

# Land Markets and Land Rights in support of the Global Agenda

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## Outline of presentation

**The global agenda**

- Facing the Millennium Development Goals

**Land Markets and the MDGs**

- Formal and Informal Land Markets

**Informal structures**

- Informal Settlements; Informal Development

**The way forward**

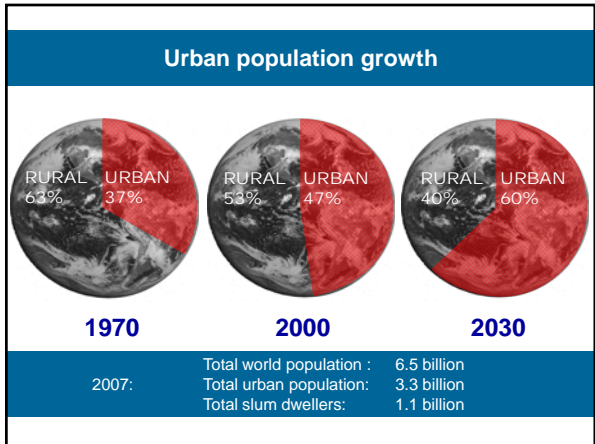
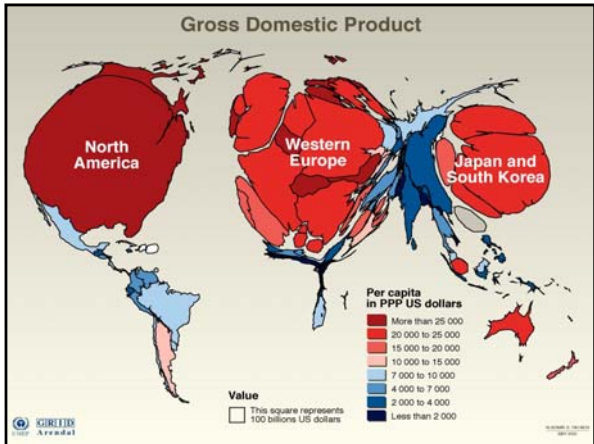
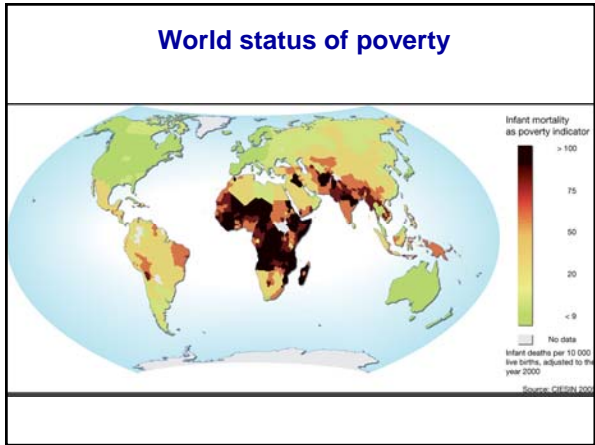
- Building sustainable Land Administration Systems

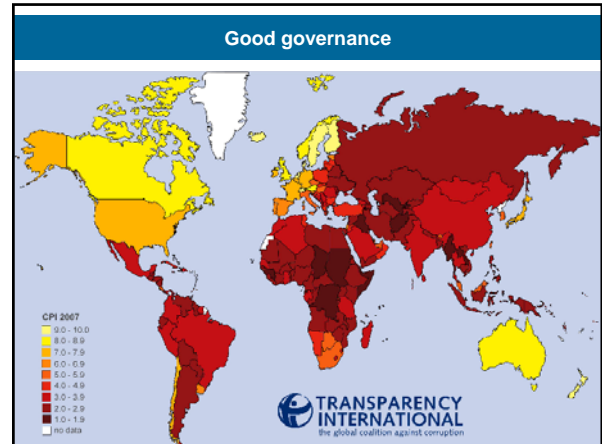
## The UN Millennium Development Goals

Goal 1: Eradicate extreme poverty and hunger  
 Goal 2: Achieve universal primary education  
 Goal 3: Promote gender equality and empower women  
 Goal 4: Reduce child mortality  
 Goal 5: Improve maternal health  
 Goal 6: Combat HIV/AIDS, malaria and other diseases  
 Goal 7: Ensure environmental sustainability

