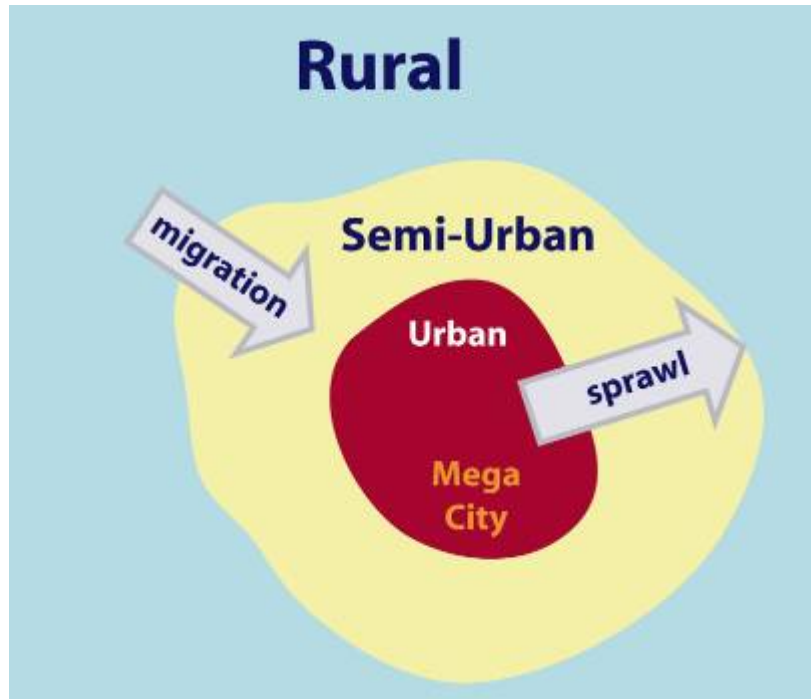
Rapid Urbanisation

Sustaining Rural Communities

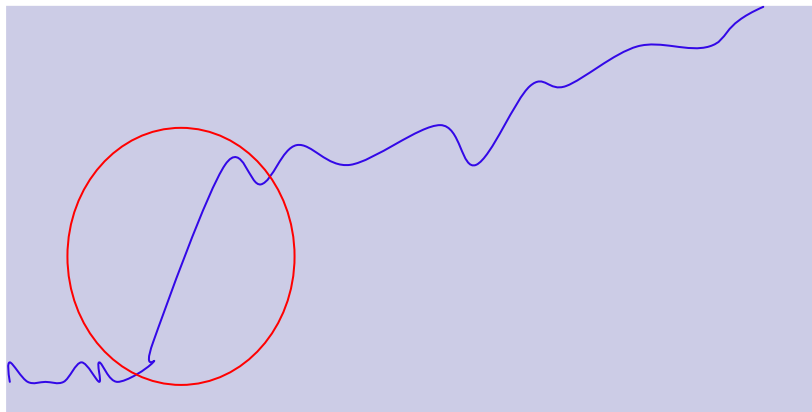
Environmental Degradation

Making the inter-relationships work

The urban-rural fringe in a changing society



Are we facing an increasing urban society ?



Real Estate prices:

Rural:	low
Urban:	high – increasing
Semi-urban	Dramatic increase



Challenges around People

Appropriate Levels of Education and CPD

Ethical and Cultural Behaviour and Values


Services to the Public

Facilitating in Decision Making and Conflict Resolution

Enhancing Civil Society and Inclusive Cities

What about Pro-Poor Activities,
such as the Social Tenure Domain Model?


Building the Capacity



In the past surveyors were only regarded as technical people who were not involved in the solution of social and political issues

“Those of you who are responsible for managing our physical environment are also involved in resolving the most profound moral problems of contemporary human existence“

