

Land Management – Shaping the Future

Challenges

Land, as a limited resource, is the single most important factor for socio-economic activities in development countries. Governments need to develop policies and institutions for land management and administration based on a broad consensus on development goals and good governance. Land management calls for institutional arrangements and activities that take political, legal, economic and cultural aspects into consideration. These aspects should reflect and respect the wide variety and complexity of a functional habitat.



Conflicts related to land access and land use rights can significantly reduce the productivity of land, and lead to social unrest and political instability affecting the national economy. Therefore, good governance in land management is vital for poverty reduction and economic growth. Challenges resulting from sustainable natural resource management and climate change investments into land administration systems and good governance.

GFA Intervention Options

Secure land tenure is a core aspect of land administration and relies on functional and efficient cadastre and register systems. The latter should be tailored to the specific country needs,

recognizing individual and collective as well as formal, traditional and customary rights. Where indigenous people are involved, a comprehensive consultation process is necessary to obtain their informed consent before adopting administrative measures. GFA has developed such situation specific systems for use, inter alia, in transition and post conflict economies.

Given the complexity of land management, our GFA teams offer multi-disciplinary consultancy services which combine developing policies and institutional arrangements with decentralization, rural economic development and environmental conservation. Since land security is considered an important pillar for economic development and peace, support to cadastre and register systems are high on many countries' development agenda. Our experts focus on consulting sustainable implementation of multi-purpose cadastral systems, adequate and reliable mechanisms for updating such systems as well as appropriate human resource development.

In many countries an adequate legal framework is not in place, especially concerning the integration of formal and indigenous or customary land rights. We integrate the development of specific legal provisions for the regularization of land tenure under individual and collective, as well as formal and traditional regimes. Successful decentralization processes and strong local government capacities are key conditions for land management and land development. Participatory and transparent development of land valuation systems will foster acceptance of tax policies and compliance with tax liabilities as well as boost the local economic development.

Land development and spatial planning based on participation, transparency and clear development policies will also foster sustainable resource management, conservation of livelihoods and economic well being. The planning process requires technical and social competencies, reliable spatial information and instruments, methods and technical capacities for using the information efficiently. Expert teams at GFA have proven the viability of the Consultant-as-Executing-Agency model for the establishment of cadastral systems and land tenure regularization under distinct framework conditions.

GFA at Work

Cadastre and Land Register in Georgia KfW, 2000 – 2007

Georgia introduced democratic reforms when it faced the challenge of establishing a transparent and efficient land market. A multipurpose cadastre has been established as a core element of land administration and management. A GFA team accompi-



shed the initial surveying and registration process for about three million urban and rural land parcels. Our experts also installed the technical infrastructure for central and regional information management and procedures to overcome negative impacts of highly fragmented property structures in rural Georgia.

Contract Value: € 11,800,000

Land Management in Mongolia GIZ, 2005 – 2012

The project aims at establishing a business-friendly environment in Mongolia, putting emphasis on the rural areas. The key element developed through GFA consultancy services is a market conform and publicly accessible land valuation system that serves as a basis for a just and socially acceptable land tax and the development of a mortgage market. Effective and efficient instruments and procedures for the development of communal land management and a functional real estate market in four peri-urban and rural pilot regions were developed and introduced. This required comprehensive advisory, training and support services.

Contract Value: € 2,539,300

Land Management in Honduras KfW, 2010 – 2014

The Río Plátano biosphere reserve represents the heart of the Mesoamerican Biological Corridor. The project aims at implementing protection and conservation strategies in the reserve area and its adjacent territories. A considerable part of the project area comprises indigenous territories. GFA services will encompass regularization of land property and land use rights based on the establishment of multipurpose cadastre. They will implement participatory land development plans at municipal level, and establish a trust fund for the biosphere reserve as well as measures to promote local economic development.

Contract Value: € 3,600,000

Forest Protection in Ecuador KfW, 2005 – 2011

The Gran Sumaco biosphere reserve forms part of Ecuador's protected areas system. The project's overall goal was to improve the protection of the reserve and the living conditions of the resident population. Promoting concepts for sustainable natural resource use, our GFA team focused on implementing forest and agro forest productive activities, establishing a cadastre and the regularization of land tenure and property rights. A GIS developed by our experts served as an assessment and planning tool.

Contract Value: € 1,359,400



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