



GLOBAL LAND TOOL NETWORK

GLTN contributes to the implementation of pro poor land policies to achieve secure land rights for all
www.gltm.net

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UN-HABITAT's Mission and Vision

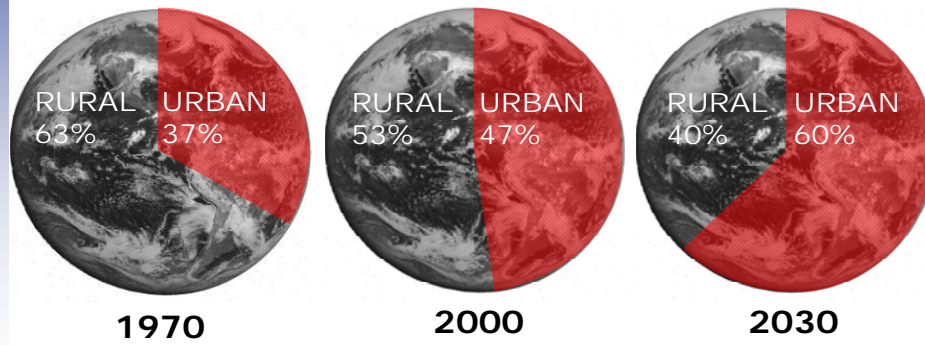
Sustainable urban development

Adequate shelter for all



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An Urban Era

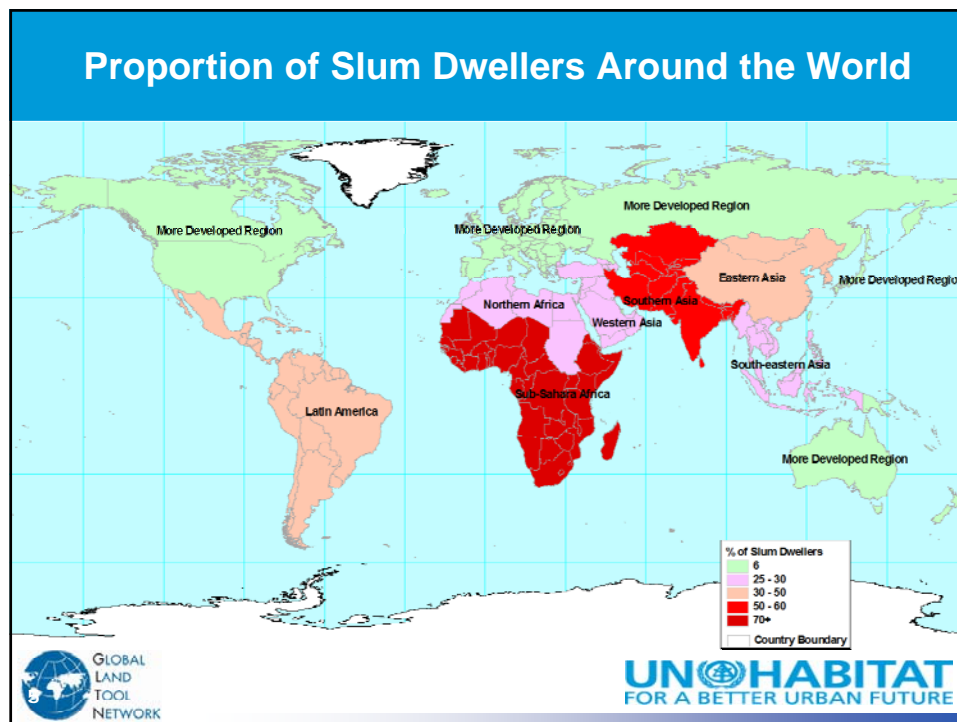


Urban Challenges

- 50% humanity lives in cities
- By 2050 developing world urban pop. 5.3 billion
- 90% of urban growth is slum growth in Asia
- One third urban population in developing countries lives in slums

- Urban footprint increasing faster than population
- By 2030 cities will increase footprint by 175%
- By 2030 3 billion more people will need serviced land & housing

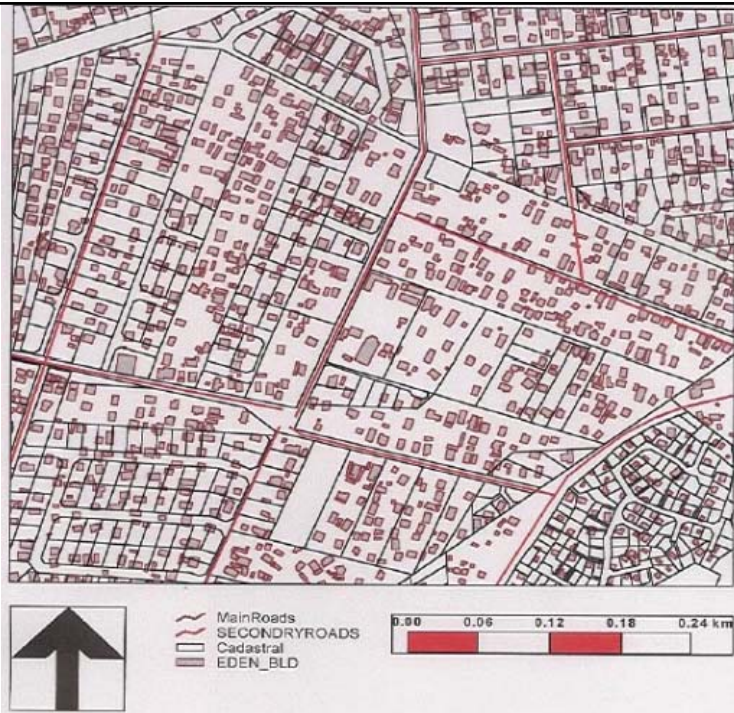




Challenges to Land Administrators

- 30% cadastral coverage
- 70% not freehold rights or unique parcels/polygons
- 70% social tenures – informal, illegal, customary, claims, overlapping
- 70 % off register social tenures not in land administration system
- 70% not in land information management system
- Land management problematic without large scale coverage
- Technical gap
- Put social tenures on LIMS for LM - STDM
- Need incremental path to property
- LIMS & security of tenure at scale in critical path of sustainable cities, climate change management, poverty alleviation etc.

