



NAMIBIA UNIVERSITY
OF SCIENCE AND TECHNOLOGY

Department of Land and Property Sciences

Global Developments in Urban and Rural Tenure Rights:

The “Urban-rural land linkages” perspective

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Positive (re)actions needed as a result of the land pressure

- Secure tenure and equal land rights are mandatory
- Good land governance is essential
- Several national, regional and international initiatives are needed to:
 - contribute to the design of land policies
 - Promote good quality land-based investments
 - Encouraging governments to the participation of stakeholders;
 - Establish or improve dispute resolution mechanisms;
 - Build capacities for more transparent and efficient land management institutions.



Land (tenure security) is directly linked to Several SDGs: 1, 2, 5, 10, 11, 15 & 16

**Tenure security, poverty eradication, reduce inequality
(SDG 1)**

**Agricultural products small farmers
(SDG 2)**

**Reducing gender inequality, access to land and productive resources
SDGs 5 and 10**

**Improved land use planning and administration in rural and urban land markets and transactions
(SDG 11)**

**Sustainable land use management for; and regeneration/climate resilience
(SDG 15)**

**Land and Conflict for peace, Stability
(SDG 16)**



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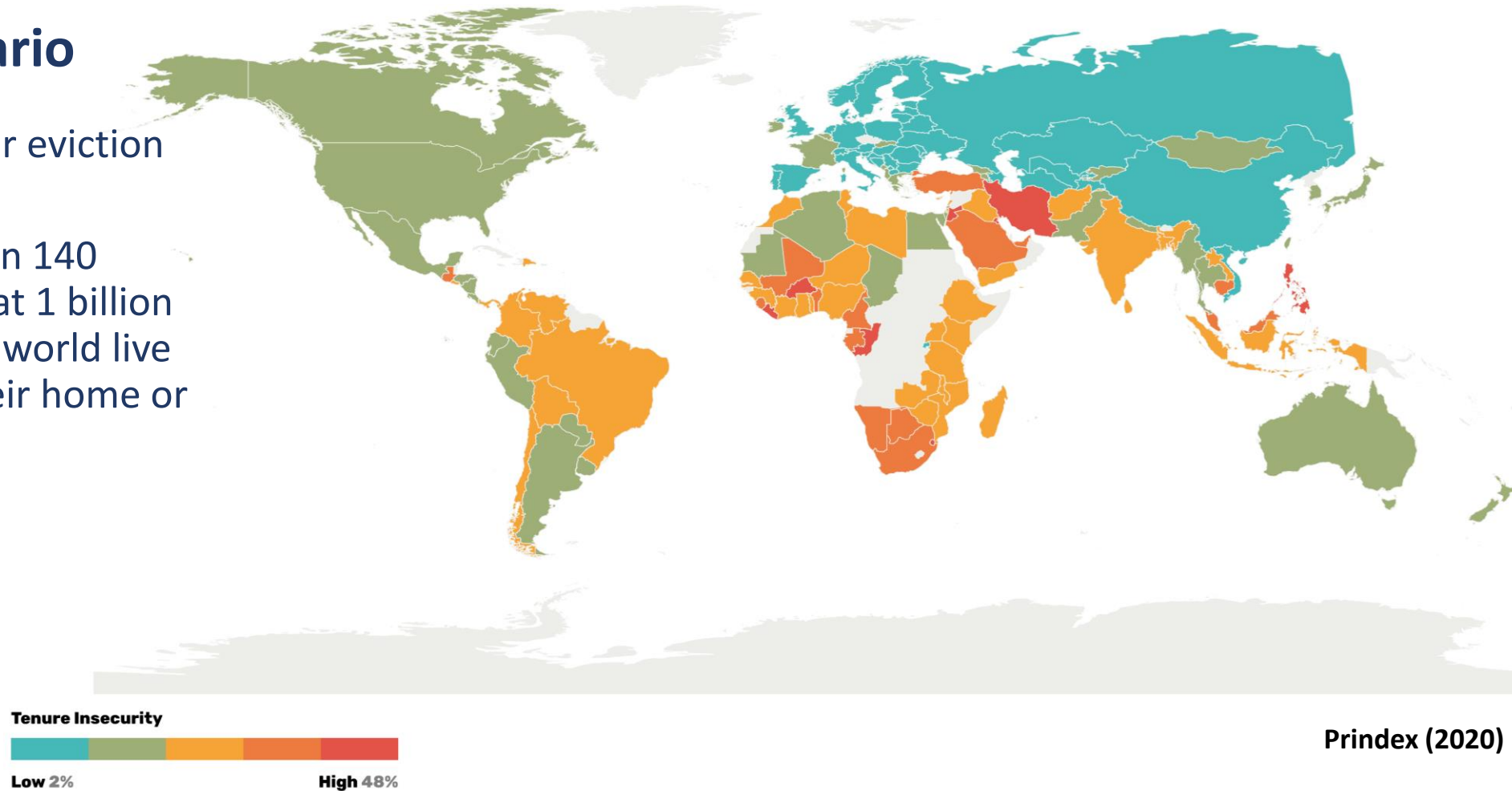
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The state of global tenure (in)security from the lens of Prindex 2020 global findings



The global scenario

- 1 billion people fear eviction worldwide
- Survey conducted in 140 countries found that 1 billion people around the world live in fear of losing their home or land.





