A practical guide to preparing, implementing and ensuring sustainability of reforms to property rights registration systems.

Real Estate Registration and Cadastre

Practical Lessons and Experiences - Annex 1. List of books and reading materials.

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Annex 1 - List of books and reading materials

Land Registration and the Cadastre

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	Major Books providing history, theory and practice			
	Book Title	*Author*	*Date*	*Comment*
1	*Land Registration*	Sir Earnest Dowson and VLO Sheppard	1952	This book is still a seminal work in this area. It includes a lot of the basic principles of land registration, its evolution and examples from many countries around the world, including in depth reviews of India, England, selected European countries, Scotland, South Africa and some of the French Colonies. It outlines the differences between private conveyancing, registration of deeds and registration of title and compares them. It goes into detail about land law and legal rights, including Sharia and the Waqf. Early work and considerations for introducing land titling in Egypt, Palestine, Iraq, India, Malaysia, the Caribbean, Kenya, Cyprus, Ceylon, Nigeria, New Zealand, Sudan, Syria, Uganda, USA, Zanzibar and several other places are covered. Although this book is dated, it provides very useful background and sound theory from a legal perspective. 211 pages.
2	*Land Law and Registration*	S. Rowton Simpson.	1976	The other seminal work that was a follow-on to Dowson and Sheppard**.** It is basically an update of the Dowson and Shepard book. It includes the fundamentals of land rights and land records, processes of land transfer and the key differences between private conveyancing, registration of deeds, registration of title and the concept of *overriding interests*. It goes into detail about English land law and registration and conveyancing before addressing the Australian Torrens system and referring to countries that introduced systems similar to Torrens. There is a chapter on Registration of Deeds, focussing on Scotland, South Africa and Hong Kong. The book goes on to address the cadastre, cadastral surveying, the European Cadastre, boundaries and maps, and compares and contrasts the different systems with respect to guarantees and indemnity, compensation, forgery, sporadic and systematic registration, general and fixed boundaries, conversion between systems, limited and qualified titles, customary tenure, organisational issues, forms, ledgers and certificates of title, powers of registrars, fees, surveying methods for boundary surveys and procedures for registration. There is an appendix describing land records in France and Germany, the land data bank in Sweden and computerisation in Sabah, Malaysia. In volume 2 it includes sample laws on Land Registration and Adjudication of Title, particularly with reference to Kenya, Sudan, Malawi, and Turks and Caicos. This book is also dated, but it is the most comprehensive and detailed work focussing on land registration that can still be used as a guide for any student or practitioner. Volume 1 runs to 726 pages.

3	*Land Information Management.*	Peter Dale and John McClaughlin	1988	Focus changes from paper-based systems of deeds and title registration to providing 'information' for management purposes and the changes that are brought about through greater possibilities of automation. The book focusses on changes needed in third world countries. It is more focussed on the 'survey' aspects than the 'legal' aspects of books 1 and 2. It starts with a review of the importance of land information, land registration, the fiscal cadastre, the 'multi-purpose cadastre', survey networks, mapping and surveying, digital mapping and data management. It then addresses economic benefits, institutional issues and management arrangements. There are case histories on Malaysia, Thailand, Germany, Canada and New Zealand, plus annexes that provide a check list for evaluating cadastre systems and requirements for the multi-purpose cadastre. 266 pages.
4	*Land Registration and Cadastral Systems.*	Gerhard Larsson.	1991	This book is written by a Swede and focusses much more on the European model. It starts with information about why land information is so important and the concept of the land information system. (LIS). It introduces the concepts of the cadastre and land registration and has a very good chapter on the historical development of cadastral and land administration systems. The following chapters outline the cadastre from European perspective and then a chapter on land registration in English speaking countries. The book goes on to further explain the benefits of cadastre and land registration systems and what to do when setting up such systems. It then discusses in depth cadastral surveying, adjudication of title, registration, organisations and ways to simplify the processes. It has annexes on the land unit identifier and examples of automation in Sweden and Canada. 175 pages.
5	*Land Administration*	Peter Dale and John McClaughlin	2000	An overview of formal property systems and the role of property in the economic and social agenda. An in-depth examination of land administration infrastructure required to support modern property systems (sic year 2000), focussing on surveying, registration, valuation and land use control. 182 pages.
6	*Systems of Land Registration. Aspects and Effects.*	Jacob Arie Zevenbergen	2002	This book was prepared as part of a PhD study and it provides a good summary of land registration systems and its place in the economy of a country. The author addresses the problem that existing books and documentation focus mainly on English speaking countries with common law traditions and less on civil code countries and the European concept of the cadastre. It outlines the different systems and concepts for registration (including such things as 'negative and positive' systems, guarantees, priority, boundaries, etc.) and brings out the advantages and drawbacks of each type of registration system - also challenging the perception that some systems are necessarily superior to others and the need to make the best system work for the country concerned depending on its history, legal basis, traditions and other issues. The book has a chapter reviewing land registration using a 'systems analysis' approach and case studies for the Netherlands, Indonesia, Austria and Ghana. 210 pages.
7	*Land Administration for Sustainable Development*	Williamson, Enemark, Wallace and Rajabifard	2010	This book brings the concept of land administration up to date with more emphasis on the role of land administration in the economy, land management and good overall governance in society. The role that technology can now make in the sector is also addressed. The book discusses the principles, purpose and history of land administration and then shows how the topic has become an integral part of new systems that address the wider aspects of land information, land management, marine administration and the need for spatial data infrastructures. The book looks at land administration activities worldwide, including addressing issues relating to indigenous and customary tenures, slums in cities, implementing systems

