

# Land Administration of Communal Land: Lessons from the Ejidos in Mexico

Mozombo

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#	Group	GP	W	T	L	G	Pts	Form
<b>Group A</b>								
1.	Brazil	2	1	1	0	3:1	4	? T W
2.	Mexico	2	1	1	0	1:0	4	? T W
3.	Croatia	2	1	0	1	5:3	3	? W L
4.	Cameroon	2	0	0	2	0:5	0	? L L
<b>Group B</b>								
1.	Netherlands	2	2	0	0	8:3	6	? W W
2.	Chile	2	2	0	0	5:1	6	? W W
3.	Australia	2	0	0	2	3:6	0	? L L
4.	Spain	2	0	0	2	1:7	0	? L L
<b>Group C</b>								
1.	Colombia	1	1	0	0	3:0	3	? W
2.	Ivory Coast	1	1	0	0	2:1	3	? W
3.	Japan	1	0	0	1	1:2	0	? L
4.	Greece	1	0	0	1	0:3	0	? L
<b>Group D</b>								
1.	Costa Rica	1	1	0	0	3:1	3	? W
2.	Italy	1	1	0	0	2:1	3	? W
3.	England	1	0	0	1	1:2	0	? L
4.	Uruguay	1	0	0	1	1:3	0	? L
<b>Group E</b>								
1.	France	1	1	0	0	3:0	3	? W
2.	Switzerland	1	1	0	0	2:1	3	? W
3.	Ecuador	1	0	0	1	1:2	0	? L
4.	Honduras	1	0	0	1	0:3	0	? L
<b>Group F</b>								
1.	Argentina	1	1	0	0	2:1	3	? W
2.	Nigeria	1	0	1	0	0:0	1	? T
3.	Iran	1	0	1	0	0:0	1	? T

# Contents

- GLTN and Customary Tenure Tool Objectives
- Conceptual Framework
- Community Property in Mexico (Ejido)
- Continuum of Property Rights
- Fieldwork/Sampling
- Property Registration Systems
- Lessons

*Mexico operates a **pro-poor** land administration system that has been around for almost a **century** and covers approximately **half the country's land***

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## General Objective of GLTN:

Break the cycle of poverty through land reform and the improvement of land management systems and tenure security

## Focal Areas of GLTN

### Gender:

- How do we guarantee women's access to land and tenure security?

### Vulnerability and Poverty:

- What protections can we offer to the most vulnerable and marginalized populations?

### Sustainability:

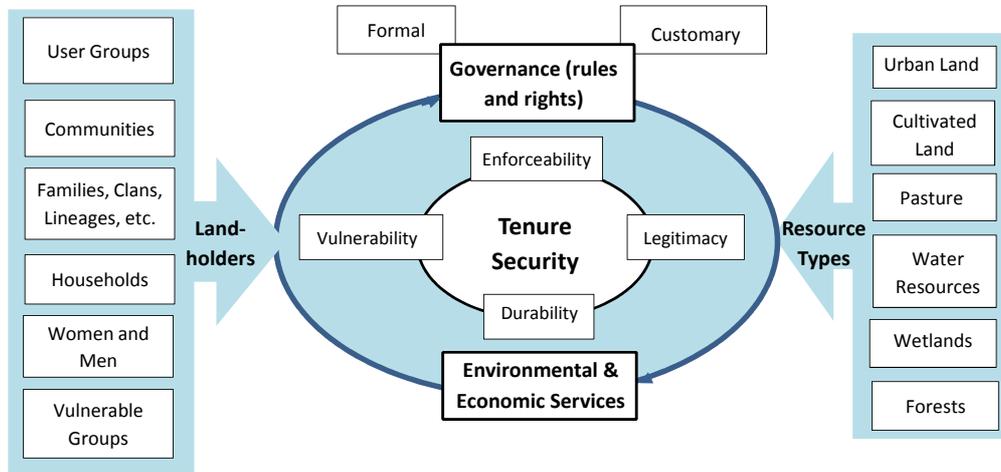
- What role can customary systems play in terms of the sustainable management of natural resources and environmental services?

