Briefing to the Committee of Permanent Representatives, 29 January 2014

“Update on the UN-Habitat Global Activities on Land”

Clarissa Augustinus + GLTN Team

WHAT ARE THE FACTS

• Current land document system 30% coverage most developing countries (Zevenbergen)
• Less than 2% owned by women (RDI)
• 70% no formal documents (Zevenbergen)
• 1.5 billion interests registered out of 7 billion (Zimmermann/McLaren)
• 70% under social tenures – group, informal, overlapping etc
• Could take 600-1000 years to get to 99%

www.gltn.net
OTHER FACTS

• Land documents deliver security of tenure
• Done better if documents are digital and not paper

An organised paper system
### OTHER SYSTEM FACTS

- Land administration systems underpin modern land management systems
- Digital data is used for city management, city extension and densification
- Planning and implementation of plans
- Service delivery
- Rates and services revenue collection/municipal finance
- 70% of country off register makes it impossible for decision makers to make rational land management decisions

### GLTN VISION + HISTORY

- Tenure Security for the urban and rural poor
- Launched with partners in 2006
- Phase 1 (2006-2011) Phase 2 (2012-17)
- Funded by Norway + Sweden
- New funding IFAD + Dutch
- Smaller funding – AU LPI, Cities Alliance
- USD 25M USD for 5 years
- Gap 15M USD
- Limited agenda 18 pro poor tools to find solutions to fill global gap
MANDATE FROM GOVERNMENTS

• GC resolution 23/17 on Sus. Urban Dev.
  o Implement land policy development
  o Promote security of tenure for all segments of society by recognizing a plurality of tenure systems
  o Adopting alternative forms of land administration + records
  o Improve urban land governance mechanisms – planning, land information systems, land based tax
  o Broaden land- based revenue streams + local + regional authority competence
  o Secure + sustainable access to land - the poor + women

62 PARTNERS

1. BB & Melinda Gates Foundation
2. GIZ (German Federal Ministry of Economic Cooperation and Development)
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)
7. Cities Alliance
8. Food and Agriculture Organization (FAO)
9. International Fund for Agricultural Development (IFAD)
10. United Nations Economic and Social Commission for Asia Pacific (UNESCAP)
11. United Nations Economic Commission for Africa (UNECA)
12. United Nations Entity for Gender Equality and the Empowerment of Women (UN Women)
13. United Nations Environment Programme (UNEP)
15. World Bank Group
16. Arab Union of Surveyors (AUS)
17. Commonwealth Association of Surveying and Land Economy (CAXE)
18. Federation des Geometres Francais (FGF)
19. International Federation of Surveyors (FIG)
20. International Union for Land Value Taxation and Free Trade (ILV)
21. International Union of Notaries (UNEN)
22. Kadaster International
23. Limestone (National Land Survey of Sweden)
24. Regional Centre for Mapping of Resources for Development (RCMRD)
25. Royal Institution of Chartered Surveyors (RICS)
26. Systemskartverk (Norwegian Mapping Authority, Cadastre and Land Registry)
27. Aalborg University
28. Association of African Planning Schools (AAPS)
29. Asian Federation of Surveyors (AIFS)
30. Centre technique foncier et d’Etudes (CTFD)
31. Institute for Housing and Urban Development Studies (HIU)
32. Institute for International Urban Development (IIUS)
33. International Alliance on Land Tenure and Administration (IALTA)
34. International Institute for Environment and Development (IIED)
35. International Institute of Rural Reconstruction (IIRR)
36. International Islamic University Malaysia (IIUM)
37. International Research Group on Law and Urban Space (IRGUUS)
38. Landesa
39. Les Africains dans La Mere (LAM)
40. Lincoln Institute of Land Policy
41. Network Association of European Researchers on Urbanisation in the South (N-AERUS)
42. Technical University Munich (TUM)
43. Terra Institute
44. University of East London (UEL)
45. Norwegian University of Life Sciences (UMB)
46. University of Trinidad (UT)
47. University of Twente, Faculty of Geo-Information Science and Earth Observation (ITC)
48. University of West Indies (UWI)
49. Urban LandMarkActionAid International
50. Alliance for Green Revolution in Africa (AGRA)
51. Asian Coalition for Housing Rights (ACHAR)
52. Federation of Women Lawyers (FIDA)
53. FIAM International
54. Groupe de recherche et d’echanges technologiques (GREB)
55. Habitat for Humanity International
56. Habitat International Coalition (HIC) – Housing and Land Rights Network
57. Refugees International
58. Hakijamii Trust
59. Huairou Commission
60. International Land Coalition (ILC)
61. Slum/Dwelling International (SDI)
62. World Vision International
PARTNERS

- Professional groups
- Civil society (urban + rural)
- Training + research
- Multilaterals/bilaterals
- All needed to develop tools for local + national scale
- Government representation global: Chair of GLTN
  International Advisory Board: Ambassador Paulsen
- Country level: Follow Paris Accord on HAC: Government
  owns and leads

REGIONS WHERE WORKING

  Framework and Guidelines for Land Policy
- Mandated by LPI on Capacity Development Framework for
  Africa
- Will fund LPI chosen countries to implement in a few
- LPI leads donor coordination
- Asia Pacific – supporting UNESCAP to move forward on
  Land Tenure Initiative
- Caribbean – OESC 9 countries for land policy development
  for climate change issues
TOOLS : CONTINUUM OF LAND RIGHTS

Informal land rights
- Perceived tenure approaches
- Occupancy
- Adverse possession
- Leases

Formal land rights
- Customary
- Anti evictions
- Group tenure
- Registered freehold
TOOLS: THE CONTINUUM OF LAND

- Freehold as one alternative
- GC resolution – other alternatives
- Over 25 countries following that path
- Namibia Flexible Land Act most legally robust – Incremental upgrading of tenure over time at pace which people and state can afford and land legal systems have enough capacity
- GLTN TA to Government
- AU Framework + Guidelines proposes it
- EC adopted the continuum
- US MCC adopted it
- Global paradigm shift

TOOLS: LAND READJUSTMENT

- Goals:
  - Strategic level - improved urban governance
  - Basic level – improved supply of serviced urban land through a negotiated process

Ongoing work has different strands
- Global pilot in Medellin
- Methodology development
- Mainstreaming LR into PSUP and expanding the tools option for slum upgrading
**Land readjustment: the PILaR strand**

- PILAR recognition as a preeminent tool for inclusive city extension including densification
- Shifts in global debates (e.g., WB, FIG conferences) and revitalization of hitherto neglected tools (e.g., LR, LVS);
- Agenda reset in the context of developing countries;
- PILaR brought to the fore governance and inclusion as key strategic objectives of urban management
- Knowledge: we and partners working with us now know what has worked and what has not in regard to LVS (preliminary report available)
- Development of tool for slums (PSUP) – TA demand (Uganda, Rwanda)

---

**Gender Evaluation Criteria: Methodology**

- A set of questions against which the extent of gender responsiveness of a given land policy or intervention can be assessed
- Six criteria and 22 accompanying questions (or variables), with possible indicators to use
- Three key-steps: data collection, consolidation and validation
- Score-card methodology for validation the results and making the results more accessible.
Development of the GEC
Development by partners – led by Huairou Commission, International Federation of Surveyors, Univ. of East London

- **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

**TOOL: GENDER EVALUATION CRITERIA**

- Facilitate the recording of all forms of land rights and claims
- Based on open and free software packages
- Based on global standard
- Can complement other tools and interventions
- Easy to use
- Currently being implemented in at least 5 countries for various purposes (Uganda, Kenya, Colombia, Caribbean (2), Haiti)

**TOOLS: The Social Tenure Domain Model – A Pro-Poor Land Information System**

- Facilitate the recording of all forms of land rights and claims
- Based on open and free software packages
- Based on global standard
- Can complement other tools and interventions
- Easy to use
- Currently being implemented in at least 5 countries for various purposes (Uganda, Kenya, Colombia, Caribbean (2), Haiti)
The STDM Conceptual model

- **Social Tenure Relationship**
  - Use rights
  - Occupancy
  - Ownership
  - Informal
  - Customary tenure
  - Common land
  - Tenancy
  - Hunting

- **Spatial Unit**
  - Land, housing, structure, natural resource, etc.

- **Supporting Documents**
  - Sketch, audio, video, photos, etc.

**TOOLS: LAND POLICY + DONOR COORDINATION**

- Assist Member states on land policy processes + donor coordination
- DRC assisted to: create National Land Reform Commission
- Donor + technical partners coordination mechanism, including Humanitarian cluster
- Support WB LGAF
- Land Mediation Guide
- Learning exchanges with other countries
**TOOLS: GLOBAL LAND INDICATORS**

- Process – GLTN as platform
- Organisations involved
- Indicators for post 2015 SDG
- Long term
- Fit with UN-Habitat indicator on land use cover
- Next steps – Rome, Washington
- WIP – government capacity, data availability
### TOOLS: GLOBAL LAND INDICATORS

- Process – GLTN as platform
- Organisations involved
- Indicators for post 2015 SDG
- Long term
- Fit with UN-Habitat indicator on land use cover
- Next steps – Rome, Washington
- WIP – government capacity, data availability

### IMPACT ANALYSIS: INDIA HINDU SUCCESSION ACT

- World Bank study
- Change in inheritance law to given women equal access to assets, education + markets
- Increased access to land by women
- Increased education of children
- Increased age of marriage of women
- Overall improved empowerment of women
THANK YOU

For more information:

Visit: www.gltn.net

Read the book!

Publications available!