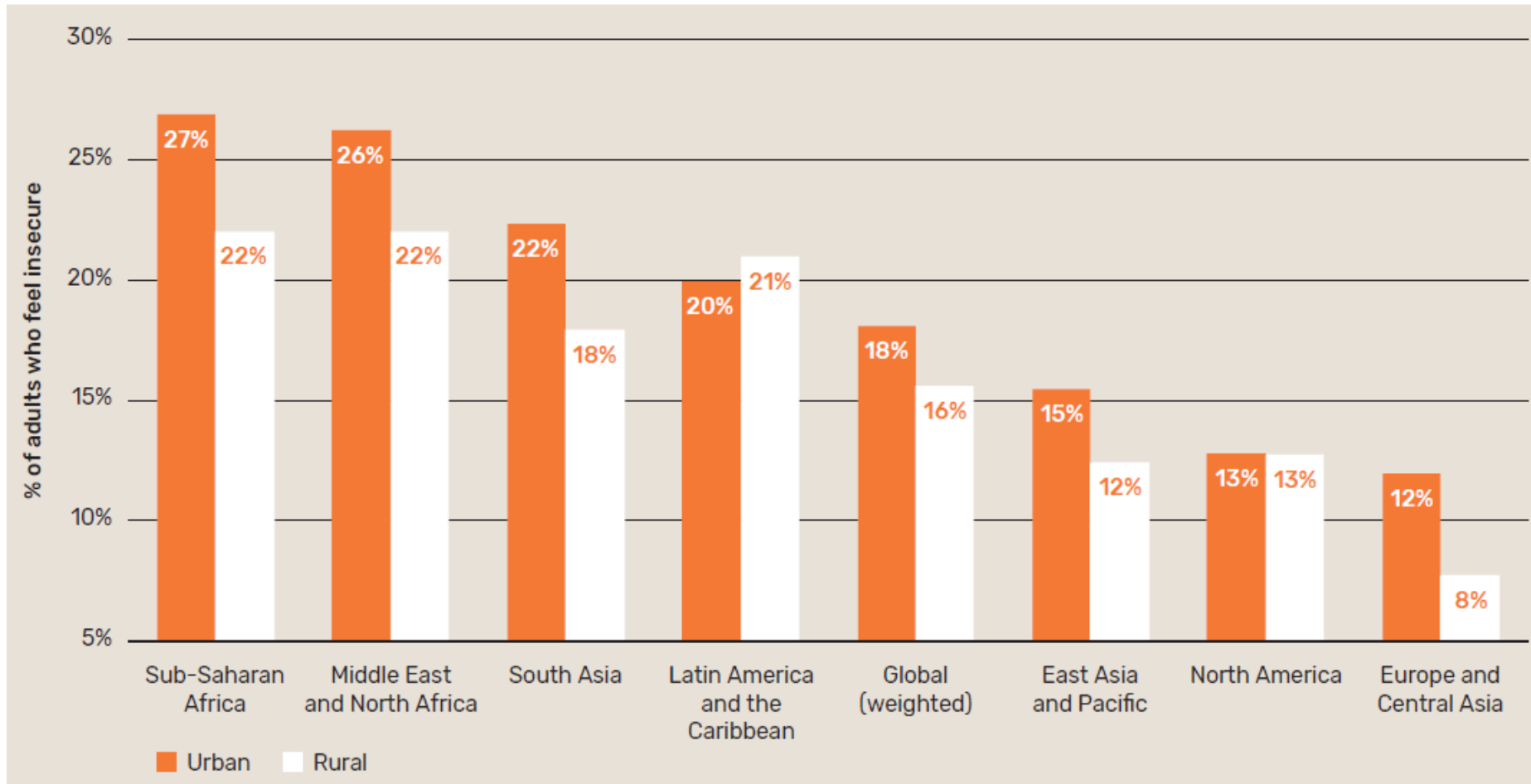
Rates of insecurity vary widely around the world

- Taken together, the figures show that nearly one in five adults feel insecure about their land and property.
- Rates of insecurity are lowest in Europe and Central Asia (12%), North America (14%), and East Asia and the Pacific (15%).
- They are highest in the Middle East and North Africa (28%) and sub-Saharan Africa (26%).
- The rates in South Asia (22%) and Latin America and the Caribbean (21%) are close to the global unweighted average of 20%

South Asia	East Asia & Pacific	Sub-Saharan Africa	Latin America & Caribbean	North America	Europe & Central Asia	Middle East & North Africa
269 million	275 million	121 million	91 million	39 million	87 million	78 million
22% of population	15% of population	26% of population	21% of population	14% of population	12% of population	28% of population

