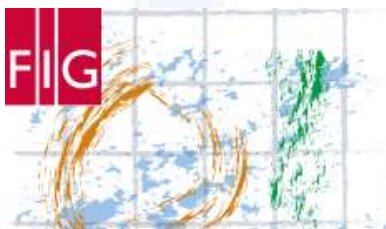# Land Tools for Tenure Security for All

PROF. JAAP ZEVENBERGEN
UNIVERSITY OF TWENTE - ITC

1ST JUNE 2017

HELSINKI, FINLAND

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GLOBAL LAND CHALLENGES

70 %

- **Only 30 % cadastral coverage** (versus 70% tenures off register) – *Need to secure tenure ASAP to all citizens.*

- **Only 2-3% ownership by women** – *how to increase?*

30 %

• Dealing with the **affordability issue** - *how to modernize systems in a pro-poor way?*

• **Complexity of land rights, claims, and records** - *how to capture the information in a participatory, affordable and acceptable way?*

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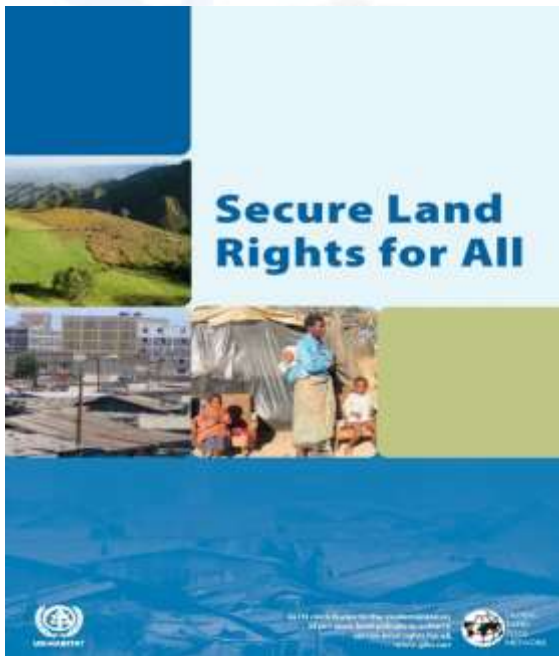FOR A BETTER URBAN FUTURE

GLTN
GLOBAL LAND TOOL NETWORK

- Climate change & natural disasters

- Rapid urbanization

- Resource conflicts

    - Increased demand for land

- Food, water and energy insecurity

How to support various tenure types & systems at scale to enable land reform and secure land and property rights for all?

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GLTN OVERVIEW

The Global Land Tool Network (GLTN) is an Alliance of over 75 Global, Regional and National Partners contributing to poverty alleviation through land reform, improved land management and security of tenure

- **GLTN Conceived in early 2004 to:**

- Develop and disseminate **pro-poor and gender sensitive Land Tools** at global scale to implement pro-poor land policies and land reform

- **GLTN works with partners** to assist Member States in implementing land policies that are pro-poor, gender sensitive and at scale

- GLTN Partners include: Bilateral Organizations, International Professional Bodies, International Training/ Research Institutions, Multilateral organizations, Rural & Urban Int. CSO
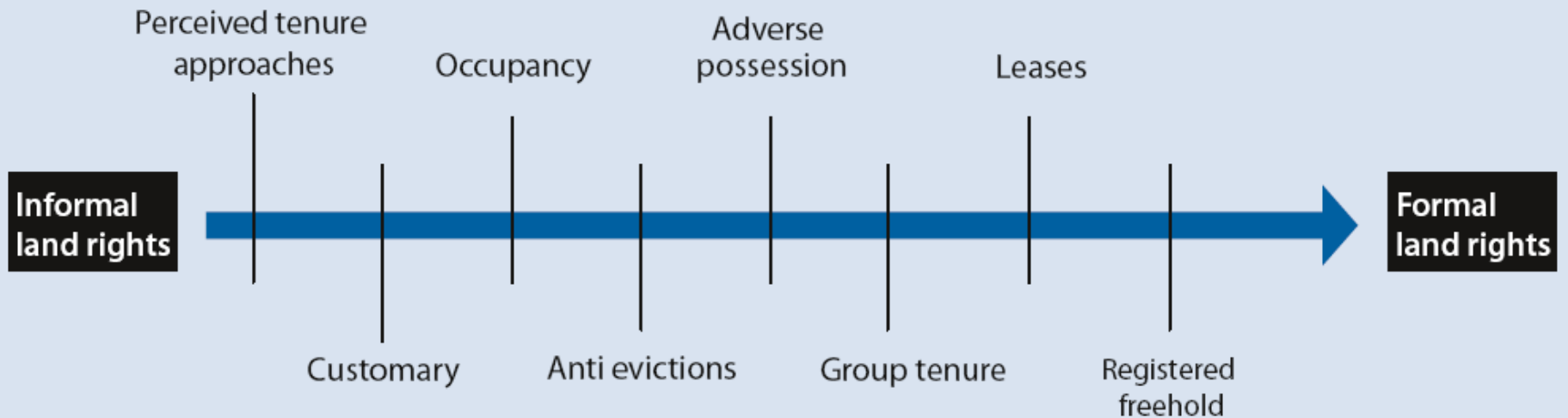
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Paradigm Shift

