

FIG Working Week
 17 - 21 May, Bulgaria
 From the wisdom of the ages
 to the challenges of modern world
SOFIA 2015

FIG CHAMBER OF GRADUATED SURVEYORS

**GLTN LAND TOOLS
 -SOME EXAMPLES-**

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 University of Twente**

FIG **GLTN**
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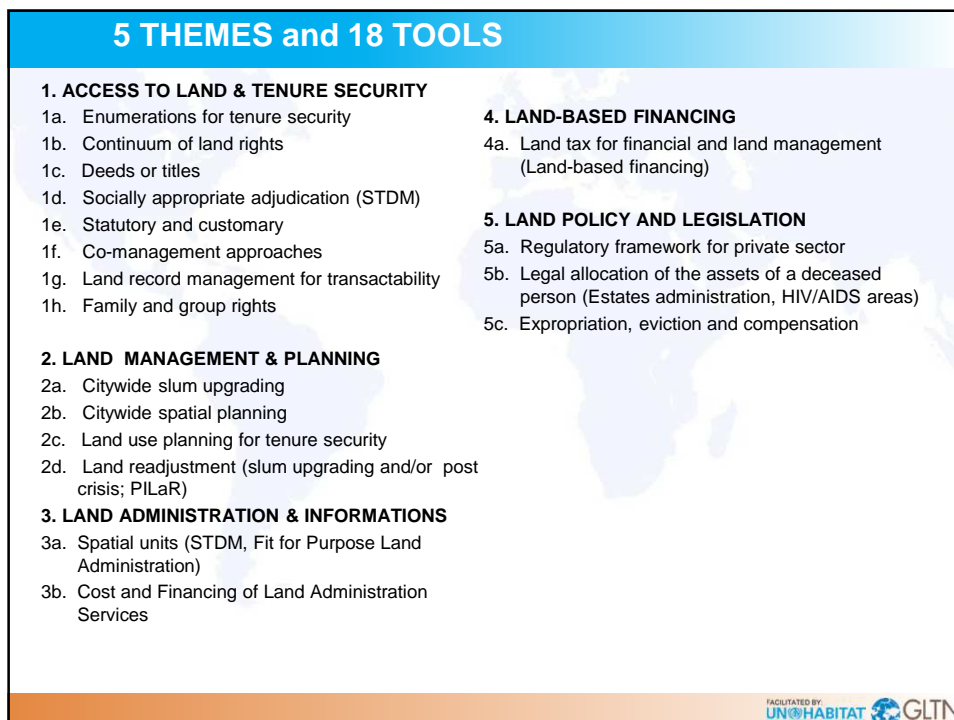
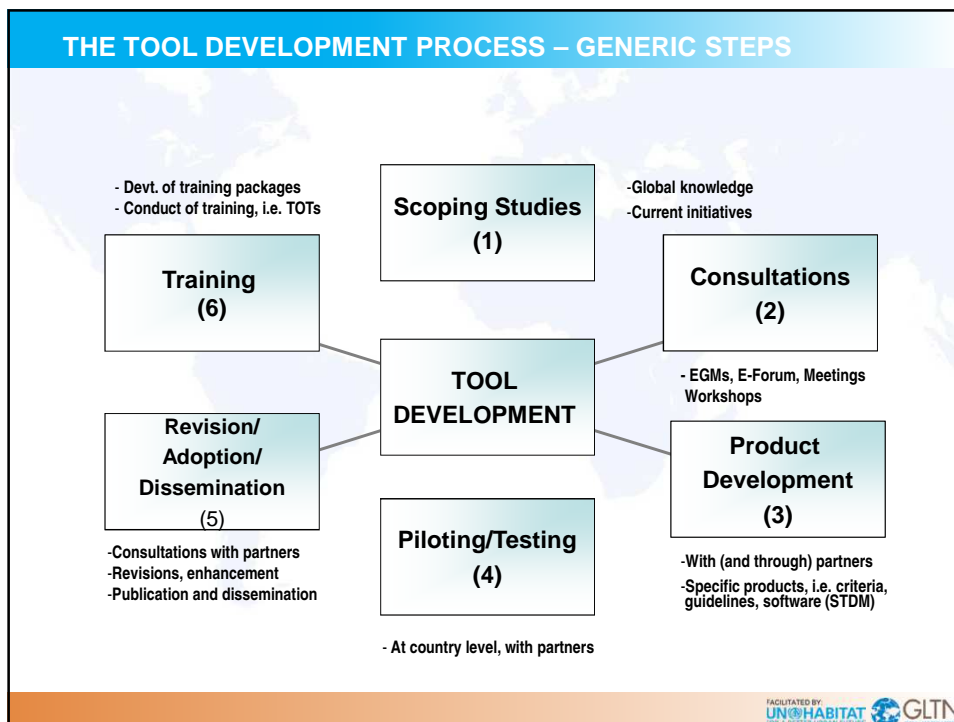
What are GLTN Land Tools?