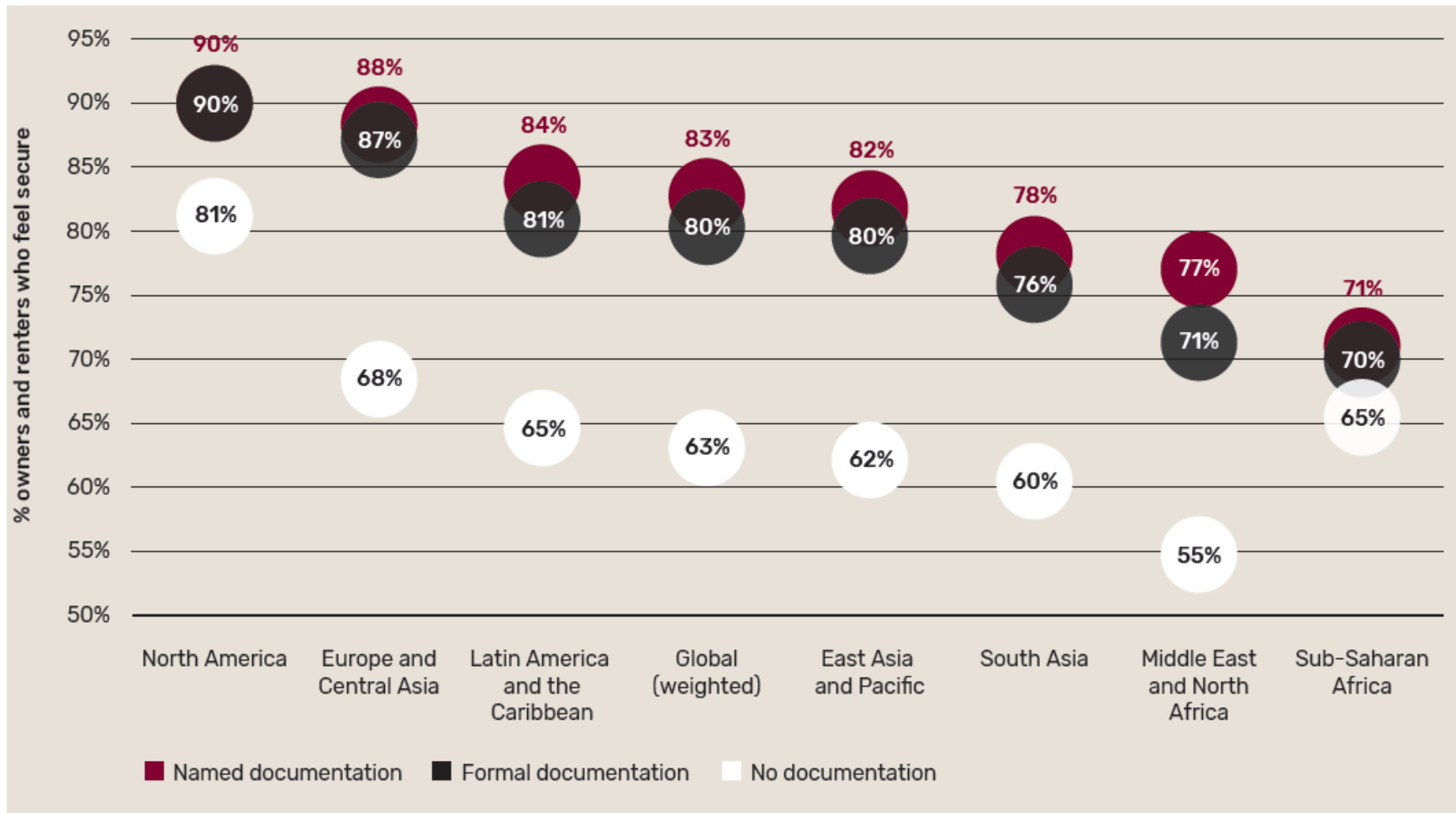


The urban and rural insecurity of tenure



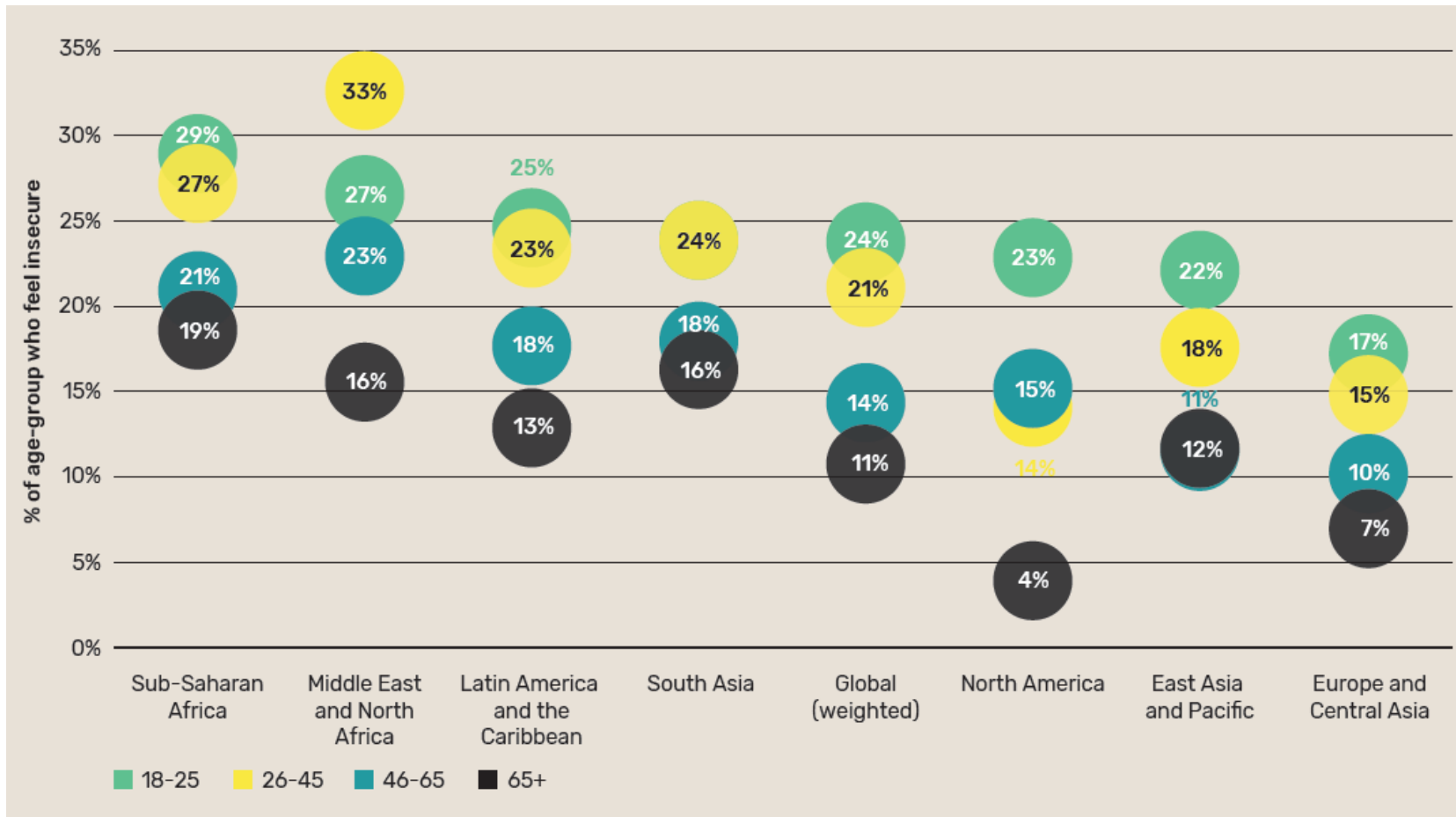


Secure owners and renters by region and documentations



