International Seminar on
Land Administration Trends and Issues in Asia and the Pacific Region

Understanding land administration systems

Ian Williamson  with  Stig Enemark
Chair, UN sponsored PCGIAP Working Group on Spatially Enabled Government
Centre for SDIs and Land Administration
Department of Geomatics
The University of Melbourne
Australia

Jude Wallace
Abbas Rajabifard

Land Administration Seminar Kuala Lumpur 2008
My University and the City of Melbourne
and my home
But that is not the real world!
The real challenges

- 120,000 people added to Asian cities each day requiring 20,000 dwellings, 250 kms of roads and six megalitres of potable water daily.
- 12 square kilometers of productive agricultural land lost to urbanisation in Asia daily.
- Over next decade about USD300 billion in infrastructure required per year in Asia (total aid globally USD75 billion)
- Global warming (floods, heat waves and cyclones) and rise in sea levels (currently over 0.25 billion people in Asia in areas <10m above MSL)
- Impact of increased air conditioning (global warming, population, wealth)
- And the list goes on and on …………….

ADB Report, Roberts and Kanaley Nov. 2006
Land policy reform is on the agenda in Pacific nations

• “Land reform can no longer be ignored.” Prime Minister, Solomon Islands, 2008
• “We cannot remain complacent. The costs of ignoring land issues are too high.” Prime Minister, Papua New Guinea, 2006
• “Development is a process of change. Central to this is … people shifting from the countryside to towns and cities. Secure land tenure … is a key precondition for this.” Nicholas Stern, Chief Economist, World Bank 2003
Understanding land administration is a key to social stability, security, prosperity and a good environment.
Overview of Presentation

• A land administration framework
• The central role of the cadastre in land administration
• The changing nature of ownership and the role of land markets
• A land management vision
• Good governance and land administration
Remember land administration can equally apply to state lands, customary lands, common property, private lands with many tenure variations
A land administration framework

• The Land Management Paradigm
• Common processes
• A “toolbox” approach
• Land administration and sustainable development
The Land Management Paradigm

Sustainable Development
- Economic, Social & Environmental

Land Administration Functions
- Land Tenure, Land Value
- Land-Use, Land Development

Land Information Infrastructures

Country Context
- Institutional Arrangements

Land Policy Framework

Spatial systems to support sustainable development
Common processes

- Initial allocation and distribution
- Formally titling land
- Transferring land by agreement (buying, selling, leasing and mortgaging)
- Mutation (subdivision and consolidation)
- Tracking social changes (birth, death, marriage, divorce, inheritance, exclusion)
- Determining boundaries

Subdivision process, Alberta, Canada
Land Administration Toolbox

• General Tools (examples)
  – Land policies
  – Land markets
  – Legal infrastructures

• Specialist Tools (examples)
  – Tenure
  – Registration
  – Cadastral surveying and mapping
  – Boundary marking

• Emerging Tools (examples)
  – Pro poor land management
  – Gender equity
The challenge is the relationship between Built (cadastral) and Natural (topographic) Environmental Datasets

Sustainable Development
The traditional view of the cadastre and LA (buying, selling, leasing and mortgaging interests in land).

The new approach makes the cadastre central to spatially enabling government.
The significance of properties

Property engines...

1. Multipurpose Cadastre
   (German style)

2. Title or deeds tenure style cadastres

3. Taxation driven cadastre
   (Latin /Spanish / French)

SDI
Mapping agencies and other data providers

Land Management Paradigm

Spatially enabled LAS

Incorporating:
- Tenure
- Value
- Use
- Development

Integrating functions
- Parcels
- Properties
- Buildings
- Roads

Better Decision Making
- Sustainable Development
  - Economic
  - Environmental
  - Social
  - Governance

Country context
- Services to business and public
- Spatially enabled government
- Land policy

Property engines...
Land administration (and particularly the core cadastre) generates information about places.

SDIs organise spatial information.

Together they provide information about unique places people create (built) and use (natural).
A holistic approach is to integrate cadastre, land administration and SDI.

The cadastre is the core of large scale SDIs.
“Land” is changing - modern land markets use complex commodities *ie* unbundle rights

This promotes a growth in rights, restrictions and responsibilities (RRR)

Move from a focus on land parcels to property objects
Rights, restrictions and responsibilities

- Rise of regulatory and sustainability movements
- Increase in restrictions and responsibilities
- Property rights are well managed but restrictions and responsibilities are not
## Evolution of land markets

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<th>Stage</th>
<th>Preliminary Stages</th>
<th>Market Stages</th>
<th>Wealth Acceleration</th>
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<td><strong>1</strong> → Land</td>
<td><strong>3</strong> → Land Trading</td>
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<td><strong>2</strong> → Land Rights</td>
<td><strong>4</strong> → Land Market</td>
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<td><strong>5</strong> → Complex Commodities Market</td>
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### Features
- **Societal Resources**
- **Secure Tenures**
- **Initial grants**
- **Private Ownership**
- **Land Transfer**
- **Land securitisation**
- **Dynamic Land Trading and Securitisation**
- **Added Investment**
- **Parcellation procedures**
- **Financial Instruments**
- **Dynamic trading in Complex Commodities**
- **Secondary Securitisation**
- **Corporatisation of Land Ownership**

### Result
- **Minimum Social Stability**
- **Initial Resource Distribution**
- **Resource Reallocation**
- **Wealth Generator**
- **Multiplier Effect**

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**Spatial systems to support sustainable development**

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**Centre for SDIs and LA**
Development of complex commodities

Spatial systems to support sustainable development
Examples of complex commodities

- Mortgage backed certificates
- Water rights
- Land information
- Resource and mining rights
- Carbon credits
- Time shares
- Unit and property trusts
- Vertical villages
- Options for land and property
- Financial instruments for development market
- Biota
- Insurance products to manage risks
Land Management Vision

Spatially Enabled Land Administration (incorporating iLand)
- Land Tenure, Land Value, Land Use, Land Development

Social Context
- Facilitating Sustainable Development
  - Economic, Social, Environmental, Governance
  - Enhancing Quality of Life

Country Context
- Institutional Arrangements
- Capacity Building
- Education & Research

Land Policy Framework

Services to Business & Citizens
Lastly, but most importantly, good governance is central to good land administration.
But remember every country has its own journey. And land administration is a long and hard journey.

Understanding the complexities of land administration is essential for progressing along the “land” journey.
Thanks for your attention and enjoy the seminar