OVERVIEW OF LAND ADMINISTRATION: CONCEPTS AND FRAMEWORKS

A CAPACITY DEVELOPMENT LECTURE IN COOPERATION BETWEEN

ARAB LAND INITIATIVE AND

ARAB ACADEMIC NETWORK FOR LAND GOVERNANCE (ARA-LG)

UNIVERSITY OF DUHOK (UOD)

20 May 2025

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OVERVIEW

- About The Arab Land Initiative
- Land Administration What Is It?
- International Frameworks and Models
 - FAO VGGTs
 - Fit For Purpose Land Administration (FFP LA)
 - Land Administration Domain Model (LADM)
 - UN-GGIM FELA
- Q & A
- Resources

ABOUT THE ARAB LAND INITIATIVE





Arab Land Initiative

The Arab Land Initiative, established in 2016 by a group of Global Land Tool Network partners led by UN-Habitat, aims to tackle land governance challenges in the Arab region, promoting sustainable land management and equal access to land for peace, stability, climate resilience, and economic growth.

Since its establishment, the Initiative reached noticeable achievements by increasing the visibility of land issues among decision makers and empowering land governance champions through increased coordination, collaboration, capacity, knowledge and information sharing.



Arab Land Initiative's vision

BMZ Pederal Ministry for Economic Cooperation and Development





CFS















"All the people in the Arab countries enjoy equal and affordable access to land for peace, stability and economic growth, to be achieved with good land policies and transparent, efficient and affordable land administration"

