

# GLOBAL LAND TOOL NETWORK PARTNERS' MEETING

FINAL PROCEEDINGS

15-16 November 2011

Nairobi, Kenya

*SECURING LAND RIGHTS FOR ALL*

GLOBAL LAND TOOL NETWORK PARTNERS' MEETING  
Final Proceedings  
15-16 November 2011, Nairobi, Kenya

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# GLOBAL LAND TOOL NETWORK PARTNERS' MEETING

15-16 November 2011

Nairobi, Kenya

Theme:

*Strengthening Global Partnerships:  
Sustaining a Paradigm Shift Towards Designing, Developing  
and Implementing Pro-Poor Land Tools and Approaches*

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## EXECUTIVE SUMMARY

The Partners of the Global Land Tool Network met in Nairobi during November 2011 to fulfil a commitment to convene a Partner's Meeting every two years. The meeting aimed to further strengthen partnerships towards sustaining the paradigm shift in the development and implementation of pro-poor land tools and approaches, and the adoption of alternative land tenure and land management systems to improve tenure security within the land governance framework. This was the fourth such meeting.

During the two-day meeting, delegates had frequent small-group discussions on the GLTN's achievements, challenges and its future direction; partners' priority programmes; areas of cooperation; and strengthening the roles and functions of the International Advisory Board.

Partners agreed that among the meeting's achievements it generated more clarity about what GLTN does, how it works, its mission and agenda; it reinforced and strengthened the network and partnerships it contributed to the growing momentum on land issues; and it helped the network to develop collective values.

The next steps to be taken at partner level, cluster level and by the Secretariat were also identified and discussed.

*It reinforced and strengthened the network and partnerships.*

## BACKGROUND TO THE GLOBAL LANDTOOL NETWORK

In 2006, UN-Habitat facilitated the establishment of the Global Land Tool Network (GLTN), a partnership of key global actors who address land tenure and land reform issues, among others. There are now at least 45 international organizations (see page 7) with about 1,700 individual members that include professionals, development partners, research and training institutions, civil society groups and grassroots organizations. GLTN was launched at the World Urban Forum in Vancouver, Canada, in June 2006.

The network's objectives are to support the principles of the Millennium Declaration and to contribute to the attainment of the Millennium Development Goals, particularly the goal to eradicate poverty, and to achieve objectives through land reform, improved land management and security of tenure.

*The core values of GLTN are pro-poor, governance, equity, subsidiarity, affordability, systematic large-scale approach, gender sensitivity, and sustainability.*

### THE GLTN AIMS TO:

- Establish a continuum of rights rather than just focus on individual land titling;
- Improve and develop pro-poor land management and land tenure tools;
- Unblock existing initiatives in the land sector;
- Help to strengthen existing land networks;
- Improve global coordination on land;
- Assist in the development of gendered land tools which are affordable and useful to the grassroots; and
- Improve the sharing of knowledge about how to implement security of tenure.

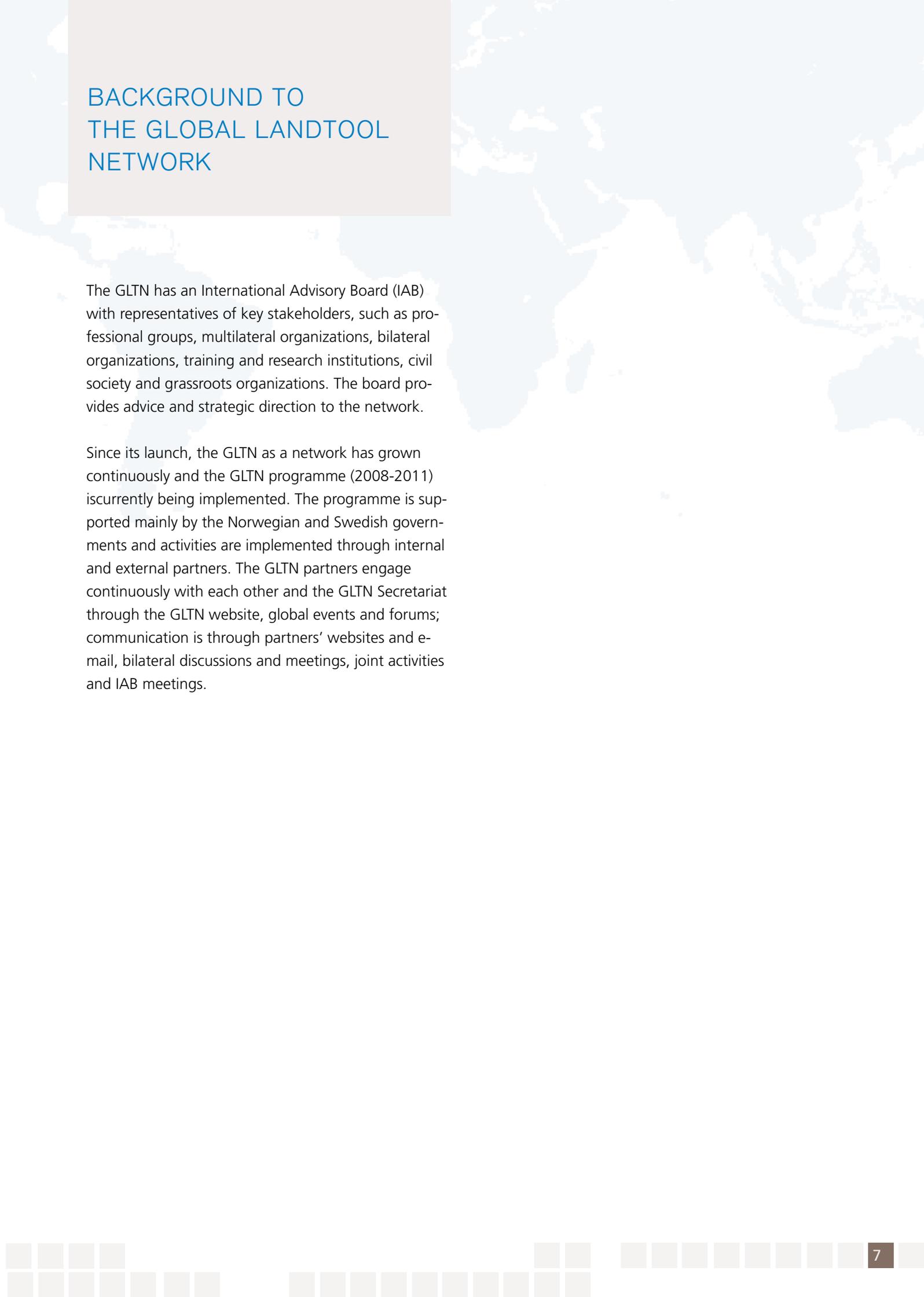
The GLTN partners are defined by their adherence to five principles. These are: to agree on the GLTN's core values, to develop pro-poor land tools at scale, to contribute funds and/or knowledge, to represent regional and international institutions or networks and to join the network for non-commercial purposes.

