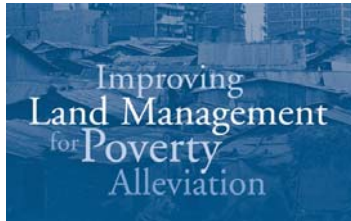


## The Global Land Tool Network and partners

- achievements and challenges on pro poor land management approaches

14 May 2007, Hong Kong

Ulrik Westman, UN-HABITAT, GLTN Coordinator



## Content

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2. Themes and issues
3. Partners
4. Where we are and way forward



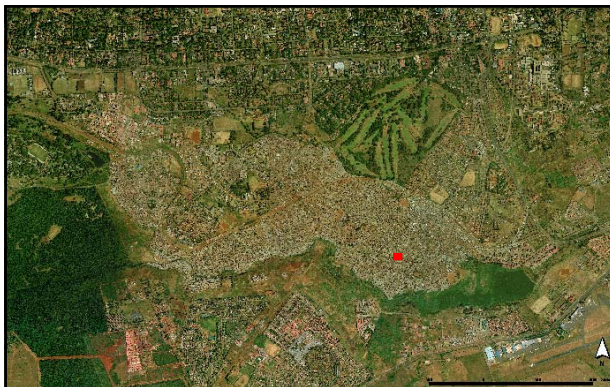
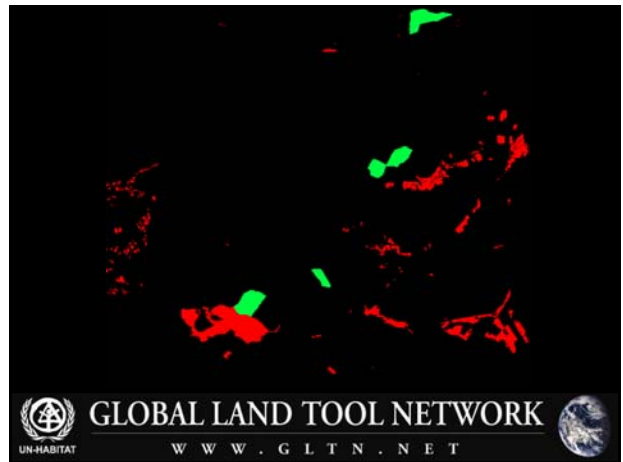
## Why focus on pro poor land tool development?

### Urban areas

Land policy, land tenure, land administration, land management, land tax and land redistribution/reform are inter-linked when applied to urban planning and slums. Preventing slum development, as well as upgrading existing slums requires a systematic approach with innovate, affordable and gendered tools.

### Rural areas

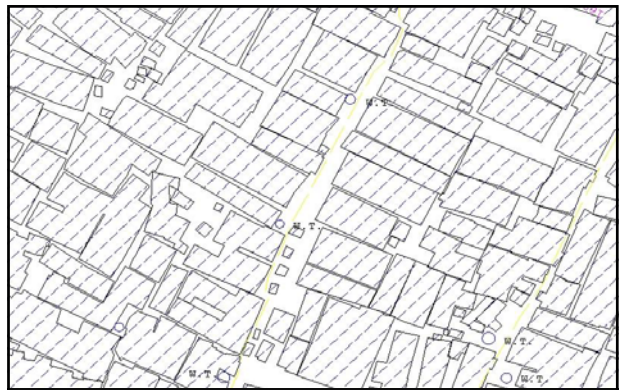
Land rights, land reform, affordable land tenure and land administration systems are critical issues in regard to the delivery of food security and agricultural productivity. Sound land management and administration is a crucial tool to combat desertification and the overuse of grazing land.







