

**Coastal Areas and Land Administration - Building the capacity**

*adressing the key issues in the Central American region*

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# **Coastal Areas and Land Administration – Building the Capacity Addressing the Key Issues in the Central American Region**

## **Keynote address and Opening of the Conference**

**Stig ENEMARK, Denmark**  
**FIG President**

Good morning - Buenos Días

Honorable Minister Fernando Zumbado, President CIT the Costa Rica Institution of Surveyors Juan Manuel Castro Alfaro, Honorary FIG President Bob Foster, Distinguished Guests, Dear Colleagues and Friends, Ladies and Gentlemen

On behalf of FIG, the International federation of Surveyors, I welcome you all to our 6th FIG Regional Conference that is for the first time held in Latin America, here in San José, Costa Rica.

The FIG regional conferences are designed for bringing FIG to various regions in the world especially developing countries, to focus on the key professional issues. The regional conferences this way provide a unique opportunity to address issues at the top of the regional and local agenda.

The theme of the conference focusing on “Coastal Areas and Land Administration – Building the Capacity” is carefully chosen to address some of the key professional issues in Latin America and especially in Central America and the host country of Costa Rica.

FIG has worked closely with the host association CFIA being the Institution of Engineers and Architects in Costa Rica, and the CIT as a Collegio under CFIA being the Collegio de Ingenieros Topografos de Costa Rica – the surveying association. I was here in November last year to prepare for this conference, and I was very impressed with your organizations. It has been a great pleasure to work with you to organize this special conference the Latin American Region. Very special thanks to Mr. Freddy Bolanos for his tireless efforts in this regard.

With about 250 participants from a range of countries throughout the world I feel convinced that the conference will give an important and clear signal to politicians and decision makers, about the standing of the surveying profession in this region and the importance of the key issues we are dealing with. A special thanks to the Minister of Housing Mr. Fernando Zumbado for your support of this conference and honoring our profession by addressing us here today.




When deciding for the location of this conference Costa Rica was an obvious choice – located right in the centre of Central America.



You have got so much to offer here, but at the same time you are struggling with a range of professional problems. This led to the identification of three key themes of the conference.

**Three Main Themes**


- Coastal Zone Management
- Land Administration
- Capacity Building

Let me you quickly comment on each of them.

**Pristine Coastal Environments**

- A range of interests connected to both land and sea
- A range of stakeholders
- A range of opportunities and risks



The coastal zones are often complex and involve a finely balanced ecosystems within a narrow band of land and sea. These areas include a range of interest connected to land and sea, a range of stakeholders and range of opportunities and risks. They are often pristine

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Strategic Integration of Surveying Services

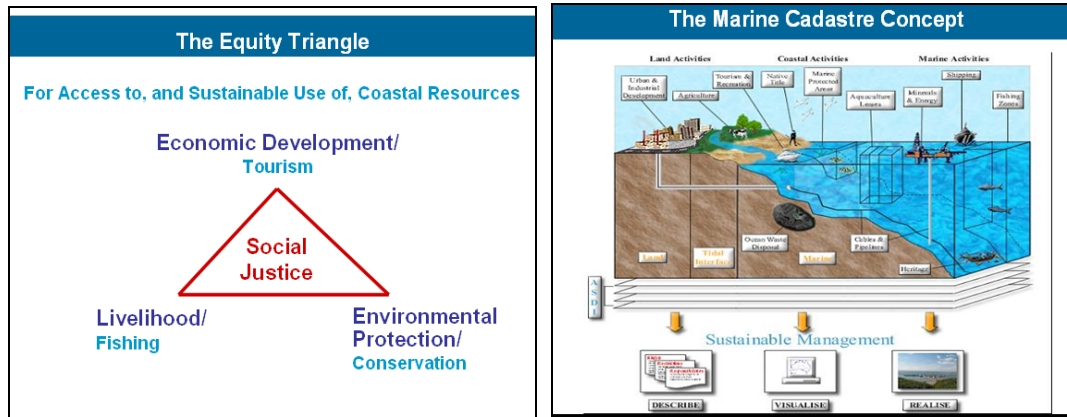
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locations as you will see from this location in New Zealand and often with a vulnerable flora and fauna – in this case both seals and penguins.

The coastal areas occupy only 20 per cent of the world's land area. But half the world's population some 3 billion people live within just 200 km of the coastline. This may double before the year 2025. It is factual to say that many of these people utilizing the coastal zone are categorized as economically poor and need to have access to the coastal and marine resources to sustain their livelihood.

I will offer two approaches to discussing this during the conference.