GLTN considers that a tool is a **practical method to achieve a defined objective** in a particular context. More precisely, a tool facilitates decision processes based on knowledge to move from principles, policy and legislation to implementation.

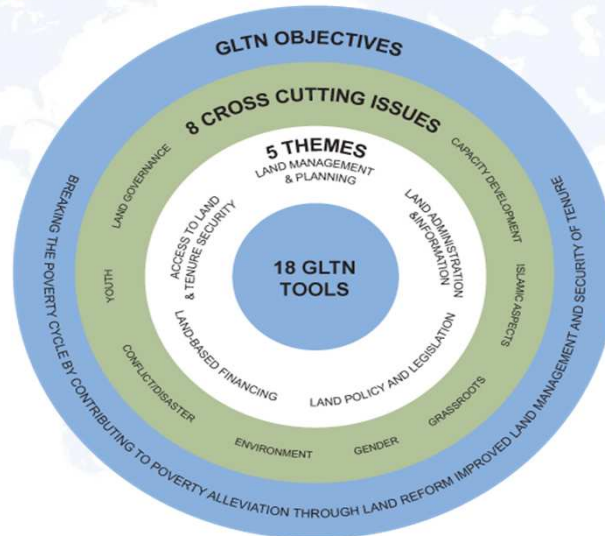
Land tool development can be understood as **the processes of reviewing, developing, documenting, implementing, disseminating, evaluating and monitoring** the tools.

Land tool can be a guide, criteria, software, training package, manuals, guidelines, frameworks, e-learning, etc.

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INTERACTION BETWEEN GLTN GOALS, CROSS-CUTTING ISSUES, THEMES AND TOOLS



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GLTN TOOLS KIT

GLTN is working on the development of different land tools, at different stages, namely:

Advanced stage

1. Social Tenure Domain Model (STDM)
2. Gender Evaluation Criteria
3. Enumerations for Tenure Security
4. Post Conflict/Post Disaster Guidelines
5. How to Establish an Effective Land Sector
6. Capacity development strategy
7. Grassroots Mechanism
8. Land and property taxation
9. Transparency in land administration training kits
10. Land mediation
11. Monitoring tenure indicators in city
12. How to conduct land inventory
13. How to develop a pro-poor land policy

Others (also under development)

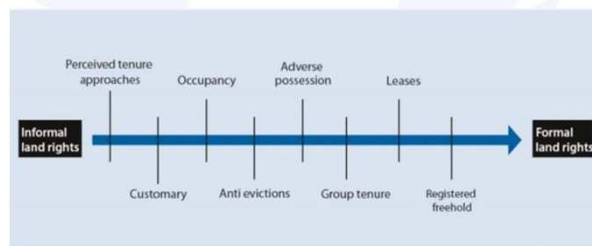
16. Guide to citywide spatial planning
17. Land information for urban land management
18. PILaR (Participatory and Inclusive Land Readjustment)
19. Costing and financing land administration services (CoFLAS)
20. Pro-poor land recordation
21. Land Use Planning for Tenure Security
22. Youth and Land
23. Fit for Purpose Land Administration
24. Multiverse of Women
25. Continuum of land rights – theoretical foundations
26. Customary tenure tools

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TOOLS : SOME EXAMPLES

CONTINUUM OF LAND RIGHTS

- Land is seen as lying on a continuum between informal and formal rights. In between these extremes are a wide range of rights. In reality these rights do not lie on a single line, and they may overlap with each other. Tenure can take a variety of forms. Individual freehold rights, at the most formal end of the continuum, should not be seen as the preferred or ultimate form. It is one of a number of appropriate and legitimate forms. The most appropriate depends on the particular situation and context.



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TOOLS : SOME EXAMPLES

CONTINUUM /2



Freehold as one of a number of appropriate and legitimate forms of tenure (customary, leasehold, etc.)