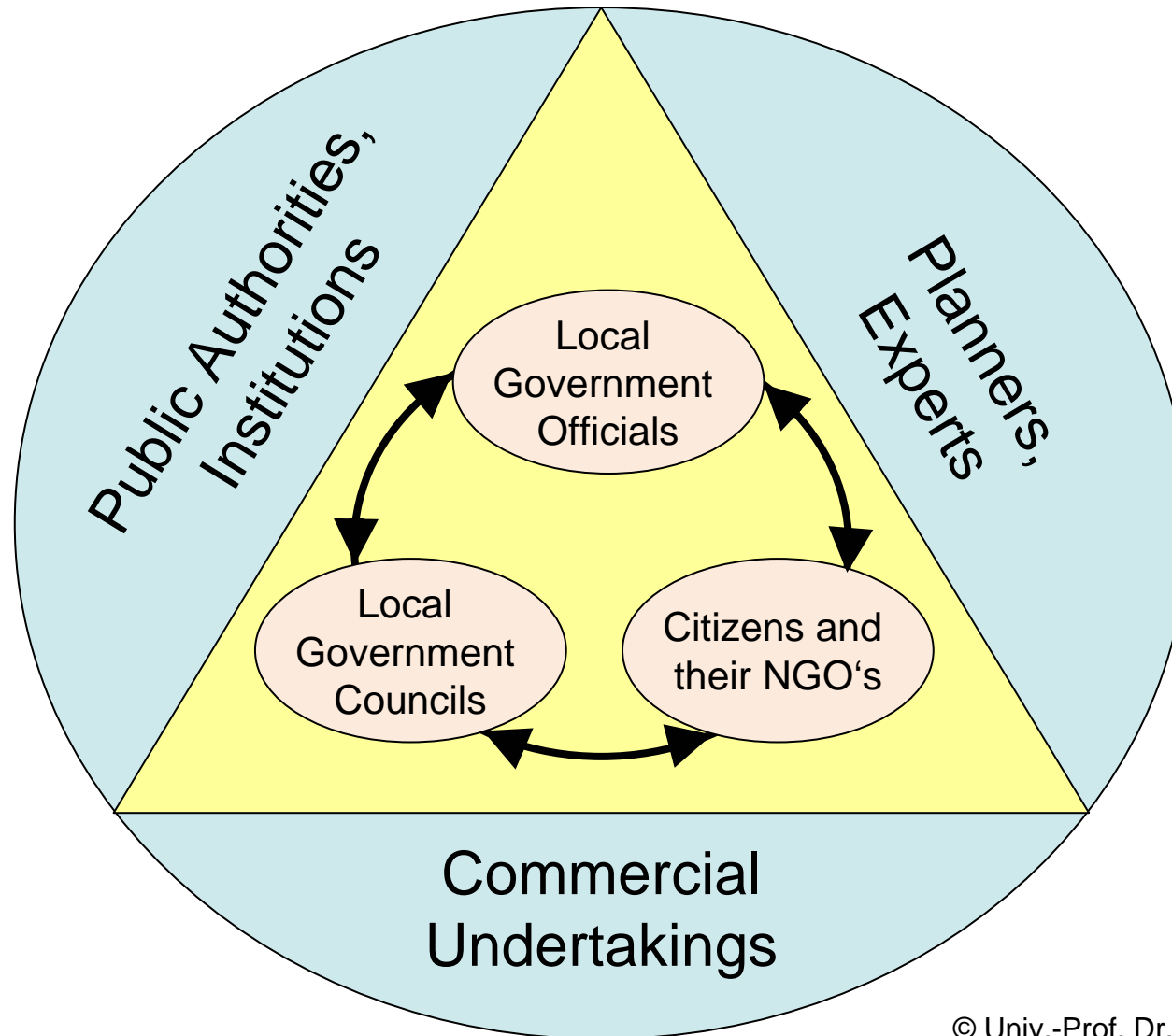
J.A. Kufour, President of Ghana

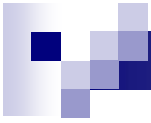


“The dignity of the individual, which comes from God, and the call to freedom, that is the original basis for all human rights, for the rule of law, for justice, for solidarity, which also finds its expression in the modern social state, for **subsidiarity**. In other words for the virtue of **self-determination**, instead of the delegation of personal freedom to institutions.” ...

(Source: Chancellor Dr. Angela Merkel on *European Values in a Global World*)

Sustainable Local Authority (“Inclusive Municipality”) in Partnership with the Citizens





Economic Development

Economic aspect

Conservation and improvement of supply of goods and services



Ecological aspect

Conservation of the functional capability of ecological systems

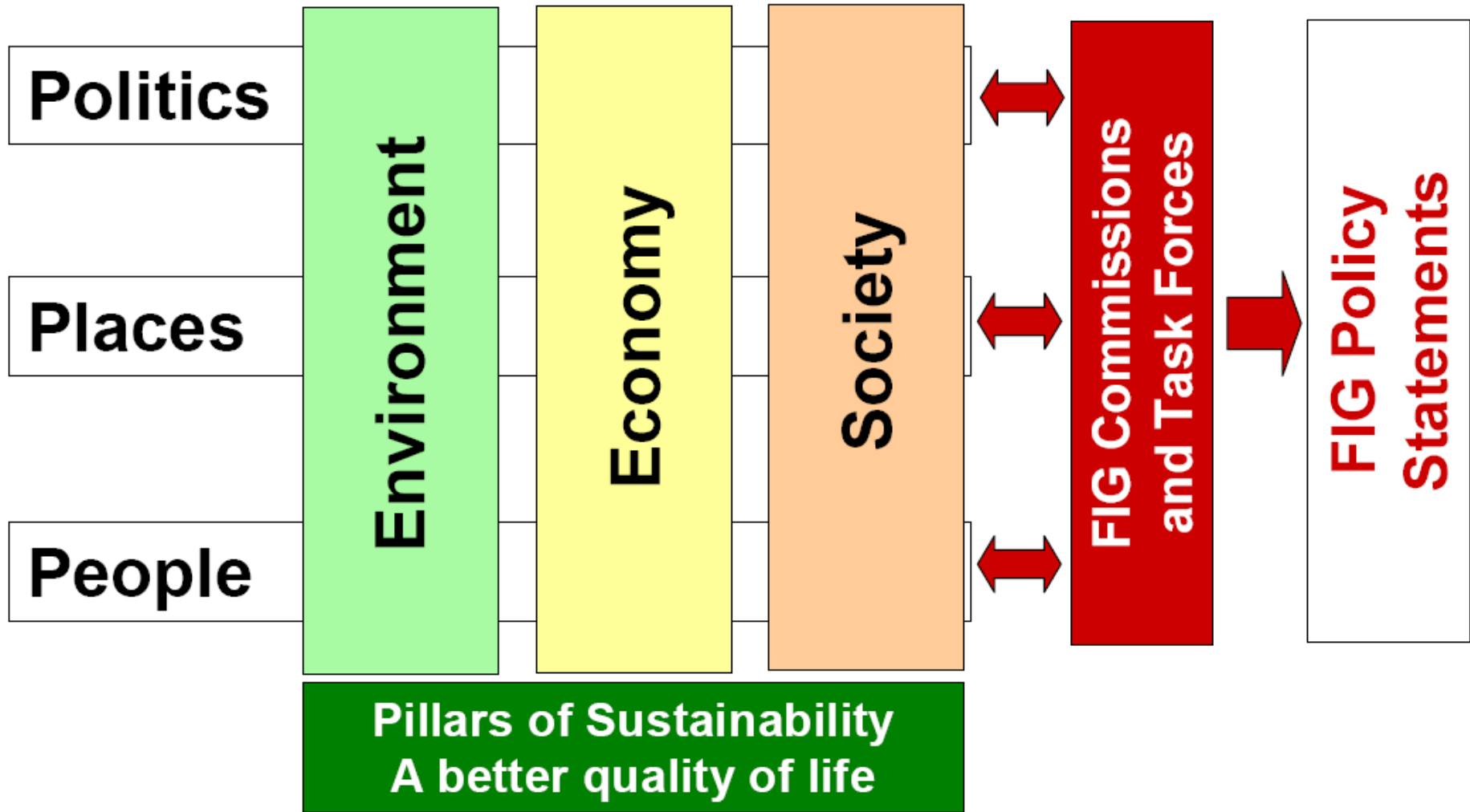
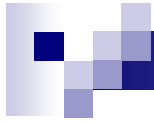
Environmental Protection