LAND 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 (STDM)

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

3b. Modernizing of land agencies budget approach

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

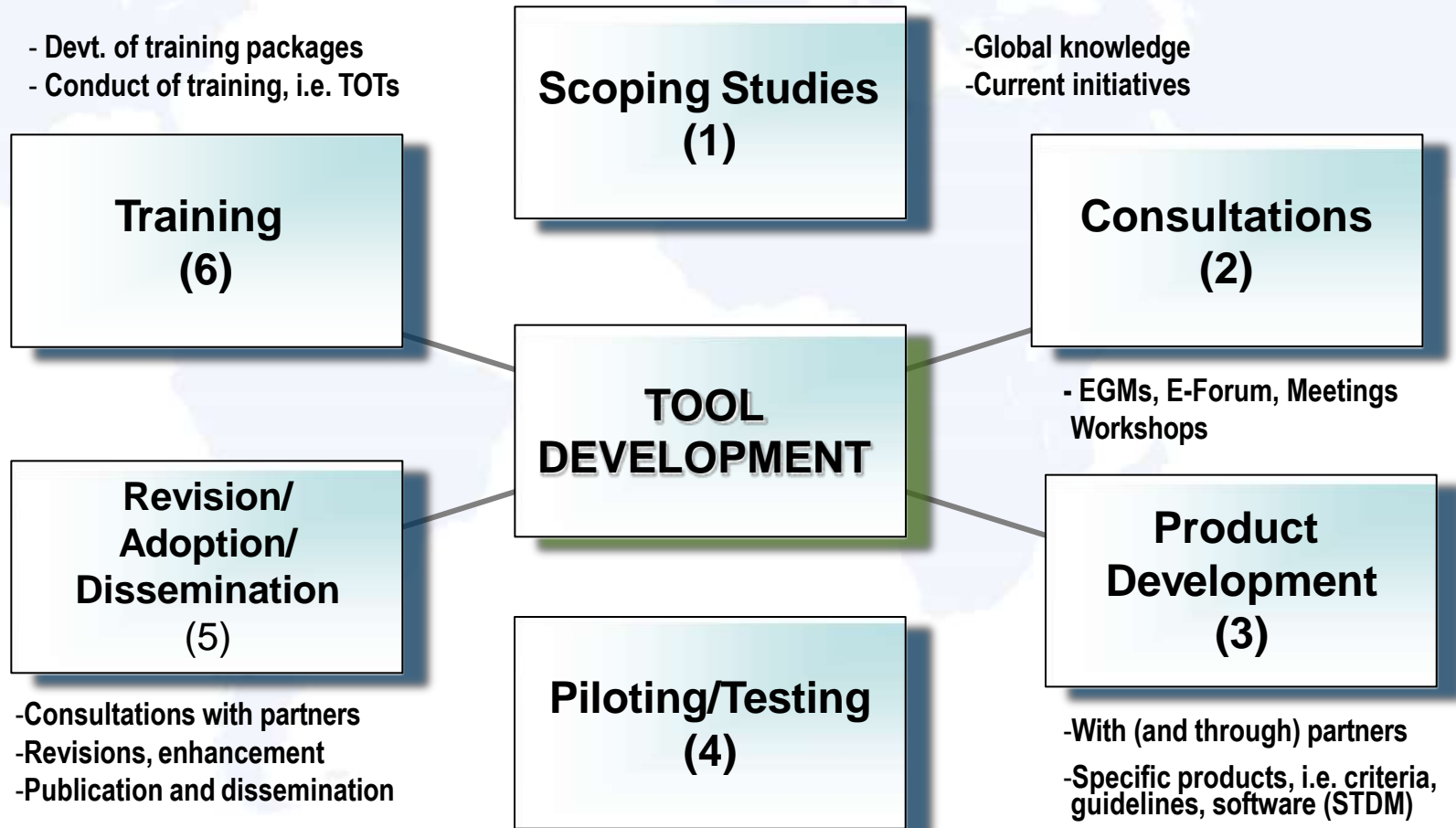**CROSS CUTTING ISSUES (8), incl:**

Gender

Land Governance

Youth,….

A Land Tool is a practical method to achieve a defined objective in a particular context. It can be a guide, criteria, software, training package, manual, guidelines, frameworks, etc.