**Goal 8: Develop a Global Partnership for Development**

The framework includes 18 targets and  
 48 indicators enabling the ongoing  
 monitoring of annual progress





**It is all about:**

**People,** human rights, engagement and dignity  
**Politics,** land policies and good governance  
**Places,** shelter, land rights, and natural resources  
**and Power,** decentralisation and empowerment

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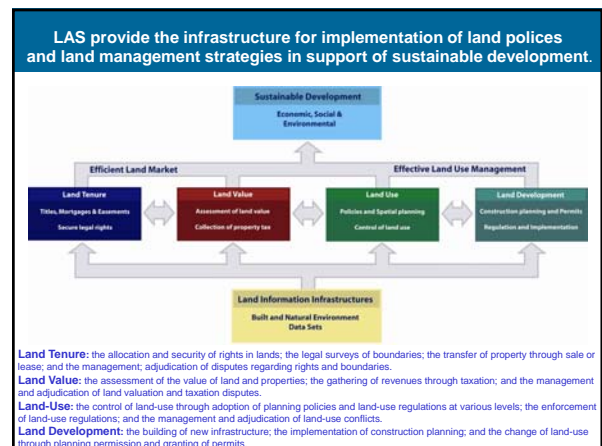
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**Formal and informal land markets**

Formal land markets	Informal land markets
<ul style="list-style-type: none"> <li>Formal public processes</li> <li>Public access</li> <li>Public registration</li> <li>Security of tenure</li> <li>Valuation and taxation</li> <li>Institutional credit</li> <li>Complex commodities</li> <li>Building and land use controls</li> </ul>	<ul style="list-style-type: none"> <li>No rules apparent or local rules apply</li> <li>Informal processes – no transparency for strangers</li> <li>Tenure security normally do not apply</li> <li>No official valuation but values may be high</li> <li>No land use control</li> </ul>

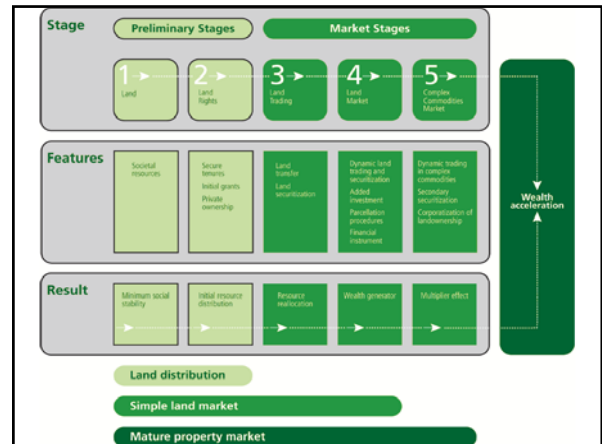
- Formal land markets generate economic wealth
- Informal land markets fail to generate sufficient national wealth to fund government
- Land administration systems supports formalisation of land markets



## Building land markets

Land administration systems supports formalisation of land markets by

- Building processes and institutions that reflect five stages of land market development
- “Passporting” commodities in each stage



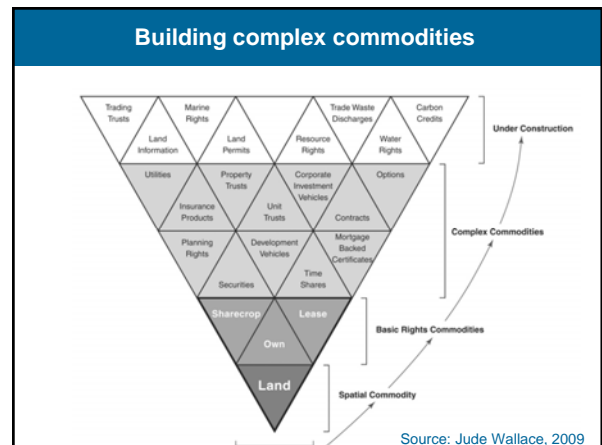
## Building land markets

Successful countries provide comprehensive land administration systems:

- Laws and policies
- Registers
- Cadastres
- SDIs on the natural and built environment

The countries encourage people to invent new commodities

**Primary commodities of land and buildings**  
**Secondary and derivative complex commodities**



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## Informal development

**Unplanned settlements and areas where housing is not in compliance with current planning and building regulations (unauthorized housing).**

In Albania the illegal developments contain up to 25% of the population and 40% of the built-up area of major cities in which they are located.

