

**Graduation Ceremony  
Master's Programme Land Management and Land Tenure  
Academic Years 2008 - 2010**

**Munich 22nd March, 2010**

Speech of Programme Director O. Univ.Prof. Dr.-Ing. Holger Magel

Dear graduates, distinguished speakers and guests, dear friends and partners of our centre, ladies and gentlemen

First of all I would like to extend a warm welcome to each and every one of you to this graduation ceremony of the Master's Programme, 2010. Today is a day of celebration, joy and festivity dedicated to all graduates who are going to start their new journey from today. I offer my sincere congratulations to our graduates.

Celebration of Graduation ceremony has been a tradition for us from the very beginning and this tradition allows us to reflect on the achievements of the institution since its start. The TUM Centre of Land, Water and Environmental Risk Management has been a unique and what has been proved more and more a very successful forum which gives the opportunity to the international students to broaden their knowledge base and to start a promising career. Today, ladies and gentlemen, we are presenting you skilled and knowledgeable young men and women in the broad and existing field of land management which is a hot issue in many political agendas around the world.

Ladies and gentlemen,

Today I take the opportunity to highlight few different on going phenomena across the world thus underlining the actuality of land management issues.

We know that very recently Chile was struck by a devastatingly powerful 8.8 magnitude earthquake and 497 recorded dead so far whereas around two million people were affected by the disaster. This massive earthquake moved the entire city of Concepcion more than three metres to the west. Chile's capital, Santiago, also moved about 11 inches to the west-southwest. No doubt, this earth quake has brought a huge range of measures of disaster management and will now bring also the issue of land conflict and tenure insecurity as post disaster effects. Cyntia Bücher, going to be graduated today and Jorge Espinoza, programme manager of our master's programme, are both from Chile. Both were affected personally or

indirectly by their families. Our chair is deeply saddened by the tragedy and expresses sympathy for their families and all victims as well.

Chile as well as some weeks ago Haiti demonstrates very clearly the need of awareness and preparedness and the need of education and training in the field of environmental risk management in our master course.

Ladies and gentlemen, another example:

Let's think about land grabbing. The boom in the selling and acquisition of arable land especially in Africa by foreign companies and governments has stirred an international debate. FAO confirms that food security concerns and attractive rates of return, in particular agricultural business fields (for instance, agro-fuels), are the main drivers of the land grab in Africa. A recent report published in 'mail and guardian online' (published on March 7, 2010) pointed out that Ethiopia - a core country of German international development and one of the hungriest countries in the world with more than 13-million people needing food aid, but paradoxically the government and politicians themselves are offering at least three million hectares of its most fertile land to rich countries and some of the world's most wealthy individuals to export food for their own populations. The ultimate result is very clear. Simply it is a re-colonization, caused by wrong decisions of African leaders, and another scramble for Africa.

We also know about partly even deadly land conflicts between Muslims and Christians in Nigeria and Uganda which is leading to violent clashes. Land Conflict resolution is therefore one of the most important tools which we can offer to our students during their study.

Rural-urban migration is another ongoing phenomenon which is often perceived as a serious problem in developing countries. Socio-economic and political reasons and natural disasters as well are the principle drivers that compel rural people to migrate to urban areas. But unfortunately the separation between rural and urban life is not that much absolute what generally people, especially slum dwellers thought at the time of leaving rural areas. They face the same deterioration of security and quality of life in urban area, i.e. mostly in slums compared to rural areas. This is a real fact for many developing countries. This is the reason why we teach and demonstrate on field trips a lot of our successful European theories, methods, programmes and experiences for rural development which should inspire our students to think about own strategies in their home countries.

This present situation either related with disasters or with land grabbing or with rural-urban migration and growing gaps etc. is really a warning call for us to realise what really matters. The situation reminds us the important need for disaster and environmental risk management, land governance, conflict resolution, rural and urban development and rearrangement, capacity building and participatory planning etc. I had an opportunity to give a key note speech on capacity building in the FIG Regional Conference held in last

October, 2009 in Hanoi. In my speech I emphasised on global level educational partnership for capacity building and suggested to start an international discussion on it in the Magazine GIM which is being read in more than 110 countries. I am happy about the echo: GIM has positively reacted . International Society for Photogrammetry and Remote Sensing (ISPRS) ,International Federation of Surveyors ( FIG) and International Cartographic Association (ICA) as the three global players of our profession have followed the request of GIM focusing on this issue in a series of articles on capacity building in the month march until may.

This is not the time to think only and separately about land governance, this is also high time to think about land **and** water governance because we are not only suffering for shortage of land, but also of water. In my presentation in the international conference Aqua Alta in Hamburg 2009 I have pointed out this issue also. It becomes more and more high priority in the light of the expected consequences of climate change!

Ladies and gentlemen

Considering this importance of present needs and challenges our postgraduate programme is targeted at active professionals to enhance their knowledge on land, water and environmental issues based on scientific, technical and social competences and skills. I am very proud to say that our programme as already mentioned has been able to fulfil its target and commitment. Every year we are educating young professionals and after completion of the programme they are going back to their countries, contributing their knowledge and experience for proper land, water and environmental risk management.