				nationwide, and then the capacity development, education and institution building needed. There is a general chapter on land administration projects that have been implemented around the world and a cadastral template that can be used worldwide to assess systems, as well as a toolbox approach for addressing land administration needs in a country. The final chapters cover the design, management and monitoring of projects and the future trends in the sector. 487 pages.
Key Reference Documents				
8	Framework and Guidelines for Land Policy in Africa	African Union, African Development Bank and UN Economic Commission for Africa	2010	Following on from the African Union Declaration on Land Issues and Challenges in Africa in July 2009, the framework and guidelines were developed. They provide a set of iterative processes that lead to policies and programmes for reform for African countries. It addresses the need to contextualise what needs to be done taking into account political, economic, social, cultural and demographic contexts. The countries then need to develop a vision and account for stakeholder involvement, funding constraints and human capacity constraints. They should engage with the public and civil society organisations and then the steps leading to policy development and implementation are outlined. Tracking progress with implementation using measurable indicators is addressed. 41 pages.
9	Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security	Food and Agriculture Organization of the United Nations (FAO)	2012	These guidelines outline the policies and principles behind tenure rights and recording those rights, recognising the right to own or occupy land without harassment or discrimination, under the rule of law and with transparency and accountability. It covers private land, public land, indigenous people's rights, informal tenure, transactions and investments. Land acquisition, compensation, readjustment, consolidation, redistribution and restitution are included. It also addresses the principles of recording, valuing, taxing and regulating land usage and ownership and the resolution of disputes. There are also sections dealing with international transboundary issues, climate change, natural disasters and conflicts between nations. It is a fairly generic policy document and was adopted by UN Committee on Food Security in 2012.
10	The Land Governance Assessment Framework	Deininger, Selod and Burns	2012	This book provides a diagnostic tool for assessing the legal framework, policies and practices regarding land governance for any given country. It has been widely used to do such assessments for countries around the world and it includes sections dealing with: the Legal and Institutional Framework; Land Use Planning, Management and Taxation; Management of Public Land; Dispute Resolution and Conflict Management. The book explains how the assessments are to be done and provides examples for Peru, Kyrgyz Republic, Tanzania, Ethiopia and Indonesia. It also explains how the framework can be used to monitor progress with implementing the reforms that would be outlined in the framework.
11	Keys to Successful Land Administration	Mika-Petteri Torhonen	2016	This book provides the key lessons learned over 20 years of providing land administration projects in the Eastern Europe and Central Asia Region of the World Bank. This is probably the most successful and comprehensive program for land administration for a region that has ever been seen, covering 24 countries and 42 projects. It outlines the projects themselves covering farm privatisation, restitution and regularisation, then moves on to creating land registration systems at scale and looks at the economic impact of these projects. The key features and success factors of these projects are explained in detail. 45 pages.

