After the Tsunami

How the surveying profession can participate in the reconstruction?

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How can you resettle communities and land owners without any fences, buildings or occupation marks?

What a challenge … even for a land surveyor!

The importance of land tenure issues

- Every war between nations or any conflict between two neighbours finds its source in the right to a piece of land.
- As land experts and guardians of land rights, we are what could be called « peace keepers by anticipation ».

The role of land surveyors in post disaster situations

- If the land related issues are well managed in the resettlement plan, it can translate into an opportunity to improve the land rights situation.
- If not, it can aggravate an already problematic situation.

Who takes care of land tenure issues

- Land surveyors without frontiers?
- Géomètres sans frontières?
- International Organizations?

Land tenure issues and international organizations

- FAO - Land Tenure Service
- « Failure to consider land tenure implications is likely to result in unanticipated outcomes.
- It may even worsen the situation
- Situations of this kind have arisen when projects have resettled people on land that was incorrectly identified as vacant ».

Land tenure issues and international organizations

World Bank
- Resettlement plans should review the main land tenure and transfer systems
- The objective is to treat customary and formal rights as equally as possible
- Plans should contain provisions for conducting land surveys and regularizing land tenure in the earliest stages of project development.

World Bank Directive OD-4.30, Section 17

UN-HABITAT - Disaster Management Programme
- To support national governments to manage human-made and natural disasters affecting human settlements.
- To marshal the resources (UN-HABITAT and other agencies) to provide local government with practical strategies for mitigating and recovering from conflicts and natural disasters

UN HABITAT - DMP Concept Document:
- Development of mechanisms for dispute resolution and conflict management in regard to land and property during the emergency and reconstruction phase;
- Protection of property rights of refugees and displaced populations, with particular emphasis on access of women to land and security of tenure;
- Development of sustainable legal systems to regularize and register land and property rights and manage land and property issues in a transparent way;
- Strengthening legal frameworks in regard to land and property.

UN HABITAT - DMP also:
- provides support in land and property management
- facilitates deployment of a team of legal and land management experts to undertake scoping and immediate measures
- protecting the land and property rights of displaced persons
- developing longer term solutions for land and property dispute resolution.
How the surveying profession can participate in the reconstruction

“We did save a lot of lives, but we have not rebuilt their livelihoods nor given them a standard of living that is anywhere near what they should have. That is a big, big task ahead and that will be even bigger than the lifesaving emergency phase”.

Jan Egeland, UN Under-Secretary-General for Humanitarian Affairs and Emergency Relief Coordinator

Some options:
- Create a new Land Surveyors’ NGO (a kind of Land Surveyors Without Frontiers organization) aiming at participating in the reconstruction after a disaster;
- Intervene with our respective national governments;
- Develop an intervention collaboration strategy between FIG and UN agencies.

Post Disaster Collaboration/intervention strategy between FIG and UN agencies

- Some ideas for a future work plan:
  - Commitment of the FIG
  - Discussions with UN agencies about their needs in Reconstruction post disaster situations
  - Definition and extents of the role of FIG within reconstruction projects (workshop/working group)

Some ideas for a future work plan:
- Modification of the FIG statutes to include a humanitarian role
- Coordination with UN Agencies of Land experts works
  - Training
  - Recruitment
  - Deployment
  - Seminars
- Creation of an FIG Humanitarian Fund (or extension of the FIG Foundation statutes)

Thank you

Photos: FAO