**Inadequate planning & building control systems. Implications of social and economic institutions in society. Bad governance**



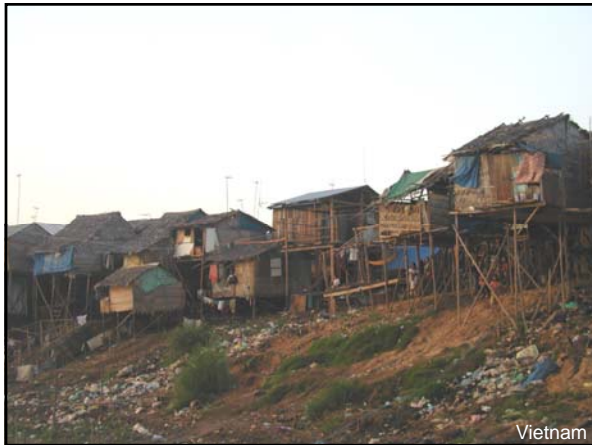
**Informal Settlements**

Areas where groups of housing units have been constructed on land that the occupants have no legal claim to, or occupy illegally.

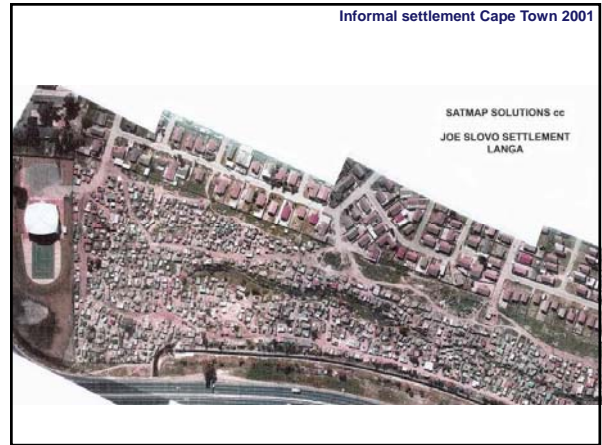
*OECD Definition*



Kibera, Nairobi



Vietnam



Informal settlement Cape Town 2001

SATMAP SOLUTIONS cc  
JOE SLOVO SETTLEMENT  
LANGA



Eviction, Cape Town, 2006

**FIG Partnership with UN-Habitat**

**Informal settlements**

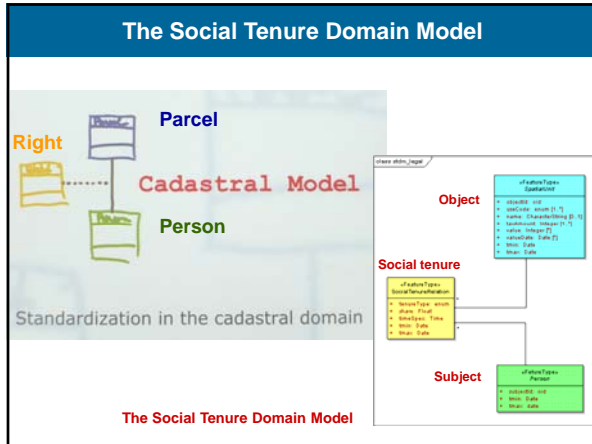
Traditional cadastral systems do not provide for security of tenure in informal settlements.

A more flexible system is needed for identifying the various kind of social tenure existing in informal settlements.

Such systems must be based on a global standard and must be manageable by the local community itself.