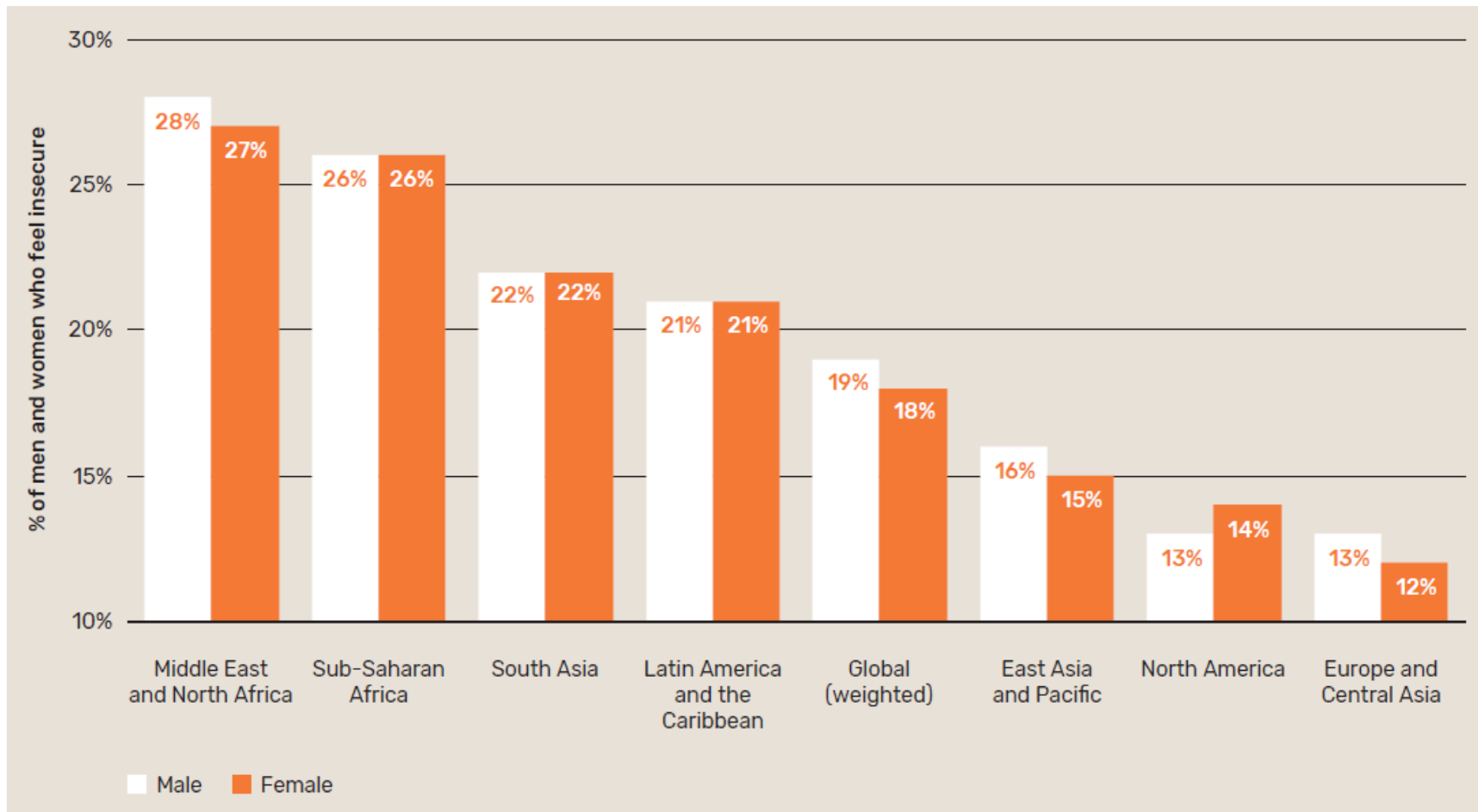


Scenario of insecurity of tenure by age-group by region





Insecure men and women by region





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What