Third UN-GGIM-AP Plenary Meeting
10-12 November 2014, Bali, Indonesia

FACILITATED BY:
GLOBAL LAND TOOL NETWORK

• Coalition of 65 international partners
• Focuses on tenure security
• Promotes good land governance and continuum of land rights
• Works in both urban and rural areas
• Moving towards regional/country level engagement

Core Values:
• Pro-poor
• Governance
• Equity
• Subsidiarity
• Affordability
• Systematic large scale approach
• Gender sensitiveness
• Sustainability
Global Land Challenges

Conventional land systems cannot deliver tenure security at scale:

- Limited coverage (30% globally, some countries like Nigeria 3%)
- Complexity of land rights, claims and records (e.g. customary, statutory, informal - Liberia)
- Systemic inequalities (e.g. women’s limited access/control over land, youth not addressed)
- Rapid urbanization is increasing pressure on land (e.g. urban sprawl 175% by 2030)
- Food security and pressures on agricultural land (need 70% increase in food production by 2050)
- Large scale land investment (78% in agriculture but majority in non-food corps)

Global Land Tool Network

GLTN, as facilitated by UN-Habitat, was established to address these challenges

“Securing Land and Property Rights for All”
THE ASIA AND THE PACIFIC

- Covering 30% of total land mass
  - Stretching from Turkey to Kiribati and from Russia to New Zealand
- Home to 2/3 of world’s population
- Increasing level of urbanization
  - 2011: 13 of world’s 23 megacities
  - 2025: 7 of world’s 10 largest cities
- About 80% farming households are small scale farmers
- Key challenges:
  - Economic transformation with growing inequality
  - Vulnerability, risk exposures
  - Environmental degradation & declining quality of growth

KEY LAND CHALLENGES

- Challenges – never been greater and will grow.
- Changing rural populations and livelihoods - 80% of farmers are smallholders, and are increasingly women and ageing.
- Economic success story led by rapid urban transformation, although:
  - social costs: – growing inequality in equity and access to land, and
  - people being left behind.
  - environmental costs.
KEY LAND CHALLENGES

- Inability to stop the spread of informal settlements. Western spatial planning is limited.
- Food and water insecurity and access to land.
- Climate and disaster risk: Asia-Pacific most affected by natural disasters.
- Environmental degradation & declining quality of growth – rural & urban: From deforestation, pollution to urban sprawl.

THE REGIONAL INITIATIVE

Regional Land Tenure Initiative in the Asia-Pacific
- Initiated by UN-Habitat, UNESCAP and other partners in late 2013
- Initial Objectives:
  - Provide consultation platform for Asia and the Pacific
  - Further knowledge and discussion on regional entry points for land tenure interventions
  - Increasing interest (and engagement) by partners
THE PROCESS

Initial Meeting
October 2013

Scoping study
Started in early 2014

Multi-stakeholder meeting
June 2014

FIG Congress
June 2014

Country Studies/ Final Scoping Study
July- December 2014

Multi-stakeholder Agreements/ Planning
November 2014 - March 2015

Implementation
Strengthening Partnership
April 2015 onwards

REVIEW OF TENURE SECURITY

• Objectives to identify:
  • Existing programmes/projects.
  • Opportunities for partnership and engagement.
  • Key issues on land tenure security and land governance.
  • Work with partners on responsible governance, and appropriate land policies, tools.
  • Approaches that are pro-poor gender appropriate, effective and sustainable.
THE REGIONAL INITIATIVE

Methods:
- Inception meeting in Bangkok (Oct, 2013), and GLTN partners meeting at The Hague (Nov 2013)
- Review of literature and existing projects
- Key informant interviews
- Questionnaire responses from 13 of the countries
- Country reports commissioned for Pakistan, Lao PDR, Timor-Leste, and P.N.G.
- Incorporate findings from the Regional Multi-stakeholder consultation in Pattaya in June 2014
- Further reviews, consultation and meetings

SOME LIMITATIONS

- REGION COVERS 30% OF GLOBAL LAND MASS - STRETCHES FROM TURKEY TO KIRIBATI, AND RUSSIA TO NEW ZEALAND.
- DIVERSITY OF LAND TENURE - PUBLIC, FREEHOLD, LEASEHOLD, USUFRUCT, CUSTOMARY, ISLAMIC TENURE, RENTAL AND TENANCY ARRANGEMENTS.
- THE DEGREE TO WHICH THE 15 SELECTED COUNTRIES REPRESENT A LARGE, COMPLEX AND VERY DIVERSE REGION:
  - Pacific Region – Fiji, PNG.
  - East and North East Asia – China and Mongolia.
  - North and Central Asia – Georgia, Uzbekistan
  - South and South-West Asia – Afghanistan, Bangladesh, India, Pakistan
  - South East – Indonesia, Lao PDR, Philippines, Timor-Leste, Vietnam
ISSUE 1: CHANGING RURAL POPULATIONS AND ACCESS TO LAND

• 80% of farming households are smallholders who are ageing and increasingly women
• Previous land reforms led to unequal land distribution, fragmentation and duality of tenure systems
• Rural poverty highest in rural landless, marginal farmers, tenants, IPs, IDPs, and ethnic minorities
• Large scale land acquisitions – forest dwellers, IPs
• Many programmes such as REDD+ minus tenure security
OVERVIEW OF KEY ISSUES

ISSUE 2: WOMEN’S TENURE SECURITY AND ACCESS TO LAND AND RESOURCES

- Most formal records in men’s name, or joint
- Women’s ability to inherit property is restricted in many countries across the region
- Often not involved in dialogue
- Largest marginalised group

ISSUE 3: URBAN GROWTH AND TENURE INSECURITY

- Informal Land occupation and informal land markets
- Constant threat of eviction, and land grabbing
- Inability to control the location & spread of informal settlements (land use planning)
- Settlement in areas of high hazard-risk
- Western land use planning approaches ineffective
OVERVIEW OF KEY ISSUES

ISSUE 4: TENURE INSECURITY OF INDIGENOUS PEOPLES

- Dispossession - risk of eviction, destruction of livelihoods, and pressure to assimilate
- Large scale land-based development projects – history of land acquisitions or concessions that undermine IPs tenure rights
- Climate change – changes in livelihoods, food security, resettlement

OVERVIEW OF KEY ISSUES

ISSUE 5: THE IMPACT OF CLIMATE CHANGE AND NATURAL DISASTER ON TENURE SECURITY

- Informal development on hazard-prone land
- Places greater pressure on rural landless and IDPs
- REDD potential due to large forest areas. Tenure security concerns.
- Disaster risk not adequately integrated into planning
OVERVIEW OF KEY ISSUES

ISSUE 6: ISLAMIC LAND TENURE SECURITY ISSUES

- Lack of rights for women to hold, use, inherit and sell property in practice
- Youth, children’s access to land - assumed family will provide
- Marginalised groups, migrants, and IDPs - at risk of losing their land rights through land grabbing and forced evictions
- Islamic inheritance laws - uneconomical subdivisions & excessive land fragmentation

ISSUE 7: LAND ADMINISTRATION ISSUES

- Main land administration issues raised:
  - Quality of land records – paper-based, inaccurate, out-of-date,
  - Limited coverage – most without formal records.
  - Uncertain demarcation - informal tenures and public land.
- Problems with policy and legal frameworks:
  - Formal tenures only – only serves the elite.
  - Don’t adequately protect the tenure rights of the vulnerable – poor, women, elderly, children, IPs, IDPs, ethnic minorities.
  - Limited recognition of cultural norms - customary & religious land principles
- Land valuation records very limited.
  - Inefficient land market and loss of revenue from taxation.
  - Inequitable compensation for land acquisition and resettlement.
  - Limited guidelines for valuation of non-formal tenures.
OVERVIEW OF KEY ISSUES

ISSUE 8: CROSS CUTTING ISSUES

- The urban-rural divide
- Capacity limitations across all organisations particularly public sector
- Many of the issues above lead to disputes – improved resolution mechanisms needed
- Technology drives policy and practice – the need for Fit-For-Purpose Land Administration and Continuum of Land Rights Approach

KEY CHALLENGES AND BARRIERS

- Capacity limitations in government agencies
  - Inadequate capacity in local land institutions across the region.
  - How do we have sustainability of projects?
- Disconnection between development, climate change, land use planning and the land sector.
- Lack of understanding of the role of private sector
  - Huge economic growth in the region - many drivers.
  - How can this lead to improved tenure security?
- The large number of people outside formal land administration systems
  - More than 70% of people without formal recognition of tenure.
  - How do we bring them into the formal land administration system?
OVERVIEW OF OPPORTUNITIES

- Fit-for-purpose through spatial innovation:
  - Low-cost recording of land rights for informal tenures
  - Complete spatial frameworks
  - Digitisation of land records
  - Mobile access to land records
- Alternative dispute resolution
- Valuation of non-formal lands
- Vibrant academic and civil society organizations
- Capacity development will allow for more sustainable changes

IDENTIFIED PRIORITY ACTIONS

- Multi-stakeholder dialogues and meetings (also at country level)
- In-depth and context specific studies and research (e.g. climate change)
- Capacity development initiatives (e.g. education, organizing groups).
- Implement measures to improve land records (digitalization) where appropriate.
- Knowledge sharing (e.g. web portal, good practices, learning exchanges)
- Advocacy and awareness building
- Monitoring and evaluation
NEED TO KNOW MORE?

Visit us: www.gltn.net

Handling land
Improving access and governance

SECURING LAND AND PROPERTY RIGHTS FOR ALL

FACILITATED BY:
UN-HABITAT
FOR A BETTER URBAN FUTURE

GLTN
GLOBAL LAND TOOL NETWORK