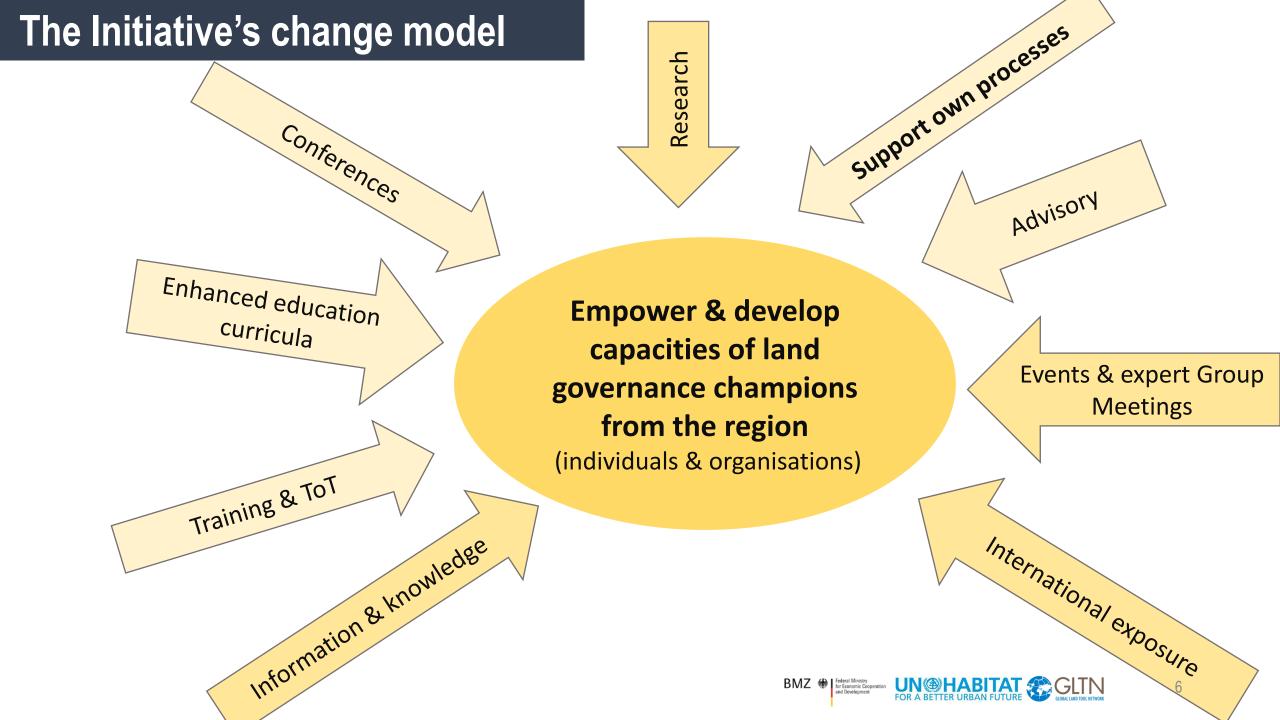
Climate action

Poverty alleviation & food security

Women's land rights and empowerment

Land administration reforms

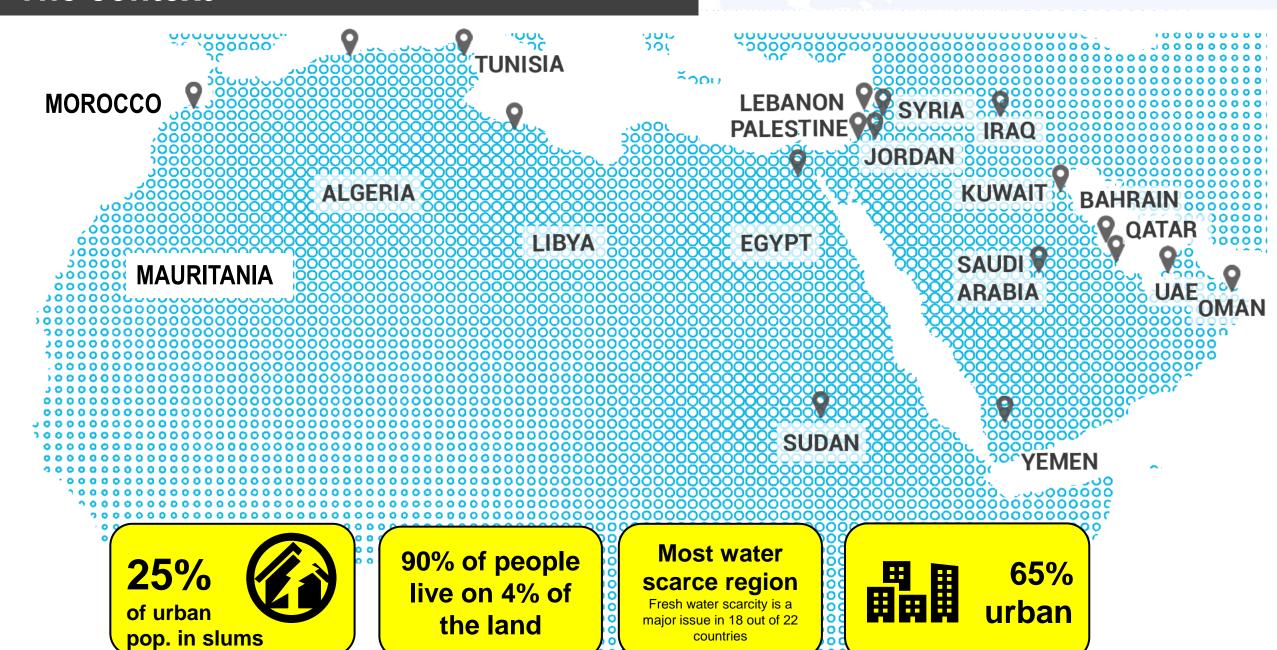
Land for peace



The context







The context: FOOD INSECURITY

Undernourished people in the MENA region:

2005: 28.3 million (7.1%) **2**022: **51.2 million** (9.2%)

Severely food insecure people: 61.4 m (11%)

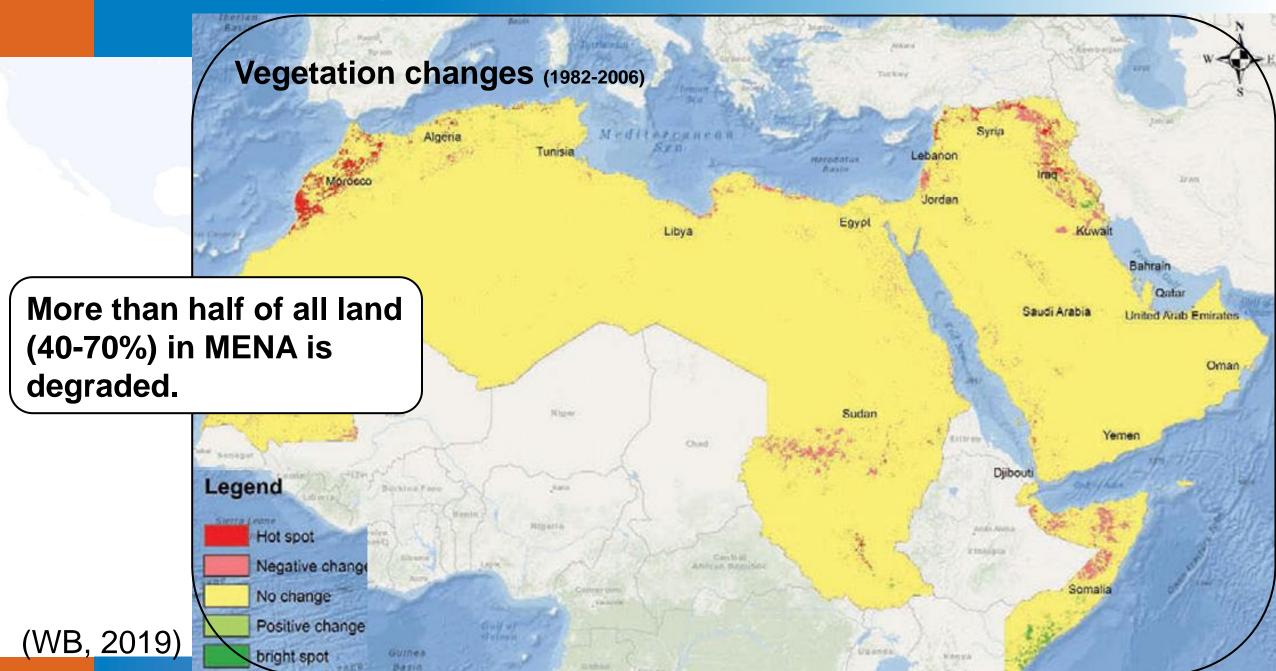
Moderately to severely food insecure people: 188.7 m (34%)

(2022, FAO, WFP, UNICEF, IFAD, WHO)