The core values of GLTN are pro-poor, governance, equity, subsidiarity, affordability, systematic large-scale approach, gender sensitivity, and sustainability.

The partners also identify 18 tools whose development can help to implement pro-poor land policies at scale. These tools are grouped into five thematic areas:

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.

The partners agree that the tools need to be developed within a socio-political framework. Cross-cutting themes that guide their development and implementation include governance, tenure security indicators, capacity building, Islamic mechanism, post conflict/disaster, environment, grassroots and gender mechanisms.



## BACKGROUND TO THE GLOBAL LANDTOOL NETWORK

The GLTN has an International Advisory Board (IAB) with representatives of key stakeholders, such as professional groups, multilateral organizations, bilateral organizations, training and research institutions, civil society and grassroots organizations. The board provides advice and strategic direction to the network.

Since its launch, the GLTN as a network has grown continuously and the GLTN programme (2008-2011) is currently being implemented. The programme is supported mainly by the Norwegian and Swedish governments and activities are implemented through internal and external partners. The GLTN partners engage continuously with each other and the GLTN Secretariat through the GLTN website, global events and forums; communication is through partners' websites and e-mail, bilateral discussions and meetings, joint activities and IAB meetings.

# BACKGROUND TO THE GLOBAL LANDTOOL NETWORK

GLOBAL LAND TOOL NETWORK PARTNERS  
AS OF DECEMBER 2011

## **Rural/Urban International Civil Societies**

Alliance for Green Revolution in Africa (AGRA)  
Centre on Housing Rights and Evictions (COHRE)  
FIAN International  
International Federation of Women Lawyers (FIDA)  
Groupe d'Échange et de Recherche Technologiques (GRET)  
Hakijamii Trust (Economic and Social Rights Center)  
Huairou Commission (HC)  
Habitat International Coalition (HIC)  
International Land Coalition ILC)  
Slum/Shack Dwellers International (SDI)  
World Vision International

## **International Training/Research Institutions**

Institute for Housing and Urban Development Studies (IHS)  
International Institute for Environment and Development (IEED)  
International Alliance on Land Tenure and Administration (IALTA)  
International Islamic University Malaysia (IIUM)  
International Research Group on Law and Urban Space (IRGLUS)  
Landesa  
Lincoln Institute of Land Policy  
Network-Association of European Researchers on Urbanisation in the South (N-AERUS)  
Terra Institute  
Technical University of Munich TUM)  
University of East London (UEL)  
University of Twente, Faculty of International Institute for Geo-Information Science and Earth Observation (ITC)  
University of West Indies (UWI)

## **International Professional Bodies**

Commonwealth Association of Surveying and Land Economy (CASLE)  
Federation des Geometres Francophone (FGF)  
International Federation of Surveyors (FIG)  
International Union of Notaries (UINL)  
International Union for Land Value Taxation (IU)  
Lantmateriet (National Land Survey of Sweden)  
Royal Institution of Chartered Surveyors (RICS)  
Statens kartverk (Norwegian Mapping Authority)

## **Bilateral Organisations**

Bill and Melinda Gates Foundation (BMGF)  
German International Cooperation (GIZ)  
Millenium Challenge Corporation (MCC)  
Norwegian Ministry of Foreign Affairs  
Swedish International Development Cooperation Agency (SIDA)

## **Multilateral Organisations**

Cities Alliance  
International Fund for Agricultural Development (IFAD)  
United Nations Economic Commission for Africa (UNECA)  
United Nations Environment Programme (UNEP)  
United Nations Food and Agricultural Organisation (FAO)  
United Nations Human Settlements Programme (UN-Habitat)  
UN WOMEN  
World Bank

## THE PURPOSE OF THE PARTNERS' MEETING

At a November 2009 partners' meeting, participants decided to convene a partners' meeting every two years. This was also highlighted by the March 2010 mid-term assessment and led to the 4th Partners' Meeting on 15-16 November 2011 in Nairobi, Kenya. This meeting's theme was "Strengthening Partnerships: Sustaining a paradigm shift towards designing, developing and implementing pro-poor land tools and approaches". The meeting was also aimed at sustaining the paradigm shift towards the adoption of alternative land tenure and land management systems to improve tenure security within the land governance framework.

*The meeting was aimed at sustaining the paradigm shift towards the adoption of alternative land tenure and land management systems to improve tenure security within the land governance framework.*

### SPECIFIC OBJECTIVES WERE:

1. To share GLTN's achievements, challenges and lessons learnt in the past four years and to contribute to its future direction;
2. To share and identify partners' key priorities and programmes related to the achievement of the GLTN agenda to improve synergies and interactions;
3. To strengthen working relationships and collaboration between and among partners within their own sectors / clusters and across other sectors / clusters to address emerging global challenges in the land sector;
4. To decide on representations to the International Advisory Board (IAB) and to improve the current arrangements and feedback mechanisms;
5. To review GLTN's experience in partnership and networking and to provide strategic recommendations and directions to further strengthen the network; and
6. To better understand the available land tools and training packages for mainstreaming, adoption and possible piloting and roll out.

