

*Addressing the Information Requirements of the
Urban Poor – A Government-Community
Partnership in Piloting the Social Tenure Domain
Model in Uganda*

By:
Danilo Antonio (UN-Habitat/GLTN)
Samuel Mabala (MoLHUD, Uganda)
Jack Makau (SDI)



FIG Working Week , 6-10 May 2013m Abuja Nigeria



Outline of Presentation

- An Overview of Global Land Challenges
- Introduction to the Global Land Tool Network
- The Continuum of Land Rights: the concept that underpins STDM
- STDM Pilot in Uganda
 - Objectives
 - The Partnership
 - The Enumeration Process
 - Snippets of Processes, Analysis and Results
 - Challenges and Lessons Learned
- Opportunities for Scaling Up



The Global Land Challenges

- **Only 30 % cadastral coverage** (versus 70% tenures off register)
- *Need to secure tenure for all citizens ASAP.*
- **Only 3% of Nigeria's land is the formal records; only Lagos State has significant coverage**
- **Only 2-3% women own land according to formal records - how to increase?**
- Dealing with the **affordability issue** - *how to produce land records in an affordable manner?*
- **Complexity of land rights, claims, and records:** how to manage these complexities?

The Key Challenge

How to support various tenure systems to enable land reform and secure land and property rights for all?



The Global Land Urban Challenges

- By 2050 5.3 billion urban people in developing world
- Urban growth in developing world equates slum growth
- Slums: sub-standard housing, no or limited services (water, power, sewage, etc) including informal access to the same, insecure land and housing rights
- Sub Saharan Africa: 62% of cities are slums
- Southern Asia: 43% of cities are slums
- By 2030 global cities will have expanded by 175% in terms of ecological footprint

The Challenges of Slums:

- By 2020, slum population will reach 1.4 billion
- By 2030, close to 40% of world's population will require secure land and housing, basic services and infrastructure



The Global Land Tool Network

Core Values:

- Pro-poor
- Good Governance
- Equity
- Subsidiarity
- Affordability
- Systematic and large scale approach
- Gender sensitiveness
- Sustainability



- Coalition of more than **50** international partners
- Focuses on **tenure security** improvement, tools development and capacity development
- Promotes good **land governance** and **continuum of land rights**
- Works in both urban and rural areas



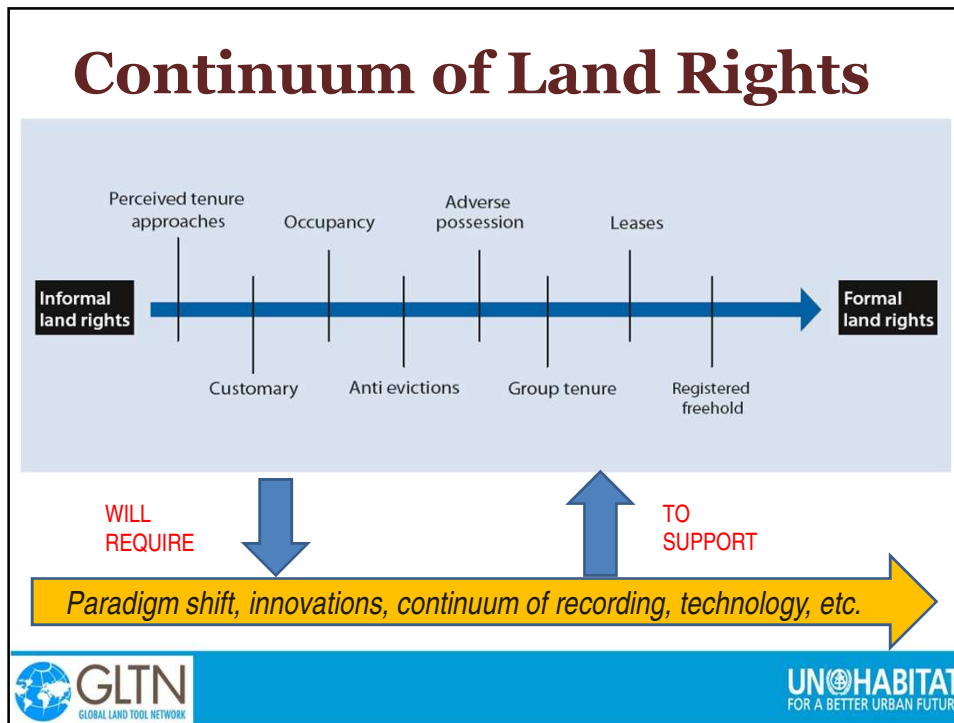
The Global Land Tool Network

GLTN, as facilitated by UN-Habitat, was established to address these challenges



“Securing Land and Property Rights for All”

