



GLTN

GLOBAL LAND TOOL NETWORK

SECURING LAND AND PROPERTY RIGHTS FOR ALL

FIT-FOR-PURPOSE LAND ADMINISTRATION TOOLS AND APPROACHES

Workshop on Land Administration and Management

**20th United Nations Regional Cartographic Conference for Asia and the Pacific
4th Plenary Meeting of Regional Committee of the United Nations Global Geospatial
Information Management for Asia and the Pacific**

8th October 2015, Jeju Island, Republic of Korea

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COUNTRY STRATEGY?

- Population?
- Cadastral coverage?
- Registered properties?
- Existing land programs?
- Capacity issues?
- Costs?
- COUNTRY STRATEGY FOR SCALING UP?



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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 crops*)

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



“Securing Land and Property Rights for All”



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FIT FOR PURPOSE – WHAT IS IT?

- **Not new!** Western LA is built on this concept
- Serves the purpose of scaling up
 - Full scale coverage
 - Secure land rights for all
 - Less cost, less time, less capacity issues
- Flexibility (spatial, legal and institutional)
- Upgradeable; Incremental Improvements



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WHY THE NEED?

- About 75% of world's population do not have access to formal systems to register and/or safeguard their land rights
- Women have insecure tenure (less than 3% ownership)
- Western-style LA solutions do not fit the developing countries needs
- Fit for Purpose LA tools are appropriate, accessible and affordable



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Facing the Global Agenda



Trustable land information and good land administration is fundamental for:

- Responsible governance of tenure
- Coping with climate change
- Meeting the Millennium Development Goals
- Achieving sustainable development
- Enforcing human rights

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NEED TO CHANGE PARADIGM!

CHALLENGES

- ❑ Continued reliance on good old solutions and / or tendency to trivialize non-conventional thinking and tools
- ❑ Lack of appropriate land policies and legal framework
- ❑ Lack of tools to implement innovative policies, enabling legal framework and new thinking
- ❑ A framework to monitor improvements in land tenure security at country level (Post-2015)
- ❑ Disengagement due to the highly political nature of land

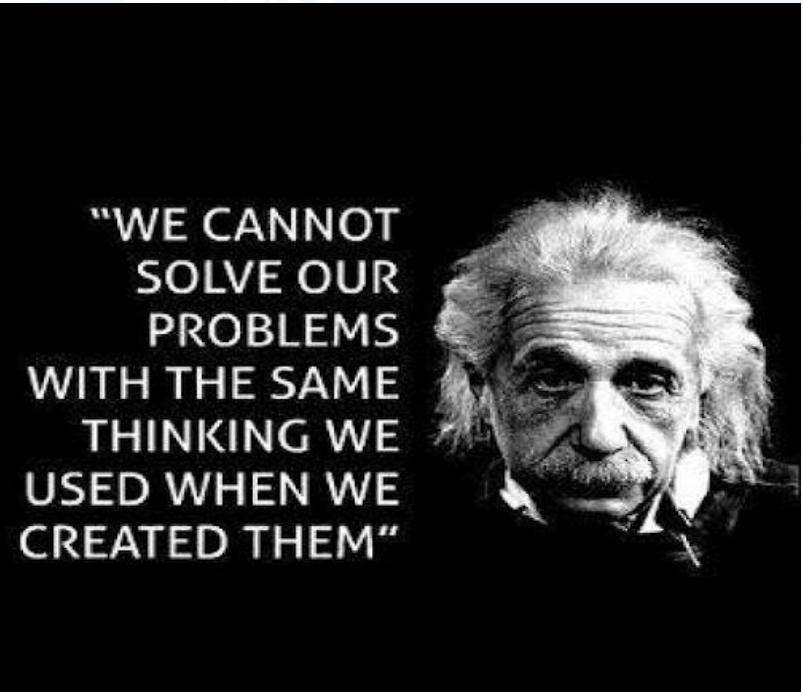
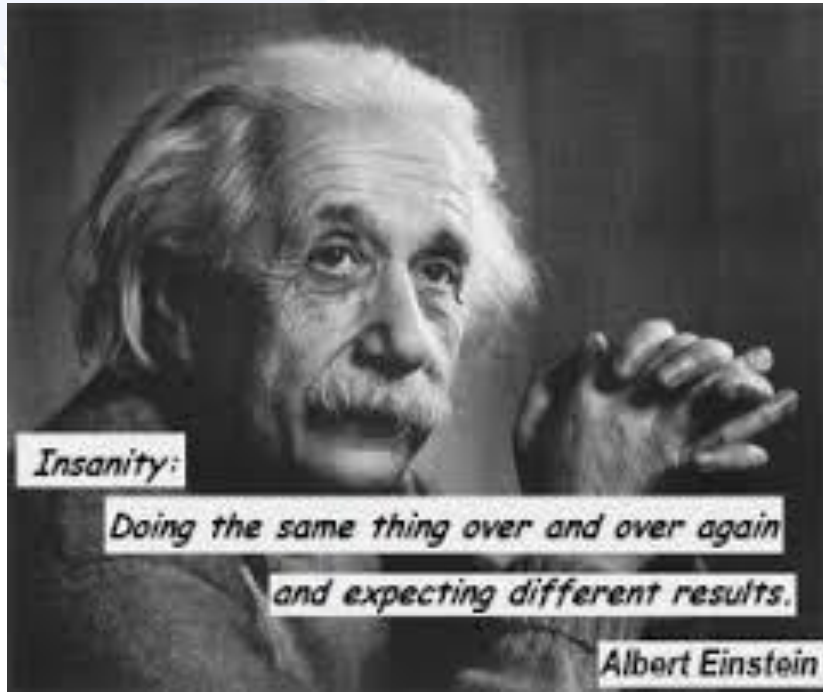


