

## The Development Business

### Logical Framework Analysis

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#### Overview: The Development Business; Logical Framework Analysis

1. Components of Cadastral System, and The world view ..again
2. Examination: Definitions
3. The values of international development projects

Presentations: Estonia, Latvia, Lithuania, Peru

4. A tool: The Logical Framework Matrix
5. Example: Preparing for property taxation

#### The Cadastral (Information) System and its Environment

Wider cultural and global context: History on territorial identity, elite career values, and religion				
	Stakeholders' power	Land tenure	Government	Legislation
	<b>User categories</b>	<b>Cadastral system</b>	<b>Supported functions</b>	
Civil society, local community	<ul style="list-style-type: none"><li>• Agencies</li><li>• Municipalities</li><li>• Professionals</li></ul>	<ul style="list-style-type: none"><li>• Land registry</li><li>• Cadastre</li></ul>	<ul style="list-style-type: none"><li>• Inheritance, market and mortgage</li><li>• Title and boundary dispute settling, execution of forced sales, adjudication</li><li>• Valuation and property taxation</li><li>• Spatial planning, land readjustment</li><li>• Environmental protection</li><li>• and ..Construction, Statistics</li></ul>	
Education	<ul style="list-style-type: none"><li>• Financial institutions</li><li>• Engineering comp.s</li></ul>	<b>Tasks</b> <ul style="list-style-type: none"><li>• Register documents</li><li>• Define property units</li><li>• Categorize rights</li><li>• Identify spatial units</li></ul>		
Technology	<ul style="list-style-type: none"><li>• Owners, end-users</li></ul>	<b>Function</b> <ul style="list-style-type: none"><li>• Testify rights in land</li></ul>		
<b>Natural resources</b> (minerals); <b>Population</b> (spatial distribution of settlement; ownership of productive assets)				

### The world view of the course

**Societal Values and Resources**  
condition  
**Organisational *interactions* on Development**  
of cadastral systems comprising of

**Owners &  
Property Rights**

**Government  
& Rules**

*Transactions*

**Terrain Objects**

**Databases**

### Definitions

A definition

an expression, which relates a term to a meaning  
a statement of the essential properties of a certain thing

Definitions may refer to

- use: A cadastre is used for taxation
- structure: A cadastre is a record of pieces of land and their attributes  
*genus*: a record *difference*: ..geodata
- necessary and sufficient conditions (intensional definition)

### Use of Definitions

- Describe a consensus (lexical definition, or by FIG)
- Specify terminology for a certain purpose ("In this paper..")
- Theoretical concept formation

### EU Land Policy Guidelines: The texts

[EUROPA](#) > [European Commission](#) > [Development](#) > [Land Policy](#) >  
[http://europa.eu.int/comm/development/body/theme/land/index\\_en.htm](http://europa.eu.int/comm/development/body/theme/land/index_en.htm)

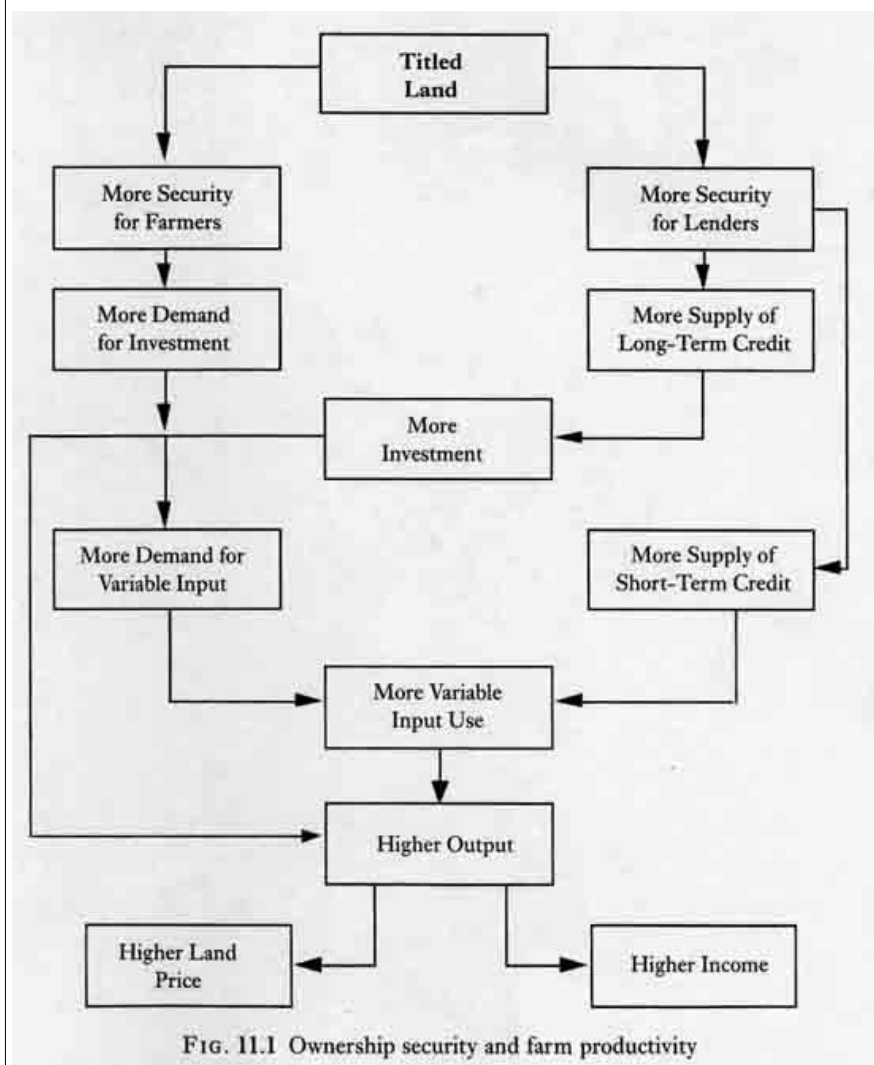
- [EU land policy guidelines](#)
- Commission Communication to Council and Parliament ([en](#) - [frs](#))  
+ [annexes](#)
- Council conclusions ([en](#) - [frs](#))
- [The EU land policy guidelines : overview](#)