it all means to the global developments in urban and rural tenure rights



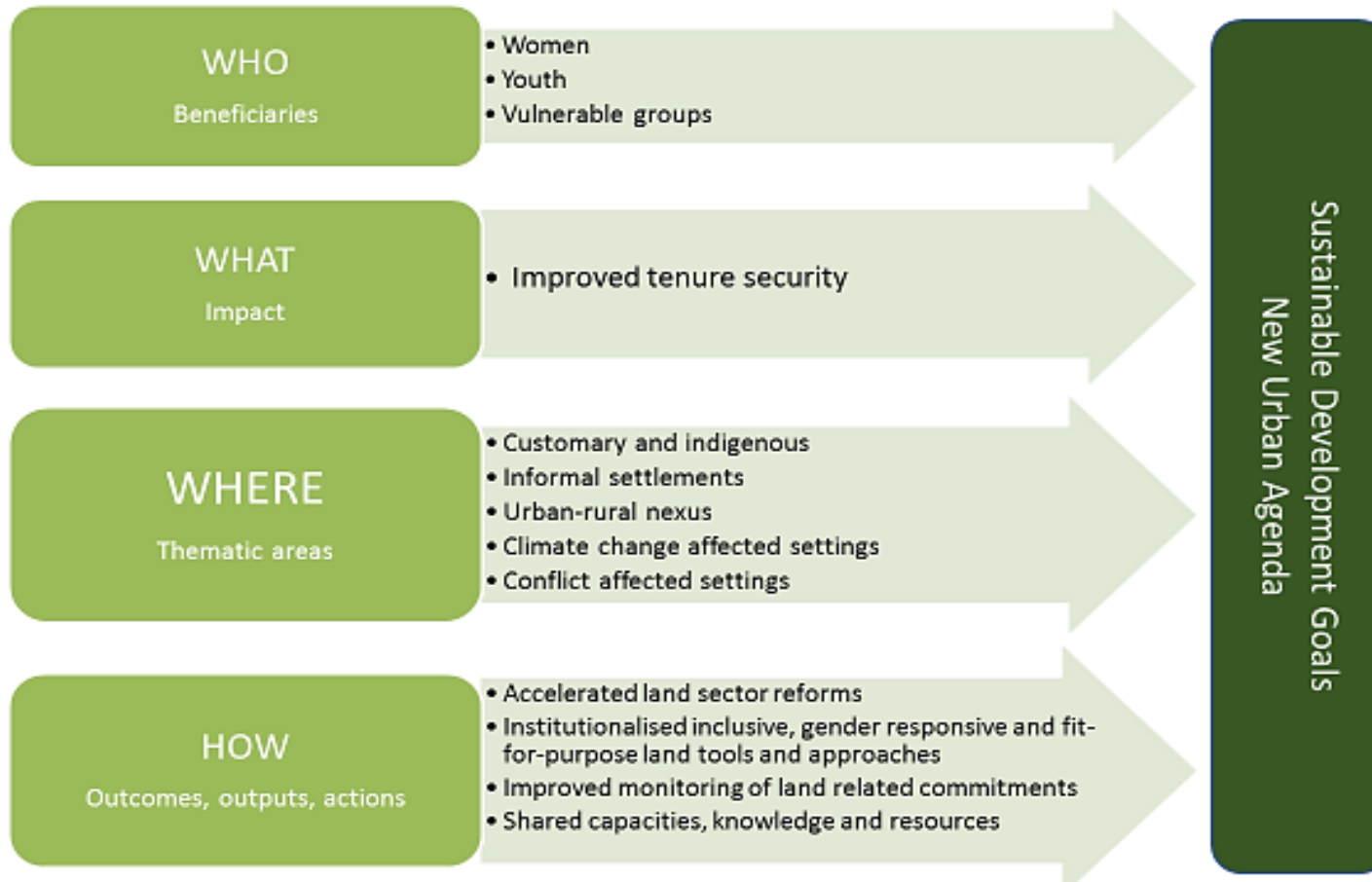
We still have a long way to go with documentation