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# Customary Land Tenure Tool

## Objective:

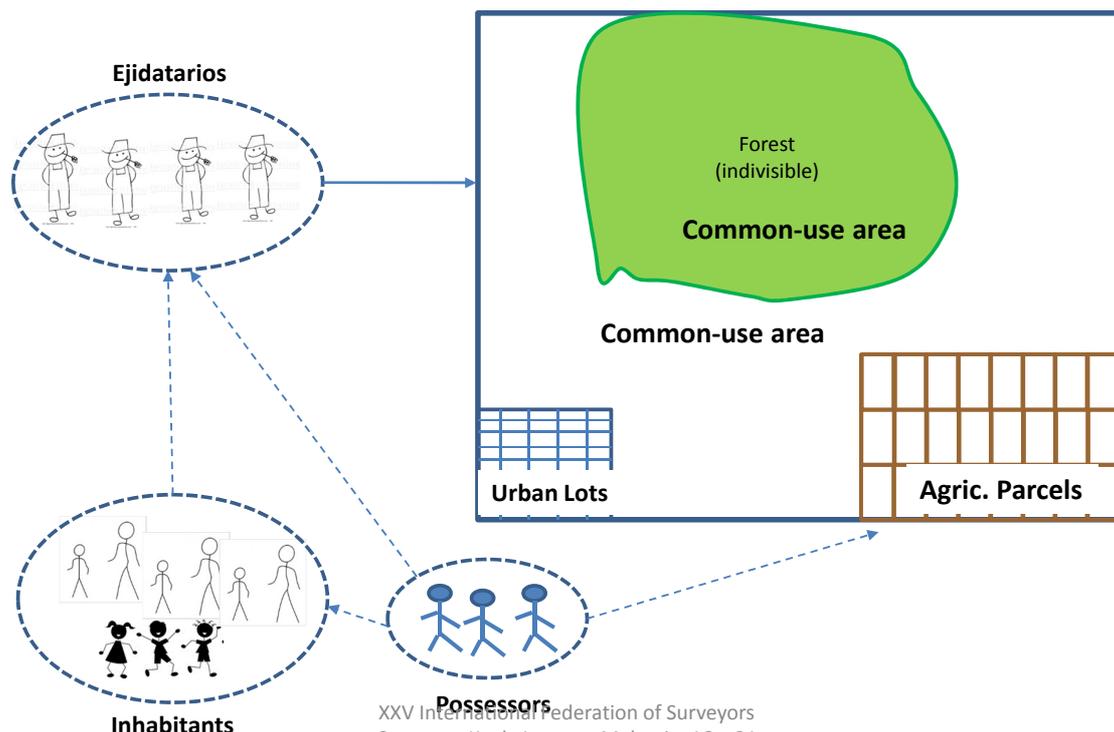
Identify, describe and analyze mechanisms to attain land tenure security with customary tenure systems, including how these systems operate and adapt to external and internal forces.