social and political aspects

social fairness in and between North and South

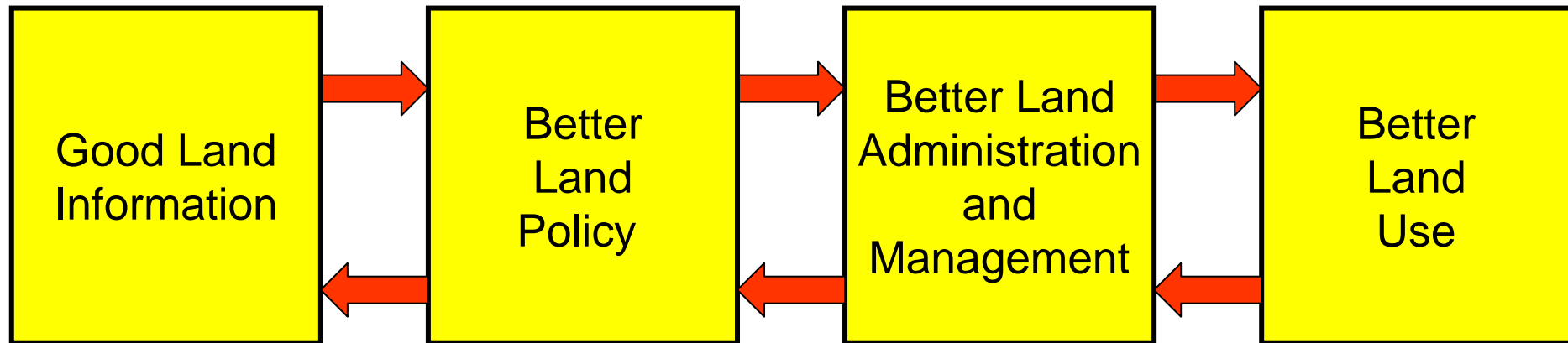
Equity and Fairness

UN- Kommission „Brundtland Bericht 1987 Unsere gemeinsame Zukunft“
Rio-Konferenz 1992; Rio+10 2002: „Ressourcenschutz“
EG-Vertrag, Artikel 2: „Drei-Säulen-Modell“

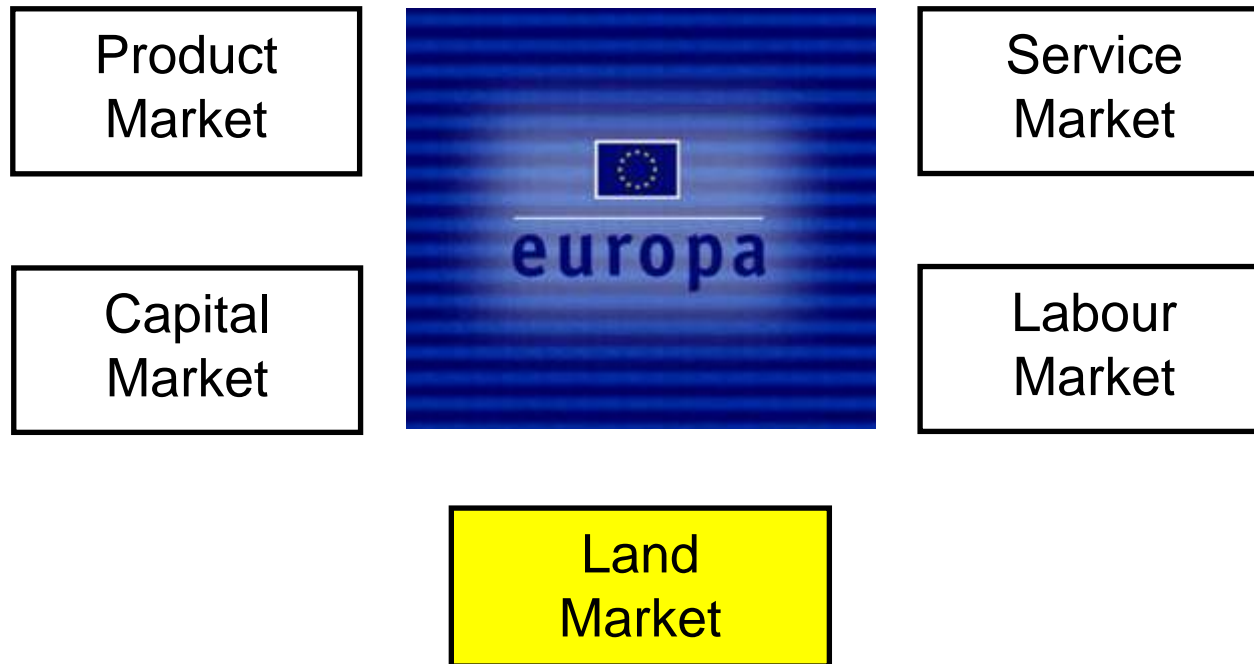




Sustainable Development and Functioning Land Markets are not attainable without sound Land Administration and Land Management

