



Land Administration for REDD+ and Voluntary Carbon Market Projects

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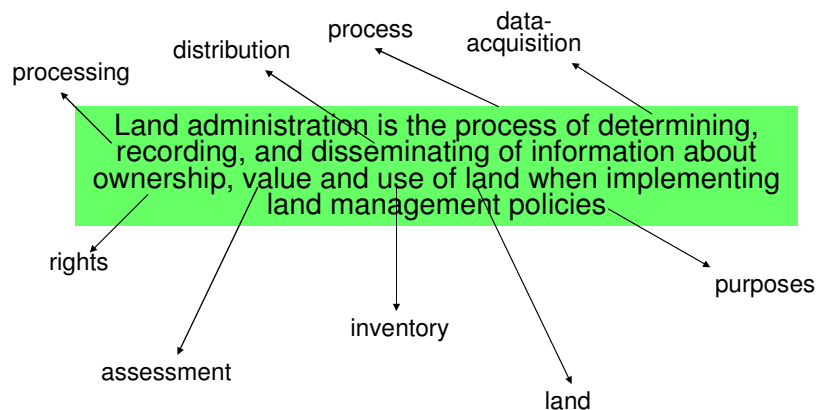


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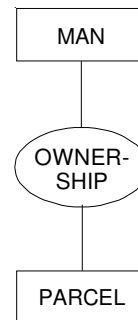
Land Administration



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Land administration (LA)

- 'tool' to help implement (land) policies
- role of land:
 - Economic Growth and Sustainable Development
 - Good Governance and Social Stability
- tendency to focus on land registration and cadastre part



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Land administration (LA)

- conventional LA systems
 - record the main right on each parcel; not so much secondary rights or land use rights
 - start with 'land titling', large operation, expensive, donor support
 - maintenance and updating afterwards often problematic
 - deal with 'formal' land rights (statutory, often 'colonial' system)
 - neglect customary (and informal) rights
 - even if customary rights are acknowledged by law, non recorded their proof becomes a challenge

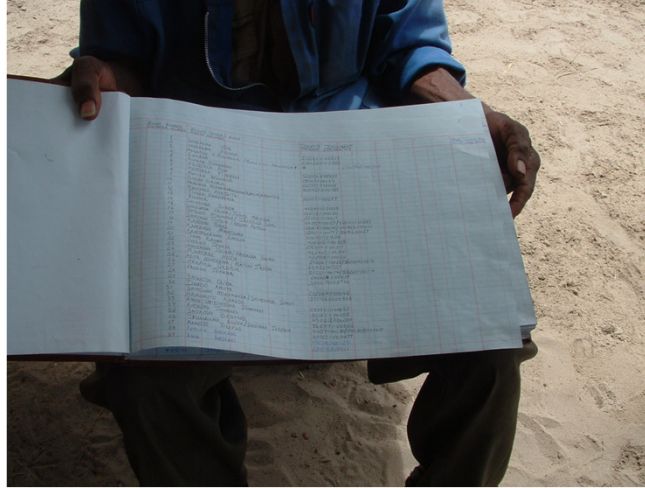


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Local Land Records in Namibia (van Asperen 2008)



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LA and Climate mitigation payments

- need to know who to pay to
 - need to pay to the one holding the 'carbon rights'
 - need to pay to those who need to change (or remain) their usage
 - deal with the complexity of the land and resource tenure(s)
 - payments not always go to landholder most entitled
- (non commercial) agricultural and forest areas regularly not (fully) covered by LA and often many 'informal rights' there
- carbon reporting guidelines not much on this
- at least indigenes groups 'protected' by international treaties



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LA systems

- developing LA systems
 - that improve security of tenure of landholders
 - that are sustainable
 - without adverse effects on secondary rights holders
 - that record rights that are consistent with de facto use
 - where all legitimate stakeholders agree to the rights to be recorded and their geographical extent
- not easy
- some 'best practices' in the paper



LA systems

- Processes of
 - Preparation (study all the de jure rights and create map base)
 - Adjudication
 - Demarcation
 - Recording of rights
 - Registration or certification
- Formal land titling mainly urban and peri-urban, successful if land agency has strong capacity and strong governance



LA and PES

- Free, prior, informed consent: all landholders consulted
- Rights to natural resources are almost always contested
 - esp. when resource has (gets) market value
 - trees might have different owner than land, access to the trees
 - does tree tenure include carbon tenure?
- Look at the relationship between
 - Management and information required for REDD+ and VCM reporting
 - Information used to record property (compare IACS/LPIS in EU)
- See overlapping rights (deal with) and conflicting claims (solve)



LA and PES

- A lot of (base) information can be seen from above (remote sensing), for carbon, but also component of tenure/innovative LA
- Not all relevant information is usually available in (formal) records
 - if adjacent to well running LA system it can be expanded
 - elsewhere need an innovative approach
- 'carbon cadastre' as well as carbon rights in normal cadastre



Recording interests in land and resources

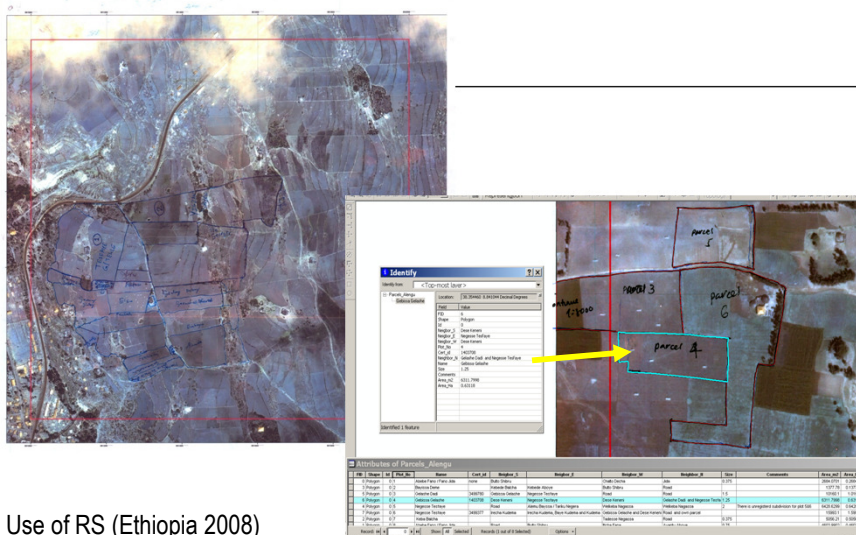
- Continuum
 - formal registration and issuance of land titles
 - low-cost approaches to recording interest in land
- Titling 'oversimplifies' reality (in forest and rural areas)
- Individual tenure might be culturally inappropriate
- Titling not a panacea for true security

- Some innovative approaches are used, often pilots and not at scale



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Recording interests in land and resources

- Review all interests in land and resources
- Clarifying property rights to determine beneficiaries
- Formally recognizing these rights: reconcile diverse customary rights and governance mechanisms with statutory tenure and other formal legal mechanisms (base for e.g. co-management)
- Monitor impact on communities
- Develop Spatial Data Infrastructures for implementing and monitoring
- Large capacity building required
- Decentralization and local institutions



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