### EU Land Policy Guidelines: The news

News relative to WB et al.

- ..economic and social life (2), social justice (4)
- "markets are not the only means to achieve social ends" (8)
- distribution of power within society (3)
- inheritance law (3); family/ smallholder farming (3,4,5,8)

### EU Land Policy vs. G. Feder, 1988



**EU Land Policy Guidelines: Titling**

Land registration or titling was thought necessary to achieve security of rights, increased productivity, and access to credit, but experience shows...

1. land rights recognized government AND local community. Informal land rights may not be insecure
2. a macroeconomic context which undermines the viability of small holders can induce distress sales of land causing landlessness for many, land accumulation and concentration for few and resulting in increased poverty and inequality.
3. titles as collateral, BUT in practice banks, ..unwilling to lend money in rural areas.
4. land registration [depend on] updated registry. .. considerable costs.

**The Logical Framework matrix**

Overall objectives	Objectively verifiable indicators	Sources of verification	
Project purpose	Objectively verifiable indicators	Sources of verification	Assumptions
Results	Objectively verifiable indicators	Sources of verification	Assumptions
Activities	Means	Costs	Assumptions
			Pre-conditions

Guidelines for Programme Design, Monitoring and Evaluation, Min. Foreign Affairs, Finland, 1998, 79 p

**LF matrix: An example**

Economic growth, Poverty reduction; More confidence in government	Indicators: ..	National statistics Surveys	
Enable municipal services through property taxation	Municipal turnover and reporting	Interviews, media Municipal accountings	Staff is available to provide services and run cadastre , if paid
Municipal cadastre established Taxes and fees collected Services provided	Number of units Amount collected Service provision indicators	Cadastral statistics	Users accept taxpaying Staff available to collect tax Staff for establishing cadastre available
Street naming Recording of unit attributes	Listings of names Cadastral IS established	Street maps	Naming authority in place Map available for editing
			Fairly clean administration;

**Integration of project in multi-year programmes**

- Strategies of international donors, of target country, of national agency
- Identification of 'location' of new project in overall strategies  
Positive assessment of relevance
- Detailing content of FraAnalMatx to design new project  
Positive project appraisal; Feasibility assessment
- Tendering of project
- Project implementation  
Annual, Mid-term, Final Follow-up
- Review of above strategies

**The context of international development projects**

Strategy papers regarding target country from

- The World Bank Group
- USAID
- EU external relations
- International organisations: FAO (rural), UN-Habitat (urban), ..

Assessment of implications of

- Activities of major bilateral donor countries (Japan, Australia, ...Scandinavian...)
- Major trade relations (im- and export)
- Military and security relations
- Historical-cultural background

**Analysis of international development projects**

- Participant or stakeholder analysis: Who gains what? at what cost?
- Problem analysis: Problem perception by stakeholders;  
Analysis of alternative means
- Risk analysis: Personal, company, and project risk analysis.  
Consequences of failures.

**Summary: Introduction to development work**

- Cadastral System: Components
- Cadastral System: Development
- Definitions
- EU Land Policy Guidelines
- Learned of LFA and the LF matrix
- Related LFA to a case

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