**FIG** cooperates with UN-Habitat and ITC to develop:

**The Social Tenure Domain Model.**



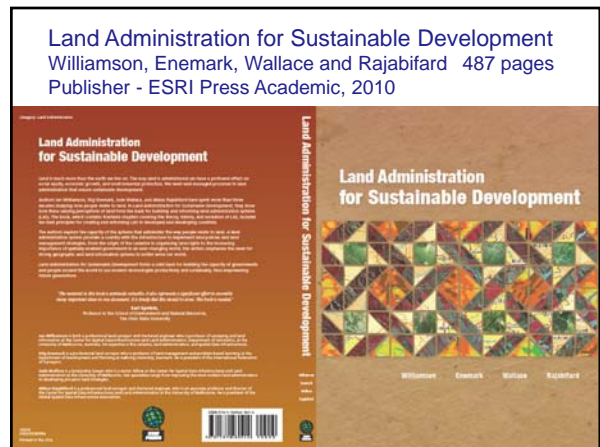
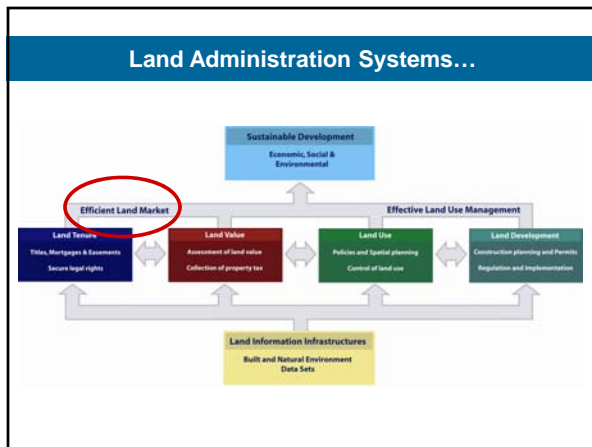
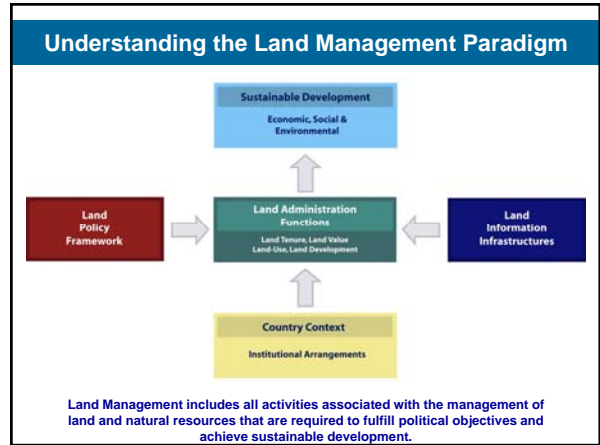
### Building a Core Model

Modeling the relation between Objects – Subjects – Social Tenure

- Objects** ("where"): Not only an identified (measured) parcel – but a range of objects such as land parcels, buildings, etc and identified in various ways – such as one point, street axes, photos, etc.
- Subjects** ("who"): Not only a (legal) person – but a range of subjects such as person, couple, groups of people, unidentified groups, authority, etc,
- Social tenure** ("what"): Not only ownership and formal legal rights – but also range of informal, indigenous and customary rights as well financial issue such as group loans and micro credit.

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### Ten land administration principles ...

- LAS provide the **infrastructure** for implementation of land policies and land management strategies in support of sustainable development.
- The **land management paradigm** provides a conceptual framework for understanding and innovation in land administration systems.
- LAS is all about engagement of **people** within the unique social and institutional fabric of each country.
- LAS are the basis for conceptualising **rights, restrictions and responsibilities** related to people, policies, and places

### ...Ten land administration principles

- The **cadastre** is at the core of any LAS providing spatial integrity and unique identification of every land parcel.
- LAS are **dynamic**.
- LAS include a set of **processes** that manage change
- **Technology** offers opportunities for improved efficiency of LAS and spatial enablement of land issues.
- Efficient and effective land administration systems that support sustainable development require a **spatial data infrastructure** to operate.
- Successful **LAS** are measured by their ability to manage and administer land **efficiently, effectively and at low cost**.

### Key message

*Simply put,  
sustainable development  
requires sustainable  
land administration systems*

**Thank you for your attention**

