



FIG Working Week 2016



CHRISTCHURCH, NEW ZEALAND
2-6 May 2016

Recovery
from disaster



GLTN

GLOBAL LAND TOOL NETWORK

SECURING LAND AND PROPERTY RIGHTS FOR ALL

GLTN and Land Tools

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GLOBAL LAND TOOL NETWORK (GLTN)

- GLTN is a growing coalition of 72 international partners concerned with rural and urban land issues working:
- GLTN was formed in 2006 – a proactive response to land challenges globally
 - “To contribute to poverty reduction and sustainable development through promoting secure land and property rights for all”*
- GLTN develop, test and promote pro-poor, gender-responsive land tools that can be implemented at scale, at country level

CORE VALUES:

Pro-poor, governance, equity, subsidiarity, affordability, systematic large scale approach, gender sensitiveness and sustainability.

GLOBAL LAND TOOL NETWORK PARTNERS

- **Bilateral Organisations**
- **International Professional Bodies**
- **International Training/Research Institutions**
- **Multilateral Organisations**
- **Rural/Urban International Civil Societies**

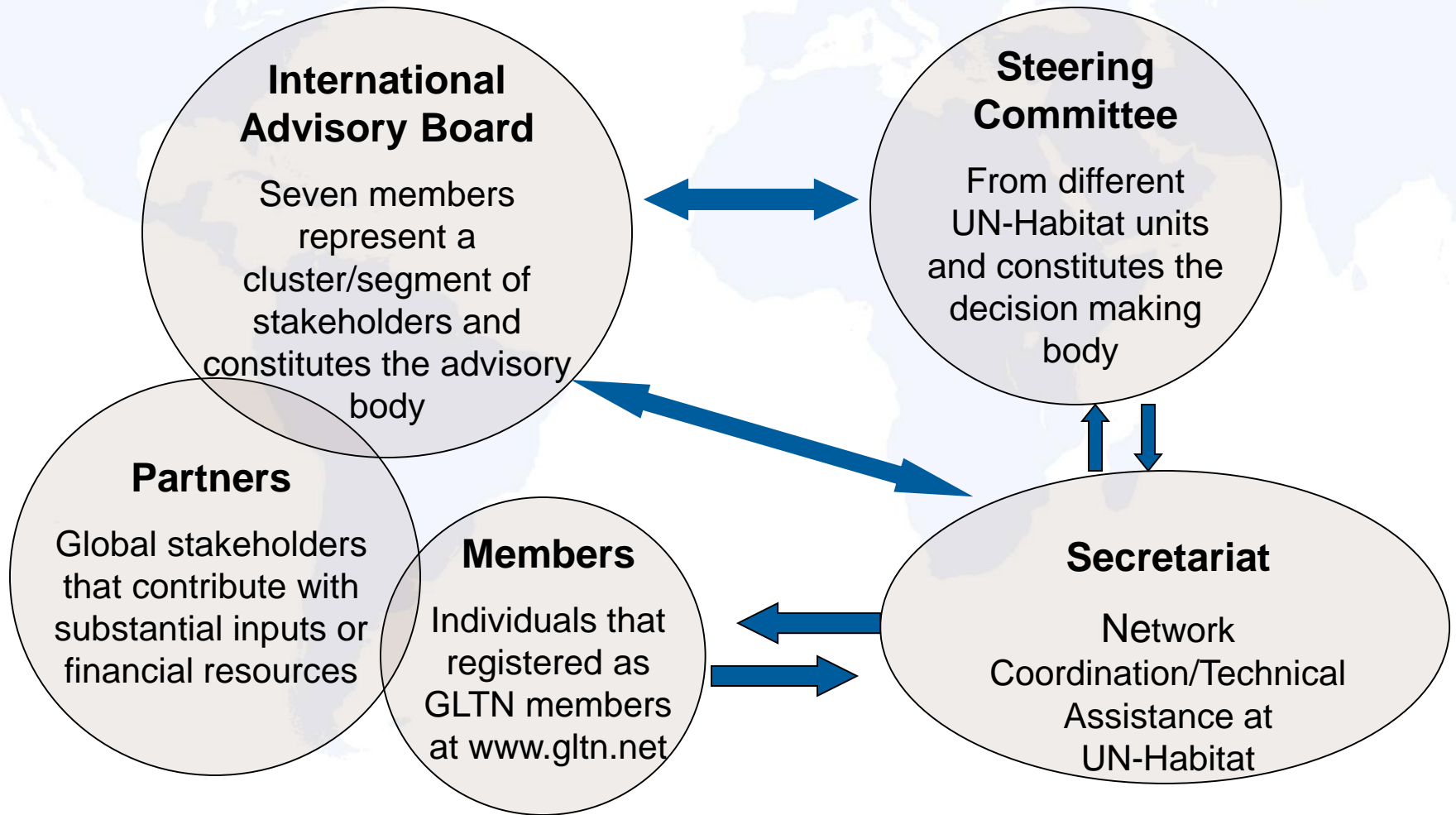
Government representation

Country level work:

- **Follow Paris Accord on HAC: Government owns and leads**
- **All needed to develop tools for local and national scale**



INSTITUTIONAL ARRANGEMENTS



HOW DOES PARTNERSHIP OPERATE IN GLTN

- **Agreement with objectives and core values**
- **Contribute substantively and/or financially to develop and/or**
- **Engagement through:**
 - Sharing of knowledge and information
 - Advocacy and awareness building
 - Joint activities (e.g. events, publications, tools)
 - Tool development and implementation process
 - Capacity development initiatives
 - Resource mobilization efforts
 - In-country pilots and activities
 - Tool implementation at national and/or local levels