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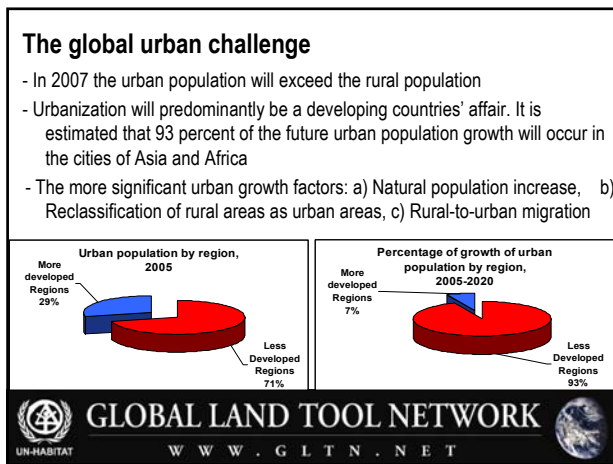
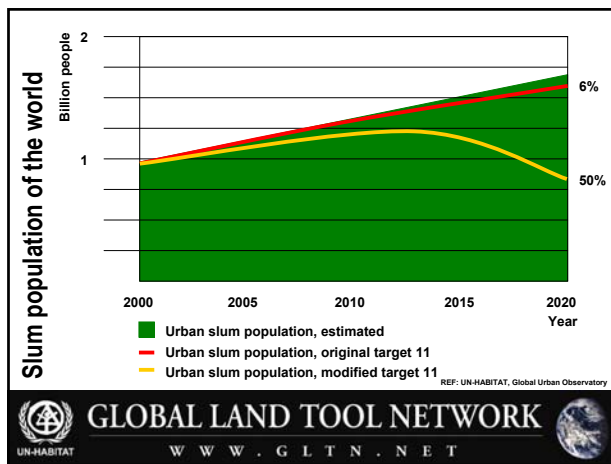
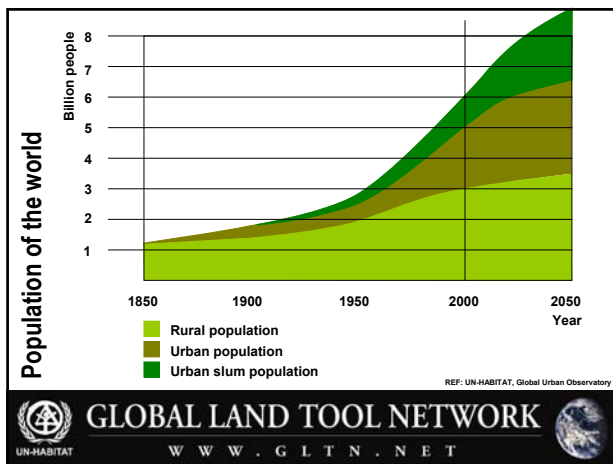
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- ### A few of the challenges on land
- 15% vs. 85% -giving some security of tenure asap. to all citizens –new forms of tenure.
  - ?3% ownership by women –how to increase.
  - Cheap land records which are useful to all citizens: How to modernise systems in a pro poor way.
  - Extending land administration systems beyond individual titling & cadastre to include informal settlements, pastoralists, overlapping claims & rights from post conflict situations.
  - Simplification of path to property (planning procedures etc).
  - Dealing with the affordability issue.
  - Increasing the no. of land staff in government, NGOs and on ground.
  - Defeating the vested interests.
  - Building the tenure types & systems to enable land reform, housing (land) for all.
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- ### Historical development of the global land agenda
1. During the last 15 years stakeholders have identified that there are a lack of pro poor approaches to land.
  2. Civil society has been lobbying governments to deal with rural and urban poor land issues.
  3. Experts, prominent land lawyers and planners promoting the land tool agenda. FIG identified that technical tools needed for pro poor land administration approaches & working group established.
  4. Approximately 15 countries in Africa developed pro poor policies and tenure types. Now in search of pro poor instruments and methods for implementation.
  5. The World Bank carried out regional workshops, released report on Land Policies for Growth and Poverty Reduction. The bank is now undertaking research on pro poor implementation.
  6. The UN General Assembly Resolution 59/239 encouraging countries to promote the administration of land and property rights.
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## GLTN is an attempt to create a comprehensive global focus to move the land agenda forward

**The Global Land Tool Network mission statement:**

- Develop pro poor gendered land tools
- Unblock existing initiatives and to add value
- Research, documentation and dissemination
- Strengthen global comprehensiveness (Paris Declaration)
- Improve security of tenure for the poor (Global Campaign on Secure Tenure)
- MDG goals: indicators/benchmarks