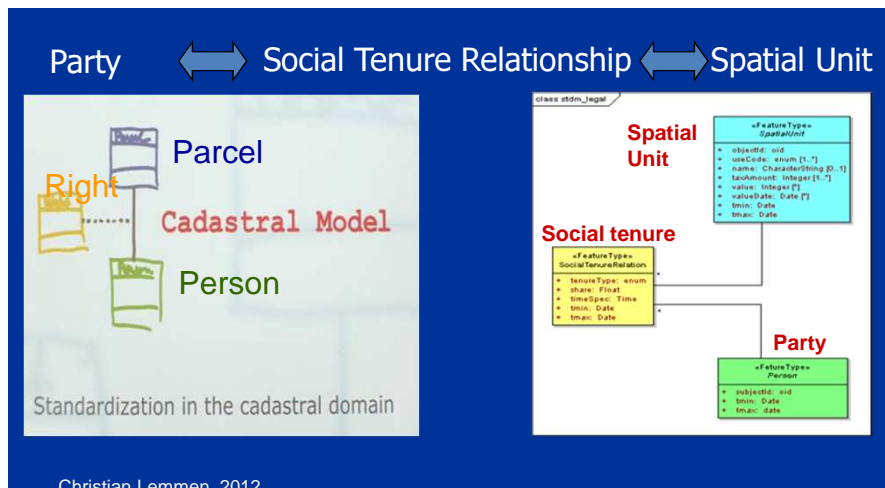




The Social Tenure Domain Model

- **Facilitates the recording of all forms of land rights and claims (e.g. slums, customary, overlaps, claims, informal tenure, etc.)**
- **Simple to use; flexible to country-specific contexts**
- **Promotes equity, participation and efficiency**
- **Based on global standard (LADM) – it can be shared**
- **Will not require highly skilled professionals to operate – it is simple to use**
- **Faster data generation, reporting and analysis**

What is STDM?



STDM pilot in Uganda: rationale



1. To address the land information requirements
2. To develop capacity in the use and application of land information systems
3. Create dialogue between local communities and city officials



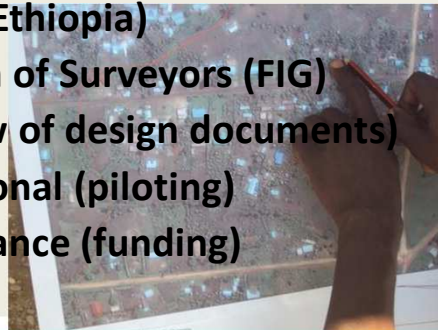
STDM pilot in Uganda: rationale

1. To pilot the Social Tenure Domain Model and document the process
2. Identity capacity development requirements around its use for wider learning and application



The Partnership: STDM design and Dev't

- University of Twente – Faculty of Geo-Information Science and Earth Observation (ITC): conceptual, functional and technical design; prototype
- World Bank (piloting in Ethiopia)
- International Federation of Surveyors (FIG)
- UN-Habitat (peer-review of design documents)
- Slum Dwellers International (piloting)
- Sida, Norway, Cities Alliance (funding)



The Implementing Partners

The Facilitators:

- Cities Alliance
- International Federation of Surveyors – (Foundation)

The Supporters:

- UN-Habitat/GLTN Secretariat
- Slum Dwellers International
- MoLHUD , Uganda
- Actogether (an urban NGO)
- Municipality of Mbale, Uganda



The Core Implementers:

- Mbale Slum Federation
- Community Leaders and Members



The Enumeration Process



Planning and Consultations

- Planning with stakeholders
- Community awareness, sensitization and mobilization



Planning and consultation

- Preparation of enumeration Questionnaire
- Selection of enumeration teams
- Training of the teams
- Mobilization plan



Mapping and Structure Numbering

- Produce initial maps using satellite imagery or Google Map
- Using the initial map, enumerators number all structures with a unique code
- Map community facilities (e.g. water points, etc.)