- 90% of landholdings in developing countries are not documented, administered or protected.
- Complex land rights with overlapping rights and claims
- Women and the youth continue to have limited access to and control over land
- Urbanization is increasing pressure on land, with people living in cities expected to grow by 175% by 2030
- 70% more agricultural land is needed to increase in food production by 2050





Priority contexts for intervention





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Responding to the urban-rural issues: the emergence of the urban-rural land linkages (URLLs) concept and framework for action



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Urban-rural linkages (URLs) is now on the global agenda

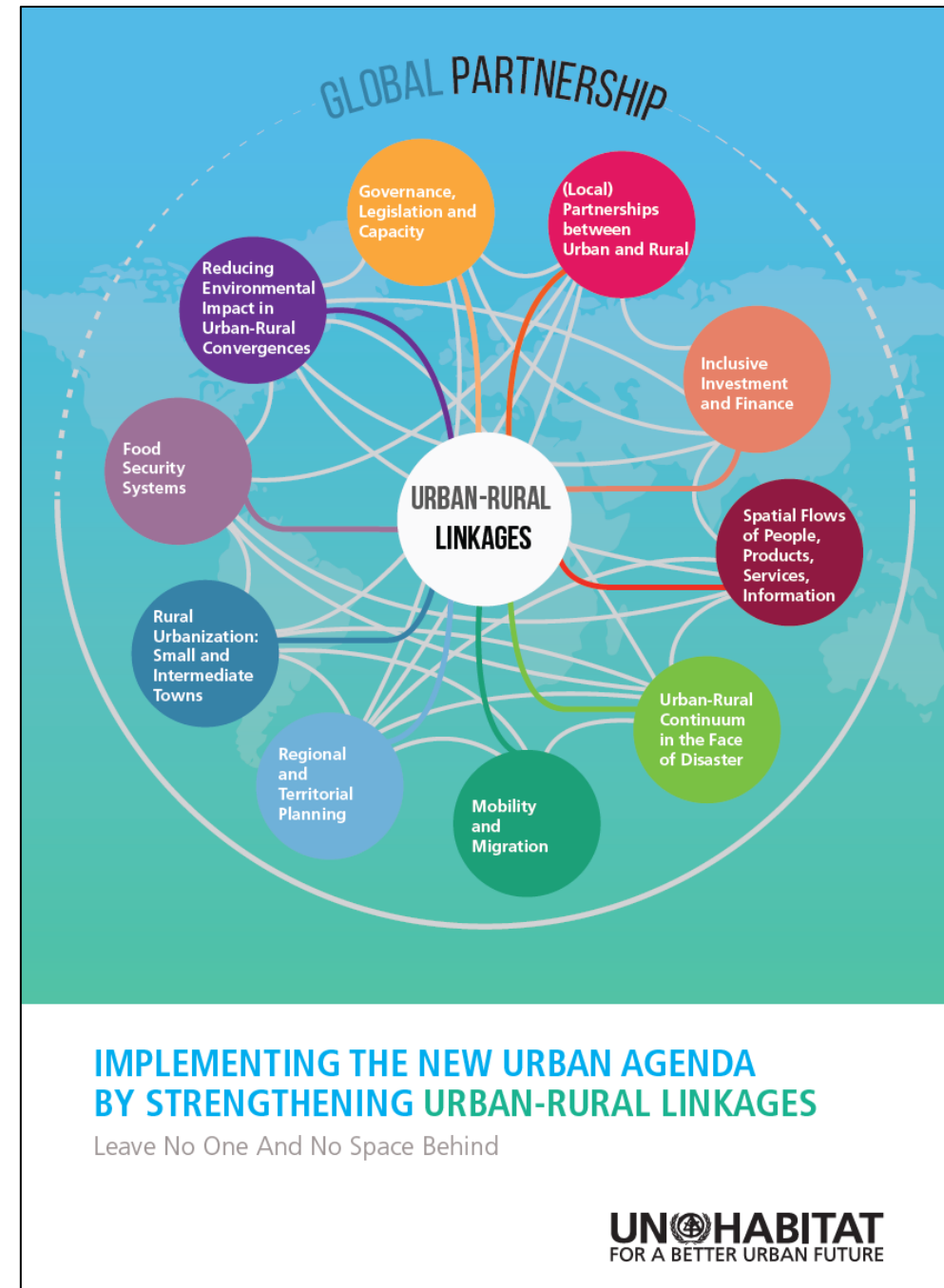
- Sustainable Development Goal 11 is “the urban goal” and aims to “make cities and human settlements more inclusive, safe, resilient and sustainable”.
- Target 11.a requests to “support positive economic, social and environmental links between urban, peri-urban and rural areas by strengthening national and regional development planning.”





