

SUMMARY OF THE CONFERENCE BY PROF. DR. HOLGER MAGEL ON 18TH OF APRIL 2008

The topic of the conference was *Policy meets Land Management* and it was certainly very clear that “land” is a complex concept. Some days ago, I met Stig Enemark, Gottfried Konecny and Hans Knoop in Saudi Arabia and we had the opportunity to learn that “land is sacred” according to the Qur’an. If you go to Ghana, land is also sacred and is not a property of the current generation, but of the last one and of the future. A wonderful belief, for this is a very good approach to sustainability. Furthermore, if you go to the indigenous people like in Australia, to the Aborigines, land is also sacred.

Unfortunately, in our Christian Western society land is not so sacred. It should, however, become more sacred due to scarcity. Ladies and gentlemen, it is very important that we all realize that when we talk about land, and, even more, if we have the fortune of dealing with land in our daily work, we are indeed privileged. In this context, I would like to come to ten main results of our conference:

1. We, the surveyors, the land experts, do not believe that we are so important that it is all about only land or that land management can solve everything. However, Mr. Kessler, we do believe that there should be no doubt that **land management, urban as well as rural land management is a necessity for each country** and that land management can really contribute to the achievement of the Millennium Development Goals and Good Governance. Nevertheless, our deficit may be, as it was just discussed, that we should create awareness on what land management actually means, so that the people who write for example the MDGs, recognise the value and the importance of our field of work. If you take a look at the MDGs, also to the German edition, you do not find much about Land Management – that is very disappointing from the point of view of land managers.

2. **Land management is a cross cutting issue** – that was very clear during these two days. Therefore, we need more integration, more networking of experts, of institutions and I include with institutions explicitly the private sector. This is what President Volkmar Teetzmann has just pointed out. Second, we need stronger links and we even need an embedding in daily politics. This is why I am very glad that Dr. Ruck is present here today, unlike Mrs. State Secretary or Mr. Söder – but they had their reasons... And the third is that land management should be presented more clearly to the public. That is our problem. Usually I am trained to attract journalists in Bavaria. But it was extremely difficult to attract journalists to this conference. Sometimes, you can become desperate – not a “Desperate Housewife”, but desperate. And I think, Dr. Ruck, that this is also your problem. Maybe in this occasion there is a focus on this topic but in some weeks, just in a few weeks it is forgotten. It is always the same. Therefore, it is important that we keep in touch, Dr. Ruck, that we really make it happen, like we all got the impression and a lot of people said to me – that it was really a highlight of the conference – Dr. Grünreich for example –, that Volker Hauff has made his promise yesterday, that he will stay in contact with us because he realised that land management is a key issue for sustainable development. It is not the whole solution, but it is a key.
3. We need **standards**, we need means, we need performance indicators and we need monitoring tools and, as we just heard from Dr. Clarissa Augustinus, we need more innovative solutions in our field. We cannot continue practicing the old instruments. Hence, we have to adapt to the new times like it happened with the social domain tenure model, a wonderful innovative model, “unfortunately” not solved by the Germans but by our surveyors’ community. Thus, it is very important and I think we also can believe in what Mr. Engel has said: “Such a good ethical framework like a global code could be a good example to attract interest and to convince people to follow it without losing their individual ways.”
4. We need – without any doubt – more **education**. As it was said this morning: “The wonderful idea of Alexander von Humboldt – who by the way is very

famous also in Latin America – that education and research should be always linked and strengthened together”. **We need indeed more research in the field of land management.**

Regarding the German situation, there is a deficit in the sense that we have too few institutions in the field of land management and that we need appropriate curricula. As it was mentioned this morning: “think outside the box “– that should be the goal of our education!. If we discuss only about our German millimetre problems, nobody will listen to us. We have to know about the broader problems, about the problems in Ghana or in Georgia or in Cambodia, or or or.... We need open eyes and we have to broaden the scope of our curricula.

5. We need **capacity building** and international exchange. I was very happy that Volker Müller has made possible for the Dean and Vice Dean of the Faculty of Land Management and Land Administration of Royal University of Agriculture of Cambodia to come to Munich to take part of this conference and to become familiar with our Master’s Programme. This is the right way to exchange experiences and to build up partnerships – the same in the case of our alumni. Thus, capacity building is very important and requires strong funding, e. g. by DAAD. Although not only DAAD, but also some other donor institutions like the Hanns Seidel Foundation and some others. I hope we get more funding in this context. Dr. Ruck, you know my problem, we have discussed it several times, that DAAD does not pay the tuition fees, so there is still a lack in the financing of our Master students. We need, maybe, more phantasy in funding and in building capacity building programmes.
6. **We need NGOs like FIG**, like DVW, like a lot of other sister organisations because NGOs have to support, they have to foster the administrative and politicians, and they represent on the one side the technical expertise and on the other the interests of the citizens. They build the grass root idea. Hence, not only the global NGOs but also the local and regional ones are important. We have to include them more and more. **Participation is a need for each case of land management.** Think for example, what we have seen from the

example of China, the village renewal is only happening due to participation of people.