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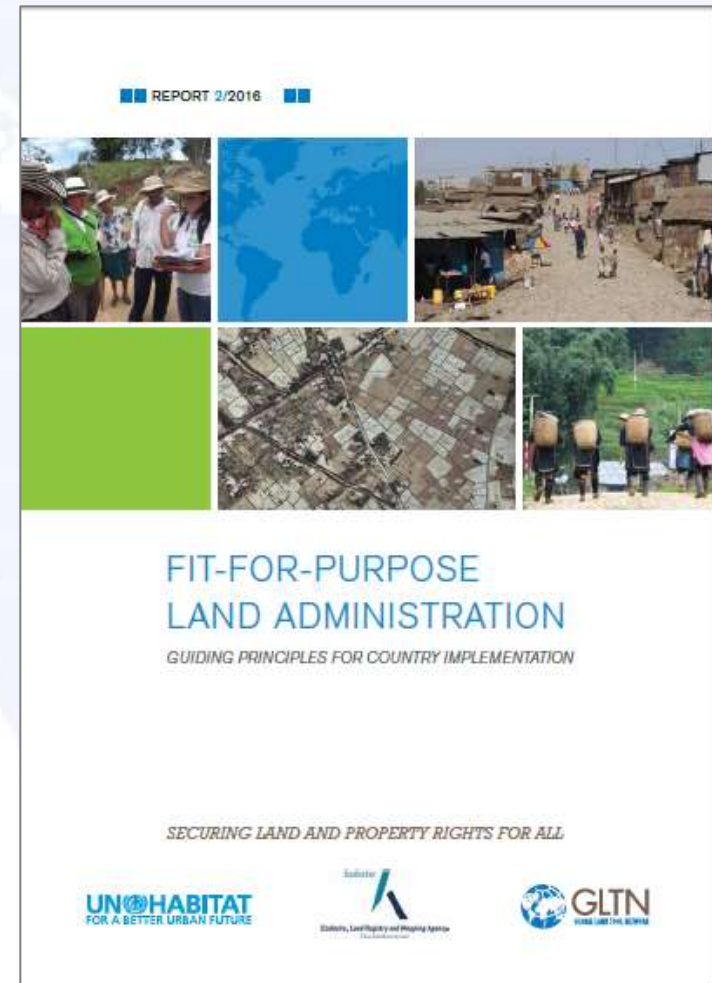GLOBAL LAND TOOL NETWORK

TYPICAL LAND TOOL DEVELOPMENT PROCESS

- Devt. of training packages
- Conduct of training, i.e. TOTs

Scoping Studies (1)

-Global knowledge
-Current initiatives

Training (6)

Consultations (2)

TOOL DEVELOPMENT

- EGMs, E-Forum, Meetings Workshops

Revision/ Adoption/ Dissemination (5)

Product Development (3)

-Consultations with partners
-Revisions, enhancement
-Publication and dissemination

Piloting/Testing (4)