Global partnership in development requires spatial partnerships between the urban and rural areas

- There are more similarities between the urban and rural areas in terms of their development needs.
- Approaches to tackling these problems may differ due to socio-spatial and cultural identifies.
- A balanced development is a necessary requirement for achieving various SDGs and New urban agenda.





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Ten principles already developed



URBAN-RURAL LINKAGES: GUIDING PRINCIPLES

Framework for Action
to Advance Integrated Territorial Development

UN-HABITAT
FOR A BETTER URBAN FUTURE

The graphic features a large central circle with the title "URBAN-RURAL LINKAGES: GUIDING PRINCIPLES" in green. The circle is surrounded by a decorative border of icons representing urban and rural development, including houses, trees, a bus, a tractor, and people. The background is a grid of small, light-colored icons. At the bottom, the text "Framework for Action to Advance Integrated Territorial Development" is written in green, followed by the UN-Habitat logo and tagline "FOR A BETTER URBAN FUTURE".



Seven URLs principles support the establishment of a URLLs specific framework

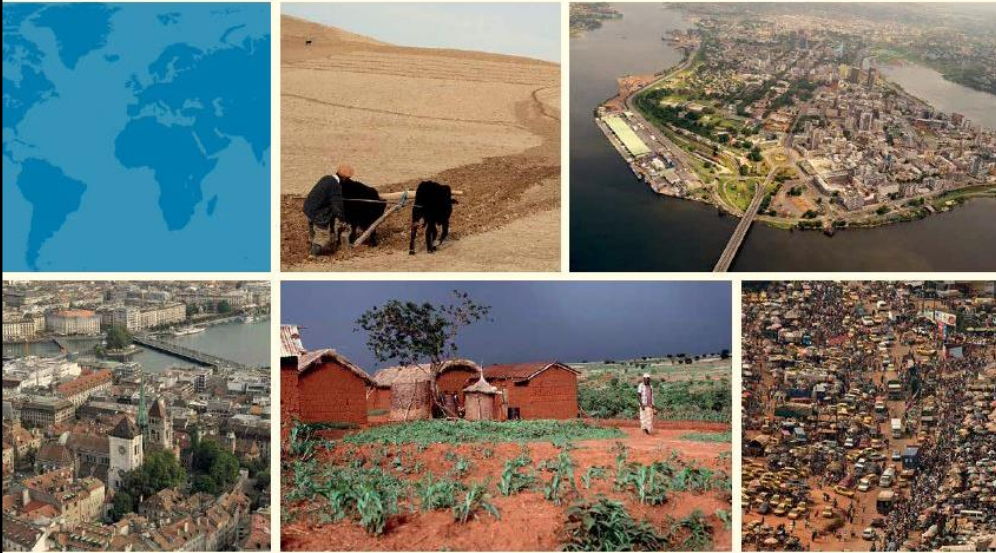
Applicable guiding principles	Actions for land management in the frame of URLLs
<ul style="list-style-type: none">• Locally grounded interventions	<ul style="list-style-type: none">• National and subnational commitments to sustainable land management in policy and plans incorporating the urban-rural nexus
<ul style="list-style-type: none">• Integrated Governance	<ul style="list-style-type: none">• Policies, strategies and plans on land and land use that are integrated across spatial scales, public and private sectors and different governance levels
<ul style="list-style-type: none">• Functional and spatial system-based approaches	<ul style="list-style-type: none">• Policies and plans that support functional territorial and ecosystem-based inter-linkages between urban and rural land use
<ul style="list-style-type: none">• Human rights-based	<ul style="list-style-type: none">• Policies and interventions on land management should respect, promote and fulfil land and property rights
<ul style="list-style-type: none">• Do no harm and provide social protection:	<ul style="list-style-type: none">• Policies and initiatives should protect land tenure and biodiversity, etc.
<ul style="list-style-type: none">• Environmentally sensitive	<ul style="list-style-type: none">• Prioritize on protecting, sustaining and expanding areas that are significant to biodiversity and ecosystem services in land use plans, policies and interventions
<ul style="list-style-type: none">• Participatory engagement	<ul style="list-style-type: none">• Strategies and interventions in land should ensure meaningful participation of people, local institutions and communities across the urban-rural continuum in integrated landscape management approaches



An understanding of an urban-rural land linkages (URLs) perspective of the global problems was deemed necessary

- Creating a land administration dimension of the URLs is necessary to ensure balanced protection of tenure security (and development) within the urban areas without negating the rural area.
- URLs entail land-based or land-related interactions (including interdependencies and all forms of exchanges) between rural and urban areas, vice versa.
- URLs is the lands (and land-related activities) components of URLs and how their interaction and interlinkages can mutually benefit urban and rural land tenure.