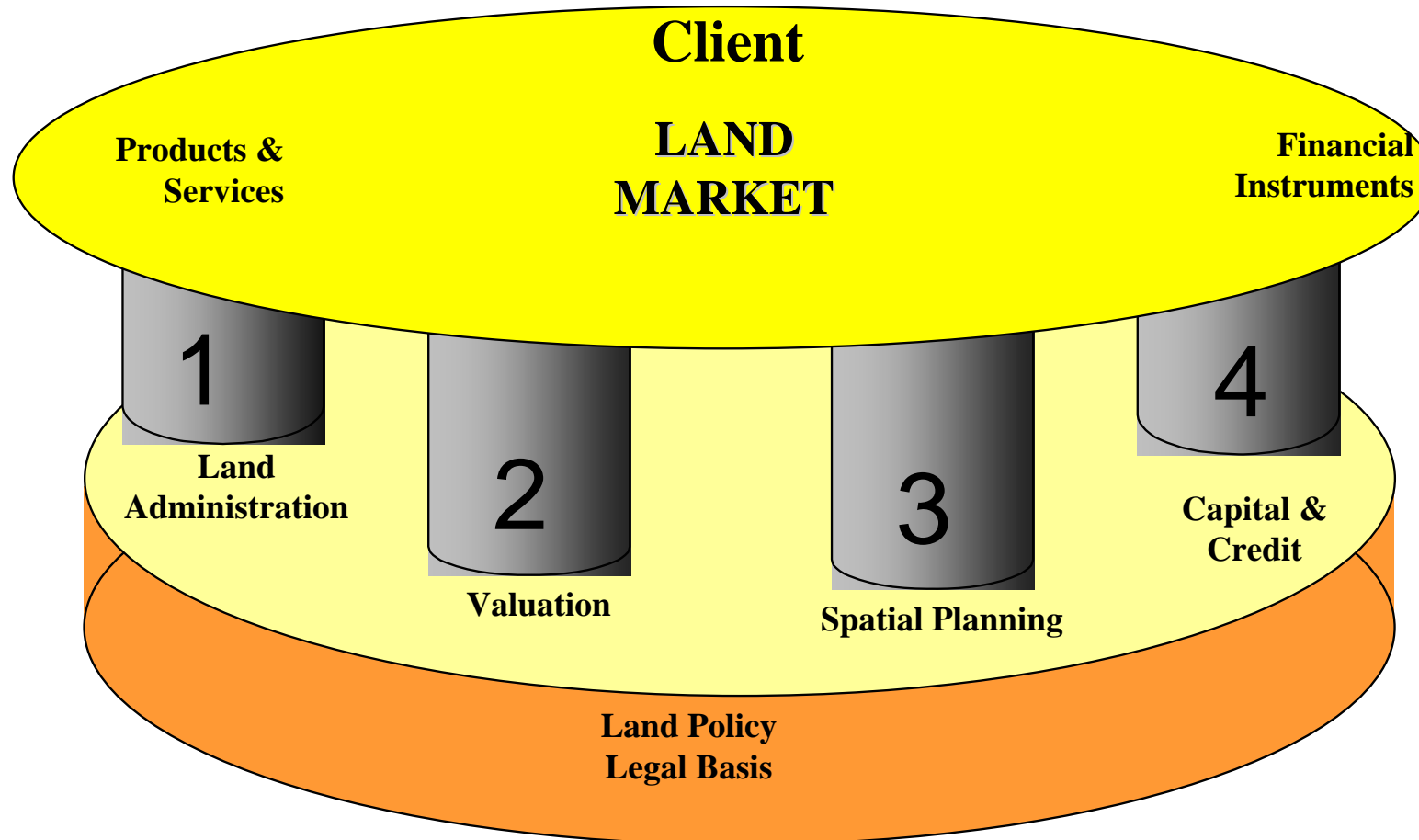


Parameter of EU Markets



Land Market

(P. Dale, 1999, adopted by Muggenhuber 2002)



Stuedler D., Kaufmann J. 2002. *Benchmarking Cadastral Systems*;

Muggenhuber G. 2002, *Customers of LA in a service oriented society*; .

Frank Andrew U. (2004) *Comparing European cadastres; Methodological questions*

Majčica B. (2005); *Improvement of the LA System in Croatia - Towards One-Stop-Shop Solutions*,



Technische Universität München



Master's Program for Land Management
and Land Tenure

Land Valuation Options

for

Cambodia

Master's Thesis



SY Rathmony

Master's Program Land Management and Land Tenure,
Centre for Land Management and Land Tenure,
Technische Universität München

10 March 2004

Munich



VALUATION OF LAND WITHOUT LAND MARKETS

The Case of Dar es Salaam – Tanzania

Master's Thesis

Zidikheri Mgaya Mundeme

Master's Program Land Management and Land Tenure
Centre for Land Management and Land Tenure



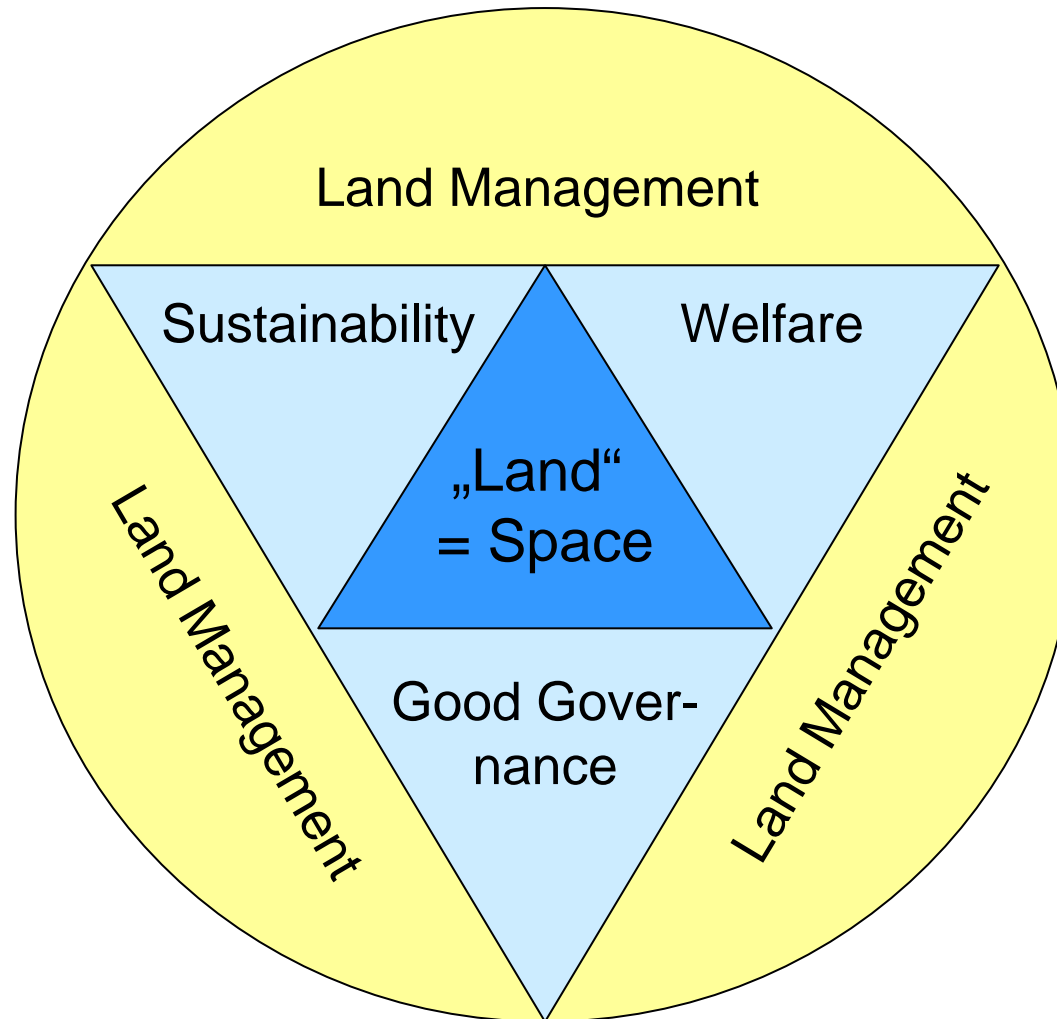
Munich
28th February 2006



Summary of 5th FIG Regional Conference in Accra, 2006:

From cadastre, registry, land use planning, valuation etc. towards an integrated land management based on GDI/GIS and modern Geodetic reference framework

Interrelationship between Land Management, Welfare, Sustainability and Good Governance



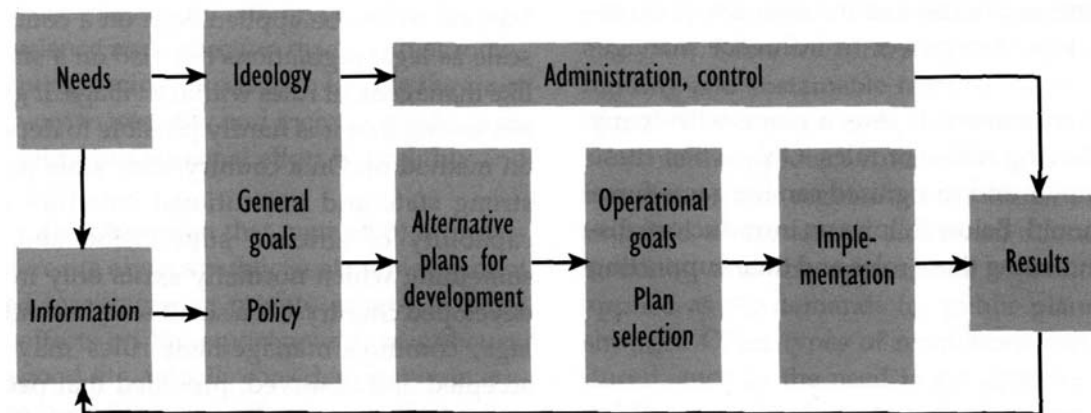
Quelle: Willy A. Schmid (2006): Das Magische Dreieck: Nachhaltigkeit, Wohlfahrt und Good Governance. In: Geomatik Schweiz, Heft 4/2006, S. 212-214.

Landmanagement

Professor Gerhard Larsson, Department of Real Estate Science in Royal Institute of Technology Stockholm has made a definition of Land Management as follows:

„The concept 'land management' is a comprehensive expression for activities aiming to fulfil established goals for the use of certain land resources. These activities may have either

1. the purpose of promoting efficient land use within an existing pattern, i. e. they may be mainly of a monitoring, administrative and controlling nature or
2. alternatively, they may have the main aim of developing the land, by making substantial investment in the land or changing existing land usage. In both cases, the starting point is to choose the goals. They will determine what should be done. At this point it will be stressed that goals should have a background, a base. One such principal base is knowledge – information about the relevant existing conditions as well as of the needs and trends for the future. To be able to develop such knowledge into a programme for the handling of the land there is also a need for an ideology or policy against which the information received can be treated.” (Larsson, 1997).



Land management

Source: Magel, H.; Auweck, F.; Meindl R.:
Zukunftsorientiertes Landmanagement für
die Verwaltung für Ländliche Entwicklung
in Bayern. Forschungsbericht. 2002.
unveröffentlicht.

