

Land Administration

Services

- » Land registration, demarcation and adjudication
- » Land rights and public awareness raising
- » Land valuation and taxation
- » Cadastre and cadastral surveying
- » NSDI and GIS development
- » Geodetic surveys and networks
- » Evaluations, quality control, M&E
- » Institutional development, training and capacity building

Land is a central resource in all societies. Land administration refers to the processes of determining, recording and disseminating information about the ownership, value and use of land and its associated resources. Sustainable and equitable land administration is a prerequisite for reducing poverty and promoting sustainable development.

Land administration systems provide a basic infrastructure for implementing land related policies and land management strategies to protect the security of land tenure, ensure social equity and stimulate economic growth and environmental protection. Securing land rights is particularly relevant to vulnerable groups such as the poor, women, displaced persons and ethnic or religious minority groups. Security of land is also vital for supporting reconstruction following a disaster or conflict. Land administration initiatives are thus closely linked to three of the eight United Nations' development targets articulated in the Millennium Development Goals: eradicate extreme poverty and hunger (goal 1), promote gender equality and empower women (goal 3) and ensure environmental sustainability (goal 7).

OUR EXPERIENCE AND EXPERTISE

FINNMAP has been working with overseas land administration projects since the late 1990s. Lately we have implemented

land administration projects in Cambodia, Laos, Honduras, Macedonia, Palestine and Tajikistan. Our expertise is founded on a solid understanding of the advanced land administration system in Finland and enriched by our vast experience of related systems around the world.

FINNMAP's strength is our ability to provide holistic, all-encompassing services. Our expertise covers everything from the capture of geographic data using digital aerial photography to Technical Assistance (TA) related to policy and legislative development, including wide-ranging reforms. We have developed a fast and cost-effective methodology for systematic parcel-by-parcel land registration and are experienced in conducting reviews and evaluations of land administration systems and policies. We also provide training and capacity building in the technical fields. Our activities, approaches and tools are each time tailored to the specific case. We always train local staff and experts and engage them directly in project implementation.

Cambodia



FINNMAP has supported land administration programmes in Cambodia since 1997 with funds from the Finnish

Ministry for Foreign Affairs. Together with TA teams from Germany and Canada, our experts have contributed to the policy, legal and technical development of the entire land administration system in Cambodia. The amount of work has been enormous as all land-related documents, systems and expertise were systematically destroyed during the genocidal years of the Khmer Rouge regime in the late 1970's.

The programme achievements so far are impressive: more than 2 million land parcels have been surveyed and adjudicated, delivering offi-

cial land titles to private land owners for the first time. More than 1,000 cadastral officers, 9,000 local level decision-makers and 3,500 cadastral commission members have been trained to undertake land registration, maintain the established land register and solve land disputes. A digital cadastre, countrywide geodetic network and digital orthophoto coverage has been established. Today the land administration system in Cambodia stands out in a regional comparison. The systematic registration of land is more effective and less expensive than in the neighbouring countries and Cambodia is

the only country to use modern digital technology to support land registration and the cadastral system.

An important lesson from Cambodia is that successful TA must be based on local needs, mutual trust and understanding, and be adapted to the local cultural and historical context. The solid results of the Cambodian project are due to both strong and committed local ownership and the long-term approach of the TA teams. FINNMAP has mainly used long-term experts who thoroughly understand the local conditions and practices.

Honduras

FINNMAP has supported the Cadastral Project in Honduras since early 2009. The project is financed by the Nordic Development Fund and part of the World Bank's large-scale Land Administration Programme (Programa de Administración de Tierras en Honduras, PATH) aiming to reduce land conflicts, increase investments and facilitate access to land for the poor by providing land tenure security. The project's beneficiary institutions are the Property Institute, in charge of land registration, and the Cadastral Office, in charge of mapping.

The Cadastral Project includes the following activities: digital

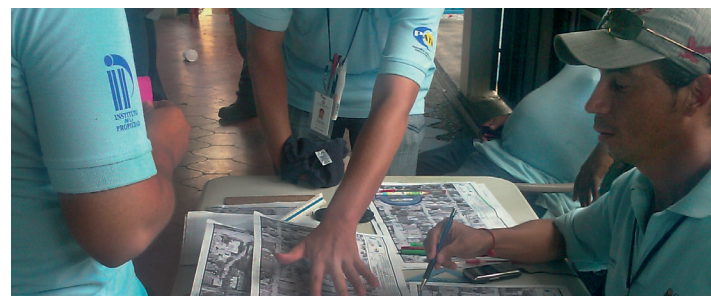
aerial photography and the production of digital orthophotos covering one of the country's seven regions and part of the urbanized areas, field surveys with accurate measurements of each plot based on a topography using GPS in human settlements and photo restitution in rural areas, the collection of all legal information of around 240,000 urban parcels and 140,000 ha of rural area, as well as the archiving of all digital and graphic information in a central data base and establishing a computer-based integrated information system. FINNMAP has been in charge of the technical and legal aspects of the process. Central to the work has been to ensure efficiency and promote good governance and transparency in the organiza-

tions in charge of land tenure by providing complete, accurate, accessible and up-to-date information.

The project also includes a large public-awareness component that aims to inform the land owners of their rights. The interest of the population for registering their rights has proved essential for the success of the work. Meetings with land owners have been organized in more than 1,000 urban "colonias", i.e. group-

ings around 250 parcels under a recognized denomination, and rural villages.

As the first large endeavor in Honduras, the Cadastral Project has been useful in identifying challenges and finding solutions. By its amplitude and successful combination of the latest technology with strong social commitment, this project forms a positive example for future Latin American projects engaged in cadastral issues.



OTHER SELECTED REFERENCES

ETHIOPIA Land Information and Registration System (LIRS) for Harar City (2010-2012), Harar City Municipality Government.

GUATEMALA Digital aerial photography and production of orthophotos (2005-2008), El Ministerio de Agricultura, Ganadería y Alimentación (MAGA) (Ministry of Agriculture)

and Centro de Cooperación Internacional para la Preinversión Agrícola (CIPREDA).

MACEDONIA Real Estate Cadastre and Registration Project (2007-2008). State Authority for Geodetic Works of Macedonia.

PALESTINE West Bank and Gaza Land Administration Project

(2005-2008), Ministry for Foreign Affairs of Finland, the World Bank and USAID.

ROMANIA Policy support for land consolidation (2005-2006), EuropeAid.

TAJIKISTAN Support to the Mapping and Certification Capacity of the Agency of

Land Management, Geodesy and Cartography (2006-2011), EuropeAid.

TANZANIA Programme preparation phase with mapping component for the Sustainable Management of Land and Environment in Zanzibar (SMOLE) (2003-2006), Ministry for Foreign Affairs of Finland.