## ATTENDANCE

Representatives of the following seven groups attended the meeting: rural / urban international civil society organizations; international training / research institutions, international professional bodies, bilateral organizations, multilateral organizations and grassroots organizations. Members of the Committee of Permanent Representatives of UN-Habitat, other UN-Habitat staff, and observers / consultants, including prospective new partners, also attended.

The cluster of rural / urban international civil society organizations was represented by: Alliance for a Green Revolution in Africa (AGRA), the International Federation of Women Lawyers (FIDA), Groupe de Recherches et d'Echanges Technologiques (GRET), Hakijamii Trust, Huairou Commission (HC), International Land Coalition (ILC), Slum/Shack Dwellers International (SDI) and World Vision International.

Representing the cluster of the international training / research institutions were: the International Alliance on Land Tenure and Administration (IALTA), International Institute for Environment and Development (IIED), the International Islamic University of Malaysia (IIUM), the University of Twente's Faculty of Geo-Information Science and Earth Observation (ITC-The Netherlands), Landesa, Terra Institute, the Technical University of Munich (TUM) and the University of East London (UEL).

International professional bodies were represented by the following partner organizations: Commonwealth Association of Surveying and Land Economy (CASLE), Fédération des Géomètres Francophone (FGF), International Federation of Surveyors (FIG), International Union of Notaries (UINL), International Union for Land Value Taxation (IU), Lantmateriat (National Land Survey of Sweden), Royal Institution of Chartered Surveyors (RICS) and Statens kartverk (Norwegian Mapping Authority).

Bilateral and multilateral organization clusters were represented by the Norwegian Ministry of Foreign Affairs, Cities Alliance, Food and Agriculture Organization (FAO), International Fund for Agricultural Development (IFAD), United Nations Human Settlements Programme (UN-Habitat) and the World Bank.

Grassroots organizations had representatives from India (SDI), Philippines (ILC), Brazil (Huairou Commission), Peru (Huairou Commission), Tanzania (Huairou Commission) and leaders from various countries affiliated to the Huairou Commission, SDI, the ILC and the Hakijamii Trust. For a full list of participants see attachment 1.

## OPENING PROGRAMME

The partners' meeting was held at the UN-Habitat offices in Nairobi, Kenya. For the full programme see attachment 2. A briefing and orientation session on GLTN tools and products was followed by a social event.

Ambassador Agnes Kalibbala, Chair of the GLTN's International Advisory Board, opened the main programme. The Executive Director of UN-Habitat, Joan Clos, and UN-Habitat's Officer-in-Charge, Paul Taylor, gave opening addresses.

Ambassador Kalibbala commended the partnership for its growth and welcomed the new partners. She outlined the history of GLTN which, she said, was created to address the lack of pro-poor land tools to implement good land policies and to focus on the promotion of a continuum of land rights instead of on individual land titles. She acknowledged the support from the governments of Norway and Sweden even prior to GLTN's launch in 2006. She also noted the support from Cities Alliance and IFAD for key GLTN activities.

Clos stressed the challenge of addressing land issues at global, regional and country level in regard to addressing poverty and sustainability issues. He said global challenges such as rapid urbanization, food, water and energy insecurity, natural disasters and conflicts have a clear land dimension. He emphasized the role UN-Habitat plays in addressing urbanization challenges, particularly in improving access to land and housing, and said the GLTN's strategy of networking and strengthening partnership were steps in the right direction.

He also highlighted the five specific measures that UN-Habitat and GLTN partners are promoting and/or working on and how these measures are moving the

*The GLTN's strategy of networking and strengthening partnership were steps in the right direction.*

land agenda forward. In closing, he reiterated that the on-going reforms within UN-Habitat will benefit from GLTN's successful experience in networking and partnership.

UN-Habitat's Officer-in-Charge, Paul Taylor, described the on-going changes and reforms within the agency. He said all the proposed reforms and plans, including internal restructuring, governance of UN-Habitat and preparation of a new strategic plan, are based on principles of efficiency, accountability and productivity. He said the proposed changes, though difficult, are important and that staff members support them.

UN-Habitat will have seven virtual branches representing thematic areas such as: 1. urban planning and design; 2. urban land, legislation and governance; 3. urban economy and job creation; 4. urban basic services; 5. housing and slum upgrading; 6. risk reduction and rehabilitation; 7. research and capacity development. He said UN-Habitat will also focus on cross-cutting issues such as gender, youth, and climate change and that land and GLTN will be part of the urban land, legislation and governance thematic area. He congratulated GLTN partners on their work and contributions.

- o understand what each partner can contribute
- o technology - what <sup>place</sup> part does it have? in the tools  
what barriers to using technology?  
(Cap-std)



Participants listening to the video message of Dr. Joan Clos, the UN-Habitat Executive Director.



UN-Habitat Officer-in-Charge Paul Taylor explaining the new developments in the Agency. Ambassador Agnes Kalibbala, Chair of the International Advisory Board joined him during the Opening Session.

- o understand what each partner can contribute
- o technology - what <sup>place</sup> part does it have? in the tools

Chief of UN-Habitat's Land, Tenure and Property Administration Section (LTPAS), Clarissa Augustinus, facilitated the opening programme. Ayalew Zegeye Asfaw moderated the rest of the programme.

Each of the various partners introduced themselves by name, organization and said whether they were a GLTN partner or had observer status. The programme for the next two days was outlined and that the design of the meeting would be interactive with break-out workshop sessions. For the guide of each workshop session, refer to attachment 3.

During the first session, participants were divided into five random groups to discuss their expectations of the meeting as well as their concerns on what may not work. The break-out workshops were followed by a presentation and discussion in the plenary.

