



**GLTN**  
GLOBAL LAND TOOL NETWORK

*SECURING LAND AND PROPERTY RIGHTS FOR ALL*

REGIONAL LAND TENURE INITIATIVE FOR ASIA  
AND THE PACIFIC: RATIONALE, OBJECTIVES AND  
DEVELOPMENT

**XXV FIG Congress**  
**20 June 2014, Kuala Lumpur, Malaysia**

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## GLOBAL LAND TOOL NETWORK

### Core Values:

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

- **Coalition of 64 international partners**
- **Focuses on tenure security**
- **Promotes good land governance and continuum of land rights**
- **Works in both urban and rural areas**
- **Moving towards regional/country level engagement**

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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 - Liberia)
- 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 crops)

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## GLOBAL LAND TOOL NETWORK

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



***"Securing Land and Property Rights for All"***



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## TOWARDS COUNTRY LEVEL WORK

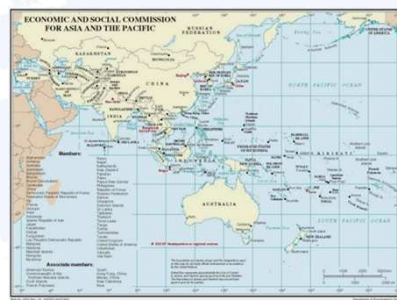
- ***Bringing the global tools to country level implementation***
- **Capacity development at all levels**
- **Focus on tenure security for the poor, women, indigenous peoples and vulnerable groups**
- **Establishing regional platforms and initiatives with partners for:**
  - Awareness building and advocacy
  - Knowledge sharing
  - Strengthening partnerships
  - Building from existing research, projects and initiatives
  - Towards regionalizing global initiatives

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## ASIA AND THE PACIFIC

- **Covering 30% of total land mass**
  - Stretching from Turkey to Kiribati and from Russia to New Zealand
- **Home to 2/3 of world's population**
- **Increasing level of urbanization**
  - 2011: 13 of world's 23 megacities
  - 2025: 7 of world's 10 largest cities
- **About 80% farming households are small scale farmers**
- **Key challenges:**
  - Economic transformation with growing inequality
  - Vulnerability, risk exposures
  - Environmental degradation & declining quality of growth



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## BENEFITS AND CHALLENGES

BENEFITS	CHALLENGES
<b>LAND GOVERNANCE IS KEY TO CONTINUED ECONOMIC GROWTH</b>	
<ul style="list-style-type: none"> <li>• As engine for food security and economic growth</li> <li>• As investment opportunity for national/local governments</li> </ul>	<ul style="list-style-type: none"> <li>• Growing population, finite land resources</li> <li>• Land conflicts and disputes</li> </ul>
<b>LAND GOVERNANCE IS KEY TO SOCIAL EQUITY</b>	
<ul style="list-style-type: none"> <li>• Empowerment, equality, peace building</li> <li>• Land productivity and efficiency</li> </ul>	<ul style="list-style-type: none"> <li>• Landlessness</li> <li>• Insecurity of tenure</li> </ul>
<b>LAND GOVERNANCE IS KEY TO SUSTAINABLE URBANIZATION, CLIMATE CHANGE AND RISK ADAPTATION</b>	
<ul style="list-style-type: none"> <li>• Sustainable urban Expansion</li> <li>• Risk mitigation and climate change adaptation</li> </ul>	<ul style="list-style-type: none"> <li>• Informal settlements</li> <li>• Urban areas in coastal zones</li> <li>• Exposure to disasters and risks</li> </ul>

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## STAKEHOLDERS IN LAND GOVERNANCE