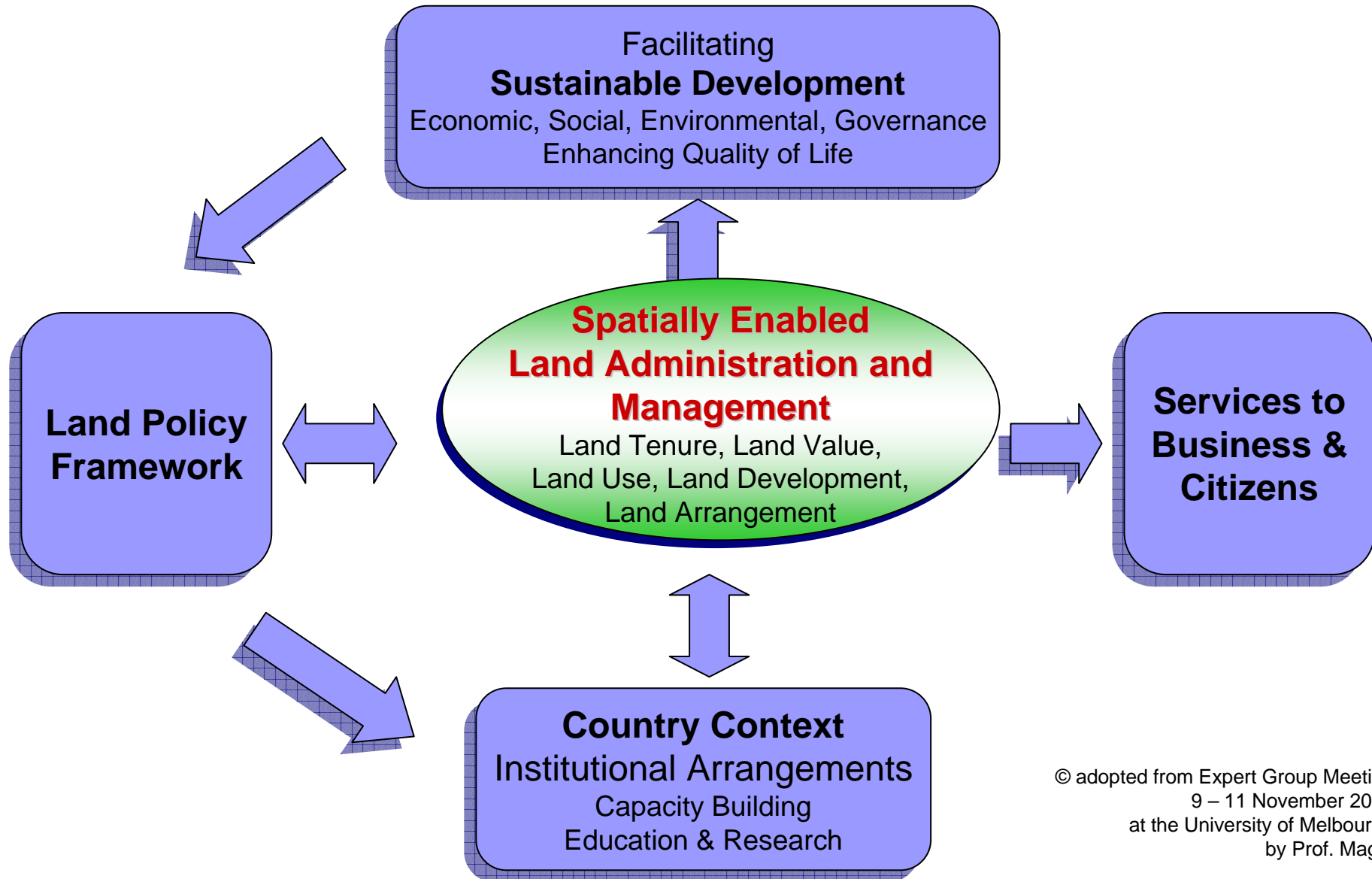


Landmanagement

„The goal of integrated ***land management*** is to optimize the combination of economic and environmental benefits to society that are provided by the land’s soil, mineral, and water resources, while preserving or increasing the capability of the land to provide these and other benefits in the future. ... The integrated approach to land management is not a fixed procedure, but rather a continuous, iterative ***process of planning, implementation, monitoring, and evaluation that strives to meet as many of the multiple economic, social and environmental needs of society as possible.***”

<http://www.un.org/gopher-data/esc/cn17/1995/bgground/landmgt.txt>

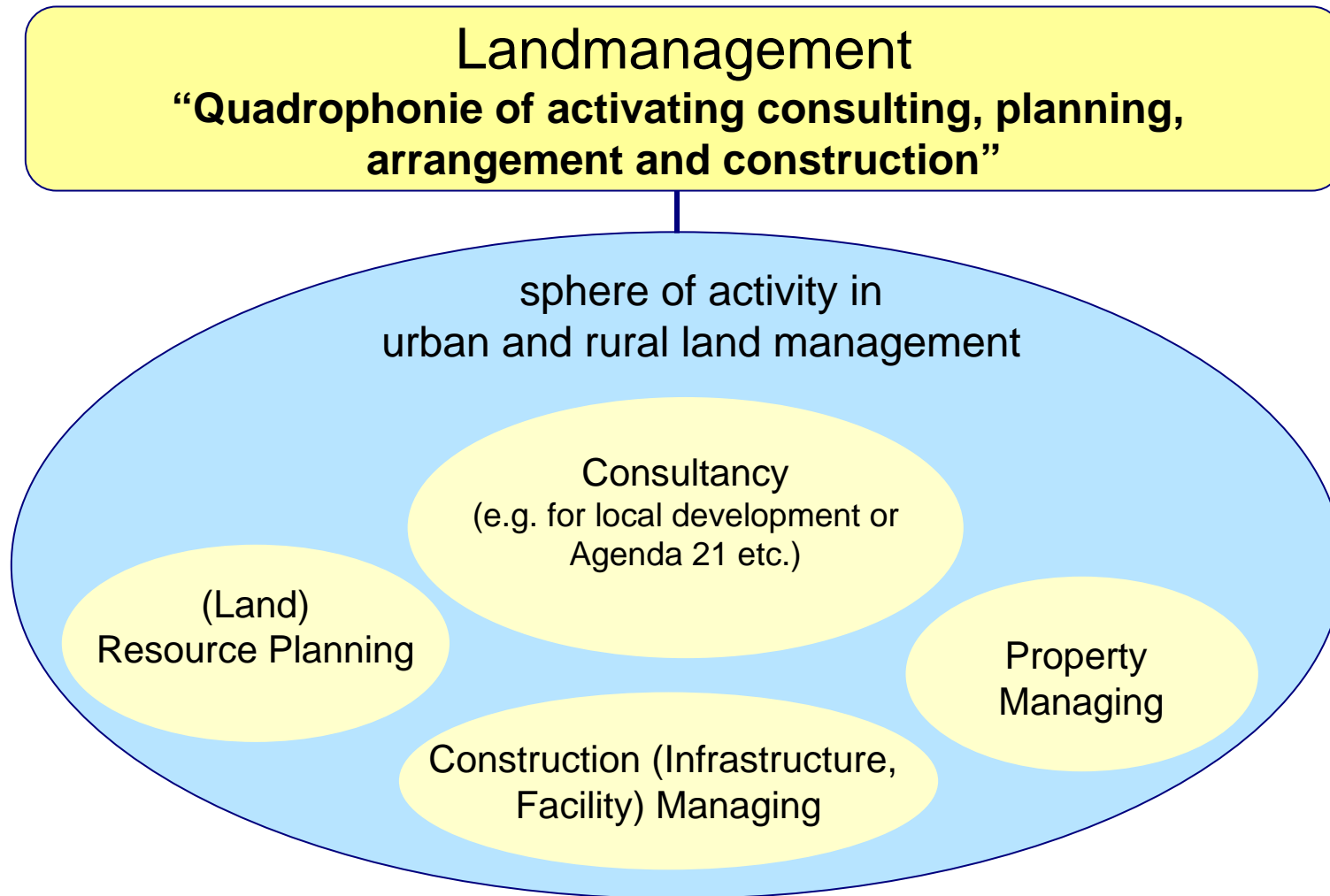
A Land Management Vision



© adopted from Expert Group Meeting
9 – 11 November 2005
at the University of Melbourne
by Prof. Magel

