

Bridging the Security of Tenure Gap: Fit for Purpose Initiatives

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SUMMARY

In the article we will describe several examples of fit for purpose land administration methodologies in different continents of the world based on the recent experiences of Kadaster. We will briefly describe initiatives from Latin America, Africa and Asia and discuss more in detail the FFP methodologies that are being implemented.

There is an urgent need for the administration of property and land use rights worldwide as a basis for inclusive social and economic growth. The advantages of a well-organized land administration are many fold. It provides legal security to people. It attracts investments and is a condition for land governance. Legal security is an important incentive for people to invest further in their property. Private parties will not easily invest in property when the ownership status is unclear, or when unknown limitations are imposed on the property. Without legal proof of ownership, access to credit to enable investments is often hard to attain. Land administration is a basic condition for good land governance. It is a vital infrastructure for a government: not only to raise taxes and thus increase the much needed income for the government, but also to engage in spatial planning in support of policy and decision making for sustainable development.

The problem

The advantages of land administration being so obvious, how can it be that 70% of the people – land relations in the world is still outside the formal systems? Are the systems only designed to serve the happy minority who can afford the registration costs and understand the cumbersome procedures to get their parcel registered?

Many conventional land administration projects have not been able to bridge this gap between the

minority inside and the majority outside the system. It has to do with many factors such as weak institutions responsible for land governance, with inappropriate or contradictory laws and regulations, complexity, high standards, high costs, lack of capacity, inadequate maintenance, long implementation time frames and procedures that are not aligned with the local context and conditions.

To continue in the conventional way will not lead to inclusion of the remaining 70% within our lifetime. It is time for new, innovative approaches to land administration. Time to build affordable, inclusive, scalable and sustainable systems that quickly provide complete coverage of the tenure situation in territories. As Enemark (et al 2016, p. 7) remarks: “The Fit-For-Purpose (FFP) approach to land administration has emerged as a game changer and offers a practical solution to provide security of tenure and to control the use of land.”

Based on our experiences in the implementation of FFP methodologies in projects over the last year, we will define lessons learned in e.g. Colombia, Brazil, Kenya, Nepal, Indonesia. Some lessons are of a more general nature, and other lessons are country and context specific. These lessons are significant for scaling up FFP land administration.