12	FAO Publications	FAO		The FAO keep a very large list of publications addressing many aspects of land administration and governance. They are usually available if googled, but difficult to find on the FAO web site. They cover: (a) 15 papers and 22 YouTube videos about the VGGT and country specific progress with the VGGT; (b) A series of 11 technical guides covering gender, forest, consent, agricultural investments, governance and law, pastures, investments, commons, first registration, recording rights and valuation; (c) 10 Land Tenure Studies covering cadastral survey, leasing, rural development, gender, rural property tax, land consolidation, decentralisation for rural property tax, access to rural land after conflict, good governance and compulsory acquisition; (d) 12 land tenure journals running from 2010 to 2016; (e) 26 land tenure working papers on assorted subjects; (f) 3 land tenure manuals covering disaster risk management, alternative conflict management and land consolidation pilot projects; (g) 4 land tenure notes covering gender, leasing agricultural land, land consolidation and EU access issues; (h) 11 miscellaneous publications covering, among other things, gender, corruption, natural disasters, open source software, land grabbing and micro-regional planning; (i) 8 working papers on legal empowerment of the poor including country case studies; (j) 4 publications about customary tenure; (k) 47 other publications of a generic nature covering land issues; (l) 11 e-learning courses about land governance; (m) 8 YouTube videos (apart from the ones on VGGT) covering gender, commons and more general topics; (n) 25 annual or semi-annual reports from 1995 to 2009 on land reform, land settlement and cooperatives.
13	FIG Publications	International Federation of Surveyors (FIG)		77 detailed publications with definitions, policy statements and other guidelines including the FIG statement on the cadastre, constituting professional organisations, ethical principles and codes of conduct, women's access to land, standardisation, fit for purpose land administration, cadastre 2014 and beyond, 3D cadastres, etc. https://www.fig.net/resources/publications/figpub/
14	GLTN publications	Global Land Tools Network (GLTN)		129 papers and reports on the GLTN website, covering land issues relating to climate change, gender, conflict, valuation, planning, pro-poor policies, informality and slums, youth, non-state actors involvement, urban land management, the social tenure domain model, global land indicators, VGGT guidelines, acquisition and compensation, social and economic impacts, property tax and indigenous people in urban areas. There are several country case studies and detailed booklets on land in the Muslim world including principles and law and the place of women's land rights. Several publications address how to analyse and monitor land interventions and indicators are included. There is also a tool for costing and financing of land administration services (CoFLAS). https://gltn.net/category/gltn-publications/
15	LANDESA publications	LANDESA		39 papers mainly dealing with the rural sector, women's rights and legal aide. Several country case studies are included. https://www.landesa.org/our-research-publications/landesa-reports/
16	Fit-For-Purpose Land Administration – Guiding Principles for Country Implementation	Enemark, McLaren and Lemmen	2016	This specific GLTN publication provides guidance for closing the security of tenure gap that exists in most developing countries. It describes how to establish Land Administration Systems that can operate efficiently with a focus on developing countries. It particularly addresses the problems with the first time registration of a property in order to be inclusive of all the population rather than just the privileged few that that can afford the existing systems in use. The publication introduces a 'Fit-for-Purpose' approach that allows for building the systems within a relatively short time frame and at affordable costs. The approach is flexible, participatory and allows for incremental improvement over time. The publication,

				this way, provides structured guidance and key principles for designing the spatial, legal and institutional frameworks as a strategy for country specific implementation. 120 pages.
17	Creating a system to record tenure rights and first registration	FAO Technical Guide Nº 9	2017	This publication is singled out from the other FAO publications as it provides guidelines on how to create a registration system for the first time or when the existing system is dysfunctional and does not include many right holders. It identifies the stakeholders and explains the benefits of registration before going on to describe the type of rights that can be recorded and the beneficiaries. Options for first registration of those rights and the design of systems that can securely and safely record the rights and any transactions with those rights are covered. There is also a chapter on legal considerations and a review of developments occurring for future considerations. 63 pages.
18	Improving Ways to Record Tenure Rights	FAO Technical Guide Nº 10	2017	This publication is also singled out from the other FAO publications as it provides guidelines on the specific considerations when improving an existing registration system and making it work better for stakeholders and the public. It addresses customer expectations, office designs, management and business planning, staff skills and capacity, fraud and mistakes prevention, IT, policy and legal frameworks, and future expected changes. 84 pages.
	Other important books or publications, although some are now a bit dated			
19	An Englishman Looks at the Torrens System	Theodore B F Ruoff	1957	The author was a solicitor at the Supreme Court who visited South Australia on the centenary of the establishment of the registration of title system there that had been designed and implemented by Sir Robert Torrens, and so took his name. The book looks critically at the system and many of the basic principles of registration systems, such as the mirror, curtain and insurance principles, were first documented here. 65 pages. (Ruoff later became the Chief Registrar in England and Wales and wrote many additional papers and books on good practice in land registration.)
20	Cadastral Surveys within the Commonwealth	P F Dale	1976	This book deals in detail with all aspects of cadastral survey as practised in countries that have a historical link to the British common law systems and the way in which property descriptions, boundary surveys and the depiction of boundaries on maps of various sorts are made. It includes monumentation, the use of photogrammetric methods, integration with other data sets in the multi-purpose cadastre, survey administration and education and also describes the systems and principles used in 18 commonwealth countries (or regions). 281 pages.
21	Guidelines for the Improvement of Land Registration and Land Information Systems in Developing Countries	Habitat	1990	The focus of these guidelines is to English speaking countries of Eastern, Central and Southern African countries. The guidelines outline the historical development of land registration systems in these regions and the problems that must be addressed. Existing practices are outlines and institutional issues addressed. The way forward from a technical, legal and institutional perspective are outlined. Immediate and longer-term strategies for improvement and development are described. 58 pages.
22	Land Administration Guidelines	Economic Commission for Europe	1996	These guidelines focus on "Countries in Transition", meaning the ex-socialist block of Eastern Europe and Central Asia, including the former Soviet Union. The guidelines introduce the use of land as a resource and different systems for land administration and land management. It addresses legal frameworks, boundary surveying, valuation and property taxes, land-use planning and institutional