We are not only confined in building capacity at individual level, rather at institutional level also. We have strengthened recently international level Cooperation with ITC in the Netherlands e.g. on supporting land administration and management education at two universities in the Philippines. Together with ITC we were successful against American and British competitors in that international tender launched by AusAID, especially Australian land equity. I would like to thank Prof. Kirk and Willi Zimmermann and Sammy, Rita and Rhea Lyn, three of our graduates, for their remarkable contributions to this project. In the next weeks our TUM experts Dr. Klaus and Jorge have to go to the Philippines in order to complete jointly with the lecturers of the two universities the related curricula.

Our centre has been also contributing remarkably to the preparation of a land policy declaration and is now supporting the drafting of a spatial planning policy in Cambodia. In September 2010, once again we are going to arrange the 3<sup>rd</sup> summer school in Cambodia with Royal University of Agriculture (RUA) , Cambodian Ministry of Land Management, Urban Planning and Construction (MLMUPC) and GTZ. We are also contributing to the village development plan for Habu - Luxor in Upper-Egypt on behalf of and together with HSS which can be considered as a very interesting activity in terms of participatory planning and capacity building of citizens. Our junior master students have analysed the development

plan of the Egyptian planning house during a seminar. And because of our student Sanaa from Palestine they could even read some Arabic text in the mostly English written text and maps of Habu Master plan.

Recently we were honoured to become one of only 12 academic partners worldwide of Global Land Tool Network (GLTN). We have signed partnership contract with GLTN , originated from UN HABITAT, Nairobi , which is really a milestone for our centre because all of our alumni are participating this exchange of ideas and experiences thus supporting UN HABITAT in terms of assessing land tenure security in selected countries. We are very happy that one of our former TUM alumni Danilo from the Philippines was appointed to manage this academic partnership within GLTN !

We are also going to represent our chair in upcoming World Bank conference in Washington and in the UN FAO and Palestine Birzeit university conference in Amman, going to be held both in April and in the great International Land Management Symposium in Hanover in May organised by the two top organisations of all German Survey and Land Management authorities , AdV and Arge LE. In Amman I am going to meet the director of Jordan department of lands and survey Mr. Mouen Sayegh who is TUM Alumnus of the first Land Management batch!

In October I will follow the invitation of Tbilisi State University for deepening our academic cooperation ,and I am happy that I will meet on this occasion also the GTZ director of Georgia Lika Tchanturia who is TUM Alumna from the first Land Management batch and who will formulate the needs of the practitioners to the education at universities..

Finally, Eugene Chigbu, our TUM master alumnus from Nigeria and now my PhD student and co worker of my chair is presently in Bonn to attend a training programme on good governance. I am really delighted to say that he has been nominated as a member of DAAD's African good governance network.

Why do I tell this to you?

Because, we are going to celebrate the tenth anniversary of our master programme in October 2010. On this occasion we will organise the second alumni summer school financed by DAAD and we want to demonstrate on this occasion what we have achieved within 10 years. I think this is also very important for TUM and all of our sponsors. DAAD Financing shows that it is very much satisfied with our programme which now is on a threshold: **after years of building up we move on toward the period of completion in order of embellishing our programme to become comprehensive enough , responsive to the global needs and attractive to all parts and young professionals of the world..**

Ladies and gentlemen,

In the 10 years journey of this Master's Programme we have received manifold supports from different corners. On the day of celebration I would like to extend my gratitude and thanks to

- TUM, i.e. its president, council and the dean of our faculty and all lecturers
- DAAD, GTZ , Hanns-Seidel Stiftung and
- Förderkreis Bodenordnung und Landentwicklung München with all its members
- Private sponsors, e.g. Kreissparkasse Miesbach – Tegernsee, Sparkassenverband Bayern, Grontmij, ÖbVI Spitthöver and some other friends of our idea.
- All bavarian and german authorities and private companies which support our master programme by offering internship ,organizing field trips or giving comments to master theses etc.

My special thanks go to the chair of Förderkreis and executive manager of Bayerischer Bauindustrieverband e. V. Mr. Senator E.h. Gerhard Hess who has supported the idea of this international programme from the very beginning. Without him we had not achieved our successes. Thanks to him our students could even enjoy an unforgettable elegant Soiree in Bayerischer Hof!!!

And: Without contributions of all mentioned institutions and persons it was not easy to make this programme successful one. Simultaneously, I would like to extent my thanks to the lecturers from abroad and specially my staffs ,especially Jorge , Fahria ,Bruce ,Eugene and the indispensable Dr. Klaus.You all can be very proud on this wonderfull new masters batch!

Special thanks go to Dr. Zülsdorf who is our permanent tutor and has already become nearly full member of our center.

Dear Students and now very soon dear colleagues

You have worked hard, have accomplished much, and enriched your knowledge during your staying in TUM and Munich. I am sure that the knowledge and experiences you gained will give you the capability to move on in the world, and importantly, to help you discover that you have choices. I would like to thank you for staying here and having decided for TUM .You have enriched our academic life due to your wonderfull personalities.We have enjoyed to work and to celebrate with you. Don't forget your second alma mater TUM - play your role as an ambassador and friend of TUM , Munich , Bavaria and Germany at home. We will not forget you!

I wish you all enthusiasm, happiness and success! I am sure that you will strongly become committed to serve your country in order to reach a better life for all ,especially the poor and according to the motto of our centre to achieve a more just world!!

And finally keep in mind what was life long guide of mine and what I would like to give you home as a permanent commemoration and appeal on personal values :

**“Tell the truth when it is time to tell,  
Even if it causes contradiction, or laugh  
Always do what is humanly rational and correct”**

Prof. Romano Guardini , theological Philosopher

Thanks!