

Graduation Ceremony
Master's Programme Land Management and Land Tenure
Academic Years 2007 - 2009

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

Honorable Minister Mr. Siegfried Schneider, Dear Mr. Hess, Dear Vice-Dean Mr. Prof. Stilla,

Dear graduates with your families and friends, distinguish guests and ladies and gentlemen

It is a great pleasure that I once again welcome you to the Graduation Ceremony at the Centre of Land and Environmental Risk Management, TUM as guests of BBIV. It's a great honour that your excellency Mr. Schneider has followed our invitation thus continuing the high appreciation of our Master's Programme by the State Chancellery. This celebration has been a part of our tradition and we are going to celebrate today the success of our 7th batch in the master's programme land management and land tenure. On this very special day I would like to thank all of you for taking time out of your busy schedule to attend this celebration and I specially congratulate the graduating students on their achievement. Today, we are presenting you skilled and knowledgeable young men and women in the broad and existing field of land management which is a crucial issue in many political agenda around the world.

Ladies and gentlemen

In my speech I frequently point out the importance of land management and land development because humankind and land relationship lies at the core of the struggle for sustainable development. It is linked with the pillars of millennium development goals. Many international conventions and declarations underline the importance of land rights and land management to achieve sustainable rural and urban development. But when we look at the developing countries, we see, land related issues have been the centre of problems and struggles. Presently majority of the developing countries are experiencing lack of land titling, tenure insecurity, unequal distribution of land, informal settlements, absence of urban and rural development programmes or spatial and land use planning systems and so on - which are different types of land related problems and these problems are hindering sustainable development. Therefore, the complexity of a sustainable development process cannot be understood and implemented unless land question is appreciated properly. That's why more and more decision makers understand the global truth: It's all about land!

In an interview to describe land titling problem the famous Peruvian Professor Hernando de Soto said, it's a very popular quotation:

If you take a walk through the countryside, from Indonesia to Peru, and you walk by field after field--in each field a different dog is going to bark at you. Even dogs know what private property is all about. The only one who does not know it is the government.

Ladies and gentlemen

This was in 1999 when de Soto described land titling problem in this way. But this is 2009 and unfortunately the situation has not been changed that much because we are struggling with the consequences rather than the causes. This situation does exist not only in property rights system; rather, this is the situation in whole land sector in developing countries. The problems are going deeper and to solve these problems it requires to build institutional capacity, policies and programme at local, national and regional level.

Ladies and gentlemen

It is a matter of proud for Centre of Land and Environmental Management that every year we are educating young professionals in the field of land management .The master theses have impressively demonstrated the high competence of our new masters.Now after having completed the studyprogramme they are going back to their countries, contributing their knowledge and experience for proper land management and we hope to remain produce land management experts in the future. We started the programme with our 1st batch in 2001 with the goal of educating young professionals. We have been succeeded to achieve our goal. Most of our alumni are presently holding higher position in their home countries and in land management field at international level. As an example I want to mention the name of Antonio Danilo from Philippines who graduated in the year of 2007 and presently he is the secretary of Global Land Tool Network (GLTN) of UN Habitat in Nairobi,Kenia . Our master's programme is creating a link between Bavaria and the rest of the world through our participants. No doubt our alumni are excellent ambassadors of Bavaria, Munich and TUM.

Ladies and gentlemen

Presently we are not only confined with producing graduates, we are involved also in institutional development at international level. Last few years we have arranged several summer schools in Cambodia, Mongolia and Chile and this year we are going to do this with a similar activity in Cambodia once again and first time for an academic exchange in Namibia. Currently we have got as guest a prominent Chinese scientist from Renmin University in Beijing Prof. Ye .He is interested in strengthening our cooperation. Just yesterday the delegates from dutch ITC came to visit us and we have

reached to a commitment of cooperation. You know, ITC is one of the best renowned universities worldwide in the field of international education and capacity building programmes. More than 20 000 alumni from 170 countries in all continents build the impressive background of the successful contributions to sustainable development. The dutch government gives high support to this institution which once was established by the former prime minister Schermerhorn. The dutch government knows about the benefits which arise from this support.

I believe that our cooperation with ITC which is "our Berkeley or MIT" in international development education and research will have a positive contribution to our Centre. We have therefore concrete future plans to give much more emphasis on research work and also some consultancy at international level in land management field. But this requires more manpower and supports of TUM and the state.

Ladies and gentlemen

We would not reach to this position if tremendous efforts from many individuals and organizations would not put in. Due to time constraints it will not be possible to name all those involved, but would like to mention few names. On the day of celebration I would like to extent my gratitude and thanks to

- TUM, i.e. its president, council and the dean of our faculty
- The Bayerische Staatskanzlei, I've never forgot the financial support we got some years ago, DAAD, GTZ and Hanns-Seidel Stiftung and
- Förderkreis Bodenordnung und Landentwicklung München with all its private sponsors. Especially its chair and executive manager of Bayerischen Bauindustrieverbandes e. V. Mr. Senator E.h. Gerhard Hess.
- A lot of thanks given to many governmental agencies which support us from the very beginning (Dr. Stumpf),
- Without my staff, nothing would be possible.

Without their contribution it was not easy to make this programme successful one. Simultaneously, I would like to extent my thanks to the lecturers of TUM and abroad and especially my staffs.

Dear graduates,

Now you are highly educated MSc graduate from the field of land management and now you will soon disperse a new journey with a new task. Unfortunately two of your classmates could not complete their study due to personal reasons. We are sure that they will continue and finally succeed their programme with us. Dear new masters , in your

new journey you are not alone. You have your experience and knowledge that you have gathered during your stay in TUM and the alumni network with you. Our bondage with our alumni is very strong. It's a lifelong relationship. They are always in touch with us through newsletter, alumni website and of course through summer school.

TUM has given you the ability to compete in this challenging world and to win. When you will look back at the years you have spent in TUM, I am sure, you will realize that your stay in TUM as well as in Munich has helped you to acquire some breadth and depth of knowledge to discover yourself.

I hope you will never lose the feeling of being connected with us. You will remain always an active part and friend of TUM.

Mary Kay Ash, an American business woman, said that *there are three kinds of people: those who make things happen; those who watch things happen and those who wondered what happened. You can decide which type of person you want to be.*

Dear Graduates, I am sure you will all be making things happen.

Thank you!!!