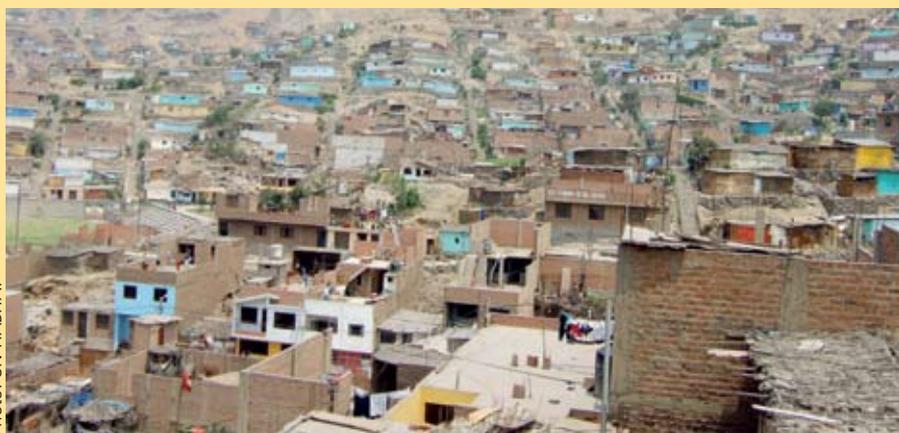


THE GLOBAL LAND TOOL NETWORK (GLTN)

A multi-sector partnership on secure land tenure and reform

Photo: UN-HABITAT



The GLTN partners

Facilitated by UN-HABITAT, the Global Land Tool Network (GLTN) was established in 2006 as a global partnership of key international actors working together to address land tenure and land reforms issues. The Network aims to help attain the Millennium Development Goals on poverty alleviation, improved land management and security of tenure. The Network is currently being funded by the Governments of Norway and Sweden.

Since its establishment, the GLTN coalition has expanded to 42 partners. These include professional groups, multilateral and bilateral organizations, training and research institutions, academia, civil society and grassroots organizations (see list at right). The number of partners is continually growing.

All GLTN partners share a common appreciation of the need to develop land tools at scale. They also support the core values of the Network, namely for any initiative to be pro-poor and gender-sensitive in nature. They also agree that it must be affordable, work towards equity, support subsidiarity, and consist of a systemic large-scale approach rather than the more common ad-hoc small-scale initiatives. Criteria for partnership

Partners must generally accept and agree on the core values of GLTN: the need for development of pro-poor land tools at scale; contribution of funding and/or knowledge inputs; representing regional/international institutions, organizations or networks; and joining the Network for non-commercial purposes.

also include operating at the regional or international level, providing financial and/or knowledge-inputs to GLTN's work, and being part of the Network for non-commercial purposes.

The need for the GLTN

Land and secure tenure are contentious and complex problems. There is an unequal distribution of land in many countries in Africa, Asia and Latin America. In the developing world, it is likely that less than 30 per cent of a given country is covered by the cadastre and/or registered land rights, and less than 2 percent of these rights are held by women. In some cities, 60 per cent of the poor live on less than 5 per cent of the land.

There is also a lack of prioritization and political will, often linked to corruption. This in turn leads to conflict over the control of land which contributes to war, political instability, poverty, refugees, internally displaced persons, lower GDP, environmental degradation, food insecurity, chaotic country and city planning, the proliferation of slums, and a poor quality of life.