Priorities	Who Benefits	Who Loses
<b>Government</b> <ul style="list-style-type: none"> <li>• Clear policies and laws</li> <li>• Strong institutions</li> <li>• Land reforms</li> <li>• Service delivery</li> </ul>	<ul style="list-style-type: none"> <li>• General public</li> <li>• Government institutions</li> <li>• Private investors</li> </ul>	<ul style="list-style-type: none"> <li>• Opaque systems</li> <li>• Intermediaries</li> <li>• Speculators</li> <li>• Land professionals?</li> </ul>
<b>Private Sector</b> <ul style="list-style-type: none"> <li>• Predictable business environment</li> <li>• Clear land tenure and property rights</li> <li>• Transparent processes</li> </ul>	<ul style="list-style-type: none"> <li>• Country (economic growth)</li> <li>• Government (national and local)</li> <li>• General public</li> </ul>	<ul style="list-style-type: none"> <li>• Opaque systems</li> <li>• Intermediaries</li> <li>• “Fraudsters” and “Abusers”</li> <li>• Land professionals?</li> </ul>
<b>Civil Society</b> <ul style="list-style-type: none"> <li>• Pro-poor reforms</li> <li>• Service delivery</li> <li>• Access to land and tenure security</li> </ul>	<ul style="list-style-type: none"> <li>• Poor segments of society</li> <li>• General public</li> <li>• Government</li> <li>• Private Sector</li> </ul>	<ul style="list-style-type: none"> <li>• Landed class</li> <li>• Powerful elites</li> <li>• Land professionals?</li> </ul>

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## EXPERIENCE AND LESSONS

### EXPERIENCES:

- LAND ADMINISTRATION REFORMS
- LARGE SCALE LAND TITLING PROGRAMS
- REGIONAL PLATFORMS AND PARTNERSHIPS
- TOWARDS EFFICIENT AND INTEGRATED SERVICE DELIVERY
- DECENTRALIZATION

### PRACTICES:

- STRENGTHENING LAND INSTITUTIONS
- ESTABLISHING INCLUSIVE LAWS, POLICIES AND REGULATORY FRAMEWORKS
- DIGITALIZING LAND RECORDS
- ENABLING STRONG CIVIL SOCIETY GROUPS AND PRIVATE SECTOR GROUPS
- GOOD GOVERNANCE PRACTICES

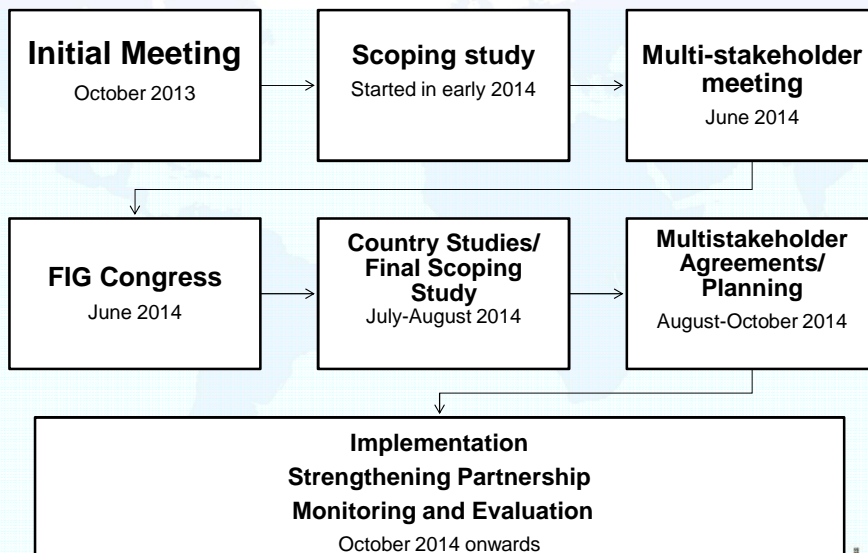


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## THE CONSULTATIVE PROCESS



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## PROPOSED PRIORITY ACTIONS

### MULTI-STAKEHOLDER CONSULTATION ON LAND TENURE IN ASIA- PACIFIC 11-12 JUNE 2014, PATTAYA, THAILAND

- Focus: women's access to land and tenure security, climate change, urban-rural continuum and improving land administration systems
- Also, cross cutting issues like capacity development, dispute resolution, cross-sectoral issues
- Multi-stakeholder dialogues and meetings (also at country level)
- In-depth and context specific studies and research
- Capacity development initiatives
- Implement measures to improve land records
- Knowledge sharing (e.g. web portal, good practices, learning exchanges)
- Advocacy and awareness building
- Monitoring and evaluation

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## NEED TO KNOW MORE?

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