

The Land Administration System as a Framework for the Land Consolidation

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How it starts.

- Why the LC is not going on in Estonia as it should go and might go?
- The definitions: LA and LAS.
 - *What the LAS is?*
- WPLA workshop in Munich (May 2007).

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What is land administration?

- One of definitions:
 - “**Land administration:** the processes of determining, recording and disseminating information about the ownership, value and use of land when implementing land management policies.” (ECE 2005. LAND ADMINISTRATION IN THE UNECE REGION. Development trends and main principles. UNITED NATIONS, New York and Geneva, 2005)

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What is land administration system?

- Definitions:
 - ? I did not find any, however ...
- It can be found description about the activities of LAS (what the LAS does).

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“A land administration system involves the determination and recording of up-to-date information about rights in land. It must operate within both a technical and institutional framework and address not only the mechanics of setting out, surveying and recording land parcels but also the legal, financial, administrative, social and political issues that are associated with the management of land”.

(UN ECE 1996. Land Administration Guidelines. With Special Reference to Countries in Transition. New York and Geneva, 1996, p 82)

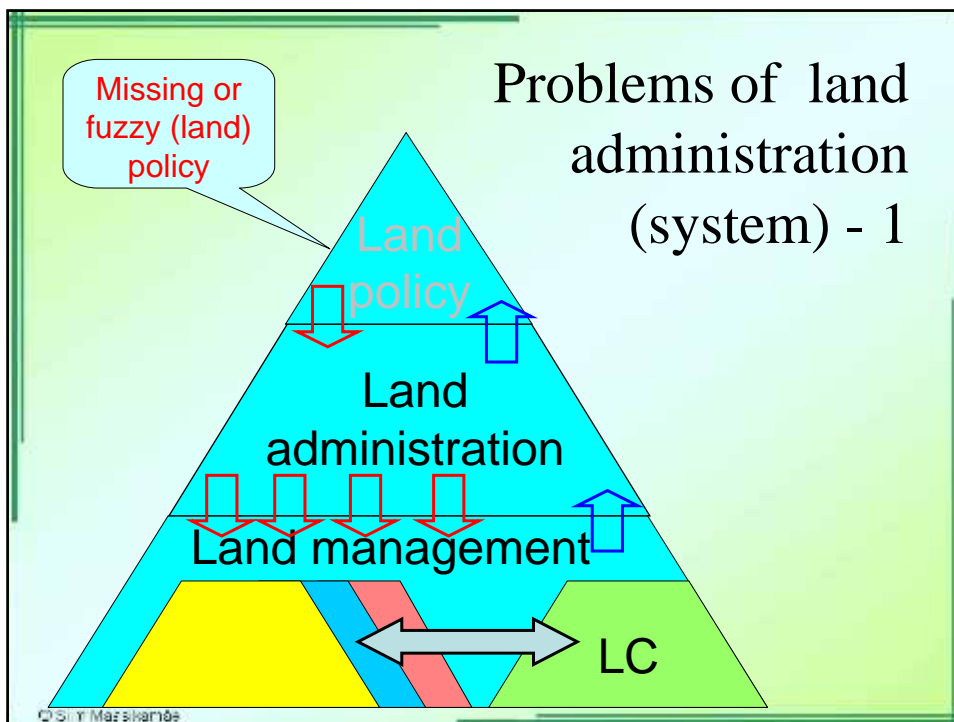
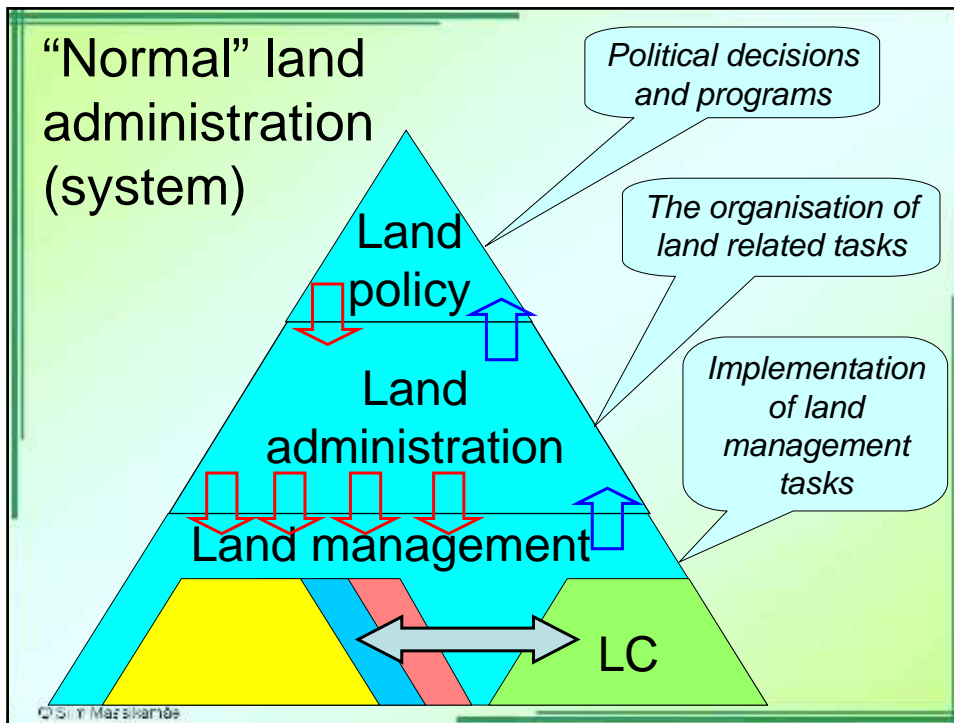
Data and information

