Fit-For-Purpose Land Administration: Guiding Principles
Presentation Outline

1. GLTN overview -

2. Geospatial Data - Sustainable Development -

3. Fit-for-purpose Land Administration

   Guiding Principles -
1. GLOBAL LAND TOOL NETWORK (GLTN)

- GLTN is a growing coalition of 75 international partners concerned with rural and urban land issues working:
- GLTN was formed in 2006 – a proactive response to land challenges globally

“To contribute to poverty reduction and sustainable development through promoting secure land and property rights for all”

- GLTN develop, test and promote pro-poor, gender-responsive land tools that can be implemented at scale, at country level

CORE VALUES:

Pro-poor, governance, equity, subsidiarity, affordability, systematic large scale approach, gender sensitiveness and sustainability.

FACILITATED BY:

**UN-HABITAT**

**UN-GGIM-AP**

**GLTN**
GLTN Objectives

• Establish a continuum of land rights rather just focus on individual land titling;

• 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 NGOs/grassroots, professionals, academia/training and other stakeholders;

• Improve the dissemination of knowledge about how to improve security of tenure at scale
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 (including piloting and upscaling), disseminating, evaluating and monitoring the tools.

- Land tool can be a guide, criteria, software, training package, manuals, guidelines, frameworks, etc.
Geospatial Data in SDGs and NAU

Chengdu Forum on GGIM, China, October 2013

“Development and Applications in Urban Hazard Mapping”

“Geospatial information needs to contribute much more to the post-2015 sustainable development agenda: disaster risk reduction; sustainable development; and the global trend towards urbanization. You, as a global professional community, must decide and determine if and how this will happen.”

Wu Hongbo
Under-Secretary-General for Economic and Social Affairs
The Global Land Indicators Initiative (GLII) is a collaborative and inclusive process for the development of the Global Land Indicators.

- **Rationale:**
  - There is need for a common framework, understanding and tracking progress on critical land issues globally.
  - Promoting nexus between global, regional and country and project levels is critical to ending poverty.
  - There is a convergence of global, regional and country initiatives through the Post-2015 development agenda.

- **Key elements of land targets and indicators**
  - Gender sensitive
  - Address all tenure types (continuum of land rights)
  - Serves multiple purposes (economic growth, poverty eradication, food security, etc)
  - Address causes not only symptoms
  - Data source to cater for all land users and holders
The **2030 Development Agenda** adopted on 25 Sept 2015 includes **17** goals and **169** targets.

- **Goal 1**: End poverty in all its forms everywhere
- **Target 1.4** By 2030, ensure that all men and women, in particular the poor and the vulnerable, have equal rights to economic resources, as well as access to basic services, ownership and control over land and other forms of property, inheritance, natural resources, appropriate new technology and financial services, including microfinance.

- **Indicator 1.4.2**: Proportion of *total* adult population with secure tenure rights to land, with legally recognized documentation and who perceive their rights to land as secure, by sex and by type of tenure.
Land in SDGs

- **Goal 5**: Achieve gender equality and empower all women and girls
  - **Target 5.a** Undertake reforms to give women equal rights to economic resources, as well as access to ownership and control over land and other forms of property, financial services, inheritance and natural resources, in accordance with national laws.
  - **Indicator 5.a.1:**
    a) Proportion of total agricultural population with ownership or secure rights over agricultural land, by sex; and
    b) share of women among owners or rights bearers of agricultural land, type of tenure
  - **Indicator 5.a.2:** Proportion of countries where the legal framework (including customary law) guarantees women’s equal rights to land ownership and/or control.
### Land in SDGs

- **GOAL 11:** Make cities and human settlements inclusive, safe, resilient and sustainable.

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<tr>
<th>Targets</th>
<th>Indicators</th>
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<tr>
<td>11.1 By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums</td>
<td>11.1.1 Proportion of urban population living in slums, informal settlements or inadequate housing</td>
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<td>11.3 By 2030, enhance inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management in all countries</td>
<td>11.3.1 Ratio of land consumption rate to population growth rate</td>
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<tr>
<td>11.7 By 2030, provide universal access to safe, inclusive and accessible, green and public spaces, in particular for women and children, older persons and persons with disabilities</td>
<td>11.7.1 Average share of the built-up area of cities that is open space for public use for all, by sex, age and persons with disabilities</td>
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128. We will encourage UN-Habitat, other United Nations programmes and agencies and other relevant stakeholders to generate evidence-based and practical guidance for the implementation of the New Urban Agenda and the urban dimension of the Sustainable Development Goals, in close collaboration with Member States, local authorities, major groups, and other relevant stakeholders, as well as through the mobilization of experts. We build on the legacy of the Habitat III Conference and the lessons learnt from its preparatory process, including the regional and thematic meetings. We note, in this context, the valuable contributions of, inter alia, the World Urban Campaign, the General Assembly of Partners for Habitat III, and the Global Land Tool Network.

- Land is key for ‘New Urban Agenda’ and overall Sustainable Development.
- If access to and use of land by all is well governed, a key condition for sustainable development is ensured.
Land & the New Urban Agenda

Land underpins all the key aspects of the new urban agenda because it is a key driver for inclusive and sustainable urban development.
Land for Achieving Sustainable Urban Development

Four Key Commitments UN Member States must make to achieve the Goals of the New Urban Agenda:

1. **Ensure tenure security for all**
   - Tenure security matters because it is the basis for adequate housing, responsible private investment and the overall prosperity of an inclusive and safe city.

