

**UN Sponsored PCGIAP
3rd Land Administration Forum &
International Land Market Management Seminar**

23-26 May, 2009, Tehran-Iran

TEHRAN DECLARATION

on

Land Administration to Support Sustainable Land Markets and e-Government

The International Seminar on Land Market Management and the 3rd Land Administration Forum, sponsored by the UN supported Permanent Committee on GIS Infrastructure for Asia and the Pacific (PCGIAP), discussed wide ranging issues concerned with the management of land, the cadastre, land administration, land markets, spatial data infrastructures, spatial enabled governments and societies, and e-government. The delegates endorsed the following declaration:

Every country should have a formal system of registration for land and property rights with an appropriate spatial framework in order to facilitate good governance and to support secure ownership of land, investments and other private and public interests in real estate. Effective systems for recording land ownership, land values and land use are the foundation on which the efficient operation of a market economy depends and underpin the sustainable and productive management of land resources. These systems reduce the risk to those who wish to invest in property and land development, facilitating greater efficiency and economic growth. Simply, sustainable land markets require good land administration systems.

A good land administration system supports sustainable development. It will guarantee ownership and security of tenure; support land and property taxation; provide opportunities for investment; develop and monitor land markets; protect land resources and support environmental monitoring; facilitate the management of State-owned land; reduce land disputes; facilitate rural land management; improve urban and rural planning and infrastructure development; provide statistical data in support of good governance; and provide a foundation for spatially enabling government, business and wider society. It should be affordable and open to everyone, meeting the needs of all its users, and must be sustainable. Good practice in land administration means:

- The law should define the nature of land, the form and nature of ownership, the legally recognized forms of tenure and the rights, restrictions and responsibilities that must be registered;
- The land administration system should be run on business lines, often in partnership with the private sector, with a long-term financial model and an appropriate regulatory framework and management system that focuses on meeting customer demands;
- The operations of the land administration system must be transparent, with safe and easy access to the land market and affordable for all participants;
- The efficiency, integrity and transparency of the land administration system must be constantly measured and monitored, through performance indicators relating for example to the time and cost of each transaction, and customer satisfaction;
- In order to add value to the basic information, records of ownership, value and use of land should be spatially enabled and integrated either by having one organization responsible for their maintenance or through several organizations sharing data through an e-government strategy;

- Land administration records should be based on a common referencing system such as coordinates on a geocentric datum and street addresses, as part of a spatial data infrastructure and an e-government strategy.

Both the Land Market Seminar and Land Administration Forum identified a number of key issues to assist improvement and management of land administration systems:

1. The creation of a vision or “big picture”, and road map to support long term planning and implementation;
2. Developing a National Land Policy that addresses land-related issues in a holistic way and provides a foundation for economic development, ensures all have access to land and protects women and vulnerable groups;
3. Taking action to improve the legal and institutional framework for land-related activities;
4. Making land-related information more open, transparent and accessible for the public;
5. Speeding up the processes of core land activities (registrations, plans, valuations, etc.) through process re-engineering, computerization and closer co-operation between all land-related agencies;
6. Developing an Information Policy to provide a framework for the sharing of data between agencies as part of an e-government strategy and, as appropriate, with the public;
7. Using Business Process Re-engineering (BPR) as an integral component of the introduction of Information and Communications Technology (ICT) to facilitate the modernization of land administration systems;
8. Strengthening the SDI within the general ICT Strategy as a key component of land administration;
9. Ensuring appropriate institutional and technical arrangements are in place to facilitate the integration of cadastral and topographic data within spatial data infrastructures (SDI) to support sustainable development;
10. Strengthening the relationship and understanding between the land administration and financial sectors;
11. Improving the system of land valuation by adopting international standards and adopting a system of fair and equitable land taxation;
12. Improving procedures for sharing the cost and risk in land development;
13. Strengthening the capacity inside as well as outside government agencies and in universities and initiating research in land administration, spatial data infrastructures and spatial enablement;
14. Encouraging participation in the land administration system through public awareness campaigns both within government and wider society and streamlining procedures to facilitate participation; and
15. Co-operating with international organizations such as the UN-supported PCGIAP and the International Federation of Surveyors in the sharing of knowledge and understanding of issues related to land.