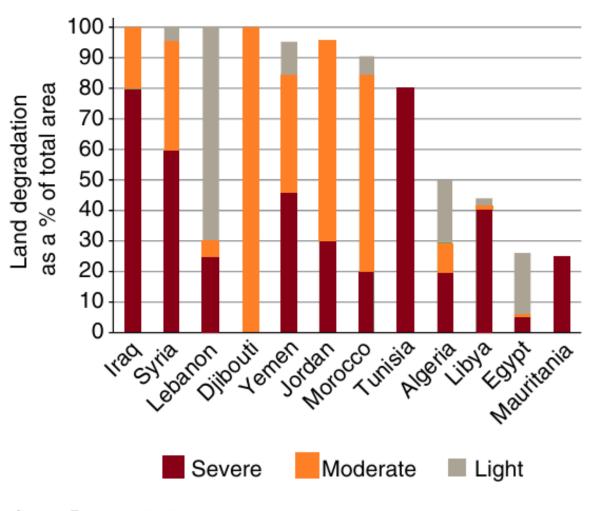


The context: DESERTIFICATION & LAND DEGRADATION

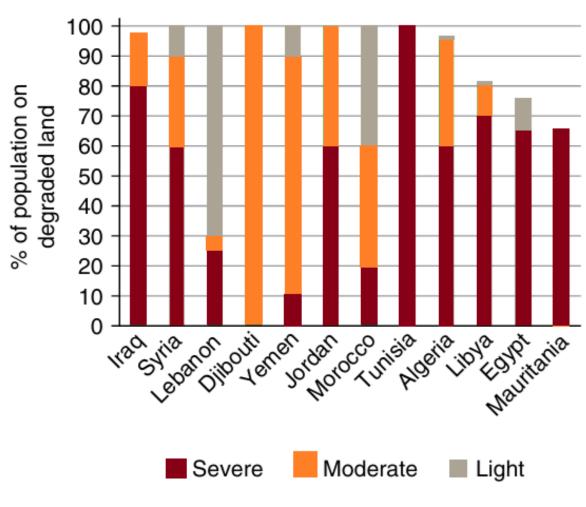


The context: DESERTIFICATION & LAND DEGRADATION

HUMAN INDUCED LAND DEGRADATION



POPULATION DISTRIBUTION ON DEGRADED LANDS



Source: Larsen, 2011.

(WB, 2019)

LAND FOR CLIMATE ACTION & FOOD SECURITY

Key findings

- Land degradation and conflict are deeply intertwined: land degradation fuels conflict and leads to mass displacement. Conflict accelerates land degradation and jeopardizes the LDN investments.
- Prerequisites to solutions: national commitment, local leadership, & active participation of communities. Securing land rights of individuals and communities. Fitfor-purpose land administration.

مالاراضي العربية ادرة Arab Land Initiative



LAND DEGRADATION AND CONFLICT

Case studies from Sudan, Jordan and Niger

SECURING LAND AND PROPERTY RIGHTS FOR ALL







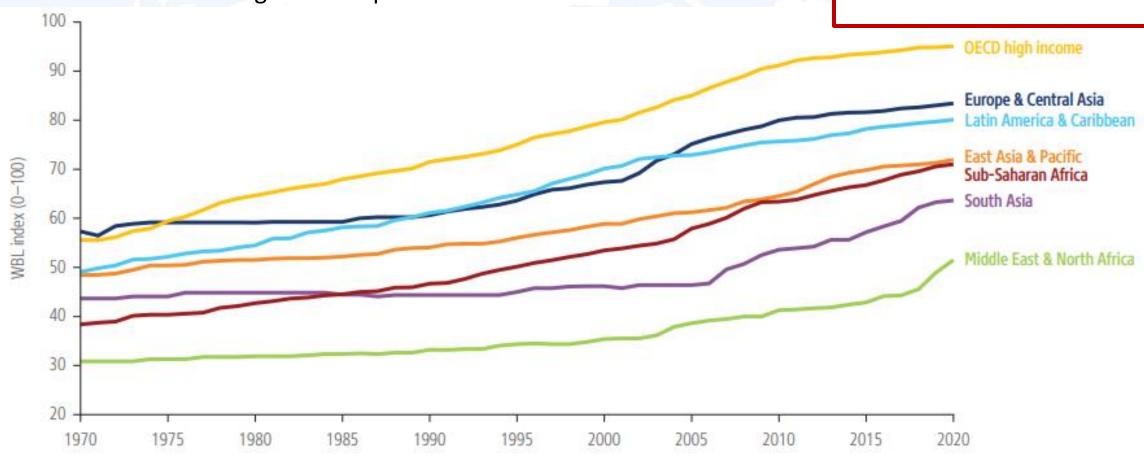


WOMEN'S LAND RIGHTS

MENA HAS THE highest gender gap globally, with Yemen, Iraq and Saudi Arabia among the least performant countries



142 years to close the gender gap in the MENA region



Source: Women, Business and the Law (WBL) database.

Note: Figure shows change in the average WBL index score across seven regions between 1970 and 2020. OECD = Organisation for Economic Co-operation and Development.