## Conceptual Framework

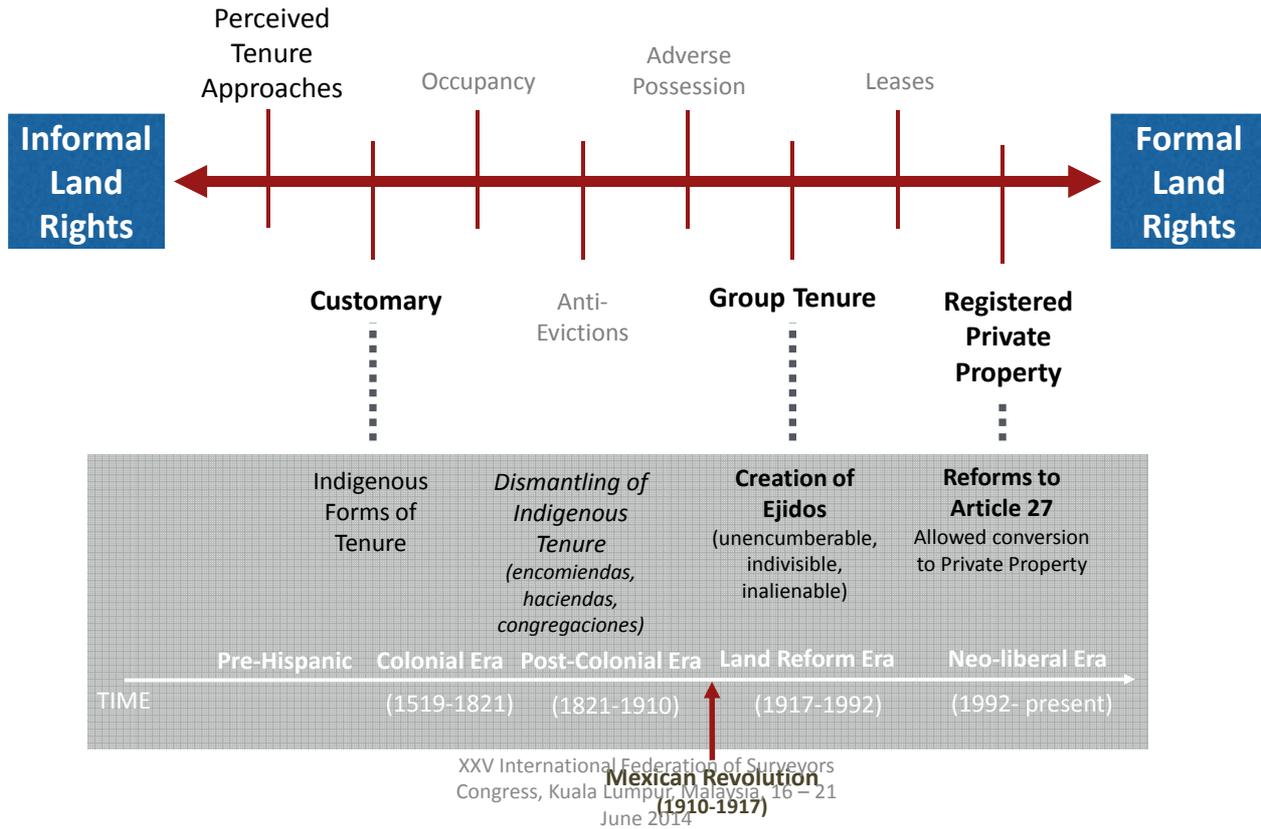
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# The Ejido



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# Continuum of Property Rights in Mexico