-With (and through) partners

-Specific products, i.e. criteria, guidelines, software (STDM)

- At country level, with partners

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Select Land Tools for Tenure Security
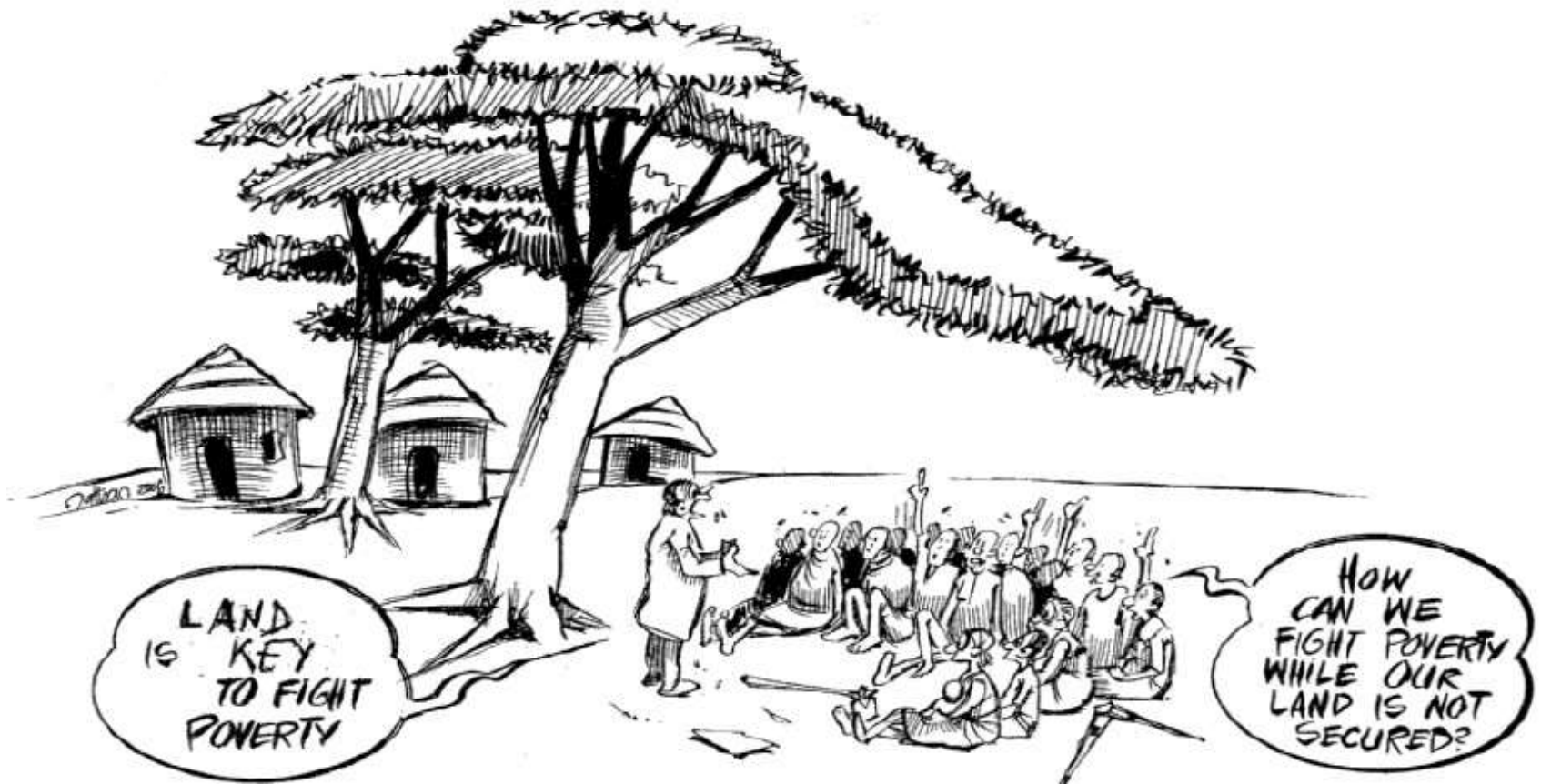
- **Fit-For-Purpose** - The systems should be designed for serving the basic purposes such as including all land; provide secure tenure for all; and control of the use of land.

