



Bridging the Gaps: The Need for Capacity Development

David Mitchell, RMIT University

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SECURING LAND AND PROPERTY RIGHTS FOR ALL

Content

- **The new development agenda**
- **What are the gaps?**
- **Why capacity development is important**

GLOBAL AGENDA

- **SDGs and NUA – land now on the global agenda as part of an interdisciplinary response, and the challenge now is to deliver.**
- **Global pressures of urbanisation, climate change, natural disasters, conflict, food and insecurity.**
- **We have many good land tools,**
- **But do we have the capacity to address these challenges?**

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GAPS AND THE NEED FOR CAPACITY DEVELOPMENT – EXAMPLE 1

REPORT 6 / 2015



LAND TENURE IN ASIA AND THE PACIFIC

CHALLENGES, OPPORTUNITIES AND WAY FORWARD

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LAND TENURE IN ASIA AND THE PACIFIC: KEY CHALLENGES AND BARRIERS

- *Challenge for governments to manage land – **capacity**, legislation, technical limitations.*
- *Land disputes - many of the issues above lead to disputes – improved resolution mechanisms needed.*
- **Capacity limitations across all organisations.**
 - Inadequate capacity in local land institutions.
 - Impacts sustainability of land projects.
- **Disconnection between development, climate change, land use planning and the land sector.**
- **Lack of understanding of the role of private sector**
 - Huge economic growth in the region - many drivers.
 - How can this lead to improved tenure security?

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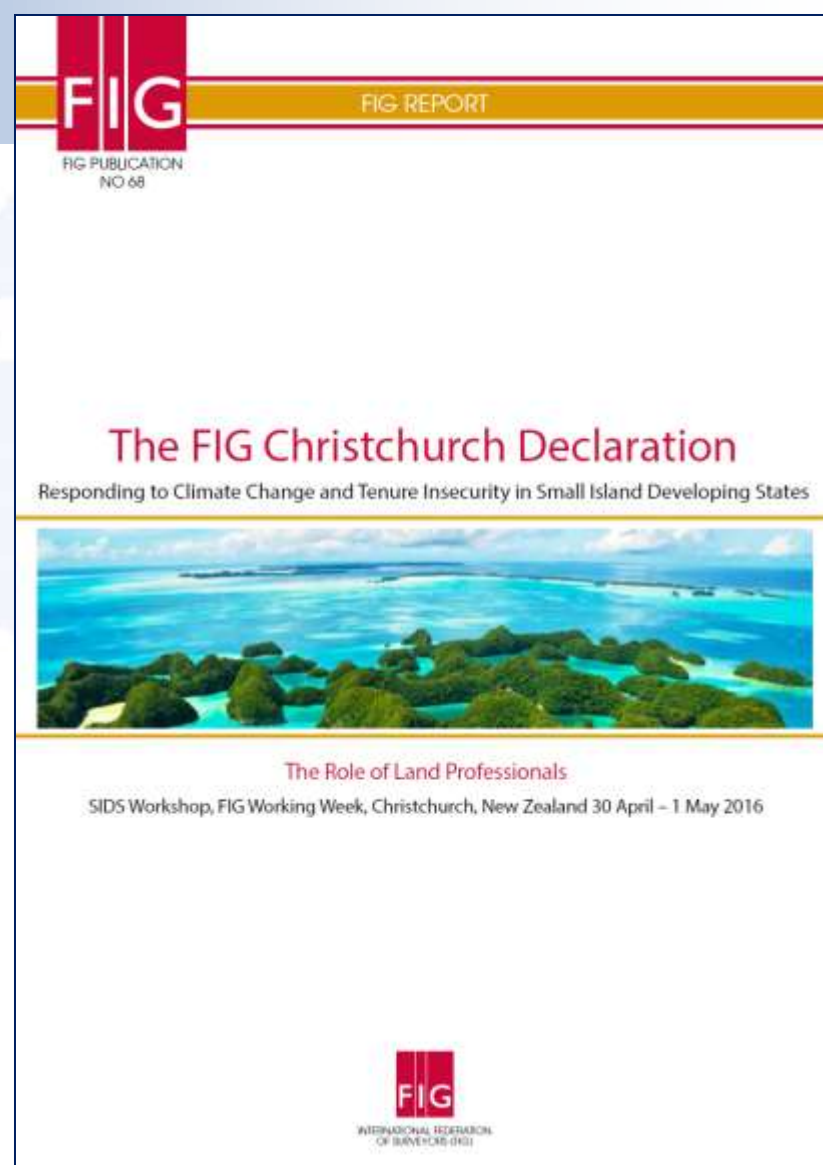
UN HABITAT
FOR A BETTER URBAN FUTURE



- **MAIN LAND ADMINISTRATION ISSUES RAISED:**
 - *Quality of land records* .
 - *Limited coverage* – Average 70% without formal recognition of tenure. How do we bring them into the formal land administration system?
- **PROBLEMS WITH POLICY AND LEGAL FRAMEWORKS:**
 - *Plural systems exist – state, Islamic, customary.*
 - *Formal tenures only* – only serves the elite.
 - *don't adequately protect* the tenure rights of the vulnerable.
 - *limited recognition of cultural and religious norms and principles*
- **LAND VALUATION RECORDS VERY LIMITED.**
 - Inefficient land market and loss of revenue from taxation.
 - inequitable compensation for land acquisition and resettlement.
 - limited guidelines for valuation of non-formal tenures.

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GAPS AND THE NEED FOR CAPACITY DEVELOPMENT – EXAMPLE 2



Address the challenges in land governance and administration through:

- Promoting the adoption by land professionals of the fit-for-purpose approach to land administration in building spatial, legal, and institutional frameworks to reduce capacity demands on land agencies and other institutions, and allow for protecting of all legal and legitimate tenure rights at scale.
- Promoting the principles of participation and inclusiveness in land use planning and ensuring that all legal and legitimate tenure rights are respected in the land use planning process.
- Promoting the importance in legal and policy frameworks of the development of valuation systems that allow for fair and timely valuation of all types of tenure rights to support taxation, the operation of markets, transactions in tenure rights, and compensation for expropriation.

Build capacity in land governance and administration to address these challenges through:

- Encourage the establishment of a Regional Capacity Development Network (RCDN) of experts in each SIDS region to improve partnerships and provide technical, administrative, and professional support and advice to engage in related initiatives. This should also include formal partnerships between SIDS and nearby countries. Foremost to establish within FIG a RCDN of experts for the Pacific Island Countries and Territories (PICTs) and to enable the Pacific Geospatial and Surveying Council (PGSC) and, as a first stage, to lead and engage with the PICTs geospatial and surveying community on related activities.
- Advocating for the international bilateral and multilateral organisations and professional bodies to provide a coordinated approach to supporting education and training in the areas of surveying, land administration, land management and land governance. Mechanisms should include funding for scholarships, providing flexibility in entry requirements for students from SIDS, training of staff, exchange opportunities, and the dissemination of international guidelines and conventions. Other support should include providing e-learning and training materials to relevant academic and training institutions. This includes the full suite of e-learning and thematic technical guides for VGGTs, and the extensive online material supporting the GLTN land tools.
- Emphasise the importance of capacity development to support improved geodetic and spatial data infrastructures, as well as current, complete and effective geospatial information to support land governance and land administration.

SO, WHY IS CAPACITY DEVELOPMENT IMPORTANT?

Rather than describing how the gaps can be “bridged” I would like to emphasise:

1. Limitations in capacity was a major theme through both the examples presented.
2. It is a major barrier to effective solutions.
3. It must be addressed before we can get the full benefit of the excellent land tools that exist.

Thank you!