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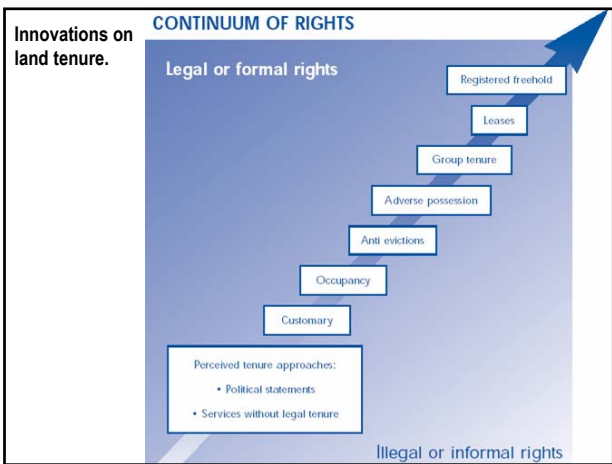
### The Global Land Tool Network objective:

To contribute to the attainment of the Millennium Declaration (MDG Goal 7- environment/slums, Goal 3-women's land, housing and property rights, Goal 1-food security) through improved land management and tenure tools for poverty alleviation and by strengthening global comprehensiveness on land issues (Paris Declaration)

### Immediate objectives:

- Increased global knowledge, awareness and tools to support pro-poor and gender sensitive land management;
- Strengthened capacity in selected countries to apply pro-poor and gender sensitive tools to improve the security of tenure of the poor in line with the recommendations regarding UN Reform and the Paris Declaration on Aid Effectiveness;

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### The Global Land Tool Network identifies six themes on land tool development:

- Land rights, records and registration
- Land use planning
- Land Management, Administration and Information
- Land law and enforcement
- Land Value Taxation
- Cross cutting issues

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<p><b>1. Land rights, records and registration</b></p> <ul style="list-style-type: none"> <li>✓1a. Enumerations for tenure security</li> <li>✓1b. Continuum of land rights               <ul style="list-style-type: none"> <li>1c. Deeds or titles</li> </ul> </li> <li>✓1d. Socially appropriate adjudication</li> <li>✓1e. Statutory and customary               <ul style="list-style-type: none"> <li>1f. Co-management approaches</li> </ul> </li> <li>✓1g. Land record management for transactability</li> <li>✓1h. Family and group rights</li> </ul> <p><b>2. Land use planning</b></p> <ul style="list-style-type: none"> <li>✓2a. Citywide slum upgrading</li> <li>2b. Citywide spatial planning</li> <li>2c. Regional land use planning</li> <li>✓2d. Land readjustment (slum upgrading and/or post crisis)</li> </ul> <p><b>3. Land Management, Administration and Information</b></p> <ul style="list-style-type: none"> <li>✓3a. Spatial units</li> </ul>	<p><b>4 Land law and enforcement</b></p> <ul style="list-style-type: none"> <li>4a. Regulatory framework for private sector</li> <li>4b. Legal allocation of the assets of a deceased person (Estates administration, HIV/AIDS areas)</li> <li>✓4c. Expropriation, eviction and compensation</li> </ul> <p><b>5. Land Value Taxation</b></p> <ul style="list-style-type: none"> <li>✓5a. Land tax for financial and land management</li> </ul> <p><b>6 Cross cutting issues</b></p> <ul style="list-style-type: none"> <li>6a. Modernising of land agencies budget approach</li> <li>✓6b. Measuring tenure security for the MDGs</li> <li>✓6c. Capacity building for sustainability</li> <li>6d. Land access/land reform</li> <li>✓6e. Key characteristics of a gendered tool</li> <li>✓6f. Grassroots methodology for tool development at scale</li> </ul> <p>15 of 23 tools are in the work plan for 2007 (= 65%)</p>
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## What is a Global Land Tool Network partner?

The Partners of the Global Land Tool Network accept and agree on:

- The values of the GLTN
- Land tool development at scale/ upscaleable
- To lend financial and/ or knowledge input
- To represent regional/international institutions, organisations or networks
- Non commercial value

## The Global Land Tool Network core values:

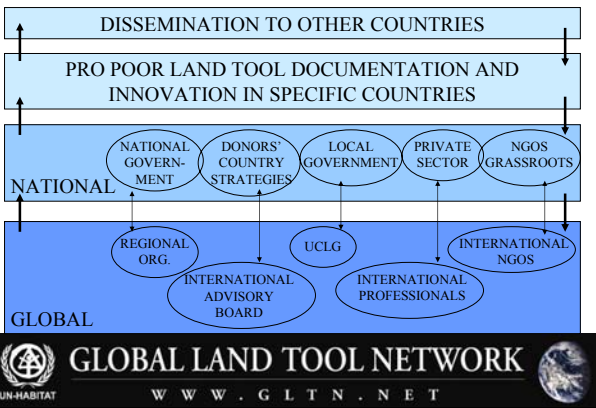
Pro-poor, Governance, Equity, Subsidiarity, Affordability,  
Systematic large scale approach, Gender sensitiveness