Global paradigm shift

GC resolution – other alternatives

AU Framework and Guidelines

VGGTs

European Commission, GIZ and USAID adopted the continuum

Over 25 countries following the path

Namibia Flexible Land Act most legally robust –
Incremental upgrading of tenure over time at
pace which people and state can afford and land
legal systems have enough capacity

GLTN Technical Assistance to Governments

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TOOLS : SOME EXAMPLES

PARTICIPATORY AND INCLUSIVE LAND READJUSTMENT (PILAR)

- Improved urban governance
- Improved supply of serviced urban land through a negotiated process
- PILaR recognition as a pre-eminent tool for inclusive city extension including densification
- Shifts in global debates for developing countries and revitalization of neglected tools
- PILaR brings to the forefront governance and inclusion as key strategic objectives of urban management
- Global Pilot (Colombia), Slum Upgrading (Uganda, Rwanda),

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TOOLS : SOME EXAMPLES

PILAR: KEY ACHIEVEMENTS

- Considerable progress in fast-tracking PILaR design and implementation
- Land Value Sharing Policy and Practice Guide for the City of Medellin done
- Sourcebook on PILAR is completed and publication is underway
- Effort to link land readjustment to slum upgrading is being undertaken



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TOOLS : SOME EXAMPLES

GENDER EVALUATION CRITERIA

- Process of bringing stakeholders together to identify gender inequalities in land and to dialogue and plan jointly for responses
- Developed by partners : Led by Huairou Commission, International Federation of Surveyors, Univ. of East London
- 2009/10: Grassroots Pilot testing in Brazil, Ghana and Nepal
- 2013 Roll-out championed by key GLTN Partners and UN-Habitat regional programmes in the Caribbean and Asia-Pacific (40 countries in total)



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TOOLS : SOME EXAMPLES

BRAZIL CASE: WOMEN'S EMPOWERMENT AND ENGAGEMENT

- Used by Espaço Feminista (EF) partnered and grassroots women for empowerment and engagement in the city's regularization process including issuance of legal titles to residents
- Impacted around 10,000 low-income families living in Ponte do Moduro, covering an area of approximately 50 hectares, covering a 46-year history of struggle for regularisation



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TOOLS : SOME EXAMPLES

THE SOCIAL TENURE DOMAIN MODEL (STDM)

- Supports the continuum
- Facilitate the recording of all forms of land rights and claims
- Based on open and free software packages
- Based on global standard (LADM)
- Can complement other tools and interventions
- Easy to use (slum communities are currently using it)

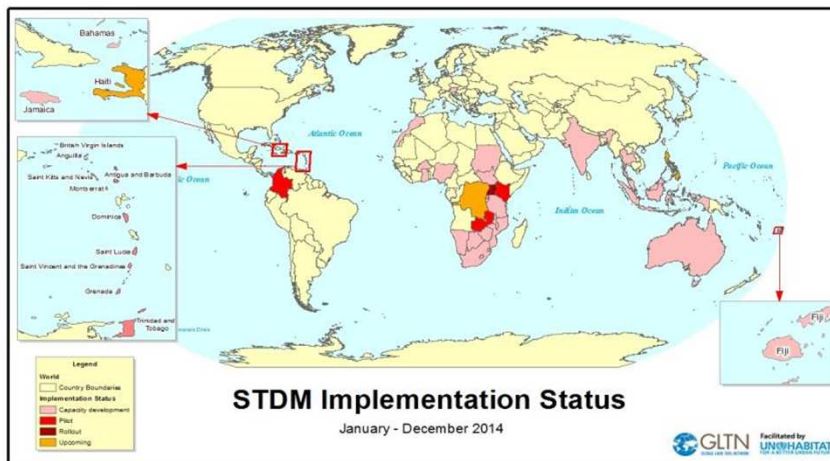


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TOOLS : SOME EXAMPLES

STDM IMPLEMENTATION



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TOOLS : SOME EXAMPLES

COSTING AND FINANCING OF LAND ADMINISTRATION (COFLAS)

- Practical methodology (tool) for Costing and Financing of Land Administration Services (COFLAS) in developing countries by reforming and “Modernizing the Budgetary Approach of Land Agencies” with a view to enabling them provide cost effective, efficient, sustainable and affordable services
- “Fit-For-Purpose” LAS through “right-sizing” the vision and the operational demands of land administration without sacrificing reasonable service quality, inclusivity, capacity, affordability



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TOOLS : SOME EXAMPLES

COFLAS

- Set of guidelines and tabular framework for exploring, identifying and prioritizing Land Administration Service (LAS) delivery options
- Based on costs of developing and running the services, financial resources available to pay for them, as well as other considerations such as human capacity and strategic decisions like service coverage.



Primary Target Users:

- Land sector staff in preparing proposals for LAS reform
- Land sector policy makers in assessing/proposing a case for land reform
- Key government agencies in reviewing LAS reform proposals and ensuring value for money

Key Achievement:

- First version of the COFLAS tool developed and validated by land industry

Next Steps

- Pilot CoFLAS in Tanzania & Lesotho
- Identification of other pilot activities
- Tool refinement based on pilot experience

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TOOLS : SOME EXAMPLES

VALUATION OF UNREGISTERED LANDS AND PROPERTIES

•Challenges

- 70% of land ownership units are not formally registered
- owners of unregistered land, who in most cases are the disadvantaged groups, cannot access valuation services
- Need to develop a tool for valuation of unregistered land and properties

•Progress

- GLTN, in partnership with RICS, commissioned a scoping study on Valuation of Unregistered Lands (2013)
- Follow-up study in 2014 to elaborate issues raised in the scoping study.
- The resultant report was reviewed at an Expert Group Meeting held in Bangkok in October 2014.
- Testing and piloting to follow...

TOOLS : SOME EXAMPLES

PRO-POOR LAND RECORDATION

Key Design Elements

1. Apply macro and micro level 'Political-Economy Analysis' using 'Stakeholder' and 'Force-Field Analyses'
2. Build on inclusive community tenure practice
3. Introduce acceptable local formalization and land officer
4. Recordation of all legitimate land tenures
5. Land records, index and a record keeper for a specified, coherent area
6. Inspection
7. Multiple sources of evidence and their local weights



TOOLS : SOME EXAMPLES

PRO-POOR LAND RECORDATION

Key Design Elements

8. Low-cost and readily available dispute resolution mechanism
9. System ownership and co-management by state and community
10. Emphasis on continuum of land recording
11. Monitoring and Evaluation mechanism of pro-poor land records impact



Way forward:

- Three country case studies
- Expert Group Meeting
- Publication and dissemination

TOOLS : SOME EXAMPLES

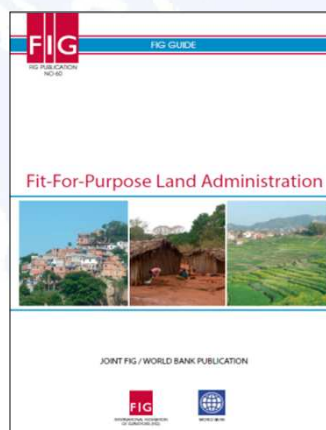
GUIDE FOR FIT FOR PURPOSE LAND ADMINISTRATION

Key Elements:

- Flexible
- Inclusive
- Participatory
- Affordable
- Reliable
- Attainable
- Upgradeable

Way Forward:

- Concepts widely accepted
- Development of a guide is under way
- More institutions and individuals are involved



TOOLS : SOME EXAMPLES

GLOBAL LAND INDICATORS

- GLTN as platform for the process – Global Land Indicators Initiative
- Indicators for post 2015 SDGs
- Long term global indicators for land and tenure security



Result: Land is prominent in agreed post SDG goals/targets (e.g. poverty, food security, women)

TOOLS : SOME EXAMPLES

GOING FORWARD

- Demand driven support:**
 - Country level land governance support
 - Learning exchanges with other countries
- Tool development (global/regional) and implementation at country level**
- More partnerships**
- Regional land initiatives**

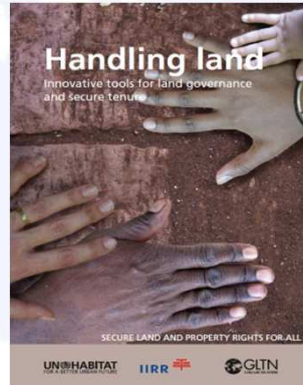


THANK YOU

NEED TO KNOW MORE?

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**MORE ACADEMIC OVERVIEW OF DEVELOPMENTS ON LAND TOOLS,
COMING OUT IN AUGUST 2015**