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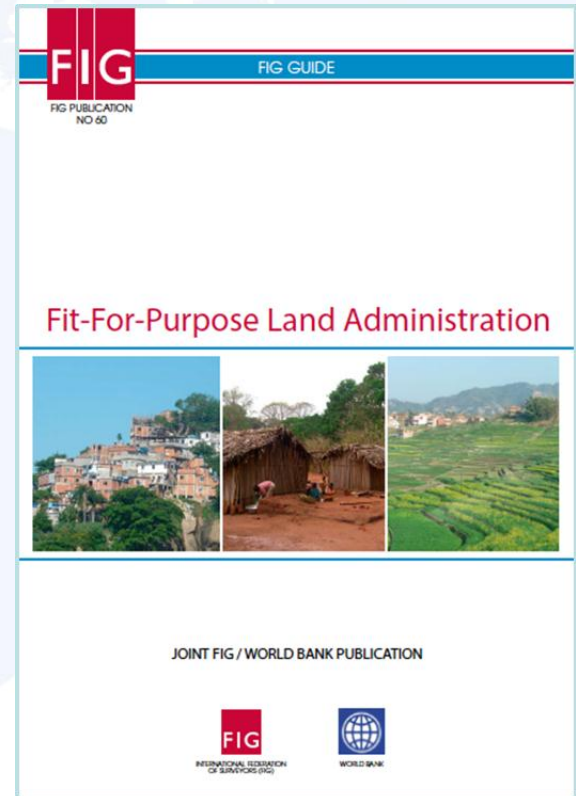
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FIT FOR PURPOSE LAND ADMINISTRATION

- **Flexible** - approaches for varying use and purpose
- **Inclusive** - in scope to cover all tenure and all land
- **Participatory** - in approach to data capture; ensure community support
- **Affordable** - for the government to operate and for the society to use
- **Reliable** - in terms of information that is authoritative and reliable
- **Attainable** - to establish the system with a short time frame and within available resources
- **Upgradeable** - incremental improvement over time



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Fit-for-Purpose Land Administration – the concept



FIG pub. no. 60
2014

Spatial Framework:

Aerial imageries country wide
Participatory field adjudication
Incremental improvement
Continuum of accuracy

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Fit-For-Purpose
Land Administration
Principles &
Guidelines

GLTN Guide
2016



Legal Framework:

Enshrine FFP approach in law
Secure all land rights for all
Human rights, gender equity
Continuum of tenure - STDM

Institutional Framework:

Holistic, transparent and cost effective
Sustainable IT-approach
Ongoing capacity development
Continuum of services

Stig Enemark, Sept. 2014

Capacity Development is at the Centre!

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BUILDING THE SPATIAL FRAMEWORK

- Visual boundaries rather than fixed boundaries is sufficient for most LA purposes
- Aerial/satellite imagery rather than field surveys
- Accuracy relates to the purpose
- Opportunities for upgrading, incremental improvement



Orthophoto used as a field work map sheet with a georeferenced grid. The map shows the delineated parcel boundaries and parcel identification numbers.



Vectorised field map showing the resulting cadastral map with parcel boundaries and cadastral numbers.