LANDMANAGEMENT

The new challenge to urban and rural development






Landmanagement [^]≡

Quadrophonie of activating consulting, planning, arrangement, and construction

Fields of responsibility are for example

- regional, urban, inter-communal and rural development, particularly renewal and “transformation” of cities, townships and villages
- urban and rural land use; enhancing urban-rural-interrelationship
- sustainable landscape, resources and habitat management
- land policy, building land development, infrastructure development for building land and land pool management
- real estate management
- land market, valuation
- improvement of infrastructure and financing scheme
- land readjustment of built-up and non-built-up plots incl. activities of surveying, cadastre and registry
- planning process, conflict solution
- project management
- proof and security of ownership/rights



COUNCIL REGULATION (EC) No 1698/2005
of 20 September 2005 on support for rural development by the
European Agricultural Fund for Rural Development (EAFRD)

TITLE IV

RURAL DEVELOPMENT SUPPORT

CHAPTER I

AXES

SECTION 1

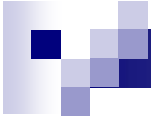
Axis 1

Improving the competitiveness of the agricultural and forestry sector

Article 30

**Infrastructure related to the development and adaptation
of agriculture and forestry**

Support provided for in Article 20(b)(v), may cover notably operations related to access to farm and forest land, **land consolidation** and improvement, energy supply and water management.




COUNCIL REGULATION (EC) No 1698/2005
of 20 September 2005 on support for rural development by the European Agricultural
Fund for Rural Development (EAFRD)

SECTION 3
Axis 3

The quality of life in rural areas and diversification of the rural economy
Article 52
Measures

Support under this section shall involve:

- (a) measures to diversify the rural economy, comprising:
 - (i) diversification into non-agricultural activities,
 - (ii) support for the creation and development of micro-enterprises with a view to promoting entrepreneurship and developing the economic fabric,
 - (iii) encouragement of tourism activities;
- (b) measures to improve the quality of life in the rural areas, comprising:
 - (i) basic services for the economy and rural population,
 - (ii) village renewal and development,
 - (iii) conservation and upgrading of the rural heritage;
- (c) a training and information measure for economic actors operating in the fields covered by axis 3;
- (d) a skills-acquisition and animation measure with a view to preparing and implementing a local development strategy.



COUNCIL REGULATION (EC) No 1698/2005
of 20 September 2005 on support for rural development by the European
Agricultural Fund for Rural Development (EAFRD)

SECTION 4
Axis 4
Leader
Article 61

Definition of the Leader approach

The Leader approach shall comprise at least the following elements:

- (a) area-based local development strategies intended for well-identified subregional rural territories;
- (b) local public-private partnerships (hereinafter local action groups);
- (c) bottom-up approach with a decision-making power for local action groups concerning the elaboration and implementation of local development strategies;
- (d) multi-sectoral design and implementation of the strategy based on the interaction between actors and projects of different sectors of the local economy;
- (e) implementation of innovative approaches;
- (f) implementation of cooperation projects;
- (g) networking of local partnerships.



COMMISSION OF THE EUROPEAN COMMUNITIES

Brussels, 14.7.2004

Proposal for a

**REGULATION OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL
on the European Regional Development Fund**

Article 8

Urban dimension

1. In the case of action involving urban regeneration as referred to in Article 25(4) a) and 36(4) b) of Regulation (EC) No (...), the ERDF shall support the development of participative, integrated strategies to tackle the high concentration of economic, environmental and social problems affecting urban agglomerations.

This may combine the rehabilitation of the physical environment, brownfield redevelopment, and the preservation and development of the historical and cultural heritage with measures to promote entrepreneurship, local employment and community development, as well as the provision of services to the population taking account of changing demographic structures.

2. By way of derogation from Article 33(2) of Regulation (EC) No (...), the ERDF funding of measures under the “Regional competitiveness and employment” objective falling within the scope of Regulation (EC) N° (...) on the European Social Fund shall be raised to 10% of the priority concerned.



COMMISSION OF THE EUROPEAN COMMUNITIES

Brussels, 14.7.2004

Proposal for a

**REGULATION OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL
on the European Regional Development Fund**

Article 9

Rural areas and areas dependent on fisheries

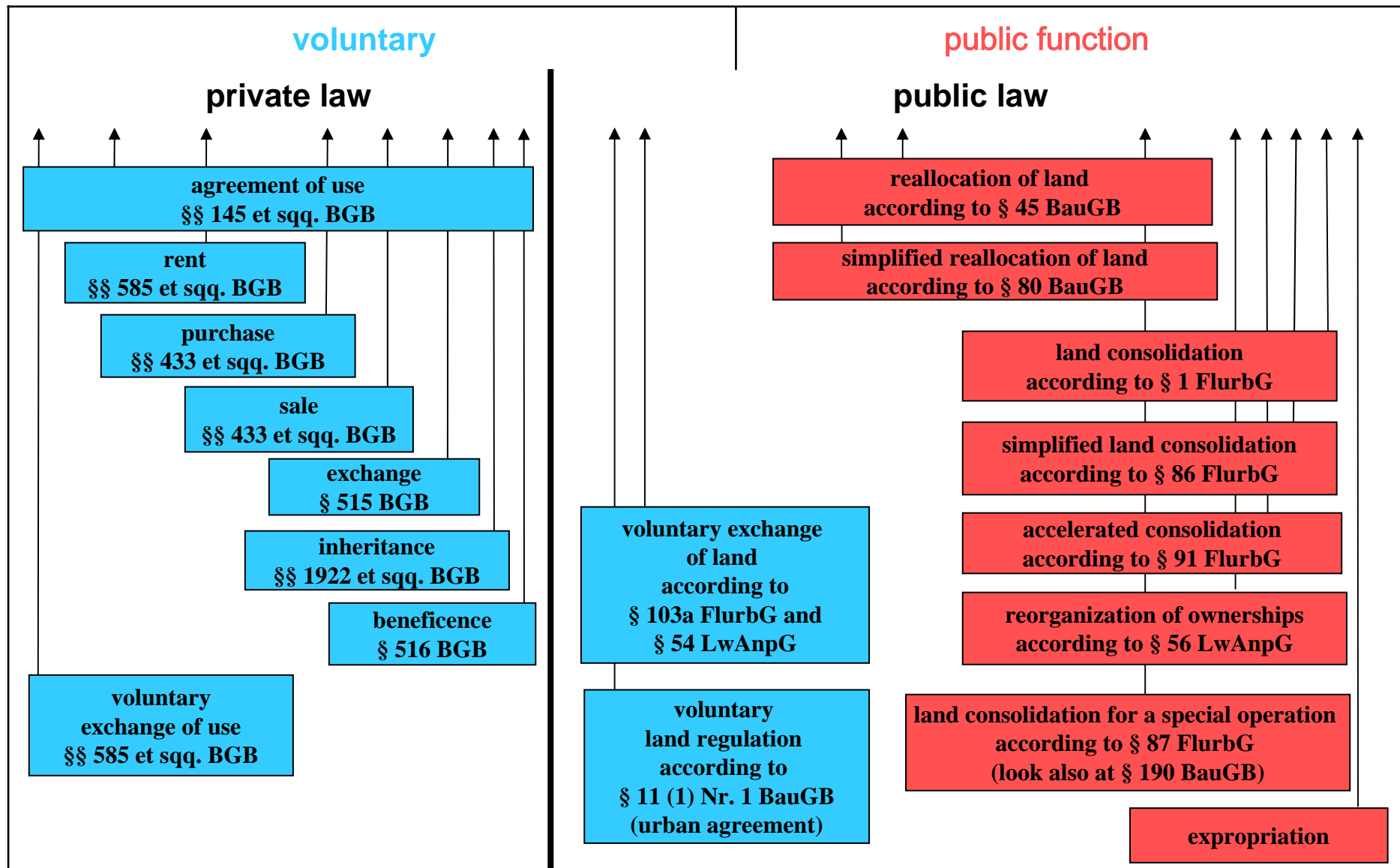
...