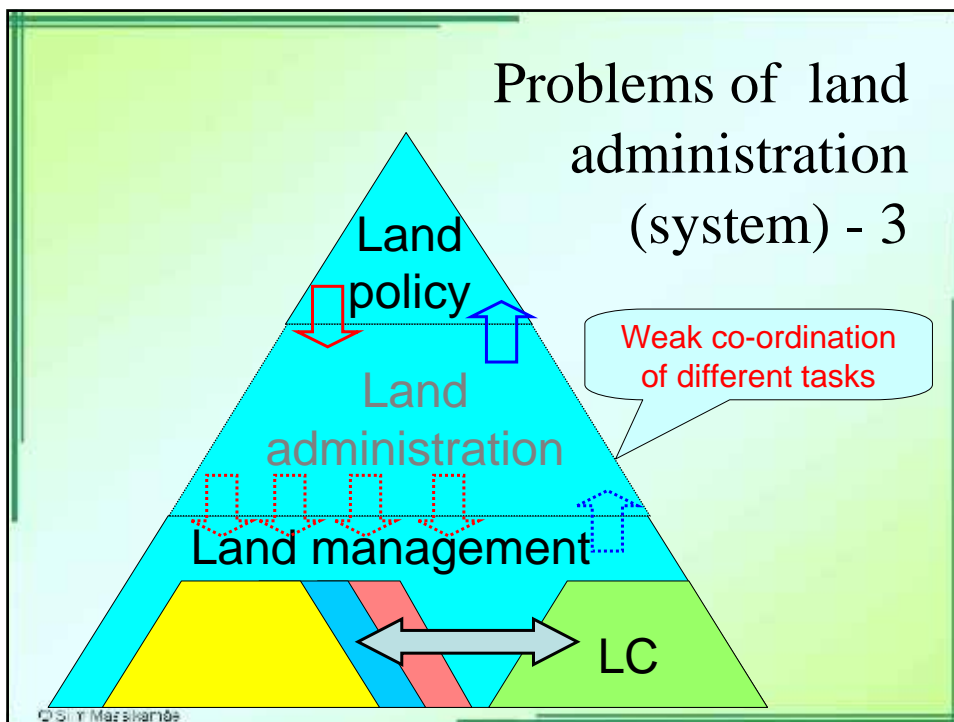
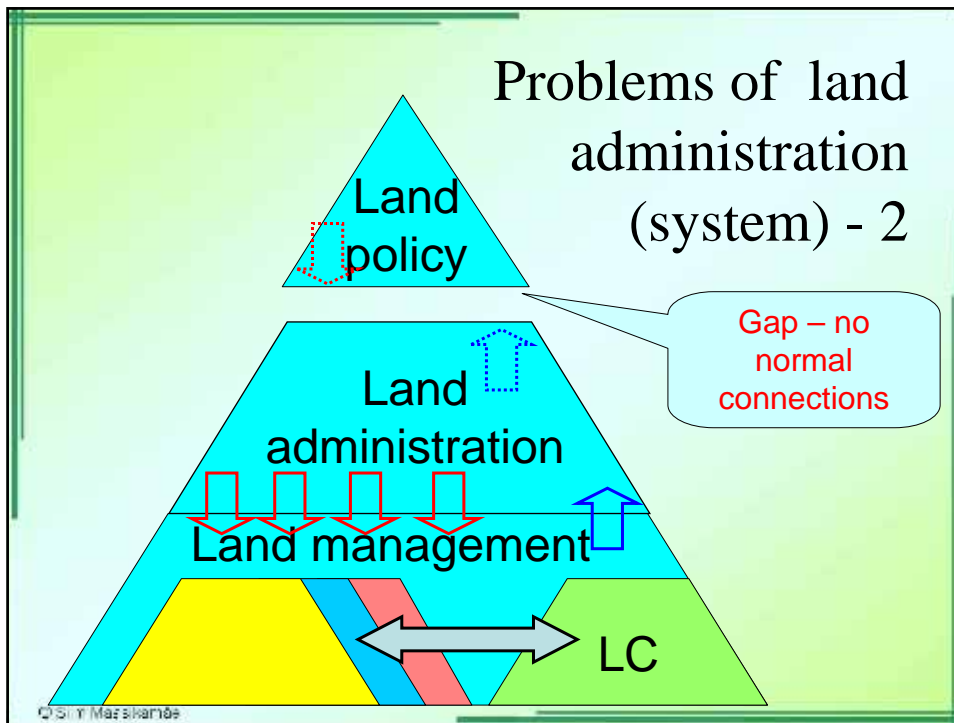
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A good land administration system will:

- (i) Guarantee ownership and security of tenure;
- (ii) Support land and property taxation;
- (iii) Provide security for credit;
- (iv) Develop and monitor land markets;
- (v) Protect State lands;
- (vi) Reduce land disputes;
- (vii) Facilitate land reform;
- (viii) Improve urban planning and infrastructure development;
- (ix) Support environmental management;
- (x) Produce statistical data

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Interim conclusions

- The success of the land consolidation is depending on the existence of the appropriated LAS;
- The land management activities (including LC) must be balanced, co-ordinated and correspond to the land policy.
- The mentioned above conditions have been not met in Estonia (at least at present – perhaps in the future).

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How to go on?

Some theoretical suggestions.

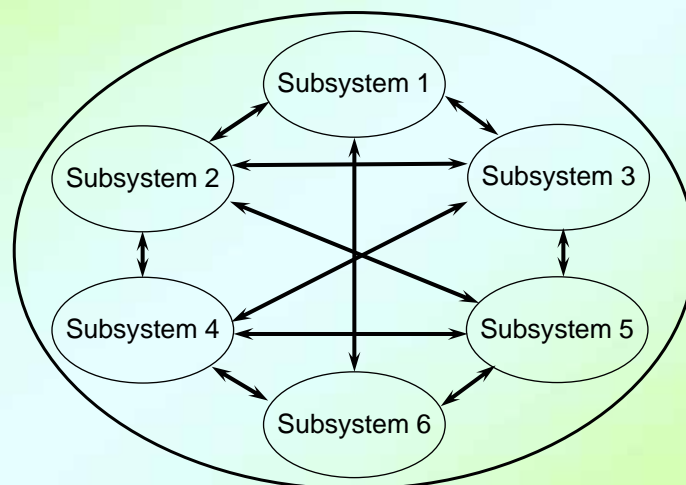
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System analysis and system approach – some words

- 30 years ago. (system analysis and other related to it issues)
- RAND Corporation and others institutions.
- PATTERN technique. (PATTRN - NASA)
- Tree of goals
- LA(S) and tree of goals

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The abstract presentation of the system