WOMEN'S LAND RIGHTS: GLTN & the Arab Land Initiative

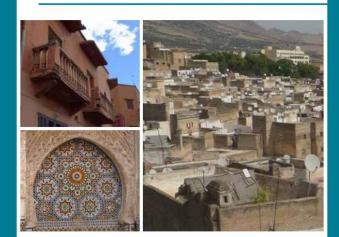






ISLAMIC PRINCIPLES AND LAND

OPPORTUNITIES FOR ENGAGEMENT















WOMEN'S LAND RIGHTS: Debates, making space for multistakeholder dialogues









Campaigns in:

- Lebanon
- Tunisia
- Libya

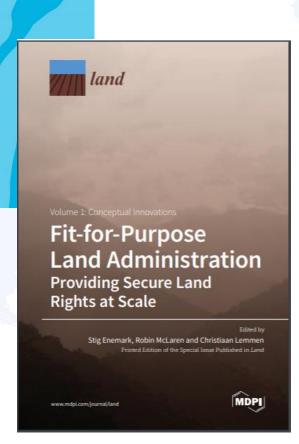
- Raising awareness and knowledge
- ➤ Initiate a multi-level dialogue about women's HLP rights
- Identify discriminatory laws and policies hindering women's access to land
- **Empower women** to claim their rights

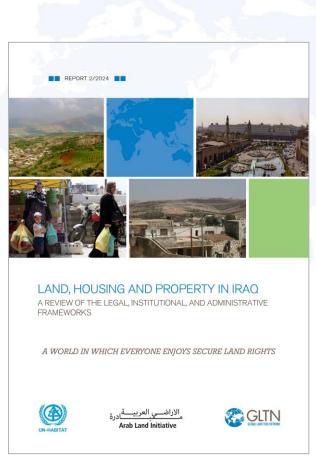
LAND & CONFLICT – HLP RIGHTS OF DISPLACED PEOPLE



UN@HABITAT

Arab Land Initiative





LAND ADMINISTRATION AND LAND RIGHTS FOR PEACE AND **DEVELOPMENT IN LIBYA**

ANALYSIS AND RECOMMENDATIONS

















LEGISLATIVE AND ADMINISTRATIVE LAND AND PROPERTY RIGHTS FRAMEWORK

LEBANON

- Draft -

Arab Land Initiative



LAND, HOUSING AND PROPERTY IN JORDAN

A REVIEW OF THE LEGAL, INSTITUTIONAL, AND ADMINISTRATIVE **FRAMEWORKS**

A WORLD WHERE EVERYONE ENJOYS SECURE LAND RIGHTS









BACKGROUND PAPER



















Land Professionals in the Arab Region: roles, capacities and contribution

DECISION MAKERS' BRIEF











LAND PROFESSIONALS IN THE ARAB REGION

Roles, capacities and contribution to land governance and land tenure security

SECURING LAND AND PROPERTY RIGHTS FOR ALL









Way Forward in the region

- Empowerment and support to organisations / institutions, experts and practitioners through coordination & collaboration, capacity and knowledge development
- 2. Catalyse and support country / partners' interventions
- 3. Leaders & decision makers' attention
- 4. Regional leadership & institutionalization.









LAND ADMINISTRATION - WHAT IS IT?





LAND ADMINISTRATION ISO 19152*

Process of determining, recording and dissemination information about the relationship between people and land

This International Standard deals with **real rights** and **personal rights**. Real rights are rights over or in respect of **spatial units** (e.g. ownership, or usufruct). Personal rights are rights that parties have (e.g. fishing rights, grazing rights, or use rights).

KEY CONCEPTS IN LAND ADMINISTRATION

Land administration encompasses the processes and institutions through which land rights are recorded, transferred, valued, and managed.

It includes four key functions:

- Land tenure: securing and recording ownership and use rights
- Land value: property valuation and taxation
- Land use: control and regulation of land utilization
- Land development: planning and construction

Actors include government agencies, private firms, and civil society.

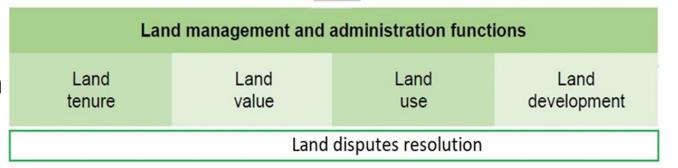
LAND ADMINISTRATION

A Land Administration System provides the infrastructure for:

- Securing land tenure rights
- Determining valuation and taxation of land
- Managing the use of land and land development.

Peace and Sustainable Development

(economic - social - environmental)