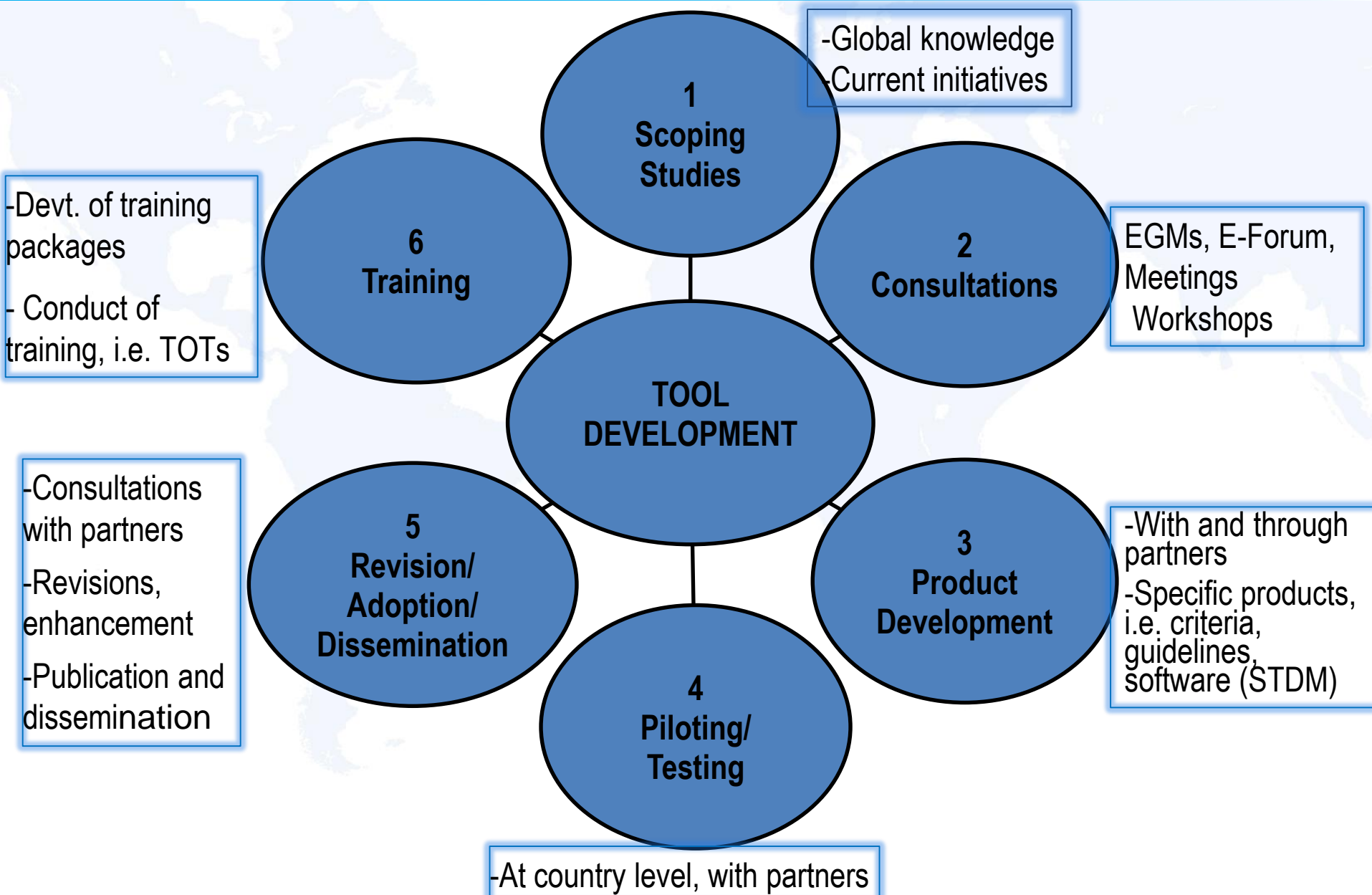
LAND TOOLS

GLTN considers that a tool is a **practical method to achieve a defined objective** in a particular context. More precisely, a tool facilitates decision processes based on knowledge to move from principles, policy and legislation to implementation.

Land tool development can be understood as the processes of reviewing, developing, documenting, implementing (including piloting and up-scaling), disseminating, evaluating and monitoring the tools.

Land tool can be a guide, criteria, software, training package, manuals, guidelines, frameworks, etc.

GLTN Tool Development – Generic Steps



Five Themes & Eighteen Tool AREAS

1. ACCESS TO LAND & TENURE SECURITY

- 1a. Enumerations for tenure security
- 1b. Continuum of land rights
- 1c. Deeds or titles
- 1d. Socially appropriate adjudication (STDM)
- 1e. Statutory and customary
- 1f. Co-management approaches
- 1g. Land record management for transactability
- 1h. Family and group rights

2. LAND MANAGEMENT & PLANNING

- 2a. Citywide slum upgrading
- 2b. Citywide spatial planning
- 2c. Regional land use planning
- 2d. Land readjustment (slum upgrading and/or post crisis; PILaR)