## List of GLTN key partners

- ✓ CASLE
- ✓ ?CLEP
- ✓ COHRE
- ✓ FAO
- ✓ FIG
- Habitat International Coalition (HIC)
- ✓ Huairou Commission
- IFAD
- ✓ IHS
- IIED
- ILC
- ✓ International Union of Land Value Taxation
- ✓ ITC
- ✓ Lincoln Institute
- ✓ MCC
- ✓ Norway
- RDI
- ✓ SDI
- ✓ Sida
- Terra Institute
- The Inter-American Alliance for Real Property Rights
- ✓ UNECA
- ✓ UN-HABITAT
- ✓ UEL
- ✓ World Bank

17 of 24 partners are in the work plan for 2007

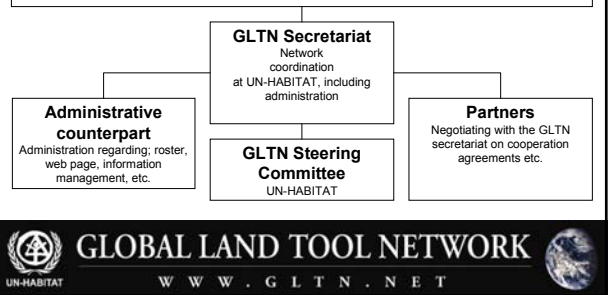
## GLTN partner dialogue/working with Member States



## GLTN institutional approach

### International Advisory Board (IAB)

The members should represent one of the following segments of the land sector; a) rural international civil societies, b) urban international civil societies, c) bilateral organisations, d) multilateral organisations, e) international training institutions, f) international professional bodies and g) international research institutions or networks. Each segment will only have one person represented in the IAB. Membership of the IAB is for two years only and on a rotational basis.



## Activities prior to launch at WUF III

- Consultancy to design GLTN (2004)
- Stockholm workshop with partners, Nov 2005
- Oslo workshop with partners, March 2006
- Start of Kenya HAC land sector (2004-ongoing)
- Conferences on innovative approaches – Africa (2004), Asia and Pacific (2005), Russia & CIS (2005), ESCWA (2005)
- CASLE conference (Bagamoyo 2006) on ?Sustainable land management
- Early discussions with countries –Somalia, Afghanistan, Indonesia, Namibia, Rwanda
- Publications: GLTN info kit, Handbook on Best Practices on Security of Tenure and Access to Land, (+Short version).

## Activities since launch at WUF III/1

- Administrative counterpart (GMV, Gothenburg, Sweden) has been contracted
- The GLTN website containing databases is in its final stages
- GMV has assisted in issuing of sub contracts
- "Social Development Week" in Washington (GLTN on the global land agenda)
- Contracted the International Union of Land Value Taxation (online course).
- Work with the AU, UNECA, ADB and the World Bank on developing benchmarks/indicators on land policy implementation for Africa
- Lincoln Institute/IHS conducts a course on "law and land policy in an urbanising world"
- Commission for Legal Empowerment of the Poor
- Indicators web discussions
- Publications –Policy makers guide on women and land, Islamic land law, Somalia situational analysis, French translation of Handbook on Best Practices on Security of Tenure and Access to Land/NGO version, English version of Mozambique land market study, GLTN info kit (second edition)

## Activities since launch at WUF III/2

- GLTN EGM on transparency and land administration in Africa, Nairobi 31/1-2/2
- GLTN Grassroots mechanism workshop, Nairobi 14-15/3
- UN-HABITAT Governing Council, GLTN Parallel event, Nairobi 18/4
- Documenting residential licences in Tanzania
- Documentation on gender and land certificates in Ethiopia
- Held discussions and preparing contracts/ MOUs with FIG, World Bank, UEL, FAO
- GLTN/ COHRE + partners to develop guidelines on evictions in relation to continuum of rights/ financial mechanisms.