Policy and Legal Framework

Institutions

Land information infrastructure



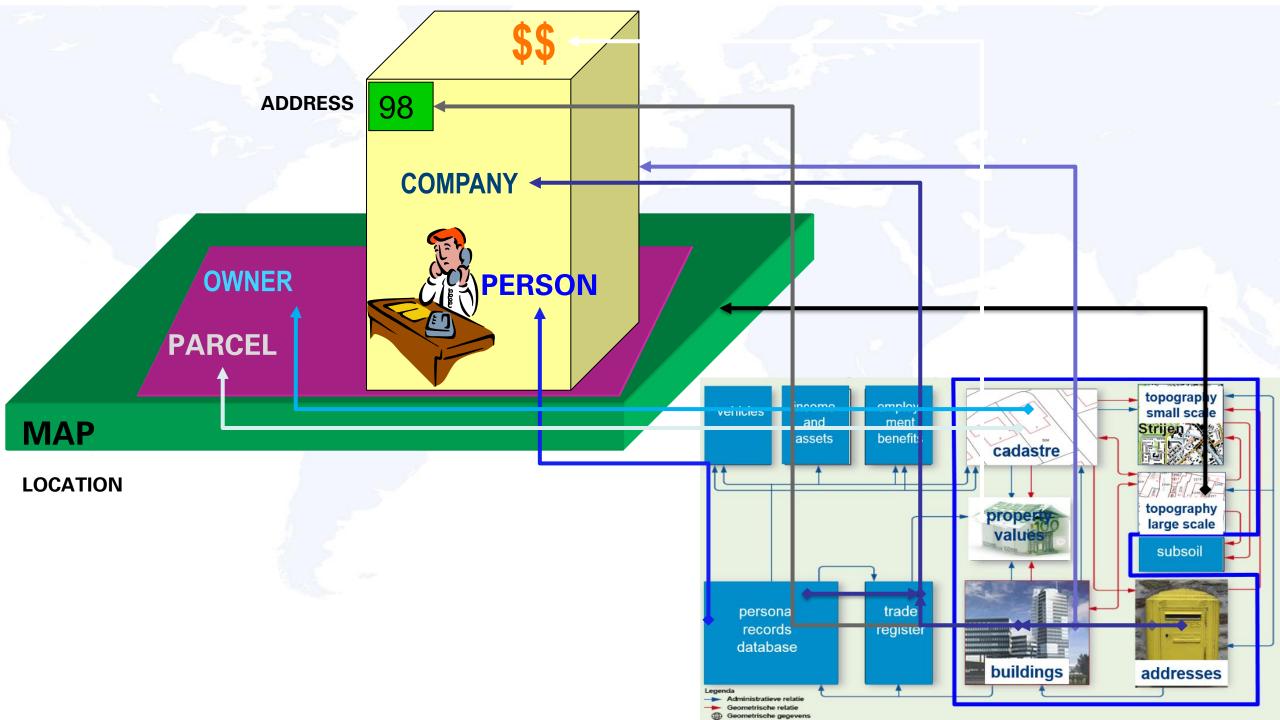
LAND ADMINISTRATION SYSTEMS (LAS)

LAS refer to the infrastructure for implementing land policies.

They manage data on land parcels and rights through cadastral maps and legal registries.

Effective LAS combine legal, spatial, and institutional components. Differences exist between countries in formal vs. informal tenure

systems and institutional arrangements.



GLOBAL CHALLENGES IN LAND ADMINISTRATION

- 70% to be done (worldwide)
- Institutional setting
- Transparency
- Paper based systems
- Legacy
- Information management
- Decentralisation
- Poor and vulnerable
- Gender



GLOBAL CHALLENGES IN LAND ADMINISTRATION

- Outdated, complex & opaque land systems exacerbate informality
- Lack of modern systems in many countries
- Onerous registration procedures and low registration
- Low coverage of registries
- Governments fail to manage land to generate public revenues
- Land sector disproportionately occupied by state actors / elites
- Shrinking space for civil society engagement
- Little collaboration among sectors (e.g. climate experts, planners, surveyors)

INTERNATIONAL FRAMEWORKS AND MODELS





INTERNATIONAL FRAMEWORKS AND MODELS

Land administration is shaped by international standards and best practices developed by organizations like UN-Habitat, FAO, FIG, UN-GGIM.

This section introduces the current major frameworks:

- Food and Agriculture Organization (FAO) <u>V</u>oluntary <u>G</u>uidelines on the Responsible <u>G</u>overnance of <u>T</u>enure of Land, Fisheries and Forests in the Context of National Food Security (VGGTs).
- Fit-For-Purpose Land Administration (FFP LA)
- Land Administration Domain Model (LADM)
- United Nations Global Geospatial Information Management (UN-GGIM) Framework for Effective Land Administration (FELA)

These models promote transparent, inclusive, and interoperable systems.

FAO VOLUNTARY GUIDELINES (VGGTS)

The <u>V</u>oluntary <u>G</u>uidelines on the Responsible <u>G</u>overnance of <u>T</u>enure of Land, Fisheries and Forests in the Context of National Food Security (VGGTs) provide principles for the responsible governance of tenure. Developed by FAO in collaboration with governments and civil society, they:

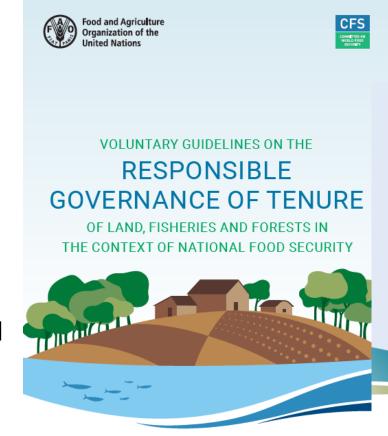
- Promote secure access to land, fisheries, and forests
- Emphasize transparency, equity, and accountability
- Integrate tenure with food security and sustainable development

FAO VOLUNTARY GUIDELINES (VGGTS)

VGGTs are widely used to guide policy reforms. Implementation tools include national assessments, legal reviews, and capacity building.

The VGGTs align with the Sustainable

Development Goals (SDGs) and support good land governance.