3. LAND ADMINISTRATION & INFORMATIONS

- 3a. Spatial units
- 3b. Modernising of land agencies budget approach

4. LAND-BASED FINANCING

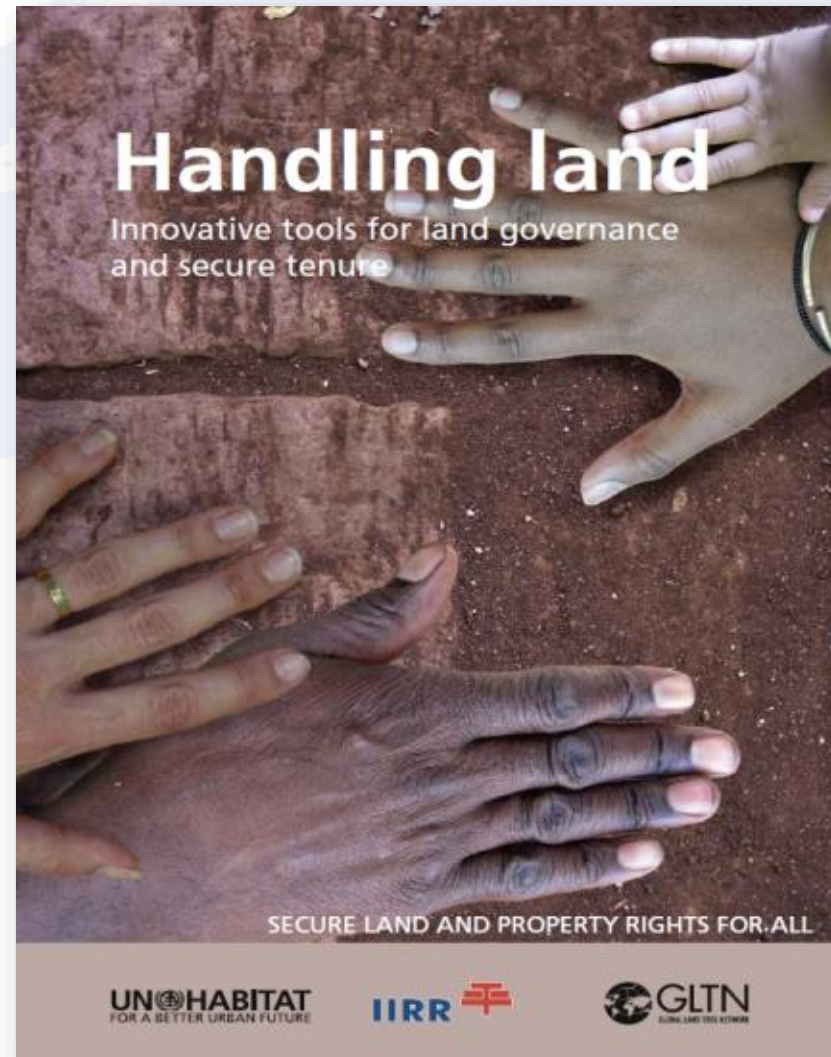
- 4a. Land tax for financial and land management

5. LAND POLICY AND LEGISLATION

- 5a. Regulatory framework for private sector
- 5b. Legal allocation of the assets of a deceased person (Estates administration, HIV/AIDS areas)
- 5c. Expropriation, eviction and compensation

EIGHT CROSS CUTTING ISSUES

1. Capacity development
2. Post conflict and post disaster situations
3. Environmental sustainability
4. Gender
5. Grassroots
6. Islamic aspects
7. Land governance
8. Youth



GLTN is working on the development of different land tools,

Advanced stage

1. Social Tenure Domain Model (STDM)
2. Gender Evaluation Criteria
3. Enumerations for Tenure Security
4. Post Conflict/Post Disaster Guidelines
5. How to Establish an Effective Land Sector