## Activities for 2007: Scaling up

- Document, develop and disseminate innovative tools (a few every year); Haiti, Bangladesh, Kenya, indicators, post natural disaster guidelines for UN, documenting HAC in Kenya
- Hold conferences (including web conferences)
- Preparing a position to take to CSD 2008-9 (Thematic focus: Land, Africa)
- Develop the [www.glt.net](http://www.glt.net) as a key hub for pro poor land tool development information and debate
- Developing other modes of communication (across digital divide)
- Encourage debate across silos and strengthen partners –informal round tables
- Specific implementation focus on the gender mechanism, grassroots participation, Islamic and post conflict land tools
- Improving systems –administration, web, project management tools
- Development of tool inventory

## Ongoing initiatives with GLTN key external partners

- |                       |  |
|-----------------------|--|
| 1. CASLE              | Land registrars workshop, Africa   |
| 2. CLEP               | Working group 5, Geoff Payne; S.A. study on titling  |
| 3. COHRE              | Grassroots mechanism, eviction guidelines, Global  |
| 4. FAO                | Land governance, pro poor compensation & land acquisition -WB/FIG  |
| 5. FIG                | STDM, Global, proceedings of E.Europe, statutory & customary   |
| 6. Huairou Commission | Gender mechanism, Global, gender workshop  |
| 7. IHS                | Land administration training, Global   |
| 8. IULVT              | Land Value Taxation, online training, Global   |
| 9. ITC                | Transparency in land administration course, Africa   |
| 10. Lincoln Institute | Land law and policy training, Global   |
| 11. MCC               | Indicators for land policy implementation, ?LAC, peer review   |
| 12. Norway            | Funding, Publication   |
| 13. SDI               | Enumerations, Global, ISK, Kisumu, Kenya   |
| 14. Sida              | Funding  |
| 15. UNECA             | Indicators for land policy implementation, Africa –WB/AU/AFD   |
| 16. UEL               | Islamic land tools, Age related land tools, Global, EGM, training packages                                   |
| 17. World Bank        | Uganda, Tanzania, Ethiopia, India –continuum of land rights, regulatory frameworks, land governance workshop |

## Ongoing initiatives with GLTN key internal partners

- |                |  |
|----------------|--|
| 1. DMP         | Uganda, DRC, Post natural disaster guidelines                        |
| 2. Gender Unit | Gender mechanism, Global, Gender workshop                            |
| 3. GUO         | Indicators for land policy implementation, Africa, LIFI workshop LAC |
| 4. HPS         | Rental study   |
| 5. ROAAS       | DRC, Madagascar, Somalia, Tanzania,                                  |
| 6. ROAP        | Bangladesh   |
| 7. ROLAC       | LIFI, Haiti  |
| 8. SUF         | Land & finance scoping study, continuum                              |
| 9. TAB         | LVTC   |
| 10. TCBB       | Land administration training, Global, staff position                 |

## GLTN meetings 2007

- GLTN EGM on transparency and land administration in Africa, Nairobi 31/1-2/2
- GLTN Grassroots mechanism workshop, Nairobi 14-15/3
- UN-HABITAT Governing Council, GLTN Parallel event, Nairobi 18/4
- GLTN International Advisory Board (IAB), Nairobi 23/4 -minutes
- GLTN/UNECA/AU/AFB, Workshop on Indicators on security of Tenure, Land Policy Framework for Africa, Addis Ababa 3-4/5
- GLTN Islamic land tools workshop, London 17-18/5
- GLTN/ISK, Workshop on pro poor land tools in Kenya, Nairobi 25 July 2007
- GLTN/UED/?Government of Bahrain –training workshop on Islamic tools
- GLTN Gender mechanism workshop, Nairobi 9-10/8
- GLTN/CASLE African registrars workshop, Nairobi 26-27/11
- ?GLTN/WB land governance workshop in Washington ?Nov. 2007
- Web conferences

## Agreed GLTN work plan 2007

- |                      |   |
|----------------------|---|
| <b>Global</b>        | 22 global initiatives   |
| <b>Africa</b>        | 3 regional initiatives, plus tool development in Ethiopia, Kenya, Mozambique, Namibia, Rwanda, Tanzania, Uganda |
| <b>Asia</b>          | 1 regional initiative, plus tool development in India, Bangladesh   |
| <b>South America</b> | 1 regional initiative, plus tool development in Haiti   |

## Fourth session of the World Urban Forum

13-17 October 2008, Nanjing, China



**Welcome!**



**GLOBAL LAND TOOL NETWORK**

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**Thank you for your attention!**

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