Source: Zerfu Hailu, Ethiopia

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BUILDING THE LEGAL FRAMEWORK

- Administrative rather than judicial lines
- A continuum of tenure rather than just freehold
- Flexible recordation rather than only one register
- Ensuring gender equity for rights in land



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BUILDING THE INSTITUTIONAL FRAMEWORK

- A holistic institutional framework rather than working in 'silos'
- Good and transparent land governance rather than bureaucratic barriers
- Flexible IT-approach rather than high-end technology solutions
- Transparent land information with access for all



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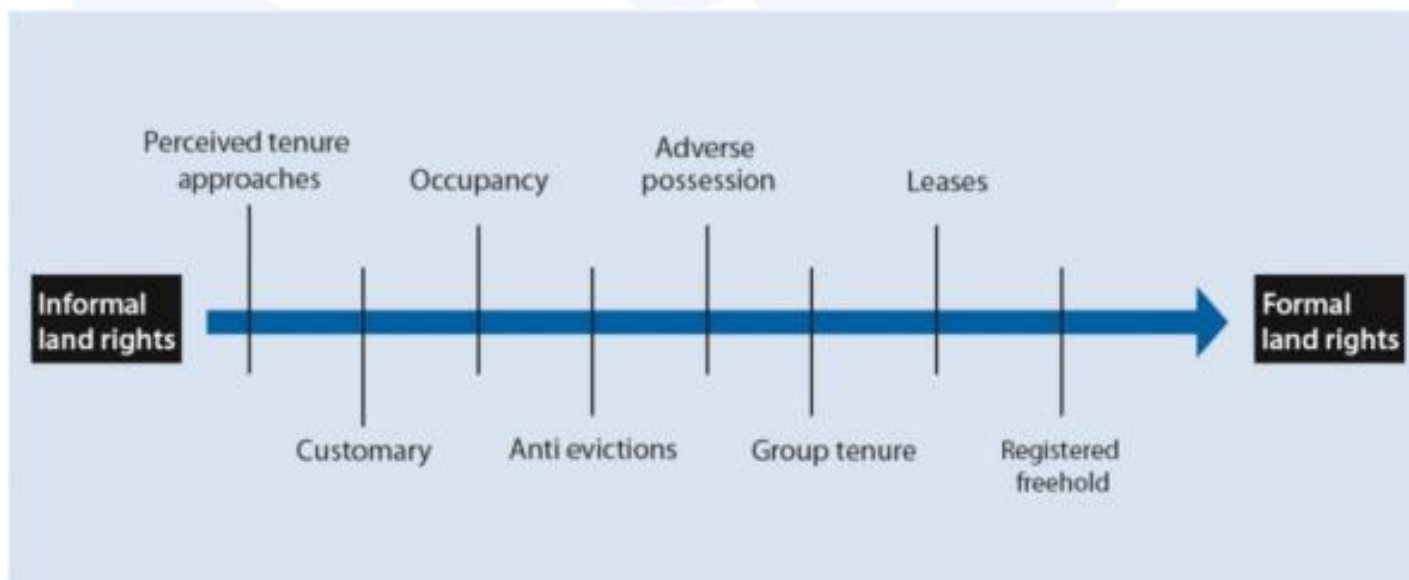
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TOOLS AND APPROACHES: OTHER EXAMPLES

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. The most appropriate depends on the particular situation and context.



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TOOLS AND APPROACHES: OTHER 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 (Land Administration Domain Model - ISO 19152:2012)
- Can complement other tools and interventions
- Easy to use (*slum communities are currently using it*)
- More information at <http://www.stdm.gltn.net>



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TOOLS AND APPROACHES: OTHER EXAMPLES

- Participatory enumerations
- Gender Evaluation Criteria
- Valuation of unregistered lands and properties
- Participatory and Inclusive Land Re-adjustment (PILaR)
- Pro-poor land recordation

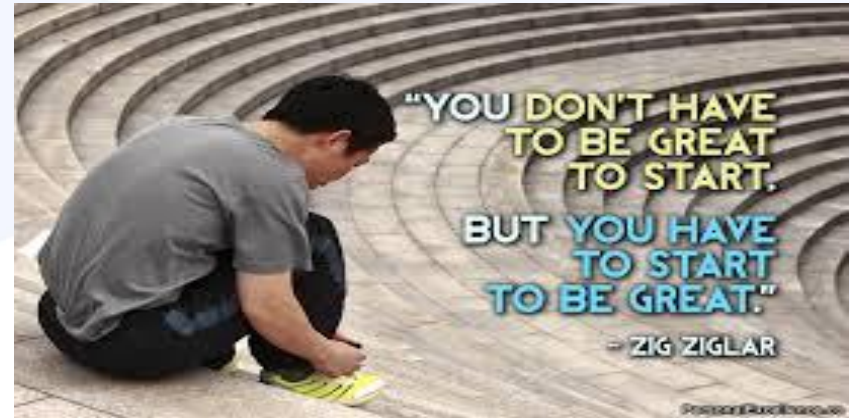
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THE NEXT PARADIGM SHIFT

THIS WILL REQUIRE STRUCTURAL CHANGES IN THE POLICY, INSTITUTIONAL, TECHNICAL AND PROFESSIONAL DOMAINS TO ALLOW THIS TO BE SUCCESSFULLY AND QUICKLY IMPLEMENTED.



Solutions



Policy and Practice

Solutions



Challenges and Demands

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THANK YOU

NEED TO KNOW MORE?

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