6. Capacity development strategy
7. Grassroots Mechanism
8. Land and property taxation
9. Transparency in land administration training kits
10. Land mediation
11. Monitoring tenure indicators in city
12. How to conduct land inventory
13. How to develop a pro-poor land policy
14. Land in the Islamic Context

Others (also under development)

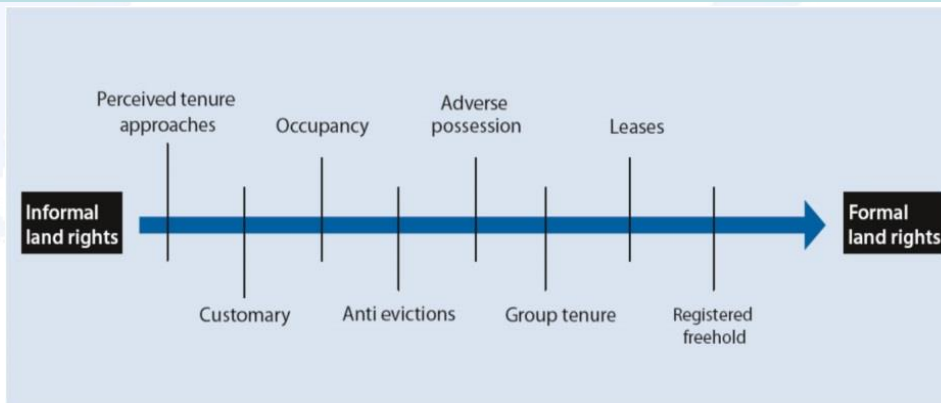
15. Land, Environment and Climate Change
16. Guide to citywide spatial planning
17. Land information for urban land management
18. PILaR (Participatory and Inclusive Land Readjustment)
19. Costing and financing land administration services (CoFLAS)
20. Pro-poor land recordation
21. Land Use Planning for Tenure Security
22. Youth and Land
23. Fit for Purpose Land Administration
24. Continuum of land rights – theoretical foundations
25. Customary tenure tools
26. Valuation of Unregistered Lands

