

Exchange forum on Land Administration for Sustainable Development

What are specific issues in land administration in Africa?

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INTRODUCTION

The issue of land is at the heart of several sectorial topics:

- Agriculture
- Rural development
- Territorial planning
- Management of natural resources
- Social equity
- Economic development through increasing productivity and securing investments



INTRODUCTION



Africa has become aware of the stakes attached to the land issues and thus of the need for a land policy in accordance with its particular needs and backgrounds.

Over the past ten years, 13 African countries have reformed their land policies, 4 have begun to establish national reference systems and some others plan to create modern cadasters.



The need to guarantee land tenure and the importance of a secured land title

The importance of a land title

A land title aims at securing the property rights of its owner.


But in many emerging countries:

- they do not exist at all

or when the land title exist:

- they do not take into consideration the customary rights
- Or are ambiguous
- They are in a limited number because the procedures to obtain the land title are not clearly understandable and can be expensive

→ This makes the investments more difficult, and makes possible the land grabbing.

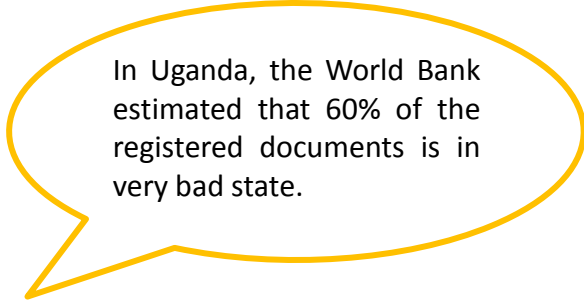


In Uganda, where IGN France International is currently leading a LIS project', the land registration is very limited : less than 500 000 titles are registered, out of a total population of 35 millions of inhabitants (World Bank).

The need to secure land tenure

In addition,

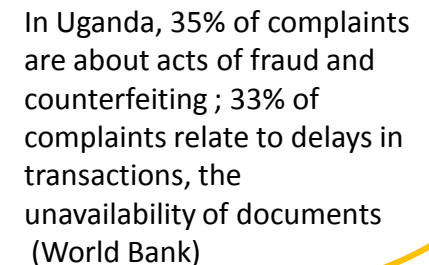
- The information is treated manually
 - The information when it exists, is in paper form
 - Very poor conditions of storage
- ➔ **The risks of damage, loss, destruction on the existing documentation is very high**



In Uganda, the World Bank estimated that 60% of the registered documents is in very bad state.

This general situation leads to several kinds of **distortion**:

- ➔ The land records are not reliable
- ➔ The land conflicts are frequent
- ➔ The relevant information is difficult to obtain, generating very long procedures
- ➔ The administrative staff is overwhelmed



In Uganda, 35% of complaints are about acts of fraud and counterfeiting ; 33% of complaints relate to delays in transactions, the unavailability of documents (World Bank)



The need for the completion of a geographic data set and reforms of the organization

The need for the completion of a geographic data set

Considering a trustable land administration is a transparent land administration for all, the land administration must be based on georeferenced data.

In Uganda, in the LIS project, creation of 9 geodetic points, aerial photography and production of orthophotos on the pilot project area where IGN FI is currently involved (17 362 km²), covering 16500 maps which have been digitized (i.e. scanned, georeferenced and vectorised).



This means:

- A reliable geodetic network
- Up to date orthophotographies and DTM*
- Georeferencing the existing thematic, such as cadastral maps...

*DTM: Digital Model Terrain

The need of reforms on the organization

Generally complex situation :

- Governance problems in many administrative levels
- A legal framework not well adapted or not applied or with contradictory laws
- Long and costly administrative procedures

→ **This mean :**

- Definition of the adapted system architecture : Centralized or decentralized system?
- Definition of the responsibilities
- Elaboration of a new strategic plan in terms of public land administration reforms & governance



**The need of having
people well trained
and informed**

The capacity building aspects

The Public Awareness and Training plans, should not be focused on technical skills only...but also:

- Integrate the change management in the training plan (i.e. how to welcome people? Build up a customer relationships, be committed to its work...)
- Take into consideration the real level of people to train and adapt the training sessions (sometimes integrate upgrades on generic tools before approaching the specific land tools)
- Give the staff in contact with the public the tools to deliver a reliable and up-to-date information.



The importance of the information to the public

One major stake when talking about land administration in Africa is that often, the information to the local population is not efficiently delivered.

The beneficiaries simply do not know:

- what the reforms are about
- what the new procedures and the new organizations are
- the benefits for them of those reforms...

➔ **On the ground, things do not change because people (and especially the most vulnerable groups) are not aware of the reforms. The bottleneck is still the Communication Issues!**

➔ **The LA projects must pay a particular attention on it.**





The need for a strong political will

The impetus of change

Geospatial information can do a lot for the decision makers in charge of land. But...

