Point of departure:
- UN-Habitat Gender Mechanism document 2006
- Global Land Tool Network (GLTN) definition of priority land tools
- GLTN: Collation of cases/tools re. Gender & Land
- Challenge: Transform diverse, rich but scattered experience into strategies

Point of view:
From gendering land tools to gender sensitive processes (in a good governance context)
1. What are the main gender criteria for large scale tenure upgrading?
2. Roles of gendered land tools in programmes of land tenure upgrading
3. The stages of land tenure upgrading and the importance of sequencing for women
4. The importance of area-by-area approach for women’s land rights
5. Gendered land analysis and potential importance of ICT for women
1. Establish local context prior to up-scaling
2. Strengthen capacity prior to full scale tenure reform
3. Mobilize local resources and include participatory/representative mechanisms
4. Develop grassroots' and land authorities partnership
5. Create room for diverse forms of tenure arrangements
6. Safeguard common space, and community land rights
7. Prepare early land use planning with allocation of land for low-cost housing
8. Prepare early cost studies & plan for financial sustainability
9. Apply appropriate standards for documents (wills, deeds, etc.) and public land records
10. Implement information system standards and use ICT

(Sources: UN-Habitat regional studies 2005 and others)

### Land Tools Mapped into Systematic Processes

<table>
<thead>
<tr>
<th>Land Tenure Status</th>
<th>Participatory processes</th>
<th>Governance tasks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clarification of land tenure status and needs</td>
<td>Integration of information on de-facto /de-jure status</td>
<td>Disaggregated data</td>
</tr>
<tr>
<td>Sensitisation</td>
<td>Gendered Land Analysis incl. Tenure Typology and stakeholder analysis</td>
<td>Pro-poor mapping</td>
</tr>
<tr>
<td>Awarenessbuilding of women's tenure rights</td>
<td>Vulnerability mapping</td>
<td>Modernizing of land agencies/authorities</td>
</tr>
<tr>
<td>Grassroots mobilisation</td>
<td>City wide spatial planning</td>
<td>Engendering land governance</td>
</tr>
<tr>
<td>Recognition of intra-household rights</td>
<td>Watch dog functions</td>
<td>Legal reform, Judicial independence</td>
</tr>
<tr>
<td>Land rights upgrading</td>
<td>Pro-poor land allocation</td>
<td>Organisation &amp; finance</td>
</tr>
<tr>
<td>Boundaries of authority &amp; domain (community, state, private),</td>
<td>Slum-upgrading, Land readjustment,</td>
<td>Land use planning</td>
</tr>
<tr>
<td>Land rights formalisation</td>
<td>Enumeration of claims</td>
<td>Adjudication &amp; tenure upgrading</td>
</tr>
<tr>
<td>Joint titling, co-management approaches, etc.</td>
<td>Socially appropriate adjudication</td>
<td>Land records &amp; registration system</td>
</tr>
<tr>
<td>Report mutations</td>
<td>Conflict resolution</td>
<td>Records management</td>
</tr>
<tr>
<td></td>
<td>Communication &amp; information</td>
<td>Enforcement</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Land taxes</td>
</tr>
</tbody>
</table>
Stage 1: Establishing context and taking stock of the tenure situation

Stage 2: Modernisation of land authorities and gendered land analysis

Stage 3: Systematic upgrading of the general land tenure situation through *indirect measures*

Stage 4: Systematic adjudication of rights and building of sustainable land authorities

Stage 5: Formalisation of rights and land records/information systems

Sequencing to avoid landlessness and destitution (Palmer, 2007)

Safeguard vulnerable resources and rights at first

Balance between events in the field and capacity of the land administration system

Gender sensitive up-scaling process underlines the importance of the preparatory stages of tenure upgrading

Participatory strategies & negotiated reform
Systematic gender-sensitive up-scaling means working Area by Area, because:

- In cases of **social tenure and lack of documents**, legitimacy of public hearing compensates for lack of documents;
- Women traditionally depend on forms of **usufruct rights**, which can be neglected in the microperspective of land plots;
- **Supply of land for low-cost housing** is to be ensured through a land delivery process depending on spatial planning;
- Affordability depends on **economy of scale**; amplified in case of land (1 plot ≈ about 4 neighbours);
- Conversion of land records area by area => **simplification**.
**Indirect and direct strengthening**

- Gradual strengthening of tenure situation is related to the tenure framework prior to specificity of rights, such as e.g.:
  - Recognition of a slum area
  - Clarification of land authority (adm. boundaries)
  - Delimitation of communal or public domain
  Hereby strengthening the rights of claims within the area concerned

- A conceptual leap between de-facto and de-jure rights: Sharp transition to formal tenure
  - Specificity of rights in whatever form;
  - Formal records in land authority

---

**Gendered land analysis**

A term launched by GLTN.
Suggested principles e.g.:
- GLA is a gendered analysis of a **specific territory** (by participatory mapping);
- GLA maps out **vulnerable areas and resources** of importance for women
- GLA seeks to **explore frontiers of development** and areas for land allocation
- GLA **clarifies tenure typology**, stakeholders and typical cases
- GLA helps building awareness of women’s land rights
Land information

- Disaggregated data (sex and spatial)
  - Barriers of access and use of existing information
  - Underused disaggregate statistics
  - Archives converted open up for wider access /use
- Image maps: most important source
  - Low-cost and powerful information sources in land tenure reform: true picture, easy understanding, cost-saving
  - New image maps under production for next census

ICT tools:

- GPS and low-cost IT devices => Offers geographic information for tracking properties
How can the challenge of scale be met?

1. Upgrading by area, later formalisation by property:
   - Upgrading of tenure status by area!
   - Formalisation by specific property!
   - Specificity of land rights ≠ individualized property

2. Intermediate steps are affordable & effective:
   - Status of vulnerable areas to be clarified at first;
   - Gendered land analysis;
   - Democratisation of information tools;
   - Mobilisation and participation of local groups;

Formalisation is harvesting a crop, which has been growing for some time.