### RESULTS OF THE BREAK-OUT WORKSHOP

The first group expected to have further strengthening of the network, not only between specific partners and the GLTN Secretariat but also between the partners in cluster and cross-cluster groups. They hoped to better understand how to scale up and increase their capacity with available tools. Their concerns were about the applicability of the tools in different contexts. They also questioned the role of local knowledge in scaling up tools. They stressed the need for enhanced capacity building. This group also thought that knowledge of the GLTN agenda was not yet adequate on the ground.

Group two's hopes and concerns were mixed. They wanted to be inspired in a peer group environment. They also wanted to have a voice in future fora, such as the World Bank's land conference in April 2012 and the World Urban Forum in September 2012.

The group wanted to know more of the results from tools that have already been implemented and whether there is an existing inventory of available tools. They were of the view that the tools should be simplified and be adaptable to local conditions.

Members of group three expected to learn more about GLTN, the partners, the related works and available tools. They wanted evidence and documentation on the use of tools. They thought that gender mainstreaming of tools should continue and that GLTN should build on the positive impact of tool implementation. Their concerns included the sustainability of tools. They raised the issue of whether, after piloting tools, it was possible to up-scale them. They were concerned about ensuring participatory process, the need to map resources and how the 45 partners could work together.

Group four hoped that grassroots expertise and contributions would be included in tool development. They hoped to animate the network through knowledge sharing and collaboration. Addressing the role of technology in developing and scaling up tools and strategizing on how to bring governments on board was another expectation in the group. Opening of space for partners to influence GLTN activities was also a concern.

Group five highlighted increased networking between partners across clusters and inter-disciplinary partnerships. They hoped that a participatory process could be achieved and that no partner would dominate the upcoming discussion/meeting. They were concerned about insufficient focus on rural areas, food security, economic and political issues and land use planning in the discussions. They also said pilot implementation would need monitoring by a watchdog body with a view to stock-taking and following up.

# 01

SESSION

## Grassroots rep's Roles and responsibilities

- ⇒ Establish communication
- ⇒ Should be the link btw grassroots clusters and other clusters



GLTN partners introducing themselves during break-out workshop.



Participants discussing workshop expectations.

- ⇒ Facilitate feedback
- ⇒ Establish a feedback system
- ⇒ Advocate for grassroots participation in GLTN
- ⇒ Equally represent ALL regions, men + women and ethnic groups



**Presentation by one of the break-out groups on GLTN achievements**

Clarissa Augustinus of LTPAS/GLTN gave a presentation on the history of the GLTN and focused on achievements, challenges and the network's future direction (see attachment 4.1). Augustinus outlined the GLTN's key objectives (tenure security improvement, developing pro-poor land tools, promoting good land governance and a continuum of land rights) its main donors (the governments of Sweden and Norway, Cities Alliance and IFAD) and the agreed eight core values. She summarized the achievements, challenges and future direction as follows:

### KEY ACHIEVEMENTS BY GLTN PARTNERS

GLTN partners have a global agenda for the development of a pro-poor and gender-sensitive land policy and tools, as well as championing a paradigm shift towards recognition of continuum of land rights, good land governance and pro-poor land tools. Some examples of key achievements are: Africa's Land Policy Framework and Guidelines including the deliberations in the African Ministerial Conference on Housing and Urban Development (AMCHUD), the development of a Land Governance Assessment Framework (LGAf)

led by the World Bank, the development of Voluntary Guidelines on Responsible Governance of Tenure of Land and Other Natural Resources led by FAO, and the steady expansion of the network (now at 45 partners), among other things. The adoption in April 2011 of UN-Habitat Resolution HSP/GC/23/18 was a milestone for the GLTN. The resolution recognized the GLTN contribution to building partnerships for developing tools and championing the causes of poor people and vulnerable groups such as women and slum dwellers. The resolution also strengthened the mandate of the network to secure land rights for all, promote a continuum of land rights, strengthen women's access to land, promote innovative land information and records, and expand land-based revenue streams.

In Kenya, the GLTN contributed to the adoption of a National Land Policy and a Land Chapter in the Kenyan Constitution through the Development Partners Group on Land (DPGL). Building on this experience, land policy formulation processes have also started in Iraq and in nine Eastern Caribbean States. In Ethiopia, a pro-poor land certification programme was scaled up from 24 million to 40 million certificates by the

Ethiopian Government due to the results of the impact evaluation studies done by the WB and GLTN.

In Brazil, about 55,000 people will no longer be evicted and will be regularized due to pilot-testing of gender evaluation tool in collaboration with the Huairou Commission and local counterparts. The testing of the tool has empowered the local women's group to learn more about the land issues and they were able to effectively articulate their needs to government authorities during the negotiation process that led to the positive result. In Haiti, UN-Habitat raised approximately USD10 million to carry out "participatory enumerations", a GLTN tool, because of technical support from GLTN. With GLTN support, donor coordination on land was established in Liberia and the Democratic

Republic of Congo and USD12.2 million in resources has been raised. More than 850 women in the Arusha region of Tanzania have got tenure certificates as part of the GLTN grassroots' projects.

Augustinus highlighted the results of GLTN's independent mid-term assessment, which showed that "the network had achieved significant successes by establishing a network that includes some of the most important actors in the land sector. Notable achievements were seen to have been attained in the areas of advocacy, research and tool development".

### CHALLENGES AND OPPORTUNITIES

Challenges continue to emerge and include increasing demand for GLTN work by UN-Habitat and countries and partners with limited resources, including human resources. It is difficult to expand the role of partners to implement more GLTN activities on a larger scale and in a multi-year approach.



Partners discussing the future direction of GLTN.

This is due to inadequate United Nations' legal instruments, inefficiency issues and unpredictable funding. On the positive side, the increasing demand for GLTN work is a sign of trust and confidence from external and internal partners.

Also, land and GLTN is one of UN-Habitat's seven new priority thematic areas – the theme of urban land, legislations and governance. It is also hoped that on-going reforms within UN-Habitat will address some of the systemic and efficiency issues.

