GLOBAL CHALLENGE

LAND, POVERTY AND DEVELOPMENT

- Tenure Security is a pre-requisite for sustainable development, poverty eradication and fulfillment of human rights
- Evidence from India (Succession act GLTN/WB study)
- Change in inheritance law - gives women equal access to assets with positive impact on health, education and other
- Poverty and marginalization within a context increases vulnerability and access, control and use of land
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)
- 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 CHALLENGES

INSUFFICIENT DIGITAL DATA

- Land documents are critical for cities
- Digital land administration systems underpin city management and extension
- Land documents underpin planning and implementation of plans, Service delivery, revenue collection/municipal, financial sustainability
THE SCALE

• Majority of people in developing countries have no security of tenure
• 70% of ownership units are not registered in a recognized system
• 30% registered land rights
• Could take 600-1000 years to get to majority with freehold land documents

GLOBAL LAND CHALLENGES

THE IMPACT: LACK OF DOCUMENTS

• Slum upgrading piecemeal not city-wide
• Slum proliferation
• Planning not implemented
• Insufficient supply of serviced land
• Demand for land much greater than supply & linked to corruption
• Scaling up issues
GLOBAL LAND CHALLENGES

CORRUPTION

• Land ranks high on the Global Corruption Barometer
• Third most corrupt sector globally

GLOBAL LAND CHALLENGES

OVERLAPPING RIGHTS AND CLAIMS

Tenants of slum dweller ‘owners’

Slum dwellers who ‘own’ the land

Servitude for underground cabling

Owner of land

Same piece of land
GLOBAL LAND CHALLENGES

OTHER ISSUES

- Vested interests – financial, political
- Land use change - most plots every 15 years. Impact rapid urbanisation
- Process of formal change often very expensive and over 50 separate steps in peri-urban area- different department levels of government

GLOBAL LAND CHALLENGES

HOW TO ADDRESS CHALLENGES

- How to: Create gender balance in property and tenure security
- How to: Modernize land systems in an inclusive and pro-poor way
- How to: Extend land administration systems beyond individual titling & cadaster to include a variety of rights including informal settlements, customary/indigenous rights, pastoralists, overlapping and complex rights/claims, also in post conflict/disaster situations.
- How to: Address the issue of affordability
- How to: Build the various tenure types & systems to enable land reform and to secure land and property rights for all
GLOBAL LAND TOOL NETWORK
CONTRIBUTES TO ADDRESSING THESE CHALLENGES

Global Land Tool Network

- The Global Land Tool Network (GLTN) is an alliance of global regional and national partners contributing to poverty alleviation through land reform, improved land management and security of tenure particularly through the development and dissemination of pro-poor and gender-sensitive land tools.
- Currently 66 partners: Land professionals, civil society, research and training institutions, multilateral and bilateral
- Develop tools collaboratively to implement pro-poor and gender sensitive
- Increasing country level work
Global Land Tool Network

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 land initiatives;
• Improve global coordination on land (Paris Declaration);
• Assist in the development of gender sensitive tools which are affordable and useful to all land stakeholders;
• Improve the dissemination of knowledge about how to improve security of tenure at scale

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

Global Land Tool Network

PARTNERS
• Professional bodies
• Civil society (urban + rural)
• Training + research
• Multilaterals/bilaterals
• Chair of GLTN International Advisory Board: Chilean Ambassador Paulsen
• Country level:
  • Follow Paris Accord
  • Government and other stakeholders owns and leads
  • Focus on partnerships, capacity development and tools implementation
  • Catalytic interventions
• Partners’ meeting every two years
Global Land Tool Network

HOW DOES PARTNERSHIP OPERATE IN GLTN

• Agreement with objectives and core values
• Contribute substantively and/or financially
• Engagement through:
  ➢ Sharing of knowledge and information
  ➢ Advocacy and awareness building
  ➢ Joint activities (e.g. events, publications, tools)
  ➢ Tool development and implementation process
  ➢ Capacity development initiatives
  ➢ Global and regional initiatives
  ➢ Resource mobilization efforts
  ➢ In-country pilots and activities
  ➢ Tool implementation at national and/or local levels

NEED TO KNOW MORE?
Contact us at: gltn@unhabitat.org
or visit us at: www.gltn.net

OVERVIEW OF LAND CHALLENGES AND THE GLOBAL LAND TOOL NETWORK

THANK YOU