GLTN and Land Tools

Cyprian Selebalo: UN-Habitat/GLTN
GLTN BRIEFING AND PROGRAMME

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

**International Advisory Board**
Seven members represent a cluster/segment of stakeholders and constitutes the advisory body.

**Steering Committee**
From different UN-Habitat units and constitutes the decision making body.

**Partners**
Global stakeholders that contribute with substantial inputs or financial resources.

**Members**
Individuals that registered as GLTN members at www.gltn.net.

**Secretariat**
Network Coordination/Technical Assistance at UN-Habitat.
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
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

1. Scoping Studies
2. Consultations
3. Product Development
4. Piloting/Testing
5. Revision/Adoption/Dissemination
6. Training

- Global knowledge - Current initiatives
- EGMs, E-Forum, Meetings, Workshops
- With and through partners - Specific products, i.e. criteria, guidelines, software (STDM)
- Development of training packages - Conduct of training, i.e. TOTs
- Consultations with partners - Revisions, enhancement - Publication and dissemination
- At country level, with partners
### Five Themes & Eighteen Tool AREAS

<table>
<thead>
<tr>
<th>1. ACCESS TO LAND &amp; TENURE SECURITY</th>
<th>2. LAND MANAGEMENT &amp; PLANNING</th>
<th>3. LAND ADMINISTRATION &amp; INFORMATIONS</th>
<th>4. LAND-BASED FINANCING</th>
<th>5. LAND POLICY AND LEGISLATION</th>
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</thead>
<tbody>
<tr>
<td>1b. Continuum of land rights</td>
<td>2b. Citywide spatial planning</td>
<td>3b. Modernising of land agencies budget approach</td>
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<td>1c. Deeds or titles</td>
<td>2c. Regional land use planning</td>
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<td>1d. Socially appropriate adjudication (STDM)</td>
<td>2d. Land readjustment (slum upgrading and/or post crisis; PILaR)</td>
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<td>1e. Statutory and customary</td>
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<td>5a. Regulatory framework for private sector</td>
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<td>1f. Co-management approaches</td>
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<td>5b. Legal allocation of the assets of a deceased person (Estates administration, HIV/AIDS areas)</td>
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<td>1g. Land record management for transactability</td>
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<td>5c. Expropriation, eviction and compensation</td>
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<td>1h. Family and group rights</td>
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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,

<table>
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<tr>
<th>Advanced stage</th>
<th>Others (also under development)</th>
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<tbody>
<tr>
<td>1. Social Tenure Domain Model (STDM)</td>
<td>15. Land, Environment and Climate Change</td>
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<tr>
<td>3. Enumerations for Tenure Security</td>
<td>17. Land information for urban land management</td>
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<tr>
<td>4. Post Conflict/Post Disaster Guidelines</td>
<td>18. PILaR (Participatory and Inclusive Land Readjustment)</td>
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<td>5. How to Establish an Effective Land Sector</td>
<td>19. Costing and financing land administration services (CoFLAS)</td>
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<td>6. Capacity development strategy</td>
<td>20. Pro-poor land recordation</td>
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<td>8. Land and property taxation</td>
<td>22. Youth and Land</td>
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<tr>
<td>9. Transparency in land administration training kits</td>
<td>23. Fit for Purpose Land Administration</td>
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<td>10. Land mediation</td>
<td>24. Continuum of land rights – theoretical foundations</td>
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<tr>
<td>11. Monitoring tenure indicators in city</td>
<td>25. Customary tenure tools</td>
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<td>12. How to conduct land inventory</td>
<td>26. Valuation of Unregistered Lands</td>
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<td>13. How to develop a pro-poor land policy</td>
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<td>14. Land in the Islamic Context</td>
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<td>25. Customary tenure tools</td>
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<td>26. Valuation of Unregistered Lands</td>
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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

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[Diagram showing a continuum of land rights, ranging from informal to formal, with categories like customary, anti-evictions, group tenure, registered freehold, and leases.]
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 a 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
4. Fit For Purpose – the Concept

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

**Spatial Framework:**
- Aerial imageries country wide
- Participatory field adjudication
- Incremental improvement
- Continuum of accuracy

**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.
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.
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
THANK YOU FOR YOUR ATTENTION

NEED TO KNOW MORE?

www.gltn.net
www.unhabitat.org