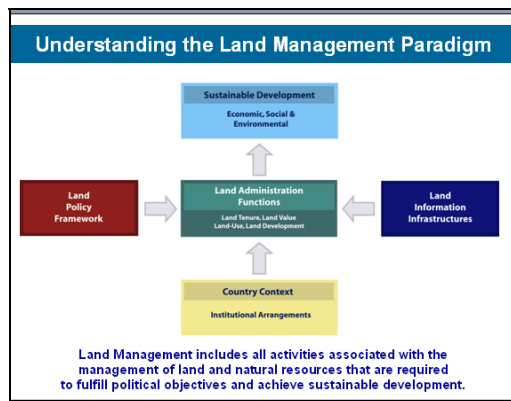


The one is coming from a social science perspective presenting an equity triangle for establishing social justice for access to and sustainable use of Coastal resources. I have borrowed this diagram from the keynote of Diane Dumashie published as the FIG article of the month this November. Diane will explain this concept for pro poor coastal management in details in her presentation in the plenary just after the opening.

The other approach is about the marine cadastral concept focusing on rights and restrictions in a seamless system for land and sea interface. The diagram reflects the large number of stakeholders with rights, interests or responsibilities for managing the coastal zone.



As an outcome of this conference we intend to develop a publication in line with previous publications in the FIG series. The publication will develop the concept of Integrated and Pro Poor Coastal Zone Management, Identify the problems and issues related to Costa Rica and Central American Region; it will analyze these problems in the context of Pro Poor Coastal Zone Management, and look for recommendations and ways forward. We have scheduled a special session this afternoon to discuss the structure of this publication based on the presentations at the session this morning and in the afternoon. Mr. Rob Mahony will be in charge of this process.

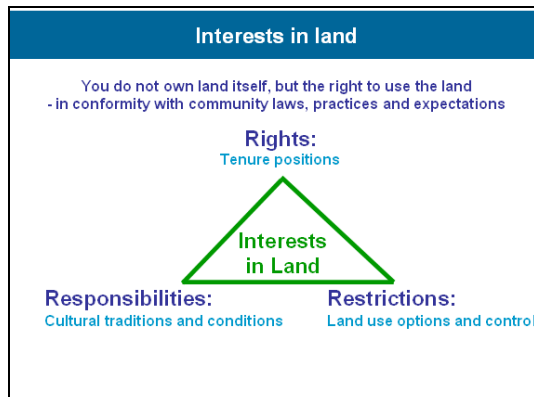


The second theme of the conference is about Land administration. The diagram shows the Land Management paradigm with the four land administration functions (land tenure, land value, land use and land development) in the centre. These functions are interrelated. They are determined by the overall national land policy framework (to the left) and supported by the land information infrastructure (to the right). This all sits with the country context of geography, culture and Institutional arrangements that may of course change over time. Land management then includes all activities associated with the management of land and natural resources that are required to fulfill political objectives and achieve sustainable development.

All countries have to deal with the management of land. They have to deal with the four functions of land tenure, land value, land use, and land development in some way or another. National capacity may be advanced and combine the activities in one conceptual framework supported by sophisticated ICT models. But more likely, capacity will involve very fragmented and basically analogue approaches. Different countries will also put varying emphasis on each of the four functions, depending on their cultural basis and level of economic development.

Building land administration systems is a big issue in most developing countries. Many countries in Central America are currently working on project to get these systems in place. I am very happy that we will have the opportunity during this conference to get an overview of what is going on in the region. In this regard I am also very happy to welcome representatives from FOA Mr. Francisco J. Proenza and from the World Bank Mr Malcolm Childress to

present and discuss this overall picture. This will come up at the plenary tomorrow morning and followed by a special session focusing on the World Bank projects in the region.



Here is another triangle showing the Interests in land. These include Rights, restrictions and responsibilities

- Property Rights - are concerned with ownership and tenure and are normally available through the Land Registry
- Property Restrictions - are concerned with controlling use and activities on land and are normally available through planning documents and general land use provisions
- Property Responsibilities - relate to a more social, ethical commitment or attitude to environmental sustainability and good husbandry. This human kind to land relationship is dynamic.

The understanding and interaction between rights, restrictions and responsibilities in land is essential to building sound land administration systems. FIG will promote this at a joint conference with the World Bank in November 2008.