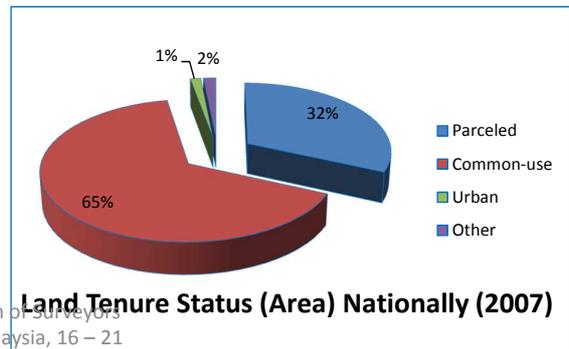


## Ejido Field Samples

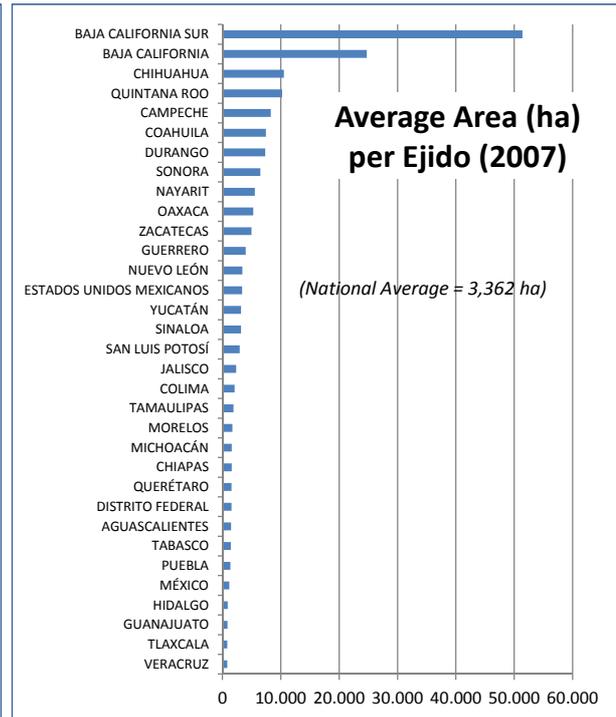
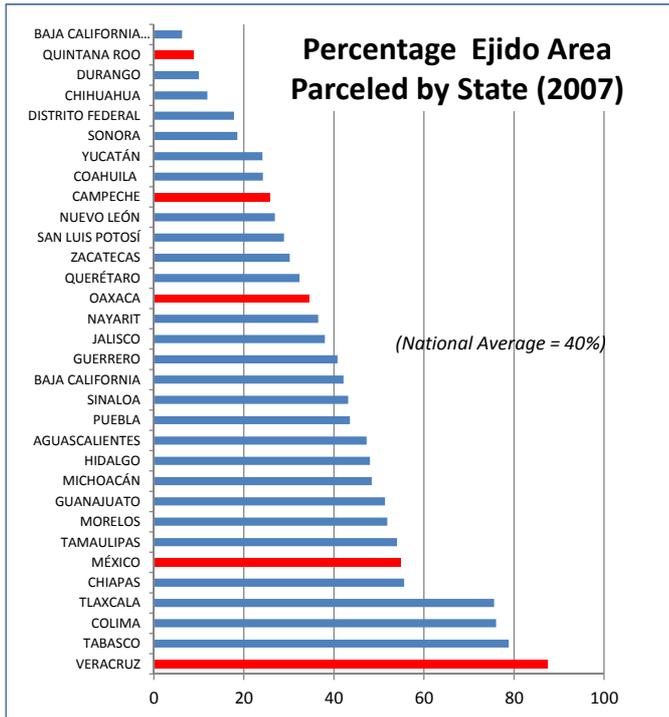


By 1992 number of Ejidos exceeded 30,000

Land Tenure	Ejidos Visited	Factors affecting Tenure
Common-Use (no parcels)	Naranjal Poniente (Qroo, Mexico State) (forest ejidos),	<ul style="list-style-type: none"> <li>Collective forest use</li> <li>Traditional Practices</li> <li>Distrust of Government</li> </ul>
Common-Use (with Certified Parcels)	Noh Bec (QRoo) Tonalaco (Veracruz)	<ul style="list-style-type: none"> <li>Continue to benefit from collective tenure</li> <li>Environmental Services important revenue source</li> <li>Limited land sales, less secure</li> </ul>
Certified Parcels	Mozamboa (Veracruz)	<ul style="list-style-type: none"> <li>Parcels and titles confused</li> <li>Land sales (agriculture)</li> <li>Fear of property taxes limits conversion to <i>dominio pleno</i></li> </ul>
Dominio Pleno	El Chico Emiliano Zapata (Veracruz)	<ul style="list-style-type: none"> <li>Conversion to DP (urbanization and rising land values)</li> <li>Ejido losing original meaning</li> <li>Subdivision and sale of ejido parcels (urbanization primary driver)</li> <li>Considering dissolving ejido</li> <li>Many land sales</li> </ul>