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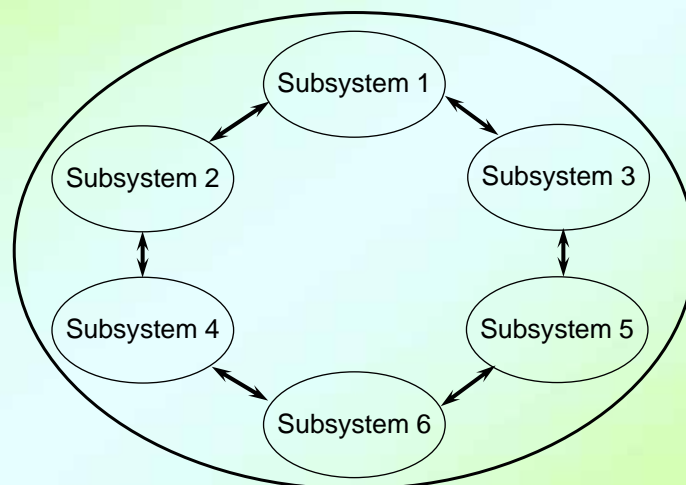
One of the basic principles of the system approach:

- The performance of the system is depending on the structure of the system

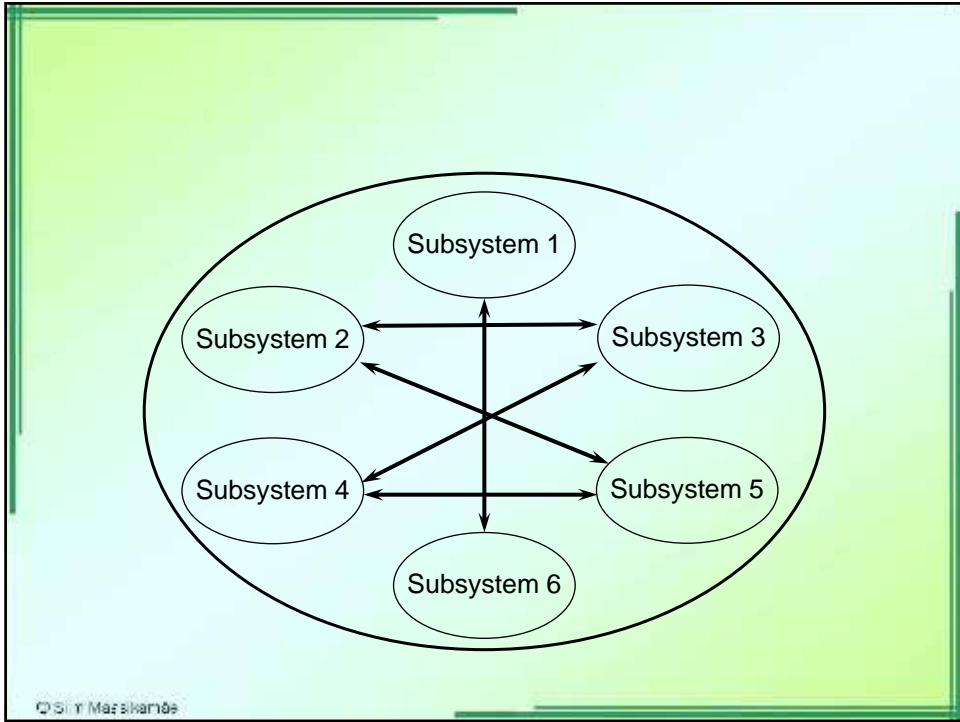
The same subsystems (components of the system) can be related and connected in different ways

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Different structures of the system

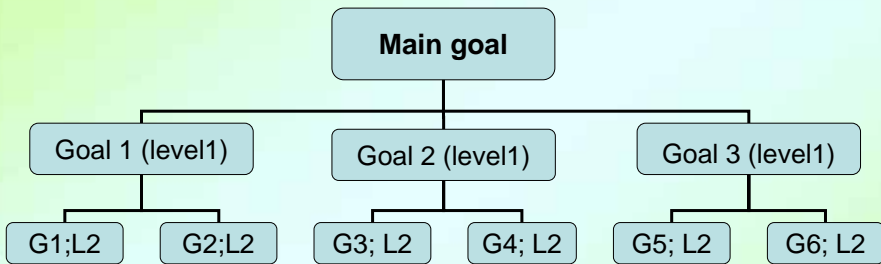


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The abstract representation of the tree of goals



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Conclusions:

- The LC is a mean to achieve the goals:
 - Clear land policy is needed;
 - Clear determination of the goals;
 - Clear determination of responsibilities.
- LC can not be successful if the goals are not set.

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Thank you for your attention!

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