- Governments must have the sufficient political will to:
 - Solve the governance issues
 - Modernize the legal framework to avoid contradictory laws or regulations for instance
 - Deploy the reforms at local level and not stop at the middle of the bridge
 - Eradicate fraud or at least make it more difficult
 - Find out the origins of the conflicts when the problems are identified and bring sustainable and reliable solutions
 - Save money to keep the land administration (staff, tools, reference data sets...) committed and up-to-date

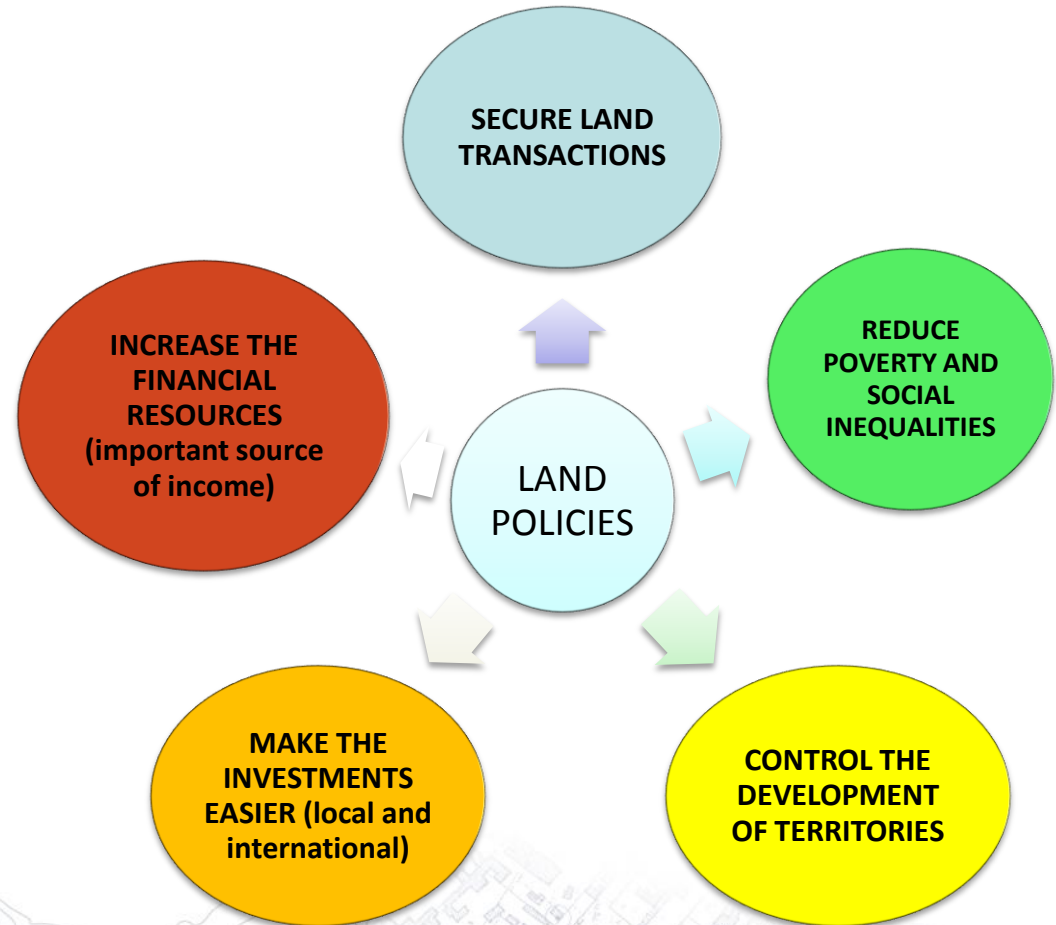
=> A strong policy is compulsory to provide the impetus of change at the highest level of government and to make the land transactions easier, more secure and affordable for all



Conclusion

Modernising Land Administration is a long lasting and complex process

The establishment of land policies is a fundamental element to:





Few words about IGN France International

IGN France International was created in 1986 and is the international subsidiary of the French IGN (National Institute of Geographic and Forest Information). Over the years, the company has shown itself to be an indispensable player in both of its sectors of intervention:

- **geographic information** (acquisition, processing, modelling)
- **and geographic information systems** (implementation and integration).

It works on all types of projects in the following fields: Cadastre and land administration, urban planning, energy, environment, risk management, water, security/precision work, agriculture...

Some IGN FI references in the land administration sector:

- Completion of a land information system in Ivory coast
- Implementation of a land information system in Uganda
- Acquisition, delivery and installation of CAMA-type land assessment application in Namibia
- Elaboration of a new land information system in Tunisia

And also several land administration projects in Vietnam, Nicaragua, Serbia...

Visit our website and download the projects' sheets:
www.ignfi.com



Thanks for your attention



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