### THE FUTURE DIRECTION - GLTN PHASE 2 (2012-2015)

GLTN intends to move forward by building on lessons learnt and experiences of Phase 1, learning and recommendations from the mid-term assessment, the adoption of UN-Habitat resolution (HSP/GC/23/18) and learning from surveys and interviews conducted with partners as part of preparation of a new Land Programme and GLTN Phase 2. The focus of GLTN Phase 2 will be to consolidate the gains, prioritise land tools for development and demonstrations, undertake and expand capacity development initiatives, mainstream work on gender, youth and grassroots, and support partners taking the lead in tool implementation at country and sub-national levels.

The main objective of GLTN Phase 2 is for international partners, UN-Habitat staff and related programmes / projects and targeted national and local governments to be better able to improve tenure security for poor urban and rural people.

*The main objective of GLTN Phase 2 is to be better able to improve tenure security for poor urban and rural people.*

Phase 2 has three expected accomplishments:

1. improved global knowledge and awareness,
2. strengthened policy frameworks, tools and approaches to deliver security of tenure at scale and
3. strengthened capacity of partners, land actors and targeted countries and / or cities / municipalities through key implementation strategies.

In her conclusion, Augustinus reiterated the need to celebrate successes including the paradigm shift, document the results, continue the commitment to the GLTN agenda and partnership, increase the intensity of engagement and outputs, work out how to improve delivery as partners at country level, strengthen links on gender, grassroots and youth with the land professionals' work and vice versa.

The presentation was followed by discussion and reflection.

Augustinus was commended for having brought the network and its partnerships to their current status. Augustinus, in turn, commended the GLTN team as having worked well together to achieve results. She acknowledged the contribution from partners.

It was questioned whether GLTN should focus on children and the disabled, in addition to young people. One response was that it is worth for GLTN to explore covering all groups as one unit.

A break-out workshop was then held in which partners considered the presentation on “GLTN Journey: Achievements, challenges and future direction” and reflected on the key achievements and challenges. They then discuss what GLTN should continue to do and/or improve as a way forward. Partners were divided into five randomly-mixed groups and these reported back to the plenary after 45 minutes of discussions.

In summary, the partners presented the following:

### KEY ACHIEVEMENTS:

- Creating GLTN tools;
- Surviving the United Nations system without compromising core values, for example setting a pro-poor and gender sensitive global agenda;
- Making land tools accessible to grassroots women;
- Building partnerships;
- Expanding number of partners;
- Introducing a change in paradigm to recognize a continuum of land rights;
- Coordinating partnerships at country level.

### CHALLENGES:

- Resource mobilization;
- Difficulties in implementing GLTN tools on the ground;
- An integrated approach to sectoral issues related to land;
- Building sustainable partnerships while meeting the United Nations’ bureaucratic contractual requirements;
- Incorporating governments through developing political will, convincing governments to contribute resources as well as working with them;
- Monitoring and evaluating to enhance feedback mechanism;

- Meeting the various demands of diverse groups and partners.

### NEXT STEPS / WAY FORWARD:

- GLTN Secretariat to continue with their functions and information sharing, especially through a specific website;
- More links between rural and urban partners should be created and the two should have a good connection to the local governments;
- Promotion of tool development especially in the ground
- Joint research projects with partners
- Broader fields of activities among partners
- More frequent partners’ meetings
- Increase public awareness of professional expertise and make it more accessible
- Get diverse partners to support each other
- Implement more capacity building initiatives.

### FURTHER REFLECTIONS / DISCUSSION

Some partners remarked that a lot has been done but more effort is needed to move the agenda forward. It was observed that working as a partnership was what had pushed the GLTN agenda and the partners forward; even diverse composition and interests were driven by this common objective.

One partner asked about GLTN funding to date. Augustinus said the agreement on funding for the 2nd phase (2012-2015) will only be confirmed in December 2011. She also said there were attempts to get more funding from other sources.

In this session, partners were asked to share information about priority programmes that have links to the GLTN agenda that they either have accomplished, were currently undertaking or intend to undertake in the future. They were asked to discuss areas where collaboration with partner organizations within the cluster will add value and to identify interests and areas for further collaboration. In areas where there was interest in collaboration, partners were to agree on the next steps, who would play what role, when to start the collaboration and how the GLTN Secretariat could provide assistance. The break-out groups were organized according to their clusters.

### RESULTS OF BREAK-OUT WORKSHOP

The cluster of professional bodies are involved in various land administration programmes, capacity building, development of valuation tools, land registration and titling projects, and delivery mechanisms for affordable housing. Other issues of concern include climate change, property and housing projects and promoting spatially-enabled governments. They are also involved in projects on slum relocation, land surveying, capacity development assessments and training for land surveyors, lawyer and notaries. The professional bodies cluster indicated there should be cooperation on higher education, standardizing land-related terminology, intensify collaboration and publish collaborative activities and events on the web.

The grassroots organizations cluster want to help grassroots organizations, especially women's organizations, to be effective in influencing policies that give marginalized groups better access to land ownership and control over land. The group intends to influence the GLTN agenda to recognize grassroots expertise.

The group will also advocate for securing land rights and facilitating learning and exchange within "land academies" where available. They hope to have political, financial, technical support and capacity building from GLTN.

The cluster for international training / research institutions is interested in knowledge dissemination through workshops, papers / articles, and capturing information. They want to create capacity and promote research on land issues in universities and learning institutions. Their priority is to translate theory into practice, disseminate information and exchange ideas. Other priorities are networking, learning exchanges, improving research and exploring partnerships.

Of the multilateral organizations, FAO's priority is to establish mechanisms to implement voluntary guidelines on responsible governance of land tenure.

Lantmateriat is working on cadastral survey projects in Africa, the Balkans and Asia, and capacity-building initiatives and setting up land information systems. The World Bank is working on impact assessments of land projects and LGAF. Cities Alliance is managing a "catalytic fund" and working on various country projects. IFAD is focusing on various country projects in rural areas. Statens kartverk (Norwegian Mapping Authority) is providing technical orientation of tools. The multilateral organizations want to cooperate with each other and to hold conferences with the assistance of GLTN. They want to collaborate at country level and set up catalogues for information sharing.

