Thematic Discussion: Land

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Land, Tenure and Property Administration Section

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Land & Livelihoods

- Rural & urban approaches
- Jobs
- Access to water etc.
- Informal business
- Migrants & remittances

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Climate change & land resources

- •Rural & urban link
- •Climate refugees
- •Impact on cities
    - Planning
    - Property values
    - Financing
    - Governance

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Integrated land use planning & management

- •Global Land Tool Network
- •Participatory planning at scale
- •Master planning
- •Standards
- •Weak state structure
- •Institutional coordination
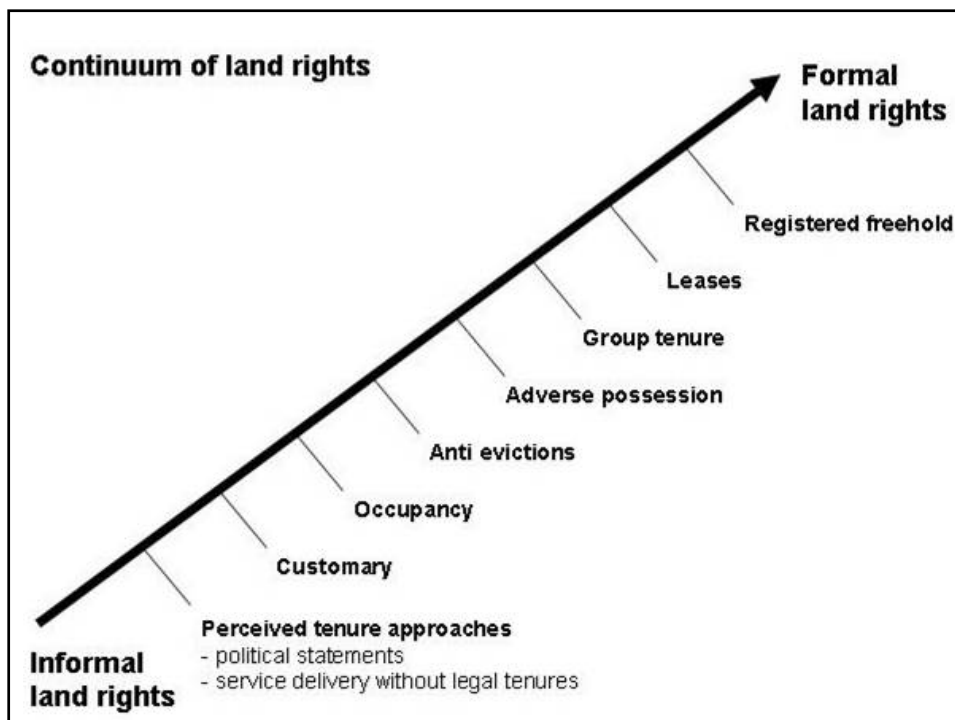- •Planning permissions
- •Decentralized planning

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Information systems & tools for land use planning

- Conventional, zoning & cadastre
- As built vs. master plan
- GLTN: FIG & ITC working on STDM
    - Range of rights (pastoral, secondary, individual)
    - Range of subjects (individuals/groups)
    - Range of descriptions (cadastral, pictures, dots)

- LADM/STDM as ISO TC 211 standard

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Continuum of land rights — Formal land rights

Registered freehold
Leases
Group tenure
Adverse possession
Anti evictions
Occupancy
Customary
Perceived tenure approaches
- political statements
- service delivery without legal tenures

Informal land rights

GLTN objectives

The objectives of GLTN:

a) To increase global knowledge, awareness and tools to support pro-poor and gender sensitive land management;

b) To strengthen capacity in selected countries to apply pro-poor and gender sensitive tools to improve the security of tenure of the poor in line with the recommendations regarding UN Reform and the Paris Declaration on Aid Effectiveness.

GLOBAL LAND TOOL NETWORK
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GLTN is an attempt to create a comprehensive global focus to move the land agenda forward

The GLTN agenda:

- Develop pro poor gendered land tools
- Unblock existing initiatives and to add value
- Research, documentation and dissemination
- Strengthen global comprehensiveness (Paris Declaration)
- Improve security of tenure for the poor (Global Campaign on Secure Tenure)
- MDG goals: indicators/benchmarks

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Historical development of the global land agenda

1. During the last 15 years stakeholders have identified that there are a lack of pro poor approaches to land.
2. Civil society has been lobbying governments to deal with rural and urban poor land issues.
3. Experts, prominent land lawyers and planners promoting the land tool agenda. FIG identified that technical tools needed for pro poor land administration approaches & working group established.
4. Approximately 15 countries in Africa developed pro poor policies and tenure types. Now in search of pro poor instruments and methods for implementation.
5. The World Bank carried out regional workshops, released report on Land Policies for Growth and Poverty Reduction. The bank is now undertaking research on pro poor implementation.
6. The UN General Assembly Resolution 59/239 encouraging countries to promote the administration of land and property rights.
7. Numerous international conventions around housing rights.

