# CHALLENGES IN THE LAND SECTOR:

## GLTN'S RESPONSE AND STRATEGIES

*Secure Land and Property Rights for All*

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## Outline of Presentation

- The Global Land Challenges
- The Global Land Tool Network
- Tackling the Challenge: the Continuum of Land Rights
- Innovative Land Tenure and Administration
- Sample Tools – STDM and Pro-poor Land Recordation System
- Other Pro-poor and Innovative Tools and Approaches
- Conclusion
- Some Questions

## The Global Land Challenges

**Global Challenges**
- Climate change
- Rapid urbanization
- Increased demand for natural resources
- Food, water and energy insecurity
- Natural disasters and violent conflicts.

These challenges have a clear LAND dimension!

*Land is increasingly recognized as an important governance issue.*

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## THE GLOBAL URBAN CHALLENGES

- By 2050 5.3 billion urban people in developing world
- The slum dweller population is estimated to be 1.2 billion
- Urban growth in developing world equates slum growth
- Sub Saharan Africa: 62% of cities are slums
- Southern Asia: 43% of cities are slums
- By 2030 global cities will have expanded by 175% in terms of ecological footprint

# THE GLOBAL **LAND** CHALLENGES

- **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?*

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

- **Complexity of land rights, claims, and records**: Need to have new forms of land administration and records systems.

**Key Challenge** *for Land Administrators and Professionals*

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

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# THE GLOBAL LAND TOOL NETWORK

**THE GLOBAL LAND TOOL NETWORK (45 Partners) WAS ESTABLISED TO ADDRESS THESE CHALLENGES**

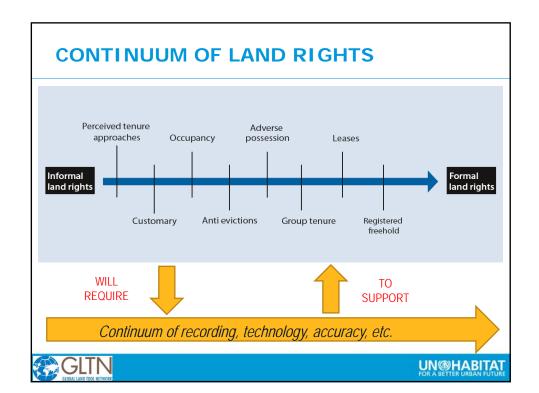*"Secure Land and Property Rights for All"*

**Core Values:**

Pro-poor, governance, equity, subsidiarity, affordability, systematic large scale approach, gender sensitiveness and sustainability.

## GLTN OBJECTIVES

- Establish a **continuum of land rights** rather just focus on individual land titling;
- Improve and develop pro-poor land management as well as land tenure tools;
- Unblock existing land initiatives;
- Improve global coordination on land (Paris Declaration);
- Assist in the development of gender-sensitive tools
- Improve the dissemination of knowledge about how to improve security of tenure at scale
- Develop pro-poor and gender appropriate land tools (18 tools)

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## CONTINUUM OF LAND RIGHTS

## INNOVATIVE LAND TENURE AND ADMINISTRATION

- UN-HABITAT Governing Council resolution
- Land governance initiatives (e.g. WB LGAF)
- FAO-led Voluntary Guidelines
- Regional initiatives: AU Land Policy Initiative, Land Policy Review Process in the Eastern Caribbean States

*The Paradigm Shift:*

- Secure land and property rights for all
- Recognition of plurality of tenure systems and required alternative forms of land administration and land records
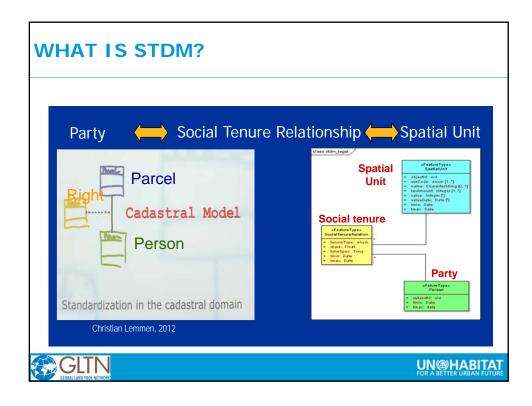
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## SAMPLE TOOLS
### STDM and Pro-Poor Land Recordation

- Alternative forms of land administration and records systems
- Address issues with conventional systems
- Promotes equity, participation, transparency, efficiency, sustainability and affordability
- Can be implemented with other pro-poor land tools (e.g. enumeration, co-management, post crisis, gender, grassroots, etc.)
- Huge potential to provide secure tenure for all AT SCALE!

# WHAT IS STDM?



Party ⟷ Social Tenure Relationship ⟷ Spatial Unit

Parcel

Right

Cadastral Model

Person

Standardization in the cadastral domain

Christian Lemmen, 2012

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# INITIAL DESIGN OF PRO-POOR LAND RECORDATION SYSTEM

- Complete data is not the first goal; Creation of strong evidence not the primary task
- Affordable; equitable process
- For preventive justice (e.g. Latin notary)
- Certainty embedded in social structures
- Improve land governance
- Co-management approach
- Management of power relations
- Barefoot land officer; Records keeper from the community

## OTHER GLTN TOOLS

1. Gender Evaluation Criteria
2. Enumerations for Tenure Security
3. Post Conflict/Post Disaster Guidelines
4. Land, Environment and Climate Change
5. Capacity Building Mechanism
6. Grassroots Mechanism
7. Land and Property Tax
8. Land Governance

9. Evaluation Framework for Continuum of Land Rights
10. Modernising Land Agency Budget Approach
11. Anti-Evictions Guidelines
12. How to Conduct a Land Inventory
13. How to Develop a Pro-poor Land Policy
14. How to Establish an Effective Land Sector
15. Land Re-adjustment
16. Valuing Un-registered lands

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## CONCLUSION

- Global land challenge enormous (e.g. urbanization)
- Land for sustainable development daunting issue
- Pro-poor land tools need to be upscaled
- Conventional approaches cannot go to scale - major technical gaps!
- Affecting sustainability of planet
- Early work started; more work to be done

**Land professionals have a huge role to play!**

## SOME QUESTIONS

- From land measurement to *LAND MANAGEMENT – What's next?*
- From continuum of land rights to the *continuum of pro-poor and appropriate technical solutions?*
- Huge technical gaps – *huge potential for land professionals?*
- Land professionals (particularly FIG) are instrumental in developing pro-poor land tools – *but how to mainstream to industry and profession?*
- How to *mainstream good governance, gender sensitivity and grassroots participation* to land professionals' work?
- Paradigm shift at the global level – *how about in country level operations? What is the role of land professionals?*

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**Thank you!**

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