Using land administration to build sustainable land markets

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My University and the City of Melbourne
and my home
Key question

• It is not possible to have a formal land market without some form of land administration system (LAS)
• Only about 40+ countries have sustainable land markets. This assumes a sustainable LAS
• So what constitutes a sustainable LAS?
This question is answered by drawing on a forthcoming book

“Land Administration to support Sustainable Development”

Ian Williamson, Stig Enemark, Jude Wallace and Abbas Rajabifard

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Why does a land market need a LAS?

This can be answered by considering the traditional benefits of LAS
Traditional benefits of LAS

- Support for governance and rule of law
- Alleviation of poverty
- Security of tenure
- Supporting formal land markets
- Security for credit
- Support for land and property taxation
Traditional benefits of LAS (cont)

- Protection of state lands
- Management of land disputes
- Improvement of land planning
- Infrastructure development
- Management of resources and environment
- Information and statistical data
Focus on simple land markets

This means a focus on buying, selling, leasing and mortgaging land.

But this cannot be done in isolation from wider LAS activities as explained in the book.
Focus of the book

- The book has taken three years and draws on over 100 years of experience of the authors in designing, building and managing LAS.
- The book takes the broader view on the role of LAS to support sustainable development
- However a common thread throughout the book is the role of LAS to support simple land markets.
But what is a LAS?

Land administration includes the processes of determining, recording and disseminating information about the ownership, value and use of land when implementing land management policies.
Based on this understanding of LAS, the book proposes *TEN (10) land administration principles* to support sustainable LAS.
Ten LAS Principles

- LAS provide the **infrastructure** for implementation of land polices 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.
Ten LAS Principles (cont)

• LAS are the basis for conceptualising rights, restrictions and responsibilities (RRR) related to policies, places and people.

• 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.
Ten LAS Principles (cont)

- **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.
Designing, building and managing a sustainable LAS requires the **LAS Toolbox**

The toolbox recognises that while all LAS are unique they can learn from similar systems and from international best practice
General tools

1. Land policy tools
2. Governance and legal framework tools
3. Land market tools Marine administration tools
4. Land use, land development and valuation tools
5. ICT, SDI and land information tools
6. Capacity and institution building tools
7. Project management, monitoring and evaluation tools
8. Business models, risk management and funding tools
Professional tools

1. Tenure tools
2. Registration system tools
3. Titling and adjudication tools
4. Land unit tools
5. Boundary tools
6. Cadastral surveying and mapping tools
7. Building title tools
1. Pro-poor land management tools
2. Non-cadastral approaches and tools
3. Gender equity tools
4. Human rights tools
This presentation has drawn on the forthcoming book “Land Administration to support Sustainable Development” to discuss sustainable land markets. It has:

• Discussed benefits of an effective LAS
• Presented 10 LAS principles to support sustainable LAS
• Outlines a “toolbox” approach to building sustainable LAS
Simply put sustainable land markets require sustainable land administration systems
Thank you