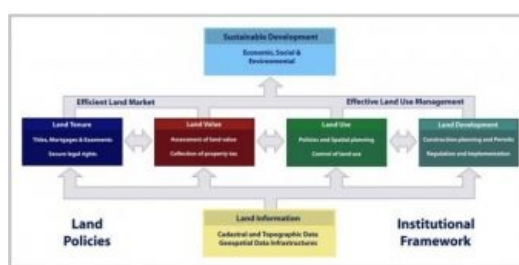


BUILDING SUSTAINABLE AND TRANSPARENT SPATIAL FRAMEWORKS

Fit-for-purpose Land Administration



There is an urgent need for a flexible approach to building the spatial framework in terms of technology and investment choices. Building such a spatial framework is not primarily about accuracy. Instead it is about adequate identification and representation of the spatial objects and parcels, completeness to cover the total jurisdiction, and credibility in terms of reliable data that is trusted by users.

Most developing countries have cadastral coverage of less than 30 percent of the country. These cadastral systems normally operate in line with procedures for cadastral surveys and land registration as introduced (mainly for the elite) by Western societies in colonial times, and the systems do not recognise the range of more informal, social or customary types of tenure. This means that over 70 percent of the land in many developing countries,

such as the sub-Sahara region, is generally outside the formal land administration system. This has caused enormous problems with regard to food security and rural land management issues in cities with an increasing population of slum dwellers, for example, and in rural areas. Building spatial frameworks in developing countries is a major challenge, but one that is fundamental for building systems in support of sustainable and transparent land governance.

Global Perspective

A land administration system (LAS) provides a country with the infrastructure to implement land-related policies and management strategies. It is not a new discipline but has evolved out of the cadastre and land registration areas with specific focus on security of land rights. The need to address land management issues systematically pushes the design of a LAS towards an enabling infrastructure for implementing land policies. Such a global land administration perspective is presented in Figure 1.

Modern LAS deliver an essential infrastructure and encourage integration of the processes related to land tenure (securing and transferring land rights), land value (valuation and taxation of land), land use (planning and control of the use of land), and land development (implementing utilities, infrastructure and construction planning). The four functions interact to deliver overall policy objectives, and they are facilitated by appropriate land information infrastructures that include cadastral and topographic datasets linking the built and natural environments. Ultimately, the design of adequate systems of land tenure and value should support efficient land markets capable of facilitating trading in simple and complex commodities.

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