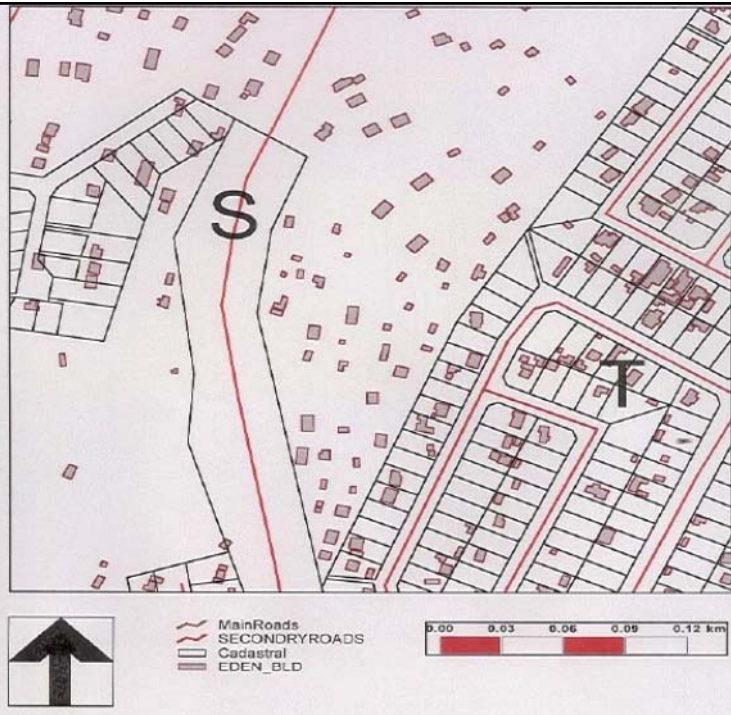
Informal urban densification on formally planned registered land.



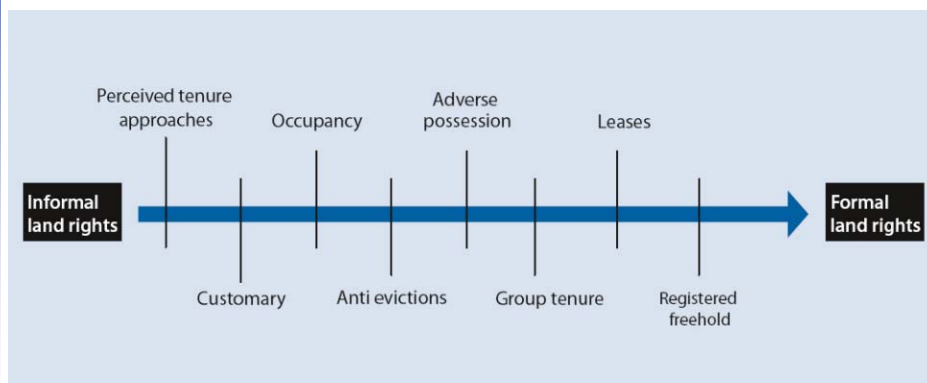
Land invasion in the middle of the path to property.



Land invasion of State land.



Continuum/Range of Land Rights



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;
- Assist in the development of gendered tools which are affordable and useful to grassroots, professionals and other stakeholders;
- Improve the dissemination of knowledge about how to implement security of tenure.

Core Values:

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



Brief History of GLTN

- GLTN idea conceived in early 2004
- Workshops to get buy in from partners and consolidate agenda
- 2006 officially launched at WUF III, Vancouver, Canada
- 2008-2011 4-year programme approved (Sida and Norway)
- To date: Expanding network - 42 partners – Multi-lateral (e.g. FAO and World Bank), bilaterals, Professionals (FIG, CASLE, RICS, FGF), Training and Research Institutions (e.g. ITC)
- Over 50 activities a year – events, tool documentation and development, publications, website
- Tools address both technical and political
- Continuum of land rights and the Social Tenure Domain model 2 of the 18 tools



Themes and Tools

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



What will STDM deliver to the Land Industry

- **Ability to go to scale**
 - Filling the data gaps for land officials
- **Increased professionalism & management**
 - A new type of land manager
 - New types of management skills
 - Deliver equitable services
- **More efficient land markets**
 - Information symmetry
 - Linking formal & informal information on same system
 - Improve peri-urban land records
 - Make adjudication cheaper & quicker



What will STDM deliver to the Poor

- **Improved Security of Tenure at Scale**
 - Affordable tenure documents and LIMS
 - Slum upgrading at scale
- **Improved Quality of Life**
 - Access to assets
 - Reduce the costs of planning & servicing
 - Improvement of buildings
 - Less evictions
- **Improved Governance & Empowerment**
 - Transparency for the poor
 - Knowledge & negotiation capacity
 - Rule of law



Conclusions

- Land industry has technical gap in its tools
- Current tools cannot delivery at scale
- Gap is affecting the sustainability of the planet, cities, forests, food production etc.
- Industry has taken challenge
- More needs to be done and more quickly



Thank you for your attention!

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