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## *SECURING LAND AND PROPERTY RIGHTS FOR ALL*



**GLTN**  
GLOBAL LAND TOOL NETWORK

FACILITATED BY:

**UN HABITAT**  
FOR A BETTER URBAN FUTURE

# why we do it

Most developing countries use conventional land administration systems which cover less than 30 percent globally, leaving up to 70 per cent of citizens looking to informal and/or customary approaches for their tenure security.

# who we are

The Global Land Tool Network (GLTN) is an alliance of global regional and national partners contributing to poverty alleviation through land reform, improved land management and security of tenure particularly through the development and dissemination of pro-poor and gender-sensitive land tools.

# our agenda

The network's objectives include:

- The establishment of a continuum of land rights, rather than just focus on individual land titling;
- Improving and developing pro-poor land management, as well as land tenure tools;
- Unblocking existing initiatives Assisting in strengthening existing land networks;
- Supporting in the development of gendered land tools which are affordable and useful to grassroots;
- Improving the general dissemination of knowledge about how to implement security of tenure;
- Improving the general knowledge dissemination on the implementation of security of tenure



While there are many examples of good land policies, there are few policies that have been fully implemented due to lack of pro-poor, gendersensitive and large-scale land tools. Further, conventional land titling approaches have largely failed to deliver their expected results since existing technical solutions are too expensive, inappropriate for the range of tenure found in developing countries, unsustainable financially or in terms of available capacity, and instead a range of land tenure options is more appropriate.



## what we do

Secure land tenure and property rights are fundamental to shelter and livelihoods as well as the realisation of human rights, poverty reduction, economic prosperity and sustainable development.

The Global Land Tool Network (GLTN) main objective therefore is to contribute to poverty alleviation and the Millennium Development Goals through land reform, improved land management and security of tenure.

UN-Habitat through GLTN continues to work towards this with partners who include international civil society organizations, international finance institutions, international research and training institutions, donors and professional bodies.



ACCESS TO LAND & TENURE SECURITY



LAND MANAGEMENT & PLANNING



LAND ADMINISTRATION & INFORMATION



LAND-BASED FINANCING



LAND POLICY & LEGISLATION

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## OUR PARTNERS

### Bilateral Organisations

1. Bill & Melinda Gates Foundation
2. GIZ (German International Cooperation) GmbH
3. Millennium Challenge Corporation (MCC)
4. Netherlands Ministry of Foreign Trade and Development Cooperation
5. Norwegian Ministry of Foreign Affairs
6. Swedish International Development Cooperation Agency (Sida)

### International Professional Bodies

1. Arab Union of Surveyors (AUS)
2. Commonwealth Association of Surveying and Land Economy (CASLE)
3. Federation des Geometres Francophones (FGF)
4. International Federation of Surveyors (FIG)
5. International Union for Land Value Taxation and Free Trade (IU)
6. International Union of Notaries (UINL)
7. Kadaster International
8. Lantmateriet (National Land Survey of Sweden)
9. Open Source Geospatial Foundation (OSGeo)
10. Regional Centre for Mapping of Resources for Development (RCMRD)
11. Royal Institution of Chartered Surveyors (RICS)
12. Statens Kartverk (Norwegian Mapping Authority, Cadastre and Land Registry)

### International Training/Research Institutions

1. Aalborg University
2. Association of African Planning Schools (AAPS)
3. Centre for Land Tenure Studies (CLTS)
4. Comite technique foncier-Developpement (CTFD)
5. Institute for Advanced Sustainability Studies (IASS)
6. Institute for Housing and Urban Development Studies (IHS)
7. Institute for International Urban Development (I2UD)
8. International Alliance on Land Tenure and Administration (IALTA)
9. International Institute for Environment and Development (IIED)
10. International Institute of Rural Reconstruction (IIRR)
11. International Islamic University Malaysia (IIUM)
12. International Research Group on Law and Urban Space (IRGLUS)
13. IS Academy on Land Governance for Equitable and Sustainable Development (LANDac)

14. Landesa
15. Les Afriques dans la Monde (LAM)
16. Lincoln Institute of Land Policy
17. Network-Association of European Researchers on Urbanisation in the South (N-AERUS)
18. Technical University Munich (TUM)
19. Terra Institute
20. University of East London (UEL)
21. University of Florida (UF)
22. University of Twente, Faculty of Geo-Information Science and Earth Observation (ITC)
23. University of West Indies (UWI)