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The Global Land Tool Network identifies five themes on land tool development:

1. Land rights, records and registration

2. Land use planning

3. Land Management, Administration and Information

4. Land law and enforcement

5. Land Value Capture

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18 GLTN land tools, 5 themes

1. Land rights, records and registration
1a. Enumerations for tenure security
1b. Continuum of land rights
1c. Deeds or titles
1d. Socially appropriate adjudication
1e. Statutory and customary
1f. Co-management approaches
1g. Land record management for transactability
1h. Family and group rights

2. Land use planning
2a. Citywide slum upgrading
2b. Citywide spatial planning
2c. Regional land use planning
2d. Land readjustment (slum upgrading and/or post crisis)

3. Land Management, Administration and Information
3a. Spatial units
3b. Modernising of land agencies budget approach

4 Land law and enforcement
4a. Regulatory framework for private sector
4b. Legal allocation of the assets of a deceased person (Estates administration, HIV/AIDS areas)
4c. Expropriation, eviction and compensation

5. Land Value Capture
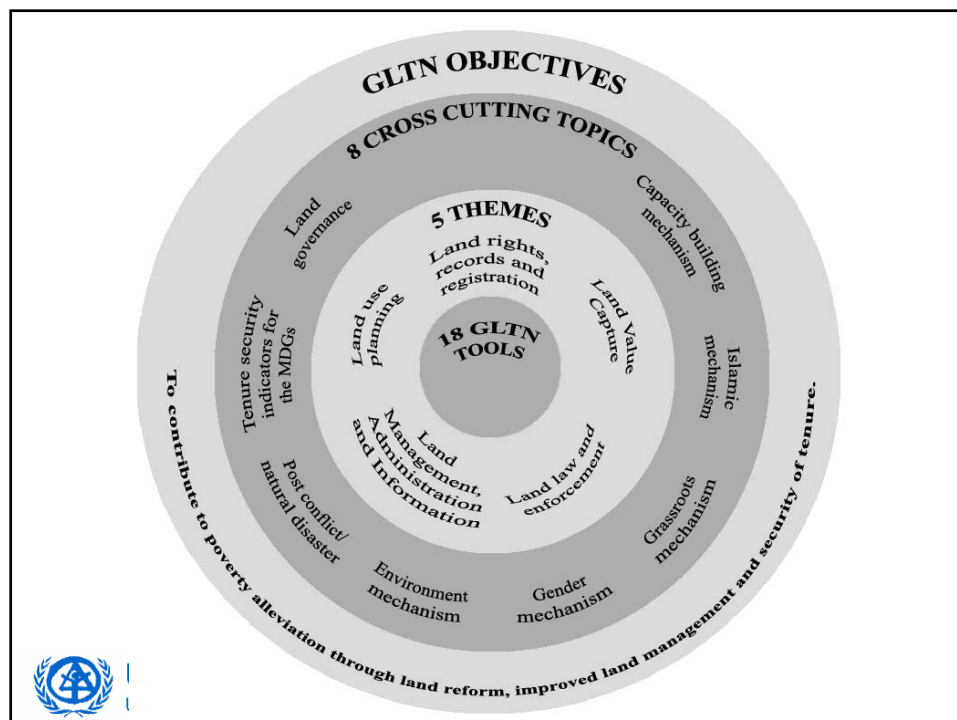5a. Land tax for financial and land management

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The Global Land Tool Network identifies eight cross cutting issues on land tool development:

1. Land governance
2. Tenure security indicators for the MDGs
3. Capacity building mechanism
4. Islamic mechanism
5. Post conflict/natural disaster
6. Environment mechanism
7. Gender mechanism
8. Grassroots mechanism

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What is a Global Land Tool Network partner?

The Partners of the Global Land Tool Network accept and agree on:

        a) The values of the GLTN

        b) Land tool development at scale/ upscaleable

        c) To lend financial and/ or knowledge input

        d) To represent regional/international institutions, organisations or networks

        e) Non commercial value

The Global Land Tool Network core values:

Pro-poor, Governance, Equity, Subsidiarity, Affordability,
Systematic large scale approach, Gender sensitiveness

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Ongoing initiatives with GLTN key external partners

1.	CASLE	Land registrars workshop, Africa
2.	CLEP	Working group 5, Geoff Payne; S.A. study on titling
3.	COHRE	Grassroots mechanism, eviction guidelines, Global
4.	FAO	Land governance, pro poor compensation & land acquisition -WB/FIG
5.	FIG	STDM, Global, proceedings of E.Europe, statutory & customary
6.	Huairou Commission	Gender mechanism, Global, gender workshop
7.	IHS	Land administration training, Global
8.	IULVT	Land Value Taxation, online training, Global
9.	ITC	Transparency in land administration course, Africa
10.	Lincoln Institute	Land law and policy training, Global
11.	MCC	Indicators for land policy implementation, ?LAC, peer review
12.	Norway	Funding, Publication
13.	SDI	Enumerations, Global, ISK, Kisumu, Kenya
14.	Sida	Funding
15.	UNECA	Indicators for land policy implementation, Africa –WB/AU/AFD
16.	UEL	Islamic land tools, Age related land tools, Global, EGM, training packages
17.	World Bank	Uganda, Tanzania, Ethiopia, India –continuum of land rights, regulatory frameworks, land governance workshop