Cooperation Agreement with the World Bank	
<ul style="list-style-type: none"> <li>• Mutual representation at conferences, forums and meetings</li> <li>• Mutual representation in collaborative projects</li> <li>• Joint publications</li> <li>• Joint promotion</li> <li>• Organizing a joint WB/FIG high profile conference November 2008 at the WB headquarters in Washington DC entitled "Land Administration in Support of the MDGs"</li> </ul>	

The role of the surveying profession
<p>The MDGs is a powerful concept towards development, security and human rights for all. The surveying profession plays a key role by providing:</p> <ul style="list-style-type: none"> <li>• Geographic information in terms of mapping and databases on the natural and built environment</li> <li>• Secure tenure systems</li> <li>• Adequate systems for land valuation, land-use management and land development</li> <li>• Systems for transparency and good governance</li> </ul>

This conference should also promote the role of the surveyors in terms of contributing to achieving the Millennium Development Goals. Basically no development can occur without the basic footprint of the surveying profession in terms of mapping and databases on the natural and built environment. Development also requires secure tenure systems and adequate

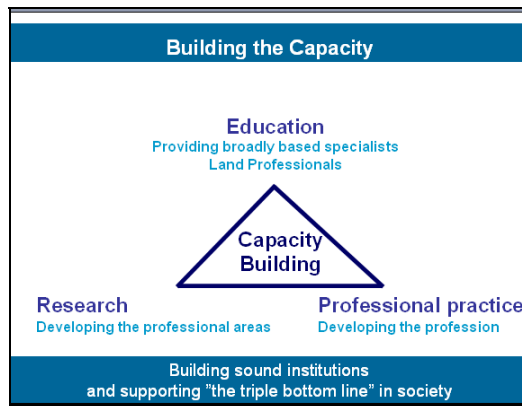
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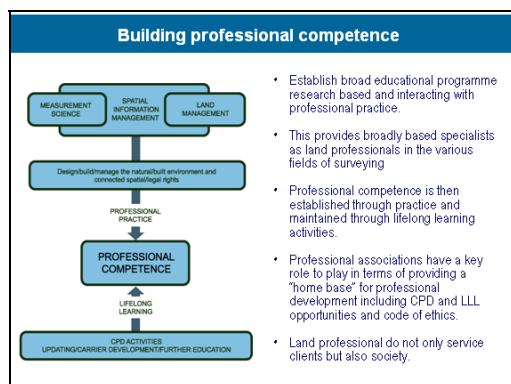
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systems for land valuation, land-use management and land development. And as a basic rule these systems must be transparent and relate to good governance.



The third theme is about building the capacity for the surveying profession and especially building the capacity in the areas of Coastal Zone Management and Land Administration. The term capacity building is relatively new, emerging in the 1980s. It has many different meanings and interpretations depending upon who uses it and in what context. It is generally accepted that capacity building as a concept is closely related to education, training and human resource development (HRD). But this conventional understanding has been broadened to a more holistic approach including social, organisational and individual aspects.

The foundation for building the capacity relies in the interaction between education, research and profession practice, with the education providing broadly based specialists as land professionals, research providing development of the professional areas and professional practice providing development of the profession. The interaction between these three areas is the key driver to facilitate capacity building at all three levels: societal, institutional, and individual.



Building of professional competence requires a broadly based educational programme, based on research and interacting with professional practice. This will provide broadly based specialist as land professionals in the various fields of surveying. Professional competence is

then established through practice and maintained and enhanced through lifelong learning activities. Professional associations have a key role to play in terms of providing a home base for professional development including CPD and Life Long Learning activities and appropriate Code of Ethics. Land Professionals do not only serve the clients but also contribute to building a sustainable society.

Dear colleagues and friends, ladies and gentlemen, let me conclude by wishing you all an enjoyable conference and don't forget to take your time to enjoy the beautiful country Costa Rica has so much to offer.



Enjoy the conference and enjoy your stay in Costa Rica  
– it has so much to offer



I hereby declare the 6<sup>th</sup> FIG Regional Conference in San José, Costa Rica for open.

Thank you very much – muchas gracias

## BIOGRAPHICAL NOTES

**Stig Enemark** is President of the International Federation of Surveyors, FIG. He is Professor in Land Management and Problem Based Learning at Aalborg University, Denmark, where he was Head of the School of Surveying and Planning 1991-2005. He is Master of Science in Surveying, Planning and Land Management and he obtained his license for cadastral surveying in 1970. He worked for ten years as a consultant surveyor in private practice. He was President of the Danish Association of Chartered Surveyors 2003-2006). He was Chairman of Commission 2 (Professional Education) of the International Federation of Surveyors (FIG) 1994-98, and he is an Honorary Member of FIG. He has undertaken consultancies for the World Bank and the European Union especially in Eastern Europe and Sub Saharan Africa. He has more than 250 publications to his credit, and he has presented invited papers to more than 60 international conferences. For further information see <http://www.land.aau.dk/~enemark>

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