Interviews and Data Collection

- Enumeration Teams, with local leaders and municipal officials or elders, conduct house to house interviews and filling the agreed questionnaire.
- Enumerators also collect supporting documents and take photos
- Update initial maps using GPS (e.g. new structures)
- Identify demolished structures

INFORMAL SETTLEMENT ENUMERATION FORM			
Enumeration Details			
Name of Enumerator	Surname: [Handwritten]	Other Names: [Handwritten]	
ID of Enumerator (if/when)	[Handwritten]		
Name of Verifier	Surname: [Handwritten]	Other Names: [Handwritten]	
Verified/Checked (if/when)	[Handwritten]		
Submitted (if/when)	[Handwritten]		
Entered (if/when)	[Handwritten]		
Subject Area Details			
Municipality	[Handwritten]		
Name of Settlement/Cluster	Code	[Handwritten]	
Utilities/services accessible/available in the community			
Electricity	1 Yes <input checked="" type="checkbox"/>	2 No <input type="checkbox"/>	
Water	1 Yes <input type="checkbox"/>	2 No <input type="checkbox"/>	
Sanitation	1 Yes <input type="checkbox"/>	2 No <input type="checkbox"/>	
Waste dumping area	1 Yes <input type="checkbox"/>	2 No <input type="checkbox"/>	
Drainage	1 Yes <input type="checkbox"/>	2 No <input type="checkbox"/>	
Other	1 Yes <input type="checkbox"/>	2 No <input type="checkbox"/>	



Data Capture and Analysis

This stage involves:

- Data entry
- Updating of digital map
- Integrate data on STDM system
- Undertake analysis
- Produce reports and print-outs
(as necessary)



Data Validation and Updating

- Collected data are displayed and validated by community members; Update the STDM data as appropriate
- Continuous updating and maintenance by community members



Data Management, Editing and Updating

The screenshot displays the STDM software interface. On the left is a menu with the following items:

- STDM Help
- STDM Data Manager (F5)
- Quick Search (F6)
- Summary Statistics (F7)
- STDM Settings (F8)
- Report Builder (F9)
- Spatial Unit Manager (F3)
- Import Data...
- Export Data...
- Create Graph
- Certificate Composer
- About STDM (F2)

The main window is titled "STDM Version 0.9.13 - Data Management Window". It contains a sidebar with icons for Enumeration Details, Project Area Details, Respondent Details, Houses/Structures, Household Details, Person/ Occupant, and Tenure Relationship. The main content area is titled "Social Tenure Domain Model (STDM) Pilot version 0.9.13" and includes a sub-heading "Addressing the Information Requirements of Informal Settlements". It contains a detailed text block about the software's development and a "Custom Settings" section with fields for Default Project Area (Namakwekwe), Default Zone (Mission), and Current User (Solomon Njoroge).



Summary Statistics

The screenshot shows the "STDM - Summary Entity Count" window. It features a "Summary Statistics View" table and an "Entities" tree view.

Entity Name	Number
1 Enumerators	35
2 Settlements	4
3 Zones/Clusters	6
4 Houses and Structures	1540
5 Households	648
6 Person(s)	1738
7 Social Tenure Relationship	937
8 Supporting Documents	34