1. THE CONTINUUM OF LAND RIGHTS

“Embracing the Complexity of Diversity of Appropriate Tenure Rights”

GLTN advocates a ***paradigm shift on land***

- away from seeing land as a purely technical matter
- towards pro-poor, gender-responsive, accountable and sustainable land management
- and which provides for a ***continuum*** of legitimate, inclusive land tenure forms
- aimed at achieving tenure security for all

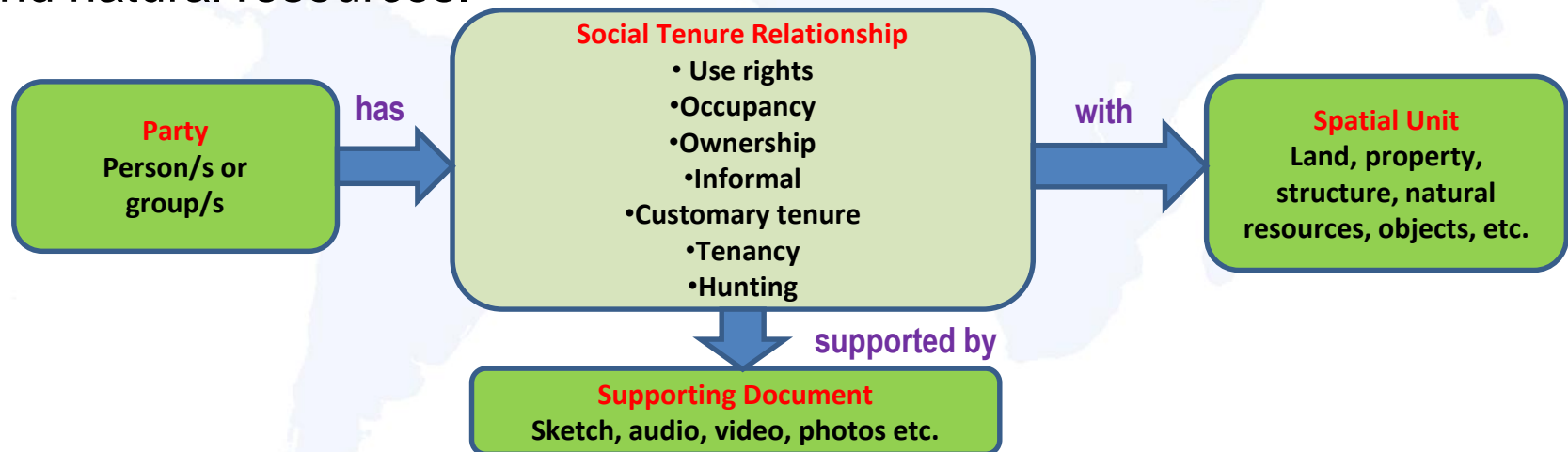


WHAT IS THE CONTINUUM?

- An alternative to just focusing on land titling
- Rights to land are regarded as lying on a continuum between informal and formal
- In between these lie a wide and complex range of rights
- Tenure can take a variety of forms along this continuum
- The rights do not lie on a single line, and they may overlap with one another
- Registered freehold should not be seen as the preferred or ultimate form – it is one of a number of appropriate and legitimate forms (customary, leasehold, group tenure, others)
- The most appropriate form depends on **context**

2. Social Tenure Domain Model (STDM)

- STDM is flexible tool for recording various tenure arrangements on a continuum of land rights
- STDM is based on ISO approved global standard (LADM)
- Modeling the relationships between people and land independently from the legal or formal status of those relationships
- Models social tenure relation as a link between people over land, property and natural resources.