The cluster on rural and urban international civil societies has programmes in advocacy and partnerships, networking, learning and feedback mechanisms.

They want to collaborate on exchange learning, expanding and exploring partnerships. They intend to network through the internet. Sharing capacities, good practices, joint action advocacies in times of distress (e.g. evictions) are among the next steps that they intend to explore. They also indicated that they want GLTN to support exchanges on pilot programmes among partners.

### REFLECTIONS / DISCUSSION

In his reflections on this section of the programme, the moderator remarked that some workshop discussions do not provide answers to the questions in the workshop guide. For example, some groups did not identify specific projects currently being done and their links to the GLTN agenda.

The rural and urban international civil societies cluster decided to establish a working group to share resources and technical ideas, and to agree on specific areas of collaboration. Partners will learn more about what other partners are doing and will identify joint initiatives. They will use the internet (for example, Skype) to communicate and Huairou Commission will initiate the first meeting / discussion.



Cluster groups sharing their priority programmes.

In this session, the moderator adopted a café method of organizing the break-out workshop. The workshop had six groups to focus on the six thematic areas of GLTN:

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; and
6. cross-cutting issues.



Cross-cluster groups identifying possible areas of cooperation

Each thematic group discussed the priority programmes being carried out or planned by partner organizations in relation to each thematic area. Participants in each group discussed ways of collaborating and how the partners intended to operationalize the collaborative process. They also discussed how the GLTN Secretariat could assist them. In this session, partners could contribute to at least two group discussions.

### RESULTS OF THE BREAK-OUT WORKSHOP

In the discussion on land management, administration and information, World Vision International said they have six to seven land-related projects in rural / urban areas and they need technical expertise from GLTN. Statens kartverk gives technical assistance on land issues in the Balkans and Eastern Europe.

FAO is currently developing an open-source software package while International Land Solutions (ILS – one of the observers from the private sector) is developing commercial software with low-cost application that is currently being tested in Ghana. In Uganda, the Social Tenure Domain Model (STDM) pilot implementation by GLTN, SDI, Cities Alliance and local stakeholders is supported by FIG. Lantmateriat supports capacity building in land administration organizations in various countries.

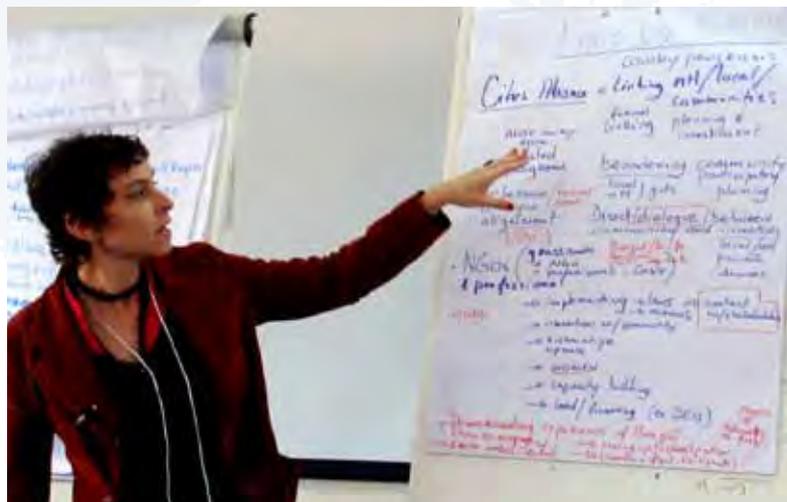
Paradigm shift was the theme for the group focusing on land value capture who viewed a shift in paradigm as the only way to achieve change. On-going projects include a scoping study on land value capture initiatives, development of tenure security indicators, land markets and informal markets as promoted by the World Bank, GLTN, Earth Rights Institute or International Union for Land Value Taxation (IU). Potential collaboration areas are in technology for mapping land values between the Royal Institution of Chartered Surveyors (RICS), Environmental Systems Research Institute (ESRI) and FIG. The World Bank, RICS, GLTN and ESRI want to collaborate on developing tenure typologies and land values. ESRI and RICS want to collaborate on developing simple field capture tools.

Partners in the group focusing on land law and its enforcement highlighted the on-going work in land legislation, research, litigating against the forced eviction of vulnerable groups, land policy processes, understanding government legislation processes through organizations such as the Swedish International Development Cooperation Agency (Sida), IIED, Hakijamii, International Food Policy Research Institute IFPRI, the World Bank and Harvard Law and International Development Society. GLTN was asked to help in networking with other organizations with similar interests.

The group focusing on the theme of land use planning discussed programmes in government and community participation and testing of tools in Brazil, Kenya (Nairobi), Uganda and Haiti. They want to collaborate with different stakeholders. The group said that the Brazil experience on integrating women in programmes needs to be shared.

The discussion on land rights, records and registration attracted a large number of partners. The group supported collaboration in eight areas: women's land rights, security of tenure, large scale land acquisitions, housing rights and evictions, customary land tenure, land governance and inclusive business model.

Other collaborations were between Landesa and Maasai Women Development Organization (MWEDO) in women, youth and children's land rights, the International Union of Notaries (UINL) in land titling, security of tenure, housing rights and evictions. IFAD, the World Bank and IFPRI wanted collaboration on land governance assessment framework (LGAF) and large-scale land acquisitions. Partners in the group plan to do follow-up networking to learn what others are working on and to collaborate and communicate through the internet.



Presentation of areas of cooperation in various thematic areas.