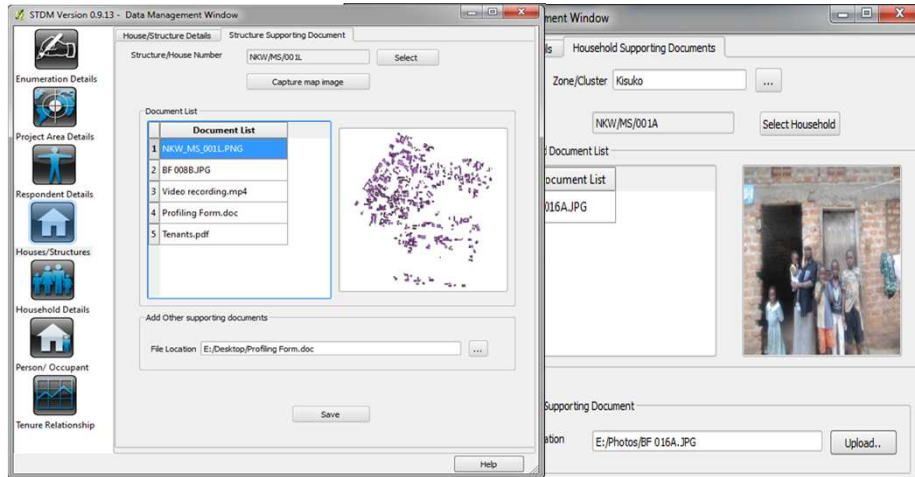
The "Entities" tree view shows a hierarchy: Settlements (Namakwekwe, Nkoma, Kutus, Mbalala), Occupant(s) (Male(843), Female(881)), and Structures (Houses(1399), Structures(0)).

Below the table is a section titled "Most Prioritized project" with the following data:

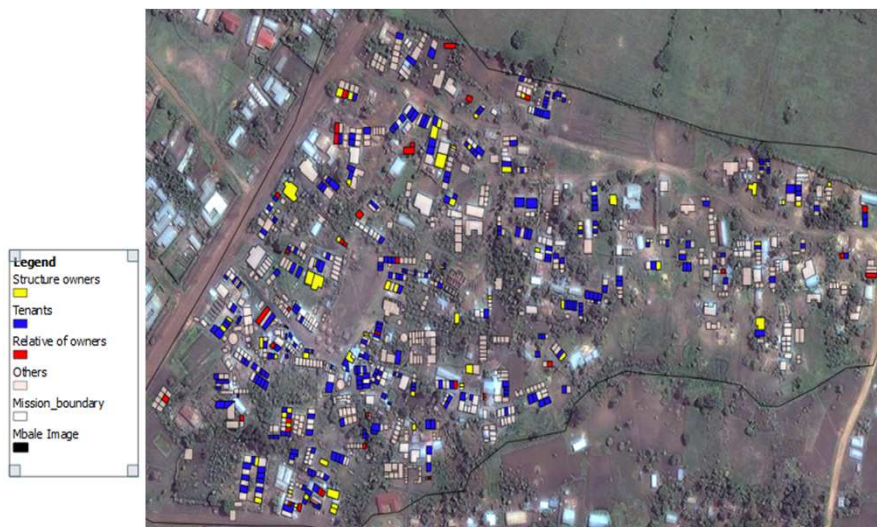
Rank	Facility Name	Count
Priority 1	Electricity	256
Priority 2	Water	129
Priority 3	Health centres	109



Uploading Supporting Documents



Mapping Tenure Status



Identifying overlapping claims

	Person Names	Tenure Relation	Household No	Household relation
1	Odedo Peter	Land Owner	NKW/MS/00001	
2	David M Wandaga	Structure owner	NKW/MS/00001	
3	Marget Wandaga	Tenant	NKW/MS/00001	