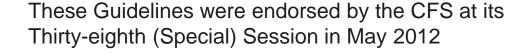
الخطوط التوجيهية الطوعية بشئن

الحوكمة المسوولة

لحيازة الأراضي ومصايد الأسماك والغابات في سياق الأمن الغذائي الوطني







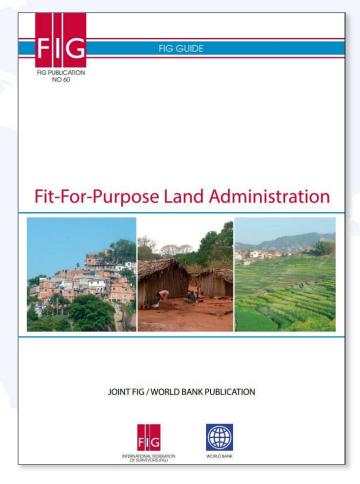




FIT-FOR-PURPOSE LAND ADMINISTRATION (FFP LA)

A **fit-for-purpose** approach includes the following elements:

- **Flexible** in the spatial data capture approaches to provide for varying use and occupation.
- Inclusive in scope to cover all tenure and all land.
- Participatory in approach to data capture and use to ensure community support.
- Affordable for the government to establish and operate, and for society to use.
- Reliable in terms of information that is authoritative and up-todate.
- Attainable to establish the system within a short timeframe and within available resources.
- Upgradeable with regard to incremental improvement over time in response to social and legal needs and emerging economic opportunities



http://www.fig.net/pub/figpub/pub60/figpub60.htm



FIT-FOR-PURPOSE - WHAT IS IT?

- Fit-For-Purpose Designed for serving the basic purposes - provide secure tenure for all, control of the use of land
- Flexibility Scale and accuracy relate to geography, density of development, and budgetary capacity; the legal and institutional framework should be designed to accommodate both legal and social tenure rights
- Incremental Improvement Meet basic needs today, incremental upgrading





LAND ADMINISTRATION DOMAIN MODEL

LADM is a detailed data model that defines the structure, content, and relationships between different types of land-related data. It provides a common language for describing land administration information and facilitates interoperability between different systems

INTERNATIONAL STANDARD ISO 19152

> First edition 2012-12-01

Geographic information — Land Administration Domain Model (LADM)

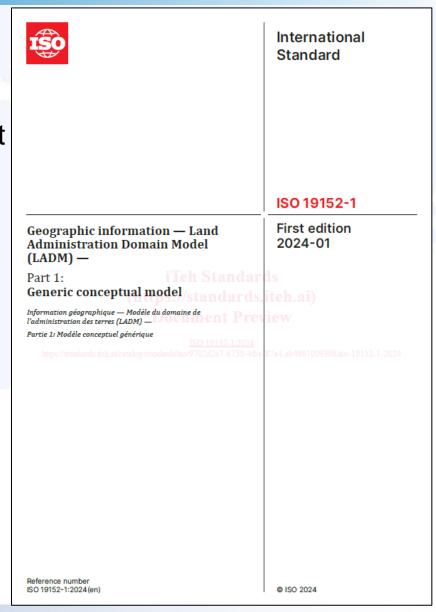
Information géographique — Modèle du domaine de l'administratio des terres (LADM)



LAND ADMINISTRATION DOMAIN MODEL

LADM is the ISO 19152 standard that provides a unified model for describing land administration data. It

- Parties (people, organizations)
- Rights, Restrictions, Responsibilities (RRRs)
- Spatial units (parcels, areas)



LAND ADMINISTRATION DOMAIN MODEL LADM EDITION II MULTIPART

- LADM supports software development for land registries. It enables modular systems that are interoperable and scalable. Extensions include:
- Valuation Marine spaces Planning and land use

PART 1 – Land Administration Fundamentals

PART 2 – Land Registration

PART 3 – Marine Space Geo Regulations

PART 4 – Valuation Information

PART 5 – Spatial Plan Information

PART 6 – Implementations

PEOPLE TO LAND RELATIONSHIPS



LADM: PEOPLE TO LAND RELATIONSHIPS



LADM: PEOPLE: RIGHHOLDER-TYPES

Natural Person

- Individual
- Group with non-defined membership/Tribe
- Group/Family
- Group of groups
- Natural Person
- Married couple

Non Natural Person

- Village
- Municipality
- Ministry/State
- Farmers co-operatives
- Company
- Religious Community

SPATIAL UNITS: TYPES AND WAYS OF REPRESENTATION

- Parcel
- Apartment
- Building
- Customary Area

- One Point inside polygon
- One point street axes
- Set of Lines
- Polygon (low accuracy)
- Polygon (high accuracy)
- 3D Volume