The ERDF intervention in rural areas and areas dependent on fisheries shall concentrate on the economic diversification of such areas, including:

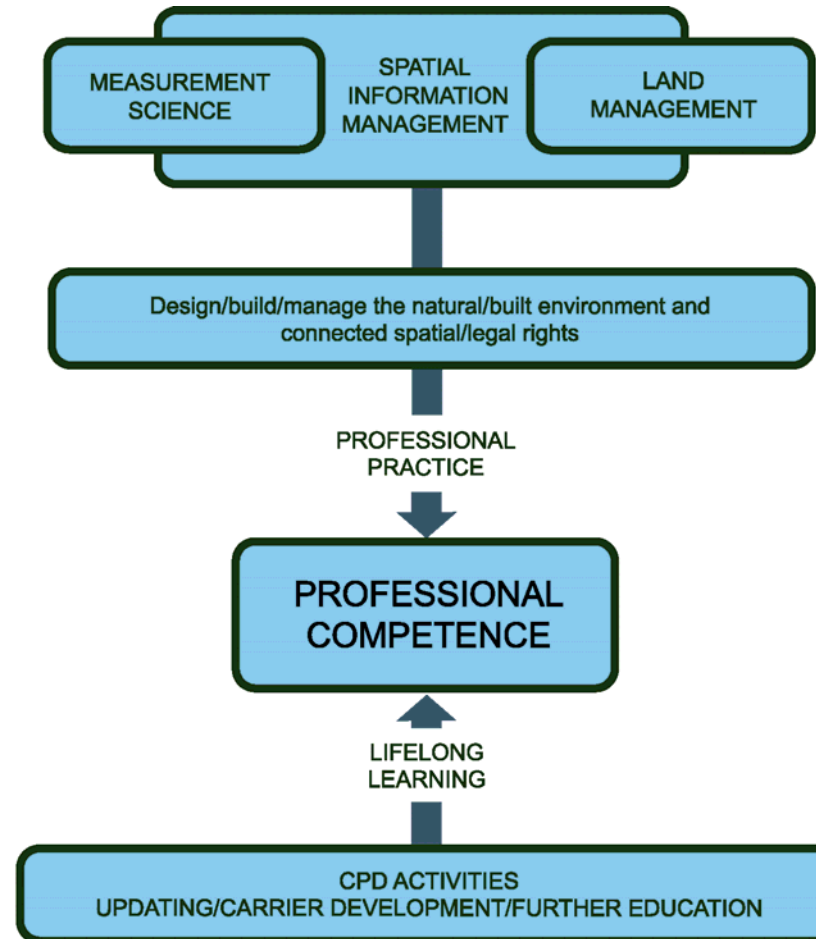
- 1) infrastructure to improve accessibility;
- 2) acceleration of the rolling-out of telecommunication networks and services in rural areas;
- 3) development of new economic activities outside the agricultural and fishery sectors;
- 4) reinforcement of links between urban and rural areas;
- 5) development of tourism and rural amenities.

...

Land readjustment in Germany

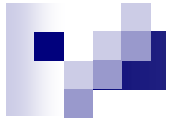


Continued Professional Development (CPD)



THE PROFESSIONAL COMPETENCE MODEL

Source: Prof. Stig Enemark, Head of School of Surveying and Planning Aalborg University, Denmark, Intergeo, Hamburg, 12 September 2003



Deadline for Application

Deadline for the academic year starting each year in October: May 31st of the same year.

Deadline for DAAD-Scholarship: October 15th of the previous year.

Application forms and further information about the Master 's Program are available from:

Univ.-Prof. Dr.-Ing. Holger Magel
Chair of Land Readjustment and Land Development,
FIG-President 2003 –2006, Program Director
Dipl.-Geogr. M.A. Babette Wehrmann
Program Manager

Technische Universität München
Institut für Geodäsie, GIS und Landmanagement
Lehrstuhl für Bodenordnung und Landentwicklung
Arcisstr. 21
80290 München
Germany
Phone: +49 -89 -289 25789
Fax: +49 -89 -289 23933
Email: master@landentwicklung-muenchen.de

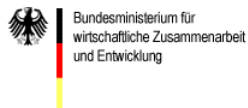
www.landmanagement-master.de

The Master 's Program "Land Management and Land Tenure "is supported by:



DAAD

Deutscher Akademischer Austausch Dienst
German Academic Exchange Service



Application



Master of Science (MSc) in Land Management and Land Tenure

Faculty of Civil Engineering
and Geodesy

Institute of Geodesy, GIS
and Land Management

Germany

International Graduate Program

New Masters of Science in Land Management: Impressions from TU Munich