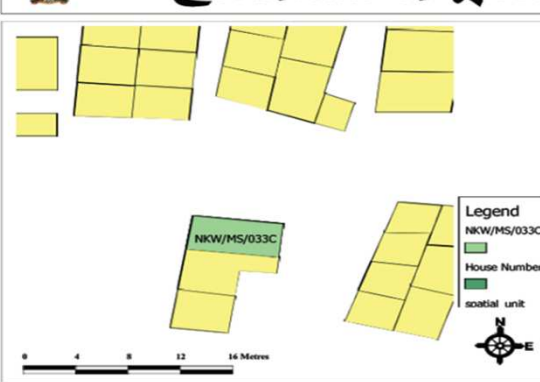
Generating Reports

House Number	Tenure Status	Settlement Reason
NKWMS286C	Tenant	Affordable rent
NKWMS288B	Tenant	Family or marriage
NKWMS291A	Tenant	Job Opportunity
NKWMS291B	Tenant	Affordable rent
NKWMS292A	Tenant	Eviction
NKWMS292C	Tenant	Job Opportunity
NKWMS292D	Tenant	Job Opportunity
NKWMS297A	Tenant	Affordable rent
NKWMS297C	Tenant	Job Opportunity
NKWMS297D	Tenant	Affordable rent
NKWMS301	Tenant	Job Opportunity
NKWMS304	Tenant	Affordable rent
NKWMS305B	Tenant	Family or marriage
NKWMS306A	Tenant	Job Opportunity
NKWMS307B	Tenant	Affordable rent
NKWMS308B	Tenant	Job Opportunity
NKWMS310A	Tenant	Job Opportunity
NKWMS311	Tenant	Affordable rent
NKWMS312A	Tenant	Affordable rent
NKWMS312C	Tenant	Job Opportunity
NKWMS312D	Tenant	Accessible services
NKWMS312E	Tenant	Affordable rent
NKWMS314A	Tenant	Affordable rent
NKWMS314B	Tenant	Job Opportunity
NKWMS314C	Tenant	Job Opportunity
NKWMS314D	Tenant	Accessible services
NKWMS315A	Tenant	Affordable rent




Composing Certificates

Certificate of Residency



Legend
■ NKW/MS/033C
■ House Number
■ spatial unit




*This is to certify that
NAMASOBO BEATRICE
pictured above is a bonafide resident of
Mission zone of Namakwekwe
within the municipality of
None, Uganda
in house number
NKW/MS/033C*



Additional Information:
Personal Identification Number: 121
Number of occupants: 0
Marital Status: Single

Date: _____
Authority: _____

Implementing Partners:







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Initial Results and Impacts

- STDM was tested and proven to be technically sound
- Community members are able to use and interact with STDM system
- Data analysis informed communities' plan to pursue priority development projects
- STDM process allows authorities and slum communities initiate the dialogues for development planning
- Data generated, for instance the house numbers, are planned to use as physical address system
- An international training of trainers and learning workshop on STDM use and application were conducted
- A regional learning center was established in Kampala, Uganda for capacity development
- Increasing demand to use and apply STDM for several purposes in various situations.

Key Challenges

- Management in transition within Actogether
- Difficulty in synchronising timing and sequencing with other projects
- Some apprehension in using STDM as a new approach
- More time is required for capacity development and sensitisation process



Lessons Learned

- The Project is a good model for partnerships
- STDM can reflect realities on the ground and is easy to use
- A combination of pro-poor land tools and approaches can be more effective
- Ownership of the process by the community is key for success
- Capacity development ensures sustainability

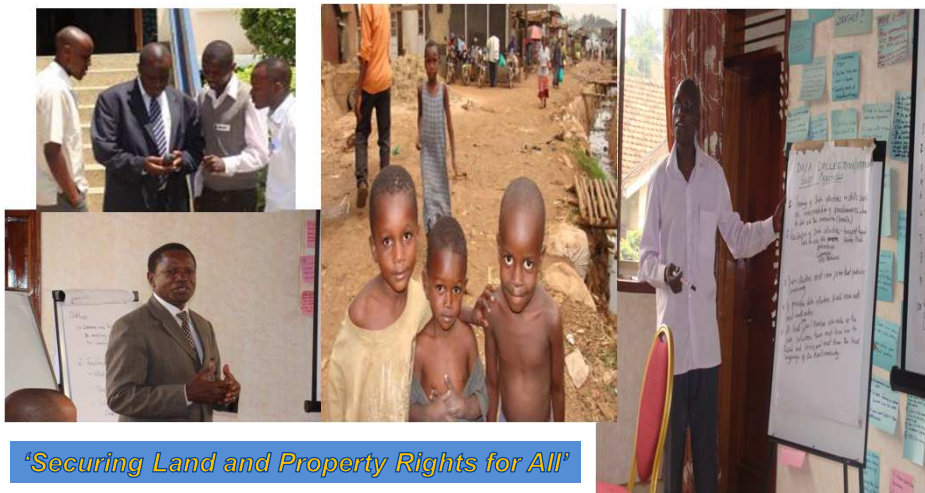


Opportunities for Scaling Up

- Increasing demand; also for other purposes
- Further development of STDM functionalities
- Scaling up capacity development initiatives
- Focusing STDM development to address the needs of the urban and rural poor
- Further testing and implementation in other countries
- Establishing users' forum and community of practitioners



Thank you very much!
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'Securing Land and Property Rights for All'

