LAND MANAGEMENT in CONTEXT
Learning from experience

by

Simon KEITH

formerly Senior Officer in the LAND TENURE SERVICE of the FAO

FORMERLY ASSISTANT CHIEF VALUER in the UK VALUATION OFFICE

Existing experience

- 50 years perspective

- Recent experience

- The private sector

- History

- No need to reinvent tried and tested techniques

Context

- Expertise in the international development agencies, bi-lateral agencies & many contracting firms

- STRONG.   geodesy, surveying, mapping, handling spacial data, GIS/LIS, land registration

- LESS STRONG. management information systems, financial information systems, valuation, building construction

- Little experience of real property management in the private sector

intellectual silos

- The danger: the existing knowledge will not be shared

what is land management?

- land management means the carrying out of of all actions required to safeguard the ownership and beneficial interests of the owner (in this case the public sector) in connection with the real property the own and occupy.

- But what does this mean in practice?

- Different classes of property & different objectives

- Different methods of management and different criteria o success

- An example

Agricultural estate typical duties in uk

- Managing leased properties

- managing un-let land

- buildings

- financial

- statutory

- Woodlands and other properties

leased land
the different duties

- letting vacant properties & the many actions required

- collecting rents & enforcement if non-payment

- revising rents

- complying with lease covenants & enforcement

- terminating leases and taking possessing

financial
the different duties

- preparing budgets

- management accounts including control of rents

- Annual accounts

- taxation advice

- valuations: periodic asset valuations and frequent individual valuations for management purposes

Financial consequences

- Every management action has financial consequences

- These financial consequences are measurable

- It is the The land manager's duty to calculate these consequences

- politicians need such information in order to make evidence-based policies

skills required

- Valuation

- Knowledge of basic accounting practices

- Knowledge of the law; particularly leasehold law

- Agriculture

- Building construction

- Basic surveying & forestry

not just a mapping exercise

- land mangement: The inventory is just the starting point

- land registration: the inventory is the objective.

land management
public sector problems

- difficult to recognise; scattered, diverse types of properties, spread throughout the public sector.

- frequently the public sector is a poor landlord: see comparison in paper

- In some countries the issue of land management has been seriously addressed since the 1980s

- main weakness in public sector: no clear policy

- But ---------- public sector can manage efficiently

Some examples

- UK: council small holdings

- Crown Estates

- single function management systems; new towns, capital development agencies, development agencies in Indian sub-continent

- less successful examples

making improvements

- select a manageable task

- 'operational land'. very important but not covered here.

- land and property held for use by others

- example of manageable task. state agricultural land

policy and strategy

- What are the policy objective(s)? Why does the public sector own the properties and what does the government wish to achieve?

- what are constraints? This is often the existing leases

making improvements

- the existing situation

- Management information system

- Financial systems

- business plan

- education and training in the management skills

In summary

- Land management techniques are not new. Learn from experience

- The public has special real property management problems. Efficient management of publicly owned real estate is possible

- There are land management skills that need to be developed within the public sector in most countries in the region

- THANK YOU