2. **Ensuring sustainable land use**
   - Sustainable land use matters because it allows for a balance between the different needs and interests of all urban inhabitants, which makes cities and human settlements inclusive, safe, resilient and sustainable.

3. **Generating land based revenues for the benefit of all**
   - Land-based revenues are fair and socially sustainable because those who benefit more from urbanization contribute more to its costs; they matter because they expand the revenue base of local governments and enable them to finance inclusive and sustainable urban development.

4. **Enabling responsible land governance**
   - Responsible land governance matters because it protects cities from land-based corruption and can solve and prevent conflicts and social unrest that lead to more inclusive and sustainable cities.
UN-GGIM ADDIS ABABA DECLARATION (2016)

- Geospatial Information Management Towards Good Land Governance for the 2030 Agenda.
- We therefore resolve to,
- “affirm the importance of good land administration and management as the pillar of good governance and efficient government to address the challenges and opportunities for the 2030 Agenda specifically supporting the development of fit-for-purpose land administration and geospatial information, particularly in developing countries.”
FPF Land Administration – the Concept

Spatial Framework:
- Aerial imageries country wide
- Participatory field adjudication
- Incremental improvement
- Continuum of accuracy

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

CAPACITY DEVELOPMENT AT THE CENTRE!
### FFP Key Principles

#### Spatial framework
- Visible (physical) boundaries rather than fixed boundaries
- Aerial / satellite imagery rather than field surveys
- Accuracy relates to the purpose rather than technical standards
- Demands for updating and opportunities for upgrading and ongoing improvement

#### Legal framework
- A flexible framework designed along administrative rather than judicial lines.
- A continuum of tenure rather than just individual ownership
- Flexible recordation rather than only one register
- Ensuring gender equity for land and property rights

#### Institutional framework
- Good land governance rather than bureaucratic barriers
- Holistic institutional framework rather than sectorial siloes
- Flexible IT approach rather than high-end technology solutions
- Transparent land information with easy and affordable access for all

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**FACILITATED BY:**

- [UN-Habitat](https://www.unhabitat.org)
- [UN-documento](https://www.un-documents.org)
- [GLTN Global Land Tool Network](https://www.globallandtoolnetwork.org)
FFP Process

RECOGNISING, RECORDING AND REVIEWING LAND RIGHTS

Local Recognition of Tenure Types

FACILITATED BY:
UN-HABITAT
FOR A BETTER URBAN FUTURE

FFP Process Guiding Principles

Separate Local Pro-poor Recordation Initiative

Revision for Integration

National Recognition of Tenure Types

Adjudication and Recordation in the Field

Unresolved Disputes

Registration of Rights in National Land Register

Land Certificate to Citizen

Review for conversion

Iterative revision of legislation

3. FFP Land Administration Guiding Principles
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<th>Legal / Legitimate</th>
<th>Legitimate</th>
<th>Non-legitimate</th>
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<tbody>
<tr>
<td>Legal</td>
<td>Law followed in letter and spirit; usually documented via titles</td>
<td>Law followed in letter but not in spirit; titles gotten via unethical processes</td>
</tr>
<tr>
<td>Extra-legal</td>
<td>Societal and/or historically accepted access to land; no (official) documents</td>
<td>Criminal land access</td>
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Need to advocacy

- The politicians and decision makers in the land sector are key in this change process and need to become advocates of change.
- Top-level support for change will then allow changes in the legal framework and the professions to accommodate FFP.
- GLTN will have a pivotal role in disseminating the messaging for change and providing tools to support change.
- The World Bank, UN-GGIM, UN-HABITAT and UN-FAO should ensure that the land administration projects they support are designed around FFP by default.
- Donor community needs to ensure their project designs are FFP compliant.
THANK YOU

NEED TO KNOW MORE?

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SECURING LAND AND PROPERTY RIGHTS FOR ALL

FACILITATED BY:

UN-HABITAT
FOR A BETTER URBAN FUTURE

UN-GGIM-AP
REGIONAL COMMITTEE OF
UNITED NATIONS
GLOBAL GEOSPATIAL
INFORMATION MANAGEMENT
FOR ASIA & THE PACIFIC

GLTN
GLOBAL LAND TOOL NETWORK
2030 Agenda - Sustainable Development Goals

**Goal 1.** End poverty in all its forms everywhere

**Goal 2.** End hunger, achieve food security and improved nutrition and promote sustainable agriculture

**Goal 3.** Ensure healthy lives and promote well-being for all at all ages

**Goal 4.** Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all

**Goal 5.** Achieve gender equality and empower all women and girls

**Goal 6.** Ensure availability and sustainable management of water and sanitation for all

**Goal 7.** Ensure access to affordable, reliable, sustainable and modern energy for all

**Goal 8.** Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all

**Goal 9.** Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation
2030 Agenda - Sustainable Development Goals

**Goal 10.** Reduce inequality within and among countries

**Goal 11.** Make cities and human settlements inclusive, safe, resilient and sustainable

**Goal 12.** Ensure sustainable consumption and production patterns

**Goal 13.** Take urgent action to combat climate change and its impacts*

**Goal 14.** Conserve and sustainably use the oceans, seas and marine resources for sustainable development

**Goal 15.** Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss

**Goal 16.** Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels

**Goal 17.** Strengthen the means of implementation and revitalize the global partnership for sustainable development