PEOPLE TO LAND RELATIONSHIPS: RIGHT-TYPES

Formal Marine

Mining Informal

Customary Forestry

Indigenous Road access

Occupation Restrictions

Responsibilities Land use

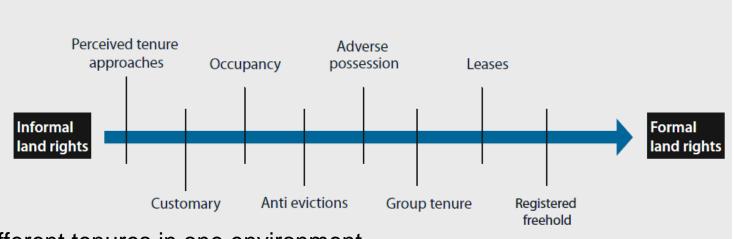
State, government **Pastoralist**

Grazing, Fishing

Cropsharing

Nature

Water



LADM supports the management of different tenures in one environment

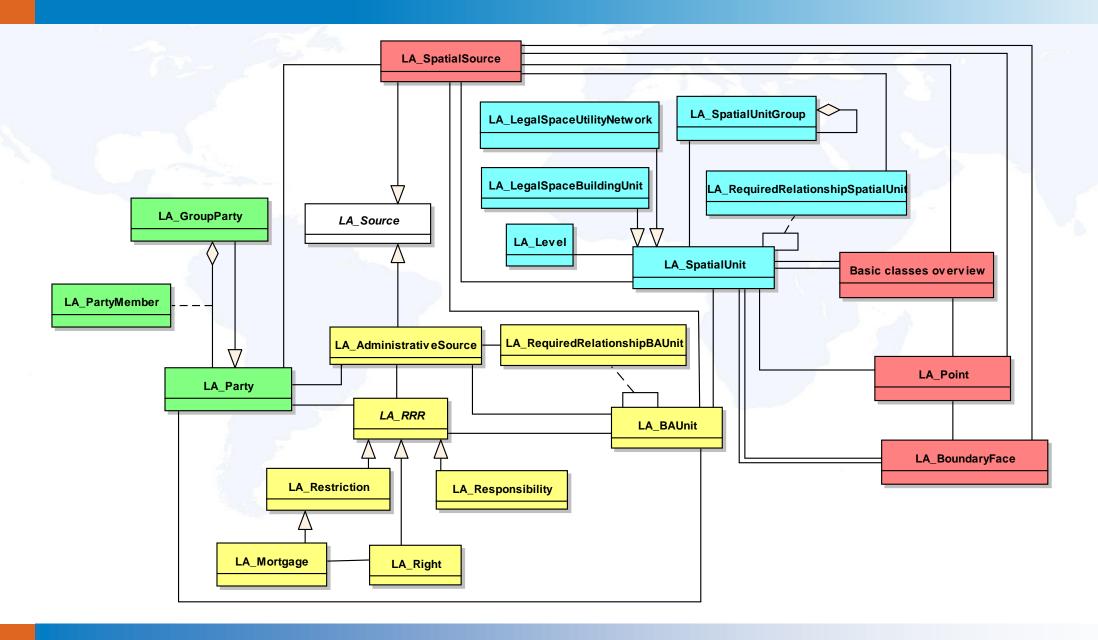
LADM RRR CLASSES

Right: action, activity or class of actions that a system participant may perform on or using an associated resource

Restriction: formal or informal entitlement to refrain from doing something

Responsibility: formal or informal obligation to do something

LAND ADMINISTRATION DOMAIN MODEL



UN-GGIM FELA FRAMEWORK FOR EFFECTIVE LAND ADMINISTRATION

Framework for Effective Land Administration (FELA)

A reference for developing, reforming, renewing, strengthening, modernizing, and monitoring land administration. FELA seeks to provide the reference and guidance for Member States when establishing, strengthening, coordinating and monitoring their land administration nationally or sub-nationally.

The Framework is developed for all countries, both developing and developed, all jurisdictions and all other stakeholders.

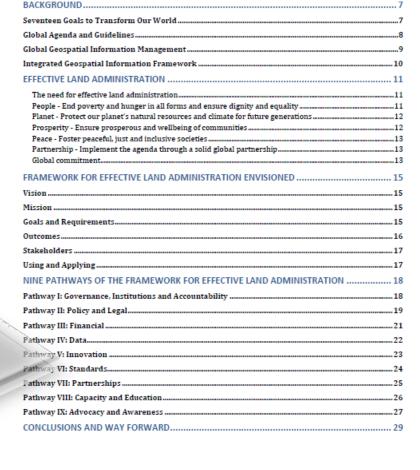
Prepared by: Expert Group on Land Administration and Management United Nations Committee of Experts on Global Geospatial Information Management

(UN-GGIM) - May 2020

UN-GGIM FELA FRAMEWORK FOR EFFECTIVE LAND ADMINISTRATION

FELA provides a global reference for designing effective land administration systems. Developed by the UN-GGIM, it emphasizes:

- People-centered and transparent systems
- Strategic pathways for governance, partnerships, and innovation
- Alignment with global development frameworks

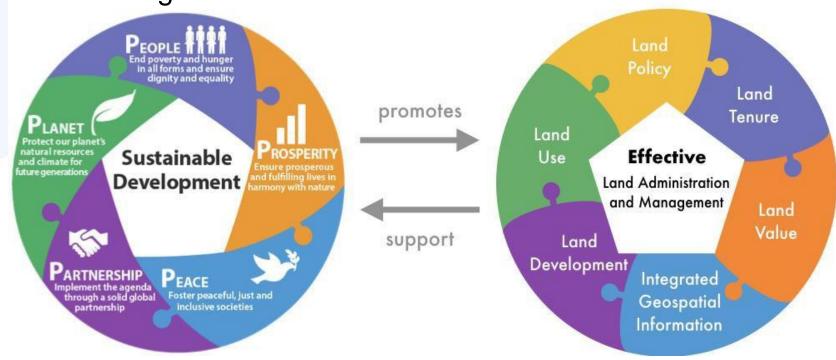


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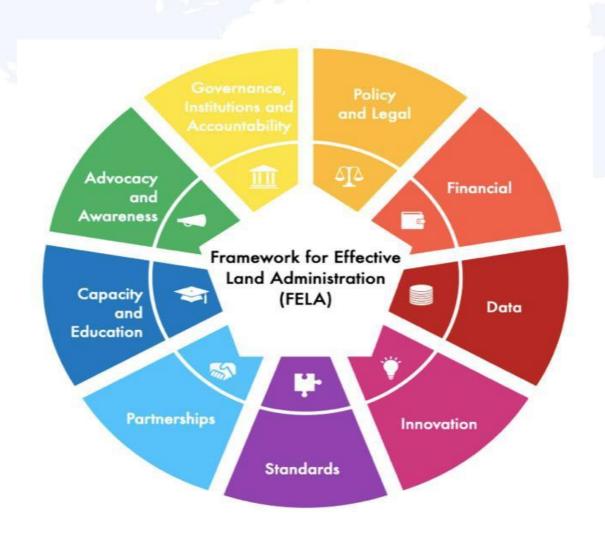
FELA FRAMEWORK FOR EFFECTIVE LAND ADMINISTRATION