In the group focusing on the theme on cross-cutting issues, the University of East London, Technical University of Munich (TUM), HC, the World Bank and IIUM identified areas of collaboration as women and inter-generation rights. The World Bank, HC, IIUM and SDI, among others, wanted collaboration on the grassroots projects or mechanism especially in regards to the recognition of grassroots' expertise in many respects. Land governance initiatives attracted the ILC, World Bank, ITC, FIG, FAO, and HC. Meanwhile, TUM, HC, UEL, the World Bank, IIUM and World Vision International wanted cooperation on capacity development and the Islamic mechanism. The partners in the group reiterated the need to get results from various collaborations.

A presentation on “IAB Roles and Functions – An Overview and Updates” was given by Danilo Antonio of the Land, Tenure and Property Administration Section of UN-Habitat (see attachment 4.2). His main points were:

The agreed institutional arrangement of GLTN is composed of the following: the International Advisory Board (IAB), the Steering Committee, partners, individual members and the Secretariat.

The IAB consists of seven members who represent the clusters of partner-organizations. The IAB provides strategic advice to the GLTN specifically on better understanding of land issues and how to address them, development of policies, priorities and operational strategies, and promoting the GLTN agenda.

The Steering Committee (SC) has representatives from different UN-Habitat units and is the decision-making body. The SC approves policies and work programmes; it is advised by the IAB and supported by the Secretariat.

The partners are global / regional organizations that contribute to GLTN with substantial inputs and / or financial resources. Members are individuals who registered at [www.gltn.net](http://www.gltn.net)

The main function of the Secretariat, facilitated by UN-Habitat, is to coordinate the network. The Secretariat also provides administrative and technical support to the network and supports the SC and the IAB.

Antonio outlined the requirements for IAB members, which include agreeing with GLTN values, being a partner of GLTN and representing an organization that is a key stakeholder in the international land sector. Bilateral donors like Sida and the Norwegian Government have permanent seats in the IAB. He also noted

some agreements made during the 2009 Partners’ Meeting. These are:

- All clusters agree on maintaining the status quo
- Each cluster will nominate its most active partner
- Sida, Norway and the World Bank are to have permanent seats
- Additional IAB representative should be from grassroots organizations
- Nomination and election process start in 2011
- Each cluster to choose its method of selection
- Each cluster will determine specific role and functions of IAB representatives.

He also said that during the 2009 Partners’ Meeting, the partners described the general roles and responsibilities of an IAB member. These are to:

- Ensure on-going dialogue
- Coordinate cluster groups
- Be in touch with cluster members on a constant basis
- Share and exchange ideas
- Represent clusters’ views on the IAB
- Be a bridge between different clusters
- Inform cluster members prior to meetings and report back to them after meetings
- Advance the GLTN agenda.

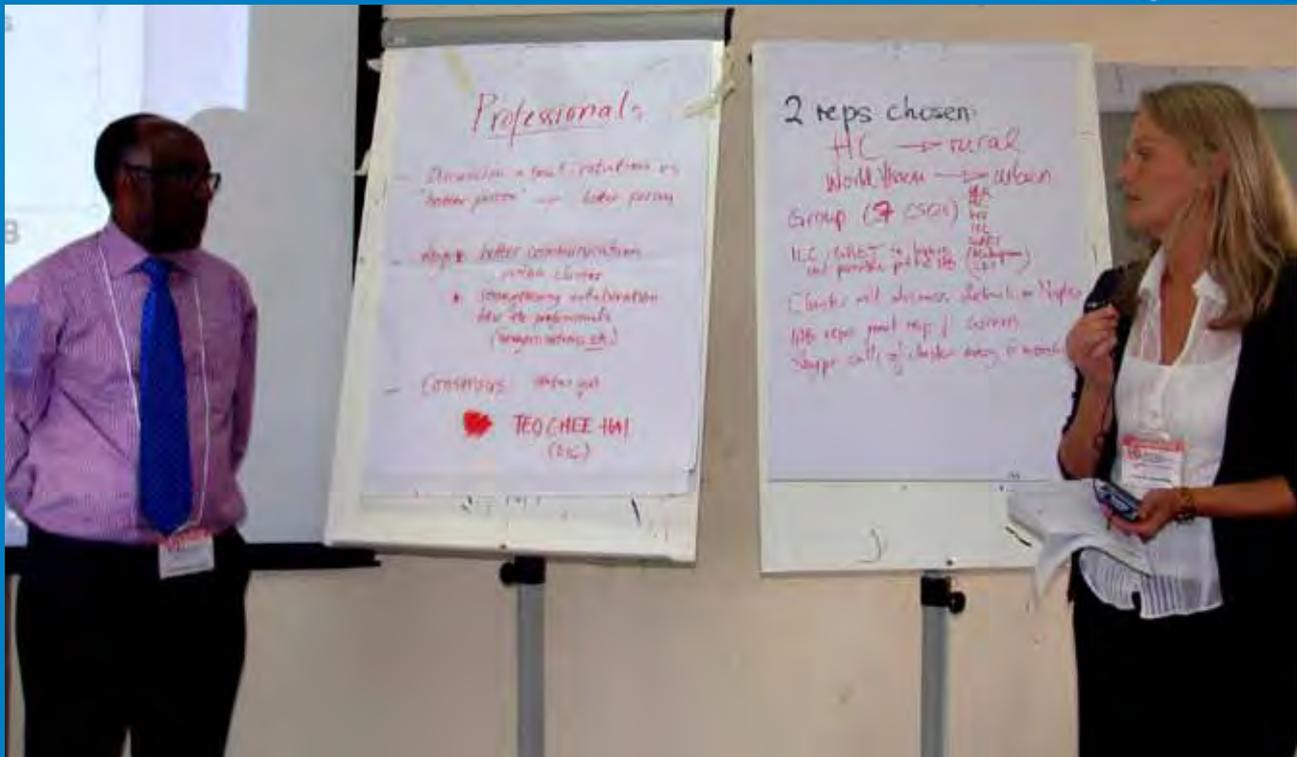
He then introduced the current IAB members.

