

# Understanding the Land Management Paradigm

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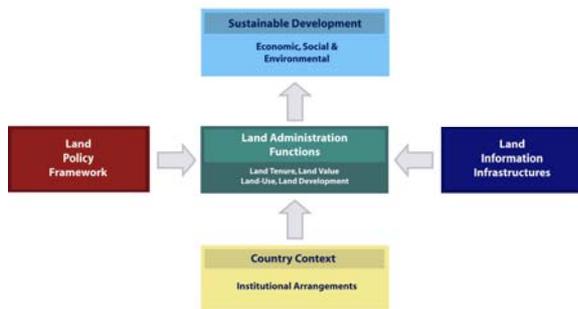
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## The Message



- The Land Management paradigm is complex and highly interdisciplinary. This paper attempts to build an overall understanding.
- There is a need for institutional development to establish sustainable national concepts in this area.
- This includes the adoption of a holistic approach to land management that combines the three components of land policies, land administration functions and land information infrastructures.
- This calls for increased international co-operation.

## The Land Management Paradigm



Land Management is the processes by which the resources of land are put into good effect.

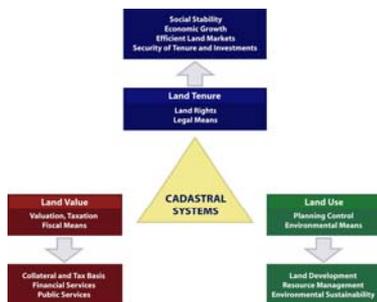
## The Land Management Paradigm

- The organizational structures for land management differ widely between countries. Within this country context, the land management activities can be described by three components in support of sustainable development.
- Land policies are part of the national policies on promoting objectives such as economic development, social justice, equity and political stability. Relates to security of tenure, efficient land markets, real property taxation, land use control, environmental management etc.
- The operational component of the land management paradigm is the range of land administration functions that ensure proper management of rights, restrictions and responsibilities.
- The land administration functions are based on and facilitated by land information infrastructures that provide complete and up-to-date information about the built and natural environment.



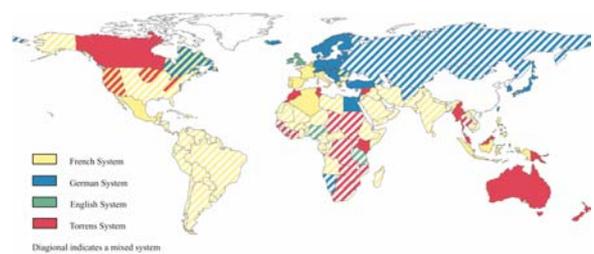
Land Management is the processes by which the resources of land are put into good effect.

## Cadastral Systems – the basic building block



Cadastral Systems is about identification of land parcels for the purpose of securing land rights, assessing land values/taxation, and controlling the use of land.

## Land Registration Systems around the World



Deeds System (French): A register of owners; the transaction is recorded – not the title.  
Title System (German, English, Torrens): A register of properties; the title is recorded and guaranteed.

## Comparing Land Registration Systems

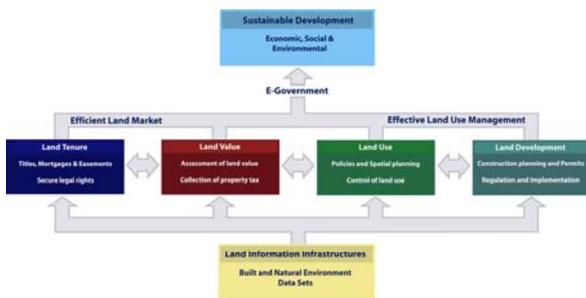
Parameters for comparison:

- **Property Definition**
  - Where and how it is defined
  - Legal/economic/physical concept
- **Property Determination**
  - General/fixed boundaries
  - determination process
- **Property Formation**
  - Process, institutions and actors - who does what
  - Role of the surveyors
- **Property Transfer**
  - Process, institutions and actors - who does what
  - legal consequences

## A worldwide Comparison of Cadastral Systems

The screenshot shows the 'Cadastral Template' website, which is a worldwide comparison of cadastral systems. The page features a navigation menu, a search bar, and several sections including 'Data per Country', 'Field Definitions', 'I. Data per Data Fields', 'II. Principles and Statistics', and 'Latest Updates'. The website is hosted on Microsoft Internet Explorer and provides information on various cadastral systems and their principles.

## Land Administration Systems



Land Administration Systems are concerned with the four land administration functions of land tenure, land value, land-use and land development.

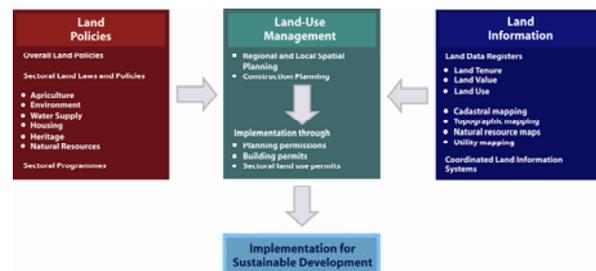
## An Overall Conceptual Approach

- **Overall Land Policy**
  - Determining values, objectives and the legal framework in relation to management of land as a legal, economic, and physical object.
  - Basis for building sound land administration infrastructures.
- **Cadastral Systems**
  - Identification of land parcels and securing land rights
  - Facilitate land registration, land valuation, and land-use control
  - Underpin sound Land Administration
- **Land Administration Systems**
  - Administration of land tenure, land value, land-use, and land development
  - Facilitate efficient land markets and effective land-use management
  - Underpin sound Land Management
- **Land Management**
  - Management of processes by which land resources are put into good effect.
  - Facilitates economic, social, environmental sustainability
  - Underpins and implements sound Land Policies

## Institutional Development - recommendations

- Develop in-country self assessment procedures to identify institutional capacity needs
- Promote adoption of comprehensive land policies and a holistic approach to land management
- Establish a clear split of duties and responsibilities between national and local government based on the principles of good governance
- Promote the understanding of land management as a highly interdisciplinary paradigm
- Promote the need for an interdisciplinary approach to surveying education
- Establish strong professional bodies
- Promote the need for CPD activities

## Integrated Land-Use Management – a holistic approach



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## Final Remarks

- The objective of this paper is to build an overall understanding of the land management paradigm.
- There is a need for institutional development to establish sustainable national concepts in this area.
- This includes the adoption of a holistic approach to land management that combines the land administration function with the topographic mapping function.
- The debate should be aware of the global trends in this area, while still recognising that the design of such systems will always be country unique.
- This calls for increased international co-operation. FIG is prepared to invest in such corporate efforts.

## Thanks for your attention