During the last two decades many stakeholders have identified a lack of pro-poor

AGRA (Alliance for Green Revolution in Africa)
BMGF (Bill and Melinda Gates Foundation)
CASLE (Commonwealth Association of Surveying and Land Economy)
Cities Alliance
COHRE (Centre on Housing Rights and Evictions)
FAO (United Nations Food and Agricultural Organisation)
FGF (Federation des Geometres Francophone (FGF)
FIAN International
FIDA (International Federation of Women Lawyers)
FIG (International Federation of Surveyors)
GRET (Groupe d'Echange et de Recherche Technologiques)
GTZ (German Technical Cooperation)
Hakijamii Trust (Economic and Social Rights Center)
HC (Huairou Commission)
HIC (Habitat International Coalition) - Housing and Land Rights Network
IFAD (International Fund for Agricultural Development)
IHS (Institute for Housing and Urban Development Studies)
IIED (International Institute for Environment and Development)
IIUM (International Islamic University Malaysia)
ILC (International Land Coalition)
IRGLUS (International Research Group on Law and Urban Space)
ITC (International Institute for Geo-Information Science and Earth Observation)
IU (International Union for Land Value Taxation)
Lantmateriat (National Land Survey of Sweden)
Lincoln Institute of Land Policy
MCC (Millennium Challenge Corporation)
N-AERUS (Network-Association of European Researchers on Urbanisation in the South)
Norwegian Ministry of Foreign Affairs
RDI (Rural Development Institute)
RICS (Royal Institution of Chartered Surveyors)
SDI (Slum/Shack Dwellers International)
SIDA (Swedish International Development Cooperation Agency)
Statens kartverk (Norwegian Mapping Authority, Cadastre and Land Registry)
Terra Institute
TUM (Technical University Munich)
UEL (University of East London)
UNECA (United Nations Economic Commission for Africa)
UNEP (United Nations Environment Programme)
UN-HABITAT (United Nations Human Settlements Programme)
UNIFEM (United Nations Development Fund for Women)
UWI (University of West Indies)
World Bank

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approaches to land. Existing and emerging solutions to land problems have tended to focus on the delivery of land to the middle and high income classes in the developing countries. And where approaches have been addressing lower income groups, these have tended to be small-scale in nature and not sufficient to resolve the huge demand for secure tenure by the poor and most reforms are on the technical approaches rather than the governance issues, often the heart of the problem. Similarly, in countries where pro-poor land policies and tenure types do exist, actual instruments and methods to implement these policies are often missing.

Many important efforts are underway. For example, in 2003, the World Bank held regional workshops and released a report on "Land Policies for Growth and Poverty Reduction". Civil society organizations have also been lobbying governments to deal with rural and urban poor land issues for a long time. Recognizing that numerous initiatives and networks already existed on land tenure and land administration, GLTN saw its niche specifically to unify the many efforts, and create a joint effort by multi-sector stakeholders around an agreed agenda on pro-poor land approaches to land.



Photo: UN-HABITAT

methods or 'tools' in five key areas: (1) land rights, records and registration; (2) land use planning; (3) land management, administration and information; (4) land law and enforcement; and (5) land value capture.

Through a range of peer-review mechanisms, the partners also provide technical expertise and significant expert suggestions on land issues. They also assist the Network in its advocacy efforts, help organize various events and disseminate information materials.

Achievements & contributions

Since its inception, GLTN has grown and is continuously evolving towards a more systematic, committed and strong coalition of partners with a common agenda. It is evident that it is a huge agenda that could take many years, and that a lot more work and resources are needed to go to scale globally. But as long as the Network partners are working in unison for systematic global change in the land sector, the challenges ahead are not impossible to address.



Photo: UN-HABITAT

The role of GLTN partners

The coalition of GLTN partners has a crucial role. The Network is, firstly, driven with an International Advisory Board made up of representatives from different land stakeholders guiding programme implementation. The Board meets twice a year to provide advice and strategic direction to the Network.

Secondly, the work of GLTN partners is centered around developing implementation

GLTN achievements and contributions to date include:

- Promoting the linkage of urban and rural land which should not be divided but rather treated first as a national land issue;
- Promoting and mainstreaming a land governance framework in land-related initiatives and programmes, rather than a focus on technical approaches;
- Developing a pro-poor land rights recording system - the Social Tenure Domain Model (STDM);
- Advocating and mainstreaming into the global discourse the need for a continuum of land rights, rather than a focus only on individual titles;
- Ensuring a change of direction/trend from only policy development to better implementation of pro-poor land policies, through the development of tools;
- Promoting gender-sensitivity through the establishment of a set of gender evaluation criteria which can be used to assess national land systems, currently being piloted in a range of countries;
- Development of guidelines in addressing housing, land and property issues in post-conflict and post-disaster situations;
- Capacity building of key stakeholders and decision-makers by conducting the Transparency in Land Administration Training which was undertaken in Africa and soon to be undertaken in Asia and Latin America;
- Promoting better donor coordination in the land sector based on the Paris Declaration.



Photo: UN-HABITAT

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