GLOBAL LAND CHALLENGES

- Only 30% cadastral coverage (versus 70% tenures off register) – Need to secure tenure ASAP to all citizens.
- Only 2-3% ownership by women – how to increase?
- Dealing with the affordability issue - how to modernize systems in a pro-poor way?
- Complexity of land rights, claims, and records - how to capture the information in a participatory, affordable and acceptable way?

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FOR A BETTER URBAN FUTURE
OTHER CHALLENGES WITH LAND DIMENSION

- Climate change & natural disasters
- Rapid urbanization
- Resource conflicts
  - Increased demand for land
- Food, water and energy insecurity
THE KEY CHALLENGE

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

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Global Land Tool Network (GLTN)
The Global Land Tool Network (GLTN) is an Alliance of over 75 Global, Regional and National Partners contributing to poverty alleviation through land reform, improved land management and security of tenure

- **GLTN Conceived in early 2004 to:**
  - Develop and disseminate **pro-poor and gender sensitive Land Tools** at global scale to implement pro-poor land policies and land reform
  - **GLTN works with partners** to assist Member States in implementing land policies that are pro-poor, gender sensitive and at scale
  - GLTN Partners include: Bilateral Organizations, International Professional Bodies, International Training/ Research Institutions, Multilateral organizations, Rural & Urban Int. CSO
CONTINUUM OF LAND RIGHTS

Paradigm Shift

Informal land rights
- Perceived tenure approaches
- Occupancy
- Adverse possession
- Leases
- Customary
- Anti evictions
- Group tenure
- Registered freehold

Formal land rights
A Land Tool is a practical method to achieve a defined objective in a particular context. It can be a guide, criteria, software, training package, manual, guidelines, frameworks, etc.

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GLOBAL LAND TOOL NETWORK
TYPICAL LAND TOOL DEVELOPMENT PROCESS

- Devt. of training packages
- Conduct of training, i.e. TOTs

Training (6)

- Consultations with partners
- Revisions, enhancement
- Publication and dissemination

Revision/Adoption/Dissemination (5)

Scoping Studies (1)

- Global knowledge
- Current initiatives

Consultations (2)

- EGMs, E-Forum, Meetings Workshops

Product Development (3)

- With (and through) partners
- Specific products, i.e. criteria, guidelines, software (STDM)

Piloting/Testing (4)

- At country level, with partners

TOOL DEVELOPMENT

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GLTN GLOBAL LAND TOOL NETWORK
Select Land Tools for Tenure Security
**FIT-FOR-PURPOSE: WHAT IS IT?**

- **Fit-For-Purpose** - The systems should be designed for serving the basic purposes such as including all land; provide secure tenure for all; and control of the use of land.

- **Flexibility** - Scale and accuracy relate to geography, density of development, and budgetary capacity; the legal and institutional framework should be designed to accommodate both legal and social tenure rights.

- **Incremental Improvement** - Advanced Western-style concepts may well be seen as the end target—but not as the point of entry.
FIT-FOR-PURPOSE: WHY?

- **Cadastral gap**
  - Only about 40 countries in the world have well functioning land administration systems.
  - In most developing countries less than 10 per cent of the land is included in formal systems.

- **Limitations** – Western-style systems are too costly and too time consuming and capacity demanding – and they do not serve the millions of people whose tenure are predominantly social rather than legal.

- **Benefits** - A Fit-For-Purpose approach will ensure that basic and appropriate land administration systems are built within a relatively short time frame and at affordable costs.
FIT-FOR-PURPOSE: 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 & cost effective
- Sustainable IT approach
- Ongoing capacity development
- Continuum of services

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GENDERING LAND TOOL DEVELOPMENT
To remind ourselves, gender refers to socially constructed or culturally ascribed characteristics, roles and capabilities of women and men.

Women’s ownership of land varies from region to region, but is estimated to be less than 2% worldwide.

Providing equal property rights for women as compared to men is first, and foremost, a right in itself.

It is important to be aware of gender stereotypes which often occur around land, and their implications for land access and tenure security.
GENDER EVALUATION CRITERIA (GEC)

• A set of questions against which the extent of gender responsiveness of a given land policy or intervention can be assessed

• Three key-steps: data collection, consolidation and validation

• Score-card methodology for validation of the results and making the results more accessible
GENDER EVALUATION CRITERIA TOOL

- **2009/10**: Grassroots Pilot Testing GEC in Brazil, Ghana and Nepal
- **2013**: Roll-out by key GLTN Partners and UN-Habitat Regional Programmes in The Caribbean and Asia-Pacific (40 Countries in Total)
- **2014**: Synthesis Lessons Learned, Monitoring + Reporting

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FOR A BETTER URBAN FUTURE
Training Package – Tools to Support Transparency in Land Administration

Trainers’ Guide – Tools to Support Transparency in Land Administration
GOING FORWARD

• Demand-driven support:
  - Country level implementation
  - Learning exchanges with other countries
  - Donor and technical partners coordination mechanism

• Support to regional land policy initiatives

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Questions?

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SECURING LAND AND PROPERTY RIGHTS FOR ALL