### Multilateral Organisations

1. Cities Alliance
2. Food and Agriculture Organization (FAO)
3. International Fund for Agricultural Development (IFAD)
4. United Nations Economic and Social Commission for Asia Pacific (UNESCAP)
5. United Nations Economic Commission for Africa (UNECA)
6. United Nations Entity for Gender Equality and the Empowerment of Women (UN Women)
7. United Nations Environment Programme (UNEP)
8. United Nations Human Settlements Programme (UN-Habitat)
9. World Bank Group

### Rural/Urban International Civil Societies

1. ActionAid International
2. Alliance for Green Revolution in Africa (AGRA)
3. Asian Coalition for Housing Rights (ACHR)
4. Federation of Women Lawyers (FIDA)
5. Groupe de recherche et d'échanges technologiques (GRET)
6. Habitat for Humanity International
7. Habitat International Coalition (HIC) - Housing and Land Rights Network
8. Huairou Commission
9. International Land Coalition (ILC)
10. Norwegian Refugee Council (NRC)
11. Slum/Shack Dwellers International (SDI)
12. World Vision International 24.] Urban LandMark

[www.gltn.net](http://www.gltn.net)



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PROGRAMME



# GLTN AND FIG JOINT SESSIONS

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## UN-Habitat/GLTN/FIG/ YSN Training of Trainers for Social Tenure Domain Model (STDM) Use and Application

**Friday, 13 June-  
Monday, 16 June**

**Venue: Impiana Hotel**

STDM tool seeks to broaden the land administration framework by providing alternative to the institutional, technical and fiscal gap in conventional land administration systems. Due to the demand of the tool in the scope of application, GLTN hopes to make the tool accessible to a global community, users, developers, non-governmental organisations (NGOs) and governments to freely adopt, localize, develop and share the tool, hence the implementation of learning programmes around its use and application. This training aims bring together different experts, young surveyors, grassroots and potential users to learn, share and become champions in the use and application of the tool.

## 2014 FIG Director Generals Forum

**Tuesday, 17 June**  
09:00–10:45 &  
11:30–13:00

**Wednesday, 18 June**  
14:30–16:00 &  
16:30–18:00

KLCC R403+404

The Annual FIG Director Generals Forum brings together Chief Executives or Director Generals (or their representatives or nominees) of national (or provincial) agencies and FIG Affiliate Membership that has responsibility over mapping, cadastral, valuation, planning and development, land administration and management from around the world. The Forum allows peer-to-peer engagement to address the challenges and opportunities of the times including the responsibility of national agencies to stay relevant and effective within its jurisdiction. The Forum will also seek approaches to secure, support, sustain and safeguard land and property rights for all, draw upon appropriate experiences and good practices to further improved efficiency and better governance within the land sector. Enhancing effectiveness of land sector agencies is necessary at the onset of the Post-2015 Development Agenda.

- By invitation
- Program to be announced

*The 2014 FIG Director Generals Forum is supported by UN Habitat-GLTN*

## UN Habitat-GLTN/FIG Joint Technical Session on Improving Women's Access to Land and Property

**Tuesday, 17 June**  
11:30–13:00

**Room**  
KLCC R401

The need for inclusive approaches to land administration and management needs to take into account gender dimensions. There are on-going efforts to reduce the barriers related to women's access to land and property. These include reviews and revisions of relevant policies and regulatory framework while also addressing issues related to economic, social and cultural norms. These initiatives challenge existing perceptions that there are no gender inequities in land administration and management. This Session seeks to review initiatives on addressing women's access to land and property and FIG's intention for a "women professional" network and proposing innovative approaches.

- Program to be announced

This Joint Session is also supported by FAO

UN Habitat-GLTN/FIG Joint Technical Session on Valuation of Unregistered Land (VaLURL)

**Wednesday, 18 June**  
11:30-13:00

**Room**  
KLCC R403/404

There is general consensus that about seventy percent (70%) of land ownership units in developing countries are not formally registered and the initiatives for land registration have yet to deliver the desired results. This adversely affects owners of unregistered land, who in most cases are the disadvantaged groups and cannot access valuation services. This session will discuss appropriate approaches and initiatives to support the valuation of unregistered land and properties and the need to develop a tool or methodology to address this gap. The development of this tool or methodology needs to be participatory and inclusive and will require a lot of inputs from various stakeholders including land professionals.

