Global Land Tool Network

Securing Land and Property Rights for All

Land Tools for Tenure Security for All

Dr. Samuel B. Mabikke
Master Class on Land Tools
Annual World Bank Conference on Land and Poverty,
Washington DC, USA, 20-24 March, 2017

UN-Habitat
For a Better Urban Future
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 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?
Paper-Based Land Admin Systems… still prominent

- Land documents deliver security of tenure

...but done better if documents are digital and not paper
An organized paper system

- Many developing countries have tried to organize their paper system
- Still difficult to store, retrieve, and recover data in case of damage / fire
- Such challenges require development of appropriate Land Tools
Other challenges ....with a Land dimension

- Climate change & Natural disasters
- Rapid urbanization
- Resource Conflicts
- Food, water and energy insecurity
- Increased demand for land and other natural resources for:
  - Biofuels
  - Emerging carbon markets
  - Food for local & foreign markets, etc.
Rapid Urbanization ... requires Good Land Governance
Most Slum Dwellers around the World lack Security of Tenure

% of Slum Dwellers
6
25 - 30
30 - 50
50 - 60
70+

Country Boundary

PROPORTION OF SLUM DWELLERS AROUND THE WORLD

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BRIEF HISTORY OF GLTN

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
GLTN OBJECTIVES

• Establish a Continuum of Land Rights rather than just focusing on individual land titling alone;

• Improve and develop pro-poor land management as well as land tenure tools;

• Unblock existing initiatives;

• Improve global coordination on land (Paris Declaration);

• Assist in the development of gender sensitive tools which are affordable and useful to a wide range of stakeholders;

• Improve the dissemination of knowledge about how to improve security of tenure at scale
Continuum/Range of Land Rights

- Informal land rights
  - Perceived tenure approaches
  - Customary
- Formal land rights
  - Occupancy
  - Alternatives to eviction
  - Adverse possession
  - Group tenure
  - Leases
  - Registered freehold
5. THEMES AND 18 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

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A 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.
TYPICAL LAND TOOL DEVELOPMENT PROCESS

Training (6)
- Devt. of training packages
- Conduct of training, i.e. TOTs

Revision/Adoption/Dissemination (5)
- Consultations with partners
- Revisions, enhancement
- Publication and dissemination

Scoping Studies (1)

TOOL DEVELOPMENT

Consultations (2)
- EGMs, E-Forum, Meetings Workshops

Piloting/Testing (4)
- At country level, with partners

Product Development (3)
- With (and through) partners
- Specific products, i.e. criteria, guidelines, software (STDM)

- Global knowledge
- Current initiatives

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FOR A BETTER URBAN FUTURE

GLTN GLOBAL LAND TOOL NETWORK
Select Land Tools for Tenure Security
Tenure Responsive Land Use Planning
Often Land Use Planning exists but is not sufficiently linked with Tenure Security.
1. A robust Tenure Responsive Land Use Planning Guide, with special focus on applications in developing countries.

- It incorporates other experiences and good practices from other organizations and countries (Africa, Asia and Latin America)

- Explains Step-by-Step process of doing LUP with Tenure Security focus

- Applications for both Urban and Rural
2. **Land Use Planning for Tenure Security: E-Learning Package**

- Based on Creyoco Software.
- Creyoco is an open source web-based authoring platform.
Social Tenure Domain Model (STDM)

A Pro-poor Land Recordation System
Social Tenure Relationship
- Use rights
- Occupancy
- Ownership
- Informal
- Customary tenure
- Common land
- Tenancy
- Hunting

Spatial Unit
Land, property, structure, natural resources, objects, etc.

Supporting Document
Sketch, audio, video, photos etc.

Party
Person/s or group/s

has

with

supported by
Social Tenure Relationship

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GLOBAL LAND TOOL NETWORK

FOR A BETTER URBAN FUTURE
TOOL SELECTION CRITERIA

- Based on free and open source
- Provides core GIS functionality
- Extensible framework
- Multiplatform programming language
- Multiuser capabilities
- Integration with external applications
STDM AND THE PARTICIPATORY ENUMERATION PROCESS

1. Planning and Consultations
2. Mapping and Structure Numbering
3. Interviews and Data Collection
4. Data Capture and Analysis
5. Data Validation and Updating

Community-Driven Enumeration Process

Count me in
Surveying for tenure security and urban land management

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Global Land Tool Network (GLTN)
CORE OPEN SOURCE PACKAGES

• Database Server = **PostgreSQL**

  *Rationale:*
  - Best DBMS with regard to total cost of ownership (TCO)
  - Supports database replication
  - Custom functions in multiple languages e.g. Python, R, Ruby, V8 JavaScript
  - Short cycle of new releases ~ 15 months
  - Confidence by top tech companies: Microsoft®, Apple, Fujitsu, etc.

• Spatial Extension = **PostGIS**

  *Rationale:*
  - Provides over a 1000 functions for storing, querying, manipulating spatial data.
  - Standards compliant (OpenGIS specification)
• Desktop GIS = **QGIS**

**Rationale:**
- Rich feature set of vector editing functions for managing spatial units
- Ever growing number of users and developers
- Huge volume of support manuals and tutorials
- Built-in support for PostgreSQL/PostGIS spatial databases
- Supports customization using different programming languages
- New stable version releases every 4 months
- Long term releases for fixing issues and support for 12 months (beginning February 2015)
SAMPLE OUTPUTS

Person Information (By Gender)

<table>
<thead>
<tr>
<th>First Name</th>
<th>Last Name</th>
<th>Gender</th>
<th>Photo</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alice</td>
<td>Adhiambo</td>
<td>Female</td>
<td></td>
</tr>
<tr>
<td>Alice</td>
<td>Atieno</td>
<td>Female</td>
<td></td>
</tr>
<tr>
<td>Anne</td>
<td>Rono</td>
<td>Female</td>
<td></td>
</tr>
<tr>
<td>Beatrice</td>
<td>Akinyi</td>
<td>Female</td>
<td></td>
</tr>
<tr>
<td>Beatrice</td>
<td>Adhiambo</td>
<td>Female</td>
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</tbody>
</table>
STDM Implementation Status
January - December 2014
STDM Implementation in Uganda

- STDM implemented in both **Urban** and **Rural** context.

- Piloted in Mbale Municipality – scaled out to **14 Municipalities** across Uganda

- **More than 89 informal settlements** have been mapped, profiled and enumerated to improve tenure security
STDM in the Rural Context

- VODP is using STDM to link farm landholdings with tenure security in Bugala Island.
- VODP plans to upscale STDM under the Oil Seed component covering 51 districts in customary areas of Northern and Eastern Uganda.
GENDERING
LAND TOOL
DEVELOPMENT
• 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.
Gender Evaluation Criteria (GEC)

- 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
**A SAMPLE OF THE GENDER EVALUATION CRITERIA TOOL**

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Examples of evaluation questions</th>
<th>Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equal participation by women and men and gender-responsive governance</td>
<td>Is the decision-making process in developing the land tool and in using the land tool itself, transparent and inclusive for both women and men?</td>
<td>An agreed critical mass (x%) of the decision makers are women</td>
</tr>
<tr>
<td>Capacity development, organization and empowerment of women and men to use, access and benefit from the tool</td>
<td>Is the information clear to, and does it empower both women and men to utilize the tool, and to know their rights related to this tool?</td>
<td>Information is available in at least x different forms (such as written, radio, etc.) and in local languages for different stakeholders</td>
</tr>
<tr>
<td>Legal and institutional considerations in regard to women and men’s access to land</td>
<td>Does the tool provide gender-responsive dispute resolution?</td>
<td>Land administration and management systems have dispute resolution mechanisms built in that are available to both women and men</td>
</tr>
<tr>
<td>Social and cultural considerations in regard to women and men’s access to land</td>
<td>Does the tool take into consideration statutory and customary laws and practices affecting women’s land rights?</td>
<td>Consultations to provide (x%) attendance from agreed (representative) groups</td>
</tr>
<tr>
<td>Economic considerations in regard women and men’s access to land</td>
<td>Does the tool promote economic opportunities for both women and men?</td>
<td>Registry/cadaster accommodates rights based and use rights tenure</td>
</tr>
<tr>
<td>Scale, coordination and sustainability to reach more women and men</td>
<td>Can the tool be implemented consistently (rather than ad-hoc)?</td>
<td>Existence of manuals for implementation</td>
</tr>
</tbody>
</table>
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
Countries Implementing the GEC


   - Espaço Feminsita, a feminist NGO based in Recife, Brazil has, since 2009, been using the Gender Evaluation Criteria as an advocacy tool in their struggle to secure tenure for the communities of **Ponto de Maduro, a large informal settlement** and home to over 8,000 low-income households.

   - At the World Urban Forum in Rio de Janeiro in 2010, it was announced that the area residents would not be evicted, and that a process of regularization would commence.

   - It was also publicly committed that a gender-sensitive approach would be used, and that this would be ensured through the application of the gender evaluation criteria throughout the regularization process.
2. **Ghana**: Evaluating the gender-sensitivity of the Land Administration Programme (focussing on *customary* rights)

3. **Nepal**: Using the criteria for advocacy during the *design phase* of new Land Policy
- Uganda: GEC has been piloted in 10 districts by the Uganda Land Alliance
• Ugandan case study examines the results, and potential impact, of GEC in a context where gender differentials in land access and management still remain large.

• Information was collected from 447 respondents (traditional leaders, religious leaders, community mediators and paralegals) and formal (District Land Boards, Area Land Committees, Local council Courts, Magistrates courts, Lawyers, District Land Office staff and Sub county Chiefs) land governance structures.
GLTN BRIEFING AND PROGRAMME
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GLTN
Islamic Land Tools

A training course on land, property and housing rights in the Muslim world

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ISLAMIC LAND TOOLS

GLOBAL LAND TOOL NETWORK

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ISLAMIC PRINCIPLES AND LAND OPPORTUNITIES FOR ENGAGEMENT

Siraj Sait & Hilary Lim
LAND, LAW & ISLAM
Property & Human Rights in the Muslim World

SHARE YOUR EXPERIENCE!!!

COMPETITION ON GOOD PRACTICES TO IMPROVE TENURE SECURITY IN THE MUSLIM WORLD
May - October 2013

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ISLAMIC LAND TOOL DEVELOPMENT
The Global Land Tool Network (GLTN) aims to

SHARE YOUR EXPERIENCE!!!

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GLOBAL LAND TOOL NETWORK
Land and Conflict

Identification of Good Practices in Land Conflict Resolution
Guide to Land Mediation tool

Why Land Mediation in DRC?

• it is the most appropriate method in a post conflict period;

• it seeks to maintain or to restore social balance;

• it contributes to the stabilization and the peaceful coexistence of communities that were once opposed to each other;

• it allows for the parties to be fully involved in finding the solution that suits them;

• it is not costly and it saves time.
APPLICATION OF TOOLS AT COUNTRY LEVEL

Customary Land Certification in Zambia

Short Video - 3min
“...the excitement of community mapping is beyond the data that’s being created, but the possibility of a fundamental shift in the power dynamics of how development is practiced.
“....participatory Mapping of Customary Land Tenure - more than Demarcating Boundaries”
If people know the facts about their own lives, they have more power to call to account those institutions which are supposed to serve them, and ultimately, to improve their lives themselves...."

• Build the Capacity of Community (esp. local women) to map their own parcels of land, fostering Participatory Planning, Community Education, And Cooperative Organization”
established a Borehole for safe Water
Community Validation Process ..... creates ownership of data
Enhanced Multi-stakeholder Platforms and Partnerships
Empowering Women to talk about land… a topic which is male dominated
THANK YOU!

NEED TO KNOW MORE?

GLTN Secretariat
UN-Habitat, P.O Box 30030, Nairobi 00100, Kenya

gltn@unhabitat.org
Samuel.Mabikke@unhabitat.org

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