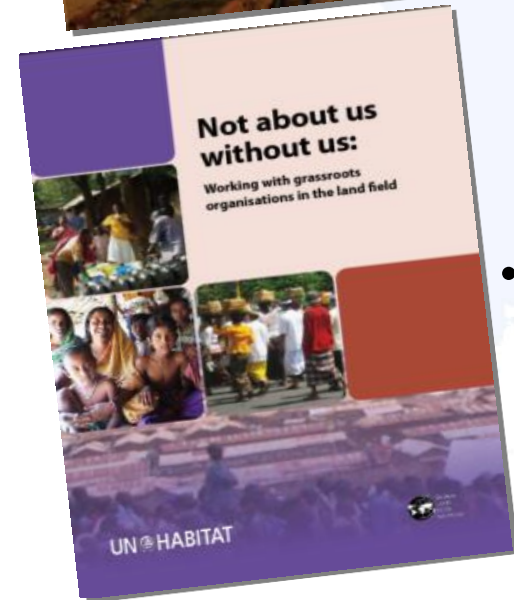
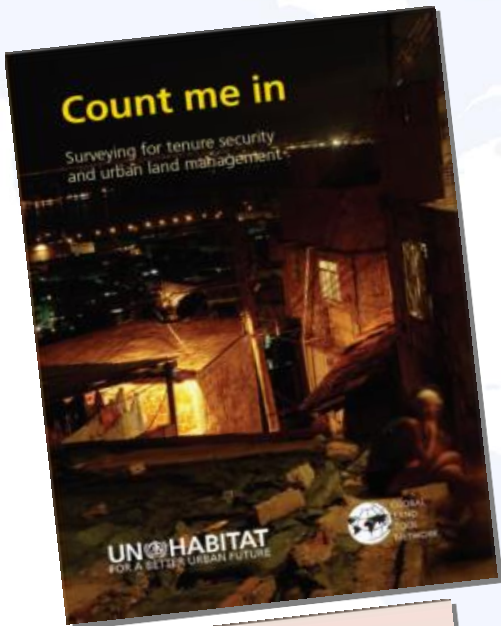


- Based on free and open source software packages
- Multiple uses e.g. local governance, natural resource management, land use planning, land taxation, slum upgrading, post-crisis context, etc.

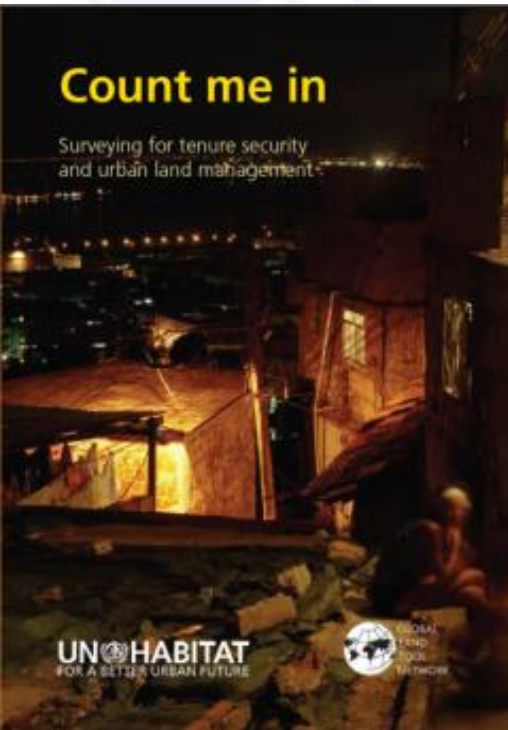
3. Participatory Enumeration

Definition

- Participatory enumeration is a data-gathering process, which is to a significant extent jointly designated and conducted by the people being surveyed.
- It involves broad stakeholder participation including marginalized groups, decision makers and thus provides building trust, transparency and inclusive decision making process.
- It can be inclusive from inception, through design, management and implementation, to analysis and use of the data.