7. Referring to the panel discussion I would like to point out again what I have specifically asked for: **We should cover and combine land and water**. We should discuss about land and integrated water resource management and even discuss about environmental risk management”. Environmental risk management is also for me very closely connected with land and water management. When we talk about land and water, I can imagine the answer of Stig Enemark; he would say that everything happens on land. This is one right answer, but to clarify it more and to attract the interest of politicians for example it seems to be necessary to highlight these items separately. Politicians and the public listen more carefully if they hear something about disaster, about natural hazards, about water problems because of flooding – flooding happens also in Germany – and also about natural resource management. Hence, everything should be discussed together and hopefully also combined in our Master’s Programme, in the education programmes.
8. We urgently need for implementing land management **profound and sustainable land use planning systems**. We need spatial planning systems; we can not practice land management without this precondition. When we talked in Cambodia about land management, we started with lectures about spatial planning. Every one of us must be an expert in spatial planning, or at least it should be known what this means. We very often hear something about rural development, it seems that Bavaria knows only rural development – .Bavaria consists of 80 per cent of rural areas – but we also know urban development. As I explain it very clearly to my master students, we need to talk about urban and rural. We can only solve the urban problems if we solve the rural ones! And we can solve the rural, only if we also have good urban conditions. Therefore, both belong together.
9. We should better cooperate, we, the land experts – whatever it is understood by that, but certainly not only surveyors – **should better cooperate and discuss with neighbour disciplines and especially with economic people**, i.e. we should better cooperate with people from the economic field if we

really want to strengthen land management and also with the so-called social political fields. Hence, this means that we have to move land management out from a poor technical field to a more social political field – once again – in the hope that it becomes much more understandable and much more acceptable for more people. In these terms we also need a better, and I like the term used by Dr. Clarissa Augustinus, a **better “basket funding”**. We can get a better basket funding, only if we first attract people and other disciplines, and other powerful institutions. If we only talk about geodetic problems or land law problems, many people may say: “Oh, is this boring.” Thus, we have to combine.

10. We have to **implement flexible and individual models and approaches in establishing land administration systems**. This was a very clear message - we don't have one unique and only model, on the contrary, we have to adapt to the single individual situations. And we should try to convince people to implement it. So, we need a minimum of land tenure security everywhere, if we start with informal or immediately with formal approaches, that is not the problem. It depends on the concrete situation and on the concrete and different land tenure systems.

So, that is what I have noted for me and this is what I finally would like to transfer as an idea, as an output and as a background of our Munich Declaration.

I hope, you all have read **the Munich Declaration** – the President of FIG has already agreed with this declaration, so it is a wonderful situation. What else could I wish, if the President of the whole community says “Yes”. But that would be a very autocratic approach, and I am a friend of participatory approach. So, I would like to ask you, is there anybody who doesn't agree with this Munich Declaration? If so, he/she should explain it very intelligently. There is nobody- that means that **the Declaration is accepted by you!!**

I have done this already several times, and I think we don't have to repeat the whole text; the most important thing is the way ahead. We had seven items and I have already added what Prof. Stig Enemark has suggested for Item 2 *International Collaborations – A Field of Experience Exchange amongst Professionals in Land Management is a necessary Step towards Harmonisation of National Land, Water*

and National Resources Management Strategies and Step towards Good Governance. We added Good Governance taking into account each Countries individual circumstances. Dr. Ruck you have mentioned explicitly good governance issues, therefore I think that also you can agree with this Munich Declaration. You say yes?! So, the German Parliament has agreed to our Munich Declaration! Wonderful, bravo!

Let me come to the end before Prof. Konecny gives his farewell words.

I was very happy to organise this conference together with my staff – I have really a big reason to thank my staff. You know everywhere there is a boss, who says what should be done and the staff has to do the work. So, Jorge Espinoza and all others deserve very special thanks from all of you now! Special thanks go to GTZ, Mr. Engel you are the representative of GTZ. At the time when I got the request to organize this conference you were still in Namibia, hence you accepted what was decided. I thank you for your trust and I thank very much Hanns Seidel Foundation, Mr. Willi Lange, please convey our greetings and thanks to your big boss – you all felt it yesterday, he is still a Minister and as I was informed, he was very satisfied! Thank you very much Hanns Seidel Foundation!

Finally, thanks to all of you, to all participants, to all wonderful speakers and to all who have contributed with posters. You made my job very easy – and I think, and that is my hope at least, I go home enriched today. Enriched by very good technical results, enriched by a new vision that we have met a politician who has promised us that he will take care, more than ever, of land management and all what it implies. And perhaps, in some years, after a new election, we will meet him again. So, I am enriched, I am happy and therefore I am glad to give the floor to Prof. Konecny, my partner and one of the organisers. Thank you!