REPORT 3 /2021



URBAN-RURAL LAND LINKAGES: A CONCEPT AND FRAMEWORK FOR ACTION

A world in which everyone enjoys secure tenure rights

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FIG
INTERNATIONAL FEDERATION
OF SURVEYORS

GLTN
GLOBAL LAND TOOL NETWORK



The URLLs report: relevant content

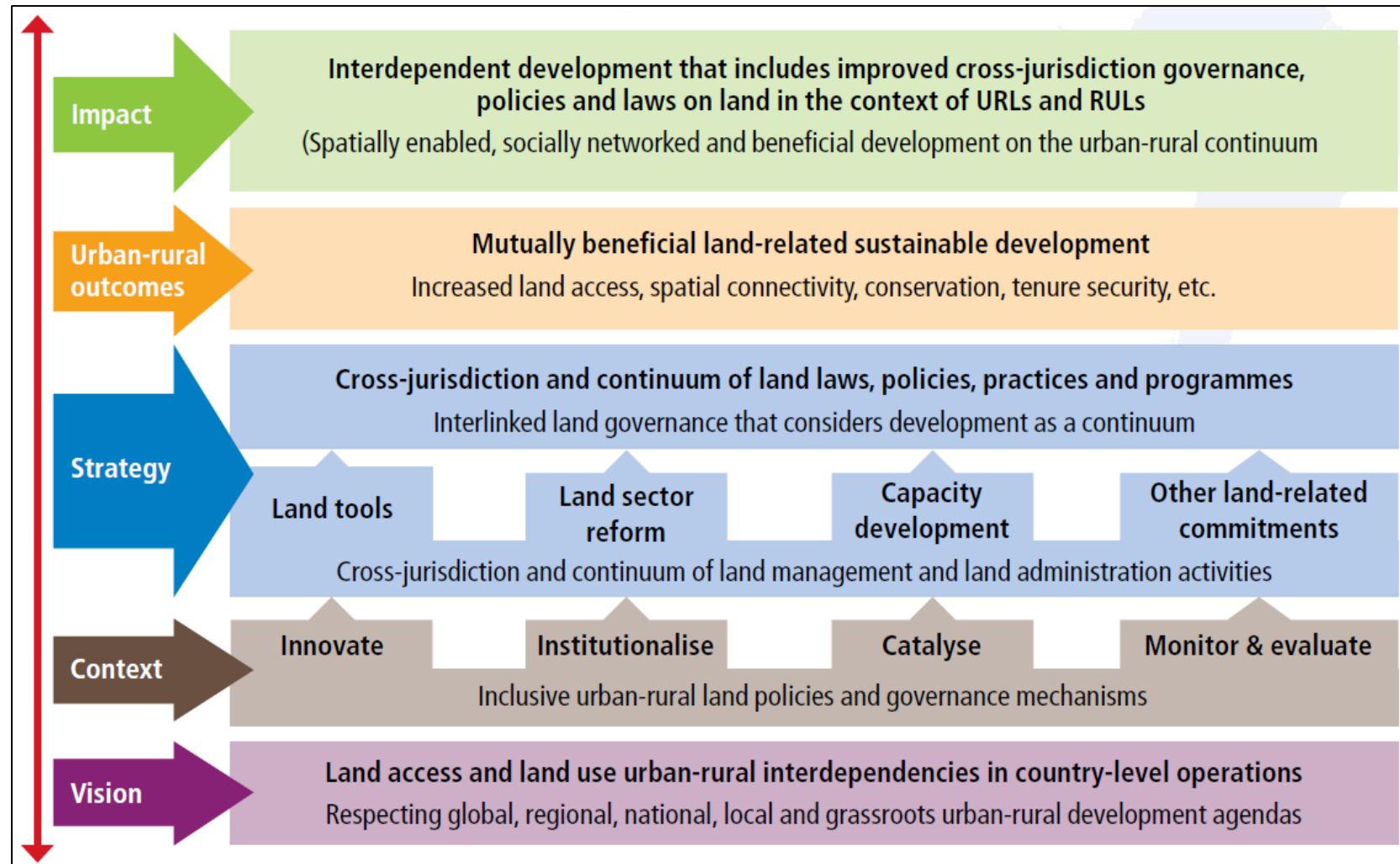
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Key outputs

- URLLs in the scheme of land-based solutions to urban-rural continuum challenges
- Framing URLLs as a strategy for urban-rural continuum development
- **A framework for improving URLLs issues**
- Development of specific principles for its operationalisation
- Creating a foundation for the development of a land tool for its operationalisation





Key references

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Thanks