CHALLENGES OF TOP-DOWN APPROACH

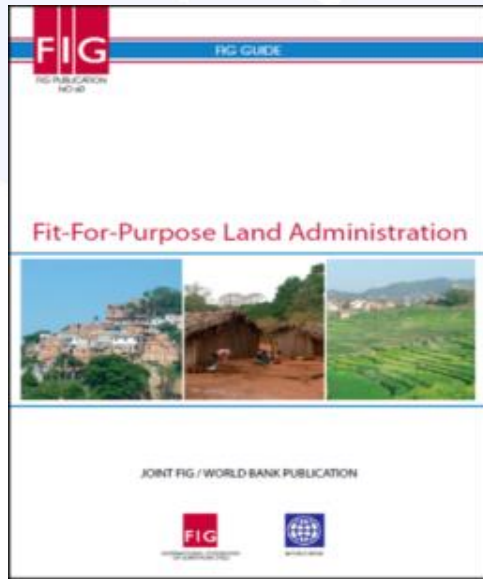


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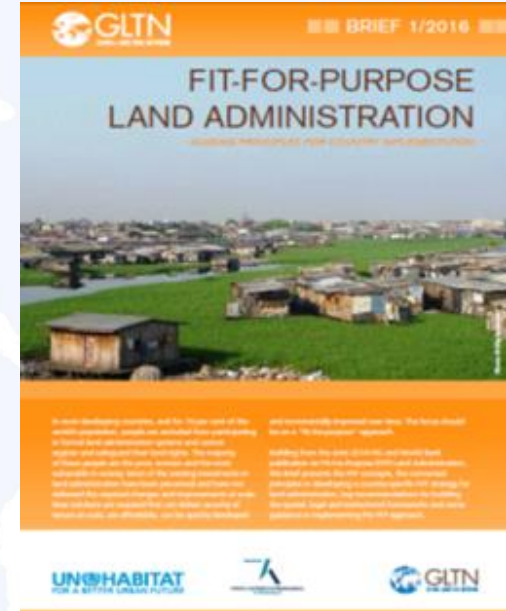
 **GLTN**
GLOBAL LAND TOOL NETWORK

4. Fit For Purpose – the Concept



Spatial Framework:

Aerial imageries country wide
Participatory field adjudication
Incremental improvement
Continuum of accuracy



**Fit-For-Purpose
Land Administration**

Legal Framework:

Enshrine FFP approach in law
Secure all land rights for all
Human rights, gender equity
Continuum of tenure - STDM

Institutional Framework:

Holistic, transparent and cost effective
Sustainable IT-approach
Ongoing capacity development
Continuum of services

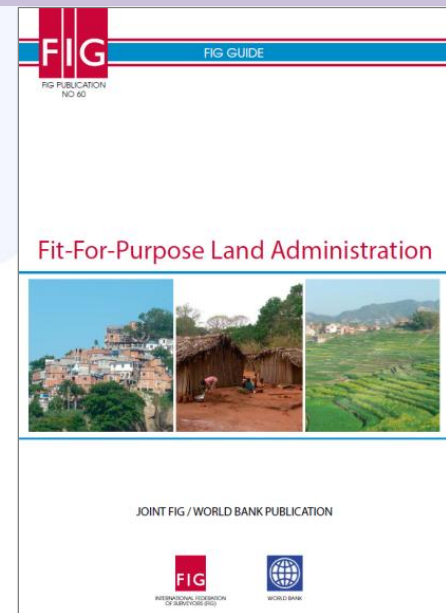
CAPACITY DEVELOPMENT AT THE CENTRE!

FFP Principles

- **Flexible** - approaches for varying use and purpose
- **Inclusive** - in scope to cover all tenure and all land
- **Participatory** - in approach to data capture; ensure community support
- **Affordable** - for the government to operate and for the society to use
- **Reliable** - in terms of information that is authoritative and reliable
- **Attainable** - to establish the system with a short time frame and within available resources
- **Upgradeable** - incremental improvement over time

Balancing desires against the essentials:

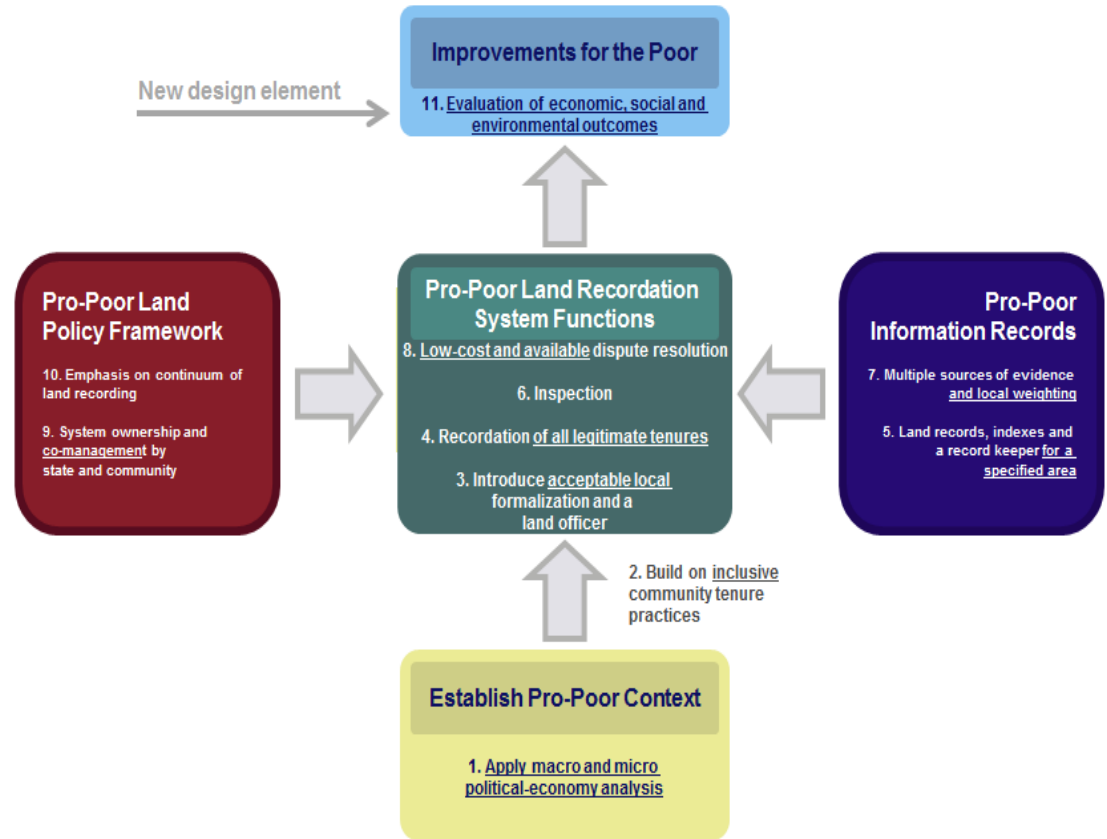
- **Good and Cheap service won't be Fast**
- **Good and Fast service won't be Cheap**
- **Fast and Cheap service won't be Good**



5. PRO POOR LAND RECORDATION

What is the tool?

A set of design principles for establishing and maintaining land records for community's poorest members, with the aim to create and strengthen systems of land documentation that protect land tenure rights of the poor.



PRO POOR LAND RECORDATION

- Overall *transparency, inclusivity and equity* covered; progress on access to land for women, but issues remaining for **youth**
- *Political economy analysis*: in all cases a more or less explicit **individualisation drive** played a strong role in the way recordation was initiated, designed and implemented.
- *Mobilization* influenced by drivers for change; tends to be easier when local **land use change** is imminent, than when land tenure change is (politically) suggested or socially long overdue.
- *Co-management* in all cases played out with a strong role for official agencies (often regional or local representation). Really local, bottom-up records that government sector started to support were not evident.

PRO POOR LAND RECORDATION

➤ *Two additional paradigmatic design elements at level of system's design of pro-poor land recordation tool itself.*

- 1) Need for awareness and sensitivity to risk of inherent biases towards **dominant paradigm of individualization** of land tenure and pro-poor land recordation tool becoming inherently political itself.
- 2) In specific situations, esp. 'hot spots' or intervention areas, might not be **right tool**





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THANK YOU FOR YOUR ATTENTION

NEED TO KNOW MORE?

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