### INPUTS FROM THE IAB CHAIR

The IAB Chair, Ambassador Kalibbala, gave an account of her experience on the board. She appreciated the governments of Norway and Sweden supporting for GLTN since its inception in early 2004, including the earlier meetings in Oslo and Stockholm. She indicated that the IAB Chair should be able to promote the GLTN agenda to governments.

# Professionals

- Discussion about rotation vs. "better person" → better person



IAB members give a present to out-going Chair, 17 November 2011.

- Keys \* better communication within cluster
- \* strengthening collaboration btw the professionals (surveyors, notaries etc.)

- Consensus: status quo

TEO CHEE HAI

She outlined her role in promoting GLTN to the African Union (AU) and the Committee of Permanent Representatives of UN-Habitat, which led to discussions on, interest in and consideration for pro-poor land policies and tools. She also facilitated IAB meetings where collaborations between partners were discussed and specific actions were decided on to move forward the GLTN agenda. She stressed that the role of an IAB member is critical because the IAB provides strategic advice and direction to GLTN.

*She stressed that the role of an IAB member is critical because the IAB provides strategic advice and direction to GLTN.*

### REFLECTIONS / DISCUSSION

The moderator asked for comments on the Chair's presentation.

One partner asked whether the training organizations and research institutions should be combined again due to various interests and focus of the two cluster groups. Augustinus said it depended on the cluster's decision. There may also be financial implications. A partner from the international training/research institutions cluster said that, previously, the clusters were separated and had two separate representatives. However, one representative gave way to allow a representative of grassroots organizations into the cluster.

One partner asked why there was only one representative per cluster on the IAB when in the case of land professional groups the network is large, diverse and includes surveyors, lawyers, planners and valuers. One partner commented that the focus of the discussion should be on close collaboration rather than wide representation.

A break-out workshop was organized by clusters to:

1. identify and agree on the methods of selection;
2. identify the roles and functions (terms of reference) of IAB cluster representatives; and
3. select / nominate the IAB representatives.

### RESULTS OF BREAK-OUT WORKSHOP

The rural / urban international civil society organizations decided that partners within the clusters would discuss within their own organizations the specific roles and functions of the IAB representatives. The selected IAB representatives would report back on this during the next IAB meeting at the World Urban Forum 6, to be held on 1-7 September 2012 in Naples, Italy. The partners in the cluster also agreed to hold Skype meetings at least every six months.

Partners from the bilateral and multilateral organizations reached a consensus on the IAB representative and considered continuity when making their selection. Bilateral donors, such as Sida and Norway, are permanent representatives on the IAB.

Grassroots organizations wanted a representative to establish communication, link grassroots clusters with other clusters, establish and facilitate feedbacks and advocate for grassroots participation in GLTN. He/she had to be a representative of a constituency of grassroots groups, be familiar with GLTN agenda and programmes and could articulate issues within the grassroots organizations and other clusters.

The partners in the international professional bodies cluster discussed choosing between a rotating representative and a "better person" and settled on the latter. They wanted a representative who would enhance communication and strengthen collaboration between professional organizations within the cluster.

THE FOLLOWING REPRESENTATIVES TO THE IAB WERE SELECTED:

| CLUSTER   | NAMES OF IAB REPRESENTATIVE  | ORGANIZATION                 |
|---|------------------------------|------------------------------|
| Urban international civil society organizations | Vanessa Zulueta              | World Vision International   |
| Rural international civil society organizations | Janice Peterson              | Huairou Commission           |
| Multilateral organizations                      | Klaus Deininger              | World Bank                   |
| Bilateral organizations                         | Erik Berg<br>Mikael Atterhog | Government of Norway<br>Sida |
| Grassroots organizations                        | Esupat Ngulupa               | MWEDO                        |
| International professional bodies               | Teo CheeHai                  | FIG                          |
| International research/training institutions    | Jaap Zevenbergen             | University of Twente, ITC    |



Networking and discussion continue during coffee breaks.

Mary Gachocho of LTPAS made a presentation on “Towards Developing a GLTN Partnership Strategy” (see attachment 4.3) which detailed the experiences, lessons learnt and way forward of GLTN. She discussed the objectives of developing a partnership strategy and how the strategy will guide the network in the future. She also provided a brief history about the growth of the network from early 2004 to the present. She explained that the initial draft of the partnership strategy was based on the responses of the partners to a prepared questionnaire (on-line and otherwise) and from a survey conducted by George Collett, a consultant in the preparation of the land programme including GLTN Phase 2.

In the questionnaire, partners were asked why they had joined the network. Among the reasons given were because they have a common agenda on land issues and to access a network of partners. Partners also wanted to acquire new knowledge, to share knowledge and gain experience in land management and use the values, tools and know-how developed by UN-Habitat/GLTN. Other reasons were that it was an opportunity to influence UN-Habitat’s development agenda, enhance capacity and share resources to jointly implement activities.

Partners have benefited from the network through exposure to new knowledge, learning, land tools, new thinking and pro-poor approaches. Access to training materials, getting training opportunities, gaining visibility for network organizations and their members, and developing new contacts were other benefits.

Respondents described the Secretariat as friendly, productive and unifying. It offers opportunities for networking through a dedicated website ([www.glttn.net](http://www.glttn.net)). GLTN’s request for joint proposals was seen as important in building synergies among various part-

ners and in implementing joint activities. They had also highlighted access to information and new knowledge through the Secretariat.

Through networking with international organizations the Secretariat became a network of networks. Partners were able to champion GLTN at various levels. Capacity building was enhanced and awareness about land issues was improved. The Secretariat was said to have worked well as a coordinator and the GLTN agenda was clear to most partners as a result of this. GLTN’s ability to develop new knowledge with partners was rated as excellent. Communication, sharing lessons learnt and tools developed were seen to have worked well.

*Communication, sharing lessons learnt and tools developed were seen to have worked well.*

Secretariat staff were cooperative.

On what has not worked well, respondents said that the Secretariat has high expectations from its partners but it does not always communicate clearly specific expectations. The partnership still requires further strengthening and partners do not keep each other sufficiently informed about details.

On the