



FIT-FOR-PURPOSE LAND ADMINISTRATION

GUIDING PRINCIPLES FOR COUNTRY IMPLEMENTATION

SECURING LAND AND PROPERTY RIGHTS FOR ALL

FIT-FOR-PURPOSE LAND ADMINISTRATION
Guiding Principles for Country Implementation

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CONTENTS

ACRONYMS	IV
ACKNOWLEDGEMENTS.....	V
PREAMBLE	VI
EXECUTIVE SUMMARY	VII
PART 1: UNDERSTANDING FIT-FOR-PURPOSE LAND ADMINISTRATION	1-21
1. Introduction	2
2. Land governance and the global agenda.....	9
3. Understanding the Fit-For-Purpose land administration approach	14
PART 2: BUILDING THE FIT-FOR-PURPOSE LAND ADMINISTRATION FRAMEWORKS.....	22-80
4. Building the spatial framework	23
4.1 Visible (physical) boundaries rather than fixed boundaries	26
4.2 Aerial imagery rather than field surveys.....	29
4.3 Accuracy relates to the purpose rather than technical standards	35
4.4 Demands for updating and opportunities for upgrading and ongoing improvement	36
5. Building the legal and regulatory framework.....	39
5.1 A flexible framework designed along administrative rather than judicial lines.....	45
5.2 A continuum of tenure rather than just individual ownership.....	52
5.3 Flexible recordation rather than only one register	56
5.4 Ensuring gender equity for land and property rights	59
6. Building the institutional framework	63
6.1 Good land governance rather than bureaucratic barriers	64
6.2 Integrated institutional framework rather than sectorial silos	67
6.3 Flexible ICT approach rather than high-end technology solutions.....	76
6.4 Transparent land information with with easy and affordable access for all	77
PART 3: IMPLEMENTING THE FIT-FOR-PURPOSE APPROACH.....	81-95
7. Developing capacity and managing change.....	82
7.1 Capacity development.....	82
7.2 Change management.....	86
7.3 Monitoring and evaluation	88
8. Adopting the Fit-For-Purpose Approach	91
REFERENCES.....	96
APPENDICES.....	104
A. Developing ICT infrastructure	105
B. Delivering Fit-For-Purpose land administration programmes.....	112

CONTENTS

TABLES:

Table 1.1: FFP Transition Process.....	4
Table 3.1: The Key Principles of the FFP approach	19
Table 4.1: Mapping Applications for Urban and Rural Land.....	33
Table 4.2: Principles, Action and Outcome for Building the Spatial Framework	37
Table 5.1: Conversion Between Different Kinds of Tenure	49
Table 5.2: Principles, Action and Outcome for Building the Legal and Regulatory Framework	61
Table 6.1: Principles, Action and Outcome for Building the Institutional Framework	79
Table 7.1: The GLTN Capacity Development Strategy.....	87

FIGURES

Figure 1.1: Use of Guide in Implementing Country Specific FFP Land Administration	7
Figure 2.1: Land Governance and Administration.....	9
Figure 3.1: Structure of FFP Land Administration Concept	16
Figure 3.2: The Fit-For-Purpose Concept	17
Figure 4.1: Different Approaches to First Registration of Land Rights	25
Figure 5.1: FFP Process for Recognizing, Recording and Reviewing Land Rights	46
Figure 5.2: The Continuum of Land Rights	52
Figure 5.3: The STDM Conceptual Model.....	53
Figure 5.4: Ten Design Elements of the Pro Poor Land Recordation System	57
Figure 5.5: The Gender Evaluation Criteria	60
Figure 7.1: Change Model for FFP Land Administration	82
Figure 7.2: Good Practice Learning Cycle	86
Figure 7.3: Stakeholder Prioritization Matrix.....	88
Figure A.1: Illustration of a National Spatial Data Infrastructure (NSDI)	108
Figure A.2: Typical Service Oriented Architecture	111

MAPS

Map 4.1: Example from Rwanda Showing Aerial Imagery (Left) from which the Parcel Boundaries are Easily Identified (Right)	29
Map 4.2: Building the Spatial Framework.....	31

ACRONYMS

APIs	Application Programming Interfaces
BRAC	Bangladesh Rehabilitation Assistance Committee
CoFLAS	Costing and Financing Land Administration Services
CORS	Continuously Operating Reference Station
CPD	Continuing Professional Development
CSO	Civil Society Organization
FAO	Food and Agriculture Organization of the United Nations
FFP	Fit-For-Purpose
FIG	International Federation of Surveyors
FOSS	Free Open-Source Software
GNSS	Global Navigation Satellite System
GPS	Global Positioning System
HRD	Human Resource Development
ICT	Information and Communication Technology
IFAD	International Fund for Agricultural Development
ISO	International Organization for Standardization
LGAF	Land Governance Assessment Framework
LPI	Land Policy Initiative
MAST	Mobile Applications to Secure Tenure
MDGs	Millennium Development Goals
MVP	Minimum Viable Product
NGO	Non-Governmental Organization
NSDI	National Spatial Data Infrastructure
SDGs	Sustainable Development Goals
SOA	Service Oriented Architecture
STDM	Social Tenure Domain Model
UAV	Unmanned Aerial Vehicle
UDHR	Universal Declaration of Human Rights
UN	United Nations
UK	United Kingdom
UNECA	United Nations Economic Commission for Africa
UNECE	United Nations Economic Commission for Europe
UNDP	United Nations Development Programme
UN-GGIM	United Nations Initiative on Global Geospatial Information Management
UN-HABITAT	United Nations Human Settlements Programme
USAID	United States Agency for International Development
VGGTs	Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security
WB	World Bank



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PREAMBLE

Solutions to the overall global land issues relate to the alleviation of poverty, social inclusion and stability, investments and economic development, and environmental protection and natural resource management. These land matters are now embedded in the Sustainable Development Goals that form a blueprint for a sustainable future agreed to by world leaders.

This new agenda presents a historic and unprecedented opportunity to bring the countries and citizens of the world together to decide and embark on new paths to improve the lives of people everywhere (United Nations, 2015). Also, the Voluntary Guidelines on the Responsible Governance of Tenure set out principles and internationally accepted standards for the responsible governance of tenure: public, private, communal, indigenous, customary and informal (FAO, 2012).

This guide is a response to the challenges of the overall global sustainable development agenda. This agenda cannot be achieved without having good land governance in place, including the operational component of land administration systems. The Fit-For-Purpose concept as presented in this guide should be seen as an enabler for implementing these global standards in developing countries.

a range of legal, institutional and political issues, but also to the fact that the implementation of traditional, Western-style land administration systems is simply too costly, time consuming and capacity demanding. It is estimated that with current rates and methods it will take many decades, probably centuries, to achieve global coverage.

This document provides guidance for closing the security of tenure gap that exists in most developing countries, where often up to 90 per cent of the land and the population are outside the formal land administration systems. However, the guide also relates to more developed countries that do not have complete land registration/cadastral coverage or where the maintenance of land information has failed.

The guide focuses on providing security of tenure for all. However, it is recognized that by providing the spatial, legal and institutional frameworks for this purpose, the frameworks also provide the basis for building land valuation and taxation systems, as well as systems for land-use planning and control.

This is not a manual. Instead, it provides guiding principles for building Fit-For-Purpose land administration systems. These principles should not

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