



**GLTN**  
GLOBAL LAND TOOL NETWORK

*SECURING LAND AND PROPERTY RIGHTS FOR ALL*

## ***Innovative Land Tools and Initiatives***

**2014 FIG Director Generals Forum  
17<sup>th</sup> & 18<sup>th</sup> June 2014, Kuala Lumpur Convention Centre**

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**Tenure Security** is a pre-requisite for sustainable development, poverty eradication and fulfillment of human rights in both urban and rural areas

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## GLOBAL LAND CHALLENGES

### Conventional land systems cannot deliver tenure security at scale:

- Limited coverage (30% globally, some countries like Nigeria 3%)
- Complexity of land rights, claims and records (e.g. customary, statutory, informal)
- Systemic inequalities (e.g. women's limited access/control over land, youth not addressed)
- Rapid urbanization is increasing pressure on land (e.g. urban sprawl 175% by 2030)
- Food security and pressures on agricultural land (need 70% increase in food production by 2050)
- Large scale land investment (78% in agriculture but majority in non-food corps)

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## THE GLOBAL LAND TOOL NETWORK

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



**“Securing Land and Property Rights for All”**



## THE GLOBAL LAND TOOL NETWORK

### Core Values:

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



- Coalition of **63** international partners
- Focuses on tenure security
- Promotes good land governance and continuum of land rights
- Works in both urban and rural areas
- Moving towards country level engagement

## THE LAND TOOLS

### 5 THEMES AND 18 TOOLS

#### 1. ACCESS TO LAND & TENURE SECURITY

- 1a. Enumerations for tenure security
- 1b. Continuum of land rights
- 1c. Deeds or titles
- 1d. Socially appropriate adjudication
- 1e. Statutory and customary
- 1f. Co-management approaches
- 1g. Land record management for transactability
- 1h. Family and group rights

#### 2. LAND MANAGEMENT & PLANNING

- 2a. Citywide slum upgrading
- 2b. Citywide spatial planning
- 2c. Regional land use planning
- 2d. Land readjustment (slum upgrading and/or post crisis; PILaR)

#### 3. LAND ADMINISTRATION & INFORMATIONS

- 3a. Spatial units (STDM)
- 3b. Modernising of land agencies budget approach (CoFLAS)

#### 4. LAND-BASED FINANCING

- 4a. Land tax for financial and land management

#### 5. LAND POLICY AND LEGISLATION

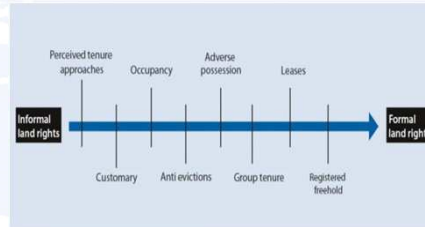
- 5a. Regulatory framework for private sector
- 5b. Legal allocation of the assets of a deceased person (Estates administration, HIV/AIDS areas)
- 5c. Expropriation, eviction and compensation

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## CONTINUUM OF LAND RIGHTS

- Freehold is just one of a number of appropriate and legitimate forms of tenure (customary, leasehold etc.)
- Global paradigm shift is emerging
  - Voluntary Guidelines
  - UN-Habitat GC resolution – other alternatives
  - African LPI Framework and Guidelines
  - SDGs emerging indicators
- Over 25 countries following the path
- GLTN provides support to governments



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## REGIONAL LAND INITIATIVES

### Strengthened through GLTN Support

- Land Policy Initiative for Africa
- Land and Natural Resources Tenure Security Learning Initiative in Eastern and Southern Africa
- Land Policy Reform Process in Eastern Caribbean States
- Regional Land Tenure Initiative in Asia-Pacific
- Tenure Security Improvement in the Arab States



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## THE GLOBAL LAND INDICATORS INITIATIVE

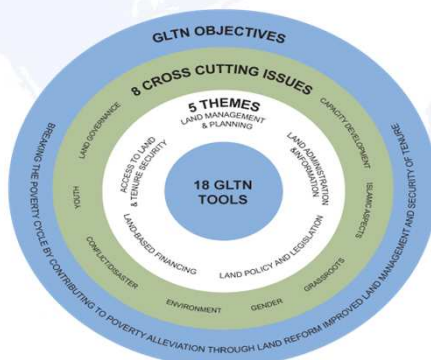
- GLTN as platform for the process
- GLII
- Land indicators for SDGs
- Long term global indicators for land and tenure security
- Work in progress - government capacity, data availability
- Critical government support



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## LAND TOOLS – SOME EXAMPLES



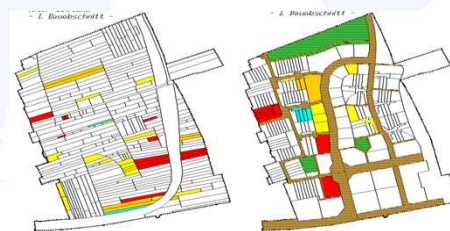
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## PARTICIPATORY AND INCLUSIVE LAND READJUSTMENT (PILAR)

- For improved urban governance and improved supply of serviced urban land through a negotiated process
- PILaR recognition as a preeminent tool for inclusive city extension including densification
- Shifts in global debates for developing countries and revitalization of neglected tools
- PILaR brings to the forefront governance and inclusion as key strategic objectives of urban management
- Global Pilot (Colombia), Slum Upgrading (Uganda, Rwanda),



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## GENDER EVALUATION CRITERIA

- Process of bringing stakeholders together to identify gender inequalities in land and to dialogue and plan jointly for responses
- Developed by partners : Led by Huairou Commission, International Federation of Surveyors, Univ. of East London
- 2009/10: Grassroots Pilot testing in Brazil, Ghana and Nepal
- 2013 Roll-out championed by key GLTN Partners and UN-Habitat regional programmes in the Caribbean and Asia-Pacific (40 countries in total)



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## SOCIAL TENURE DOMAIN MODEL (STDM)

- Supports the continuum
- Facilitate the recording of all forms of land rights and claims
- Based on open and free software packages
- Based on global standard (LADM)
- Complements other tools and development interventions
- Easy to use, affordable
- Launch of Source Codes

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## COSTING AND FINANCING OF LAND ADMINISTRATION (COFLAS)

**Rationale:** Competing priorities and tight budgetary situation; the changing roles of LA agencies in the new millennium (from data producers to information managers); diminishing international development finance

- To develop a useful and practical methodology (tool)
- Towards a cost effective, efficient, sustainable land administration services
- To aim for cost recovery without compromising the quality of services especially for the poor, women and vulnerable groups
- **STATUS:** A draft methodology is available and for discussion during the FIG Congress



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## VALUATION OF UNREGISTERED LAND

- No acceptable approach to valuation of unregistered lands and properties
- Limited information on unregistered lands and properties
- Issues on land acquisition, compensation and resettlements
- The poor and disadvantaged groups are usually the ones affected
- GTLN and partners (FIG, RICS, etc.) working to develop a tool for valuation of unregistered lands and property
- More discussion during the FIG Congress



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## GOING FORWARD

- Demand driven support
  - Country level land governance support
  - Learning exchanges and capacity development
  - Donor and technical partners; coordination mechanism
- Tool development (global/regional) and implementation at country level with partners
- Support to regional land initiatives
- Strengthening partnerships at country level; key champions



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## WANT TO KNOW MORE?



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