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Participatory and Inclusive Land Readjustment

FIG co-operates with the Global Land Tool Network (GLTN) and UN-Habitat in promoting Land Readjustment (LR) approaches with key involvement from surveyors. FIG's regional conference, to be held from 26 to 29 November 2012 in Montevideo, Uruguay, will include focus on that subject in the form of a keynote session and several working sessions.

Experience around the world shows that surveyors, both in private practices and public services, play leading roles in designing, implementing and monitoring LR for urban areas. This contribution from surveyors concerns not only the provision of land information, but also raising awareness and building consensus among professionals, engaging communities and securing buy-in before measurement exercises kick in. Surveyors as land managers play a pivotal role in sensitising all citizens including policymakers, courts and experts. Participatory and inclusive approaches as in LR require complete, reliable and maintainable information sources. These can be based, for example, on the application of the Social Tenure Domain Model (STDM) in developing countries where land records have yet to be developed. STDM is a pro-poor land information system developed by GLTN partners.

Focus during the sessions in Montevideo will be on Participatory and Inclusive Land Readjustment (PILaR) which UN-Habitat is developing, in collaboration with partners, as an urban governance tool to reduce slums and promote orderly city extension. In addition to presentations from Latin America, UN-Habitat will share what it has



Breakout session during an Expert Group Meeting in Barcelona, Spain, May 2012.

learned from the work it has been doing for the past two years. A draft policy paper on PILaR will be presented with a view to soliciting substantive feedback from the professional community before it is finalised and approved by the Executive Management of the Agency. In terms of case studies, overviews of LR experiences in India, Turkey, Colombia, and Angola will be presented in a bid to share examples of best practices, opportunities, challenges and risks which the surveying community can use to inform its activities at regional and national levels.

In the view of the emerging new agenda at UN-Habitat, creative ways to rearrange current land ownership and land use patterns should ensure an adequate supply of serviced land for sustainable urban development, whereby the creation of reasonable public space, city extension and densification are now key concerns. It involves the reuse of adjoining sites or plots which are held by different owners, by combining them, developing

them and then making serviced plots available. Examples of land readjustment include land sharing, land pooling, re-blocking, etc. In conclusion, it may be instructive to note a statement made about LR during an expert meeting in Nairobi: "LR is like a pen. One can use it to write beautiful poetry or to stab someone." UN-Habitat and FIG will not be promoting conventional LR. Instead, to ensure that the LR they promote does not hurt the poor or other vulnerable groups, they have agreed that governance principles like inclusion, transparency and participation will form the centrepiece of PILaR.

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