FELA encourages governments to develop modular and interoperable land data infrastructures. Its pillars include:

- Institutional frameworks
- Legal and policy alignment
- Technological innovation and integration



FELA FRAMEWORK FOR EFFECTIVE LAND ADMINISTRATION



The Framework for Effective Land Administration (FELA), acts as an overarching policy guide, which provides a reference for Member States when developing, renewing, reforming, strengthening, modernizing, or monitoring land administration.

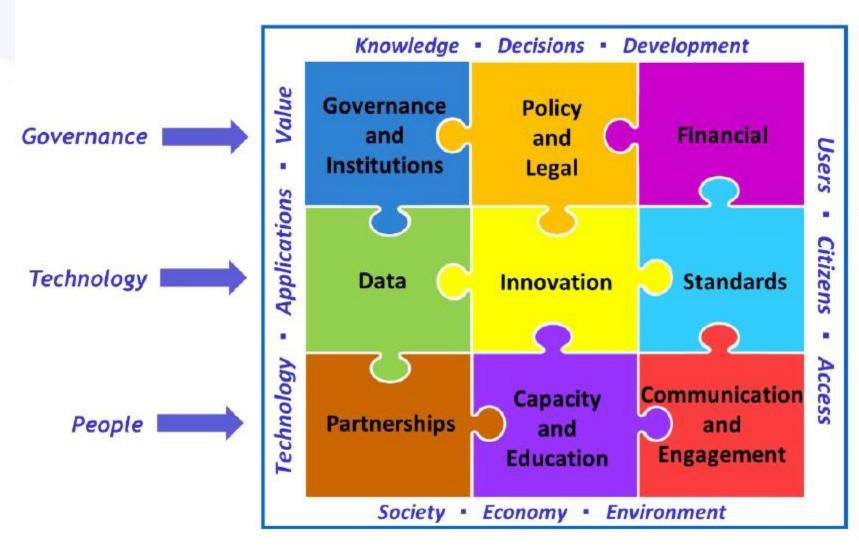
FELA with nine pathways aligned to the nine strategic pathways of the IGIF, seeks to provide the reference and guidance for Member States with regard to administering the relationships between people and land, and when establishing, strengthening, coordinating and monitoring their land administration nationally or sub-nationally.

FELA FRAMEWORK FOR EFFECTIVE LAND ADMINISTRATION

FELA Goals	FELA Requirements	FELA Pathways
Transparency and accountability increased	Accountable and transparent governance	Governance, Institutions and Accountability*
Gender-responsive and inclusive of vulnerable groups	Inclusive and recognizes all forms of tenure	Policy and Legal @
Affordable investments and economic return assured	Affordable with sustainable business models	Financial
Reliable data and service quality attained	Data maintained, secure and not duplicated	Data
Responsible and innovation oriented	Upgradable systems and approaches	Innovation
Interoperability and integration supported	Considers internationally agreed standards	Standards
Cooperation, partnerships, and participation leveraged	Strengthens partnerships and supports collaboration	Partnerships
Capacity, capability, knowledge transfer and exchange attained	Facilitates capacity development and knowledge transfer and exchange	Capacity and Education
National engagement and communication enhanced	Advocates for effective land administration	Advocacy and Awareness*



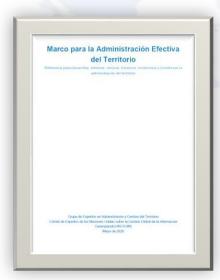
FELA FRAMEWORK FOR EFFECTIVE LAND ADMINISTRATION





Anchored by nine
Strategic Pathways,
the Framework is a
mechanism for
articulating and
demonstrating
national leadership
in geospatial
information, and
the capacity to take
positive steps.

FELA: TRANSLATIONS













Chinese

French

Dutch

RESOURCES

FAO VGGTs:

https://www.fao.org/tenure/voluntary-guidelines/en

UN-GGIM FELA

https://ggim.un.org/meetings/GGIM-committee/10th-Session/documents/E-C.20-2020-29-Add_2-Framework-for-Effective-Land-Administration.pdf

- Fit-For-Purpose Land Administration https://www.fig.net/resources/publications/figpub/pub60/Figpub60.pdf
- ISO 19152 LADM https://www.iso.org/standard/51206.html





QUESTIONS?





NEXT LECTURE: HOUSING, LAND AND PROPERTY FOR DISPLACED PEOPLE AND MIGRANTS





THANK YOU!

Kholoud Saad Salama – Land Governance Consultant Arab Land Initiative

For more information visit:

arablandinitiative.gltn.net

www.gltn.net

www.unhabitat.org