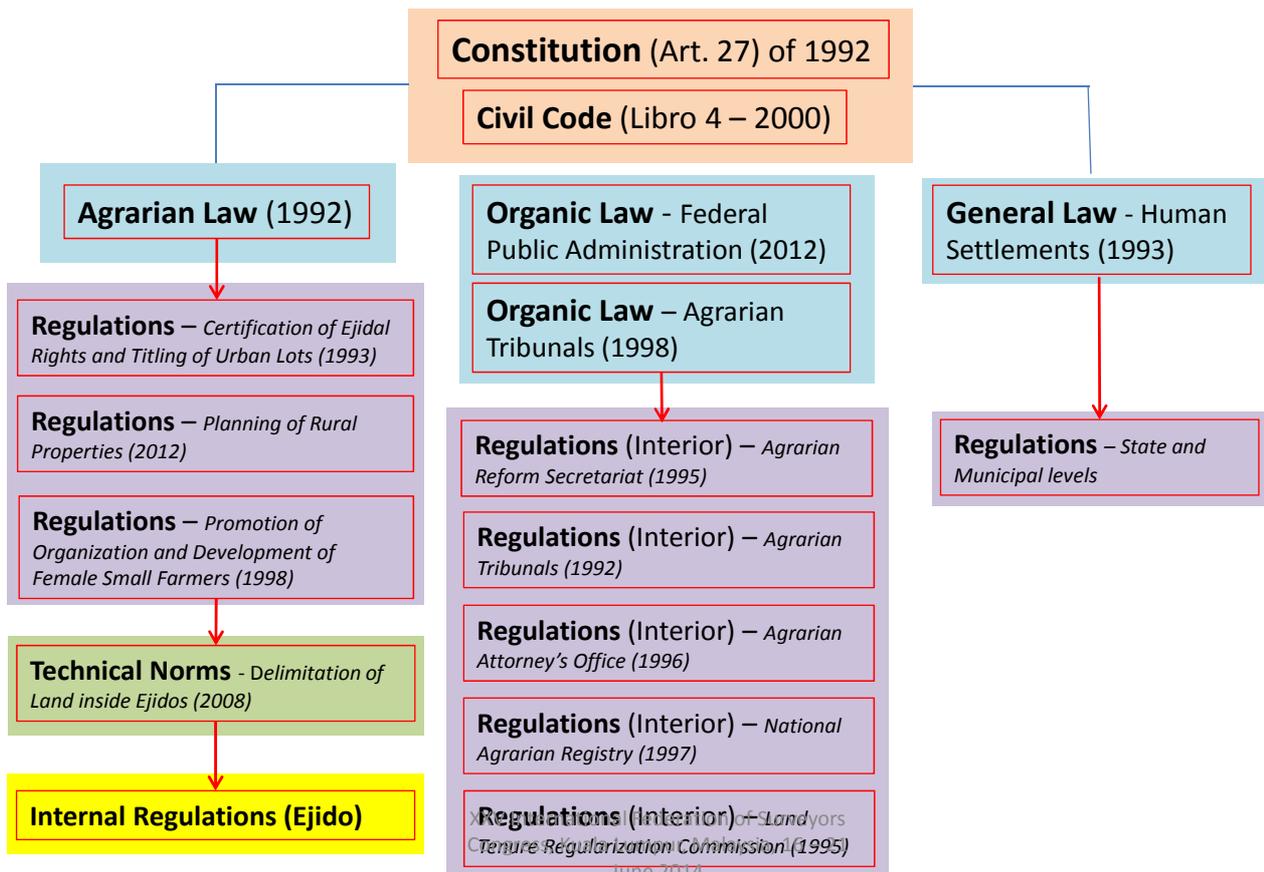


# Level of Parcelization



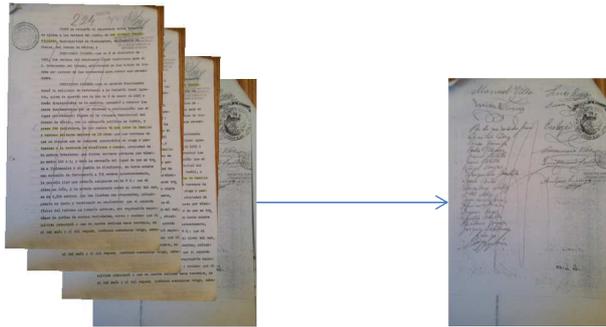
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# Legal Framework



# Original Property Documents

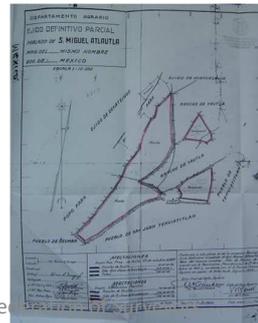
## Original Ejido Title



## Agrarian Rights Certificate



**Ejido Tlalmimilpan**



**Ejido San Miguel Atlautla**

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# Products of Certification Process



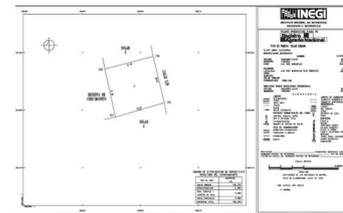