- Program to be announced

*This Joint Session is also supported by FAO*

UN-Habitat/GLTN/Kadaster: Operationalisation of the Continuum of Land Rights and STDM Country Level Implementation

**Thursday, 19 June**  
9:00–18:00  
KLCC

- A one day Workshop
- **By invitation only**

UN Habitat-GLTN/FIG Joint Technical Session on Cost and Financing Land Administration Systems (CoFLAS)

**Thursday 19 June**  
11:30- 13:00

**Room**  
KLCC R402

GLTN's CoFLAS initiative aims to provide a useful and practical tool whereby the costing and financing of land administration services in developing countries can be reformed, revitalized or updated to enabling the agencies involved in providing cost effective, efficient, sustainable and affordable services. There are significant economic and social benefits for ensuring an effective, efficient and inclusive land administration system.

- Program to be announced

UN Habitat-GLTN/FIG Joint Technical Session on the Surveying Profession and Grassroots-led initiatives

**Thursday 19 June**  
  
16:30-18:00

**Room**  
KLCC R403+404

This session hopes to discuss and redefine the role of surveying professionals vis-à-vis grassroots-led initiatives amongst the poor and vulnerable communities thereby emphasizing their role in changing the mindset that surveying services is only available to the elite. The session is to be interactive, co-organized by FIG and GLTN in partnership with civil society organizations from Slum Dwellers International, International Land Coalition and Huairou Commission. The hope is to highlight the value of engaging one another to promote better mutual appreciation and clarifying the catalytic and supporting role the Profession can play in land policy agenda and advocacy to policy makers to ensure comprehension of the grassroots.

- Program to be announced

## STDM Advisory Committee meeting

**Thursday, 19 June**  
07:00–08:30

In the coming years, the management and strategic direction of STDM as a GLTN tool will be more complex and requires more participation and advice from key partners and individuals. Hence, an Advisory Committee was established to provide overall advice and recommendations in the development, management, implementation and dissemination of the STDM tool in an open source environment.

- By invitation only

## Special Session on Social Tenure Domain Model: the Launching of the STDM Source Codes

**Friday, 20 June**  
11:30–13:00

**Room**  
KLCC R403+404

STDM is focused on people - all people and all types of “people-to-land” relationships. STDM began as an initiative to support pro-poor land administration, specifically in countries with very little cadastral coverage, STDM is also relevant in situations where a land rights infrastructure already exists; it supports and supplements existing approaches to enhance existing land administration and management. The releasing of the STDM source codes to the public and in particular to the land professionals and open-source community, the development of the STDM for various purposes and context specific customization will be accelerated, and where developers including from commercial operations can have complementary tasks.

- Program to be announced

*This is a UN Habitat-GLTN/FIG Joint Session*

## UN-ESCAP/FIG Joint Workshop on Regional Land Tenure Initiative for Asia and the Pacific

**Friday, 20 June**  
14:30–16:00 &  
16:30–18.00

**Room**  
KLCC R402

The Regional Land Tenure Initiative in Asia Pacific is an attempt to consolidate the regional efforts towards secure tenure and property rights for all particularly for the poor, women and vulnerable groups. The Initiative was launched late last year with GLTN partners in the region and was highlighted in the Annual World Bank’s Land and Poverty Conference in Washington alongside with other regional land initiatives. In partnership with FIG, UNHabitat, FAO, UNESCAP, World Bank, ILC and other key partners, the Session will highlight current initiatives and programmes with a view to create a regional platform to share knowledge and further strengthen the collaboration in the sector. The Session will also serve as a call for regional stakeholders, prospective partners and individuals to actively participate in this Initiative in the coming years.

- Program to be announced

*This session is supported by UN Habitat-GLTN, FAO and World Bank*

## UN Habitat-GLTN/FIG Joint Technical Session on Participatory and Inclusive Land Readjustment (PiLaR)

**Friday, 20 June**  
16:30–18.00

**Room**  
KLCC Press Center

UN-Habitat and GLTN along with key partners have been working on improving the supply of serviced urban land at all levels, redeveloping and densifying dilapidated and sparsely populated urban neighborhoods, and reducing slums, which have recently been proliferating in cities especially in the developing world at an alarming pace, through a participatory and inclusive method of urbanization (PiLaR) PiLaR helps to realize these sustainable urbanization goals through fair, negotiated and proactive processes based on the fair distribution of burdens and benefits. This session envisages to provide opportunities whereby the tool - PiLaR - can be introduced, current developments and future plans in regard to its implementation can be presented and discussed.

- Program to be announced