- **Flexibility** - Scale and accuracy relate to geography, density of development, and budgetary capacity; the legal and institutional framework should be designed to accommodate both legal and social tenure rights.

- **Incremental Improvement** - Advanced Western-style concepts may well be seen as the end target –but not as the point of entry.

REPORT 2/2016

FIT-FOR-PURPOSE
LAND ADMINISTRATION

GUIDING PRINCIPLES FOR COUNTRY IMPLEMENTATION

SECURING LAND AND PROPERTY RIGHTS FOR ALL

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- **Cadastral gap**
    - Only about 40 countries in the world have well functioning land administration systems.
    - In most developing countries less then 10 per cent of the land is included in formal systems.
- **Limitations** – Western-style systems are too costly and too time consuming and capacity demanding –and they do not serve the millions of people whose tenure are predominantly social rather than legal.
- **Benefits**- A Fit-For-Purpose approach will ensure that basic and appropriate land administration systems are built within a relatively short time frame and at affordable costs.

Kibera Slums, Nairobi

Malawi
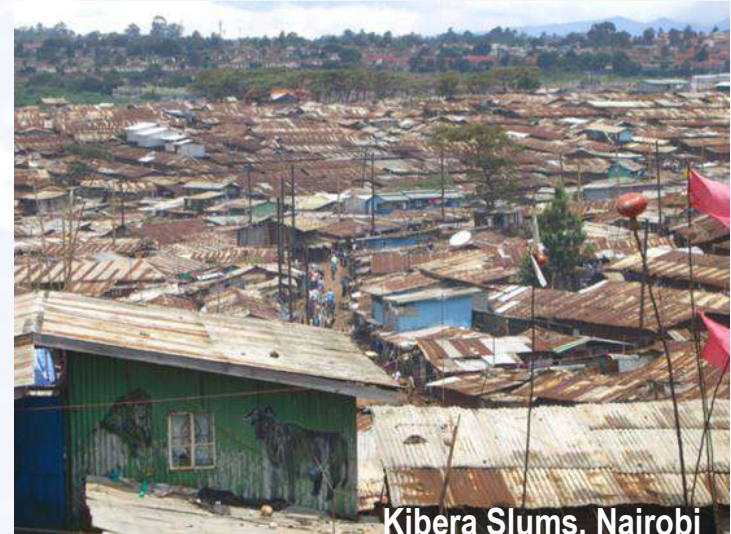
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FIT-FOR-PURPOSE: CONCEPT

Spatial Framework:
Aerial imageries country wide
Participatory field adjudication
Incremental improvement
Continuum of accuracy

**FIT-FOR-PURPOSE
LAND ADMINISTRATION**

Legal Framework:
Enshrine FFP approach in law
Secure all land rights for all
Human rights, gender equity
Continuum of tenure - STDM

Institutional Framework:
Holistic, transparent & cost effective
Sustainable IT approach
Ongoing capacity development
Continuum of services

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GENDERING
LAND TOOL
DEVELOPMENT

GENDER ISSUES IN LAND

- To remind ourselves, **gender refers to socially constructed or culturally ascribed characteristics, roles and capabilities of women and men.**

- Women's ownership of land varies from region to region, but is estimated to be **less than 2% worldwide**

- Providing equal property **rights for women as compared to men is first, and foremost, a right in itself**.

- It is important to **be aware of gender stereotypes** which often occur around land, and their implications for land access and tenure security.

• A set of questions against which the extent of gender responsiveness of a given land policy or intervention can be assessed

• Three key-steps: data collection, consolidation and validation

• Score-card methodology for validation of the results and making the results more accessible

GENDER EVALUATION CRITERIA TOOL

- **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

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FOR A BETTER URBAN FUTURE

Training Package – Tools to Support
Transparency in Land Administration

Trainers' Guide – Tools to Support
Transparency in Land Administration

GOING FORWARD

- Demand-driven support:
  - Country level implementation
  - Learning exchanges with other countries
  - Donor and technical partners coordination mechanism
- Support to regional land policy initiatives

THANK YOU

Questions?

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