**Common-Use Land Certificate**



**Parcel Certificate**



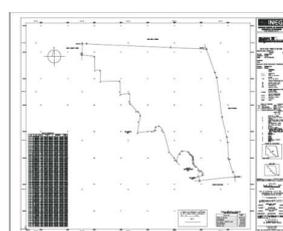
**Urban Lot Title**



**Urban Lot Plan**



**Internal Plan**



**Common-use Land Plan**



**Individual Parcel Plan**

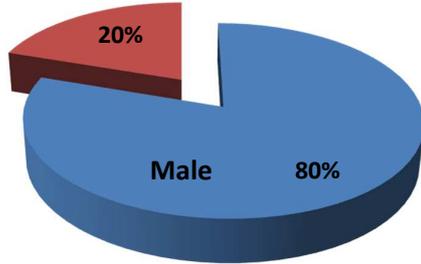


**Human Settlement Plan**

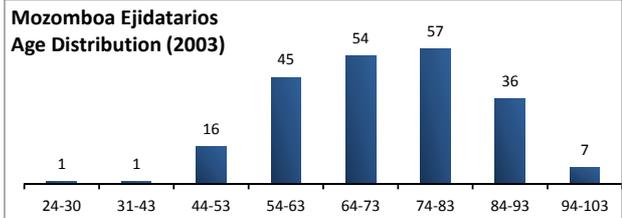
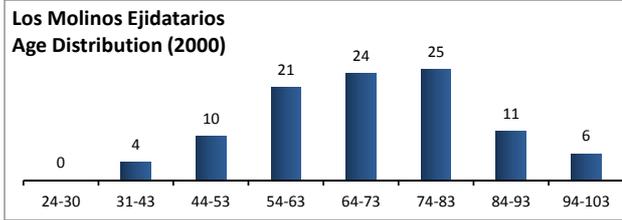
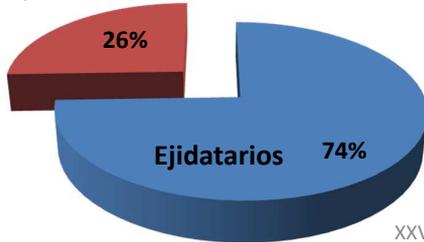
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# Characteristics of Ejidatarios

