



# GLOBAL LAND TOOL NETWORK

GLTN contributes to the implementation of  
pro poor land policies to achieve  
secure land rights for all  
[www.glttn.net](http://www.glttn.net)



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## A pro-poor land recordation system

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Land Tools: Emerging Innovations and Solutions

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UNIVERSITY OF TWENTE.

## Need for non-conventional land administration

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1. 70% of land in developing countries not recorded or registered
2. land titles mainly accessible to those with money or connections
3. to get a title takes a lot of time and money
4. need to involve 'gatekeepers' like land surveyors, notaries, planners, valuers
5. customary and informal tenure types can not be registered
6. Expansion of existing systems often very slow
7. At current pace it takes decades or centuries for full coverage
8. Updating of included parts is very limited
9. Registration and even regularization projects might even threaten tenure of poor and marginalized



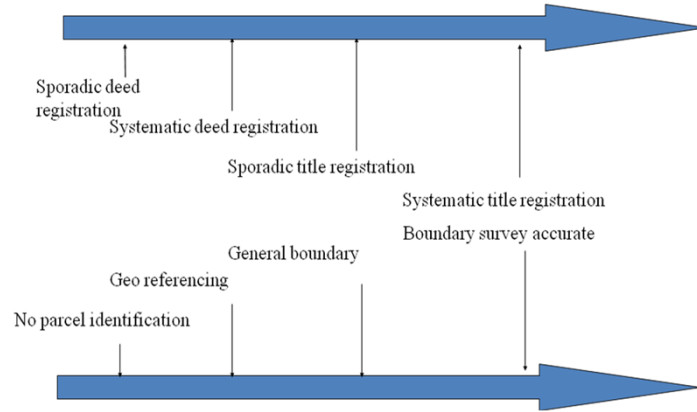
## The focus

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1. Adjudication
2. Demarcation
3. Surveying
4. Recording ←



## Continuum of rights needs a continuum of land recording



(Van der Molen 2006)



## The development process



## Requirements

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1. Grassroots affordability
2. State affordability
3. Complex layered tenures
4. Preventative justice
5. Optional sporadic or systematic implementation \*
6. Flexible index map \*
7. Transparent, inclusive, and equitable
8. Co-management \*
9. ...Scalable over time



## More on requirements

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- Optional sporadic or systematic implementation
  - build on increase of local, informal papers (witnessed, kept, ..), or
  - start simple; enumeration, community demarcation, participatory mapping, community drive adjudication
- Flexible index map
  - potential of spatial index map is inviting, but: needed expertise, equipment, drivers
  - Is the spatial index to identify land, to determine neighbors or to demarcate boundaries?
  - Use new technologies to create, keep on paper ?



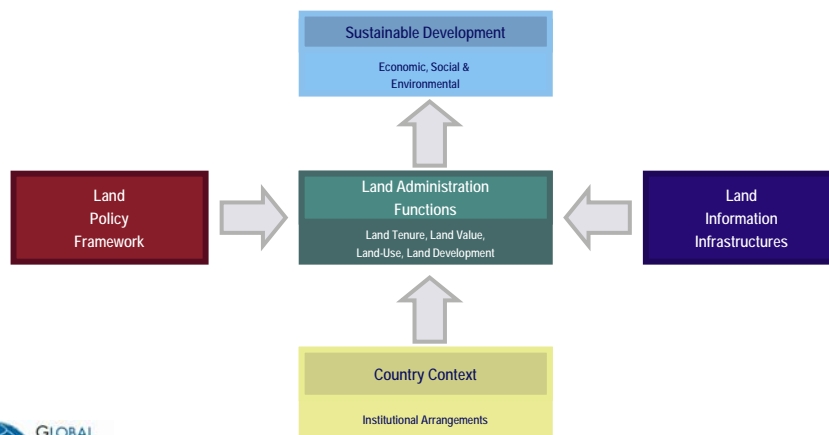
## More on requirements

- Co-management
  - Use all the local community activities already happening
  - Avoid top-down overkill, but start to work towards standardized approach
  - Create bi-directional information flow
  - Train barefoot land officers and record keepers (in many locations)
  - Supply them with minimal equipment
  - Raise awareness in community on land issues and recordation
  - Enhance trust by inspection by state and community
  - Encourage state organs to use the land record information



## More on Requirements

- Scalable (Land Management Paradigm - Williamson et al, (2010))



## The 10 design elements

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1. Assessment of national and community conditions
2. Build on community tenure practices
3. Introduce formalization and a land officer
4. Recordation
5. Land records, indexes and the record keeper
6. Inspection
7. Multiple sources of evidence
8. Dispute Resolution
9. System ownership by state and community
10. Emphasis on Continuum of land recording



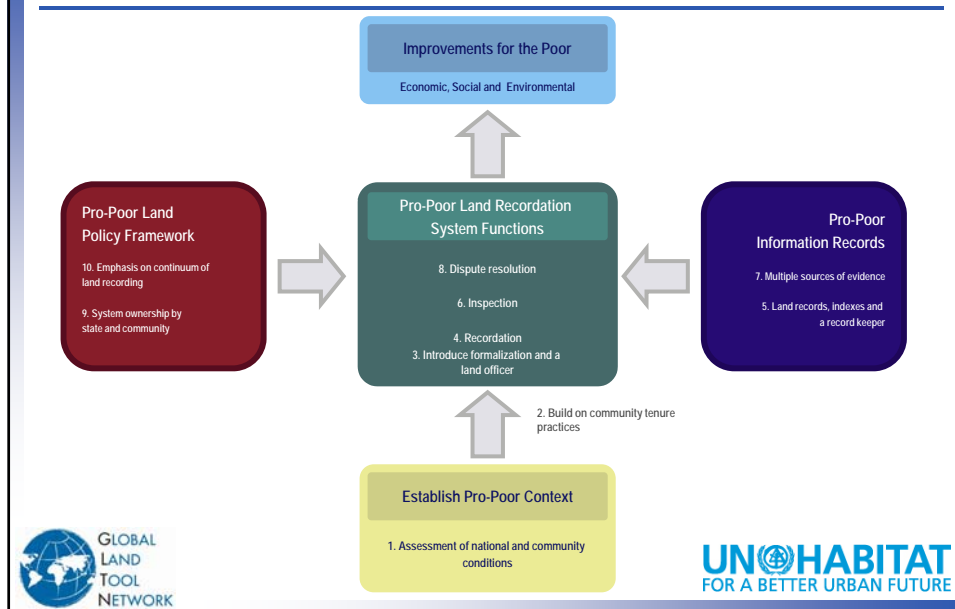
## More on the generic design

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- Built on community tenure practices
  - local tenure system is applied (unwritten, flexible, adaptive, ..)
- Use community leadership as the local gatekeepers
  - community leadership verifies seller, the right, buyer, etc.
  - barefoot land officer helps to put it in paper (form), advices and 'warns'
- Recording of this paper (by land officer)
- Land records, index and the barefoot record keeper
  - recorded paper is kept; indexes are updated (on name, land ID, ..)
  - record keeper has a look and discusses with land officer



## The 10 design elements as a system



## Further developments

- Idea was validated by mainly legal registry experts in EGM March 2011
  - More understanding is needed of communities and co-management
  - Lessons from bottom-up experiences need to be documented
  - Finally pilots should be started
- Field visit to river basin and forest management around Mount Kenya (IFAD supported) confirmed (new) community structures, local records (partly updated), co-management, informal land transactions, nearly no access to formal land sector agencies, ..
- Let communities volunteer for a next step in continuum of land recording a/o on the property ladder when they are ready for it

Thank you for your attention!

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