				arrangements. Procedures for introducing a land administration system are addressed and an annex using Hungary as an example is utilised. 112 pages.
23	The Effects of Land Registration on Financial Development and Economic Growth	Frank F. G. Byamugisha	1999	This paper lays out a theoretical and conceptual framework for demonstrating the linkages between real estate registration and financial and economic growth. It uses five linkages: (i) the land tenure security and investment incentive linkage; (ii) the land title, collateral and credit linkage; (iii) the land markets, transactions and efficiency linkage; (iv) the labour mobility and efficiency linkage; and (v) the land liquidity, deposit mobilisation and investment linkage. 15 pages.
24	The Mystery of Capital	Hernando de Soto	2000	This book made a very big impact when first published because it explains logically from an economic perspective why there is a fundamental need for effective land registration systems if an economy is to be successful. It explains "why capitalism triumphs in the West but fails everywhere else" and describes how other countries can be as successful if they would enable their 'dead capital' to work for them, utilising (among other things) more effective land registration systems. 288 pages
25	Land Registration as a Business	John Manthorpe	2000	This is in the form of a long paper produced by the ex-Chief Registrar of England and Wales. It examines how land registration needs to work like a business providing good and efficient services to customers. It addresses the use of the private sector in many roles, self-funding and the legal, institutional, financial, procedural and management aspects that lead to those good customer services. Examples from Norway, Canada, Netherlands, Austria and the UK are utilised. 55 pages.
26	Land Policies for Growth and Poverty Reduction	Deininger	2003	This book reports on the importance of land administration and management for economic growth, social cohesion and poverty reduction, plus the impact on governance and sustainable development. It addresses tenure security and land transactions and reviews the changes and impacts across Asia, Latin America, Africa and the former socialist block in Eastern Europe and Central Asia, all based on evidence provided by specific studies in these regions. 239 pages
27	Restrictions of Ownership, leasing, transfer and financing of land and real properties in Europe and North America	UN ECE Working Party on Land Administration/ Federal Land Cadastre Services of Russia	2003	This book provides detailed responses from 30 countries in Europe and North America about restrictions (or freedoms) to ownership, leasing, transfers, financing and investments in land. 193 pages.
28	Inventory of Land Administration Systems in Europe and North America	UN ECE Working Party on Land Administration/ HM Land Registry, UK	2005	An inventory and commentary from 49 jurisdictions in 41 countries about the responsibility for land registration services, cadastral and topographic mapping and land use in each country. For each topic the countries explained what the systems do, what records are kept, their coverage and precision, how they are administered, public access, private sector involvement, costs, financing arrangements, etc. 248 pages.