**Gender of All Ejidatarios (2007)**

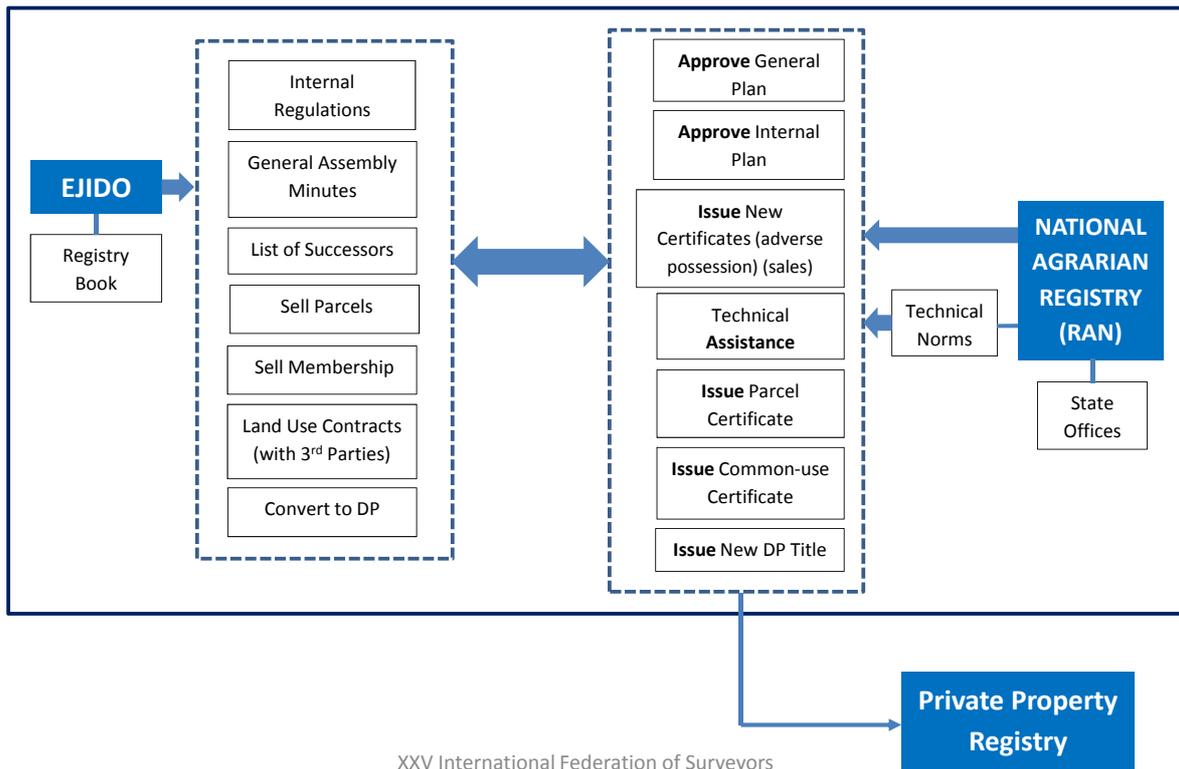


**Ejidatarios vs Possessors (2007)**



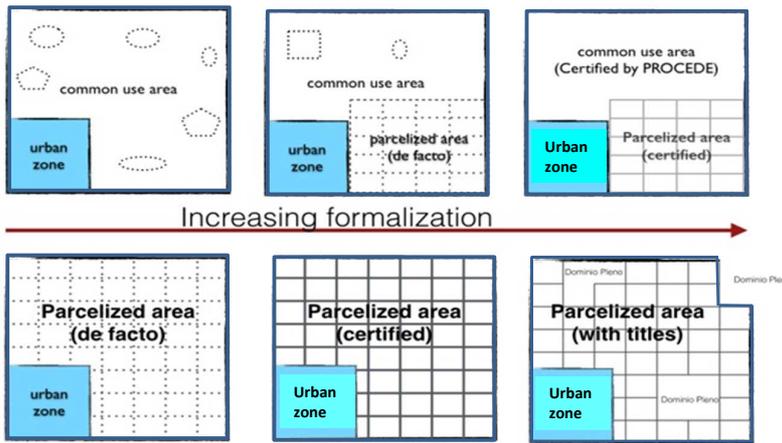
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# Property Registration Systems



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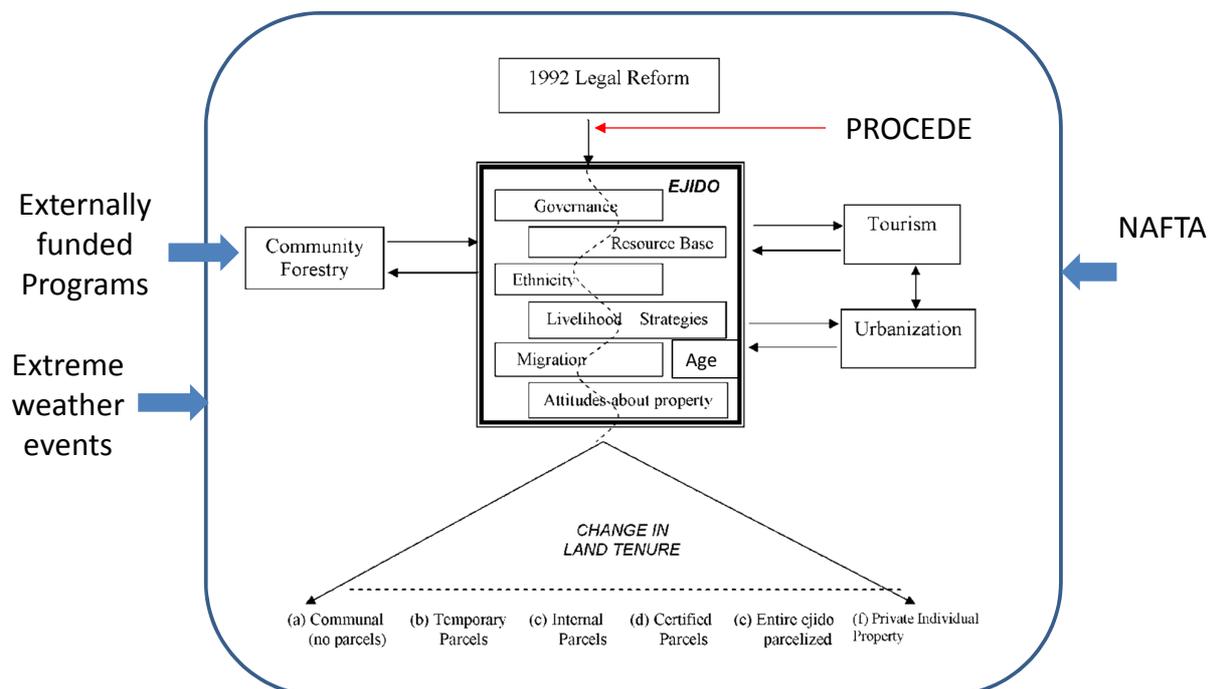
# Evolution of Ejidos



- Approx. 7-10% of ejidos have converted to private property
- Why have they converted?
  - ✓ Rising land values due to urbanization
  - ✓ Maximizing payment when expropriation imminent
  - ✓ Land near tourism areas
  - ✓ Leave (will) to multiple successors

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# Factors Contributing to Evolution



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## Lessons - Positive

- **Title** over community provided **protective shell**
- Standardized **governance template**
- Specific **pro-poor registry** for communities
- Communal land has preserved natural resources which provide valuable **environmental services** (e.g. clean water)



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## Lessons - Negative

- Residents and possessors do not have a direct voice in community **Governance**
- **Inter-generational** transfer issues
- Many community members do not distinguish between **title** and usufruct **certificates** (land market in both)
- Registry structure is not easily **accessible** (recent initiatives address this)
- Policy change to allow private individual property has not integrated community members in the **larger economy**



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