29	Land Administration in the UNECE Region – Development Trends and Main Principles	Economic Commission for Europe	2005	This book provides a thorough overview of land administration and land management specifically to provide guidance to "countries in transition" that were changing from socialism to more market-based system that included private ownership of land and property in Eastern Europe and Central Asia (behind what used to be called 'the iron curtain'). It is a useful guideline for all countries and includes the place of land administration and management within sustainable development. Policies, laws, institutions and the role of technology as e-society develops is included. The benefits of a good land administration and management system are described. The book also includes sections on valuation and taxation, sustainable land use, boundaries and cadastral survey, adjudication of title, management of organisations and personnel, spatial data frameworks and land markets. 104 pages.
30	Land Law Reform	Bruce, Giovarelli, Rolfes, Bledsoe and Mitchell	2006	Based on experiences from the World Bank and the experiences of the authors, the book aims to show how land law reforms can contribute to the reduction in poverty. The book emphasises the need to look at reducing poverty rather than just improving the economy (which can sometimes have only marginal impact on the disadvantaged). Specific chapters deal with reforms within lending programs from the World Bank, overcoming gender bias, legal frameworks benefitting the rural poor, economic growth from a pro-poor perspective and property rights from perspective of the environment and management of farmland and forests. 259 pages.
31	Real Property Transactions	Zevenbergen, Frank and Stubkjaer	2007	This book focusses on transactions involving real property primarily from a European perspective. It reviews transaction costs, including time, taxes and fees for a number of countries. It uses an ontology based modelling approach so that costs in several countries can be compared, but concludes that there are justifiable differences by country making real comparisons difficult. 279 pages.
32	Building European Spatial data Infrastructures	Ian Masser	2007	This book reviews the use of Geographic Information Systems across local government, utilities, transport, businesses, the environment, etc. across Europe and derives the need for a Spatial Data Infrastructure. It concludes with the importance of the (then) new EU INSPIRE directive. (Infrastructure for Spatial Information in Europe). 95 pages
33	Land Administration and Management Projects (LAMP) in the Europe and Central Asia Region (ECA) Experiences, Lessons Learnt and the Future Agenda	Adlington, Stanley. Palmissano, Sattana and Baldwin	2009	Presentation and paper made to the Conference on Land Governance in Support of the Millennium Development Goals in Washington DC, USA. The paper describes the land agenda in ECA, the economic impacts of the projects and the lessons learned, covering land policy and law, institutional development, Building Capacity, Automation and Information technology, Cadastral Surveying and Surveying Methodologies, Improving Services, Business Orientation, Transparency, Public Awareness, and Monitoring and Evaluation. The Key Issues for the Future Agenda are then described covering: the completion of the projects already started; integrated approaches with land management reflecting environmental and sustainable development concerns; Spatial Data Infrastructures that would underpin new products and services; using technology to improve the management and organisation of geospatial services; and support to governance and the quality and methods of service delivery. Annexes include a list of the 37 projects that had been concluded or were in operation at that time; the land registration as a business paper from Manthorpe (see Nº 25, above); and a summary report on each project outcome and results. 77 pages, excluding the annexes.

34	Assessing Spatial Data Infrastructures	Lukasz Grus	2010	This book was submitted as part of a PhD requirement. The complexity of Spatial Data Infrastructure (SDI) is outlined and an assessment framework developed. 157 pages.
35	Land Markets	Dale, Mahoney and McLaren	2011	This is a Royal Institution of Chartered Surveyors publication addressing the subject of land markets and their importance to the economy. It includes the key factors within land administration that must be provided and has an annex with examples comprising Bulgaria, Kyrgyz Republic, Lao PDR, Paraguay and Uganda.
36	Corruption in the Land Sector	Transparency International	2011	Working Paper #4 outlines the corruption that is endemic within the land sector. It identifies the linkages with overall government corruption and provides evidence that it is pervasive affecting recording of titles, fraud, forgery and unfair land acquisition and use. Examples and data provided. 12 pages.
37	Economic Impact of 20 Years of ECA Land Registration Projects	Satana, Torhonen, Anand and Adlington	2014	Paper presented at the Annual World Bank Conference on Land and Poverty in 2014 outlines with specific data the economic impact of registration projects in 13 countries of the ECA region where projects had been completed.
38	Systematic Property Registration: Risks and Remedies	Lamb, Endo and Stanley	2016	This publication focusses on some of the key issues to address during a systematic registration project, primarily from a legal and implementation perspective. It addresses some of the key issues, challenges to be faced and how they can be dealt with. 61 pages. http://documents.worldbank.org/curated/en/163361485942263162/Systematic-property-registration-risks-and-remedies
39	Securing Land Rights at Scale. Lessons and guiding principles from DFID land tenure regularization and land sector support programmes.	English, Locke, Quan and Feyertag	2019	This report provides a description of the projects recently funded by DFID in Guyana, Rwanda, Nigeria, Ethiopia, Tanzania and Mozambique and describes the key findings and lessons learned from these projects. The size and successes, and some of the drawbacks, of the projects in Rwanda and Ethiopia are particularly interesting for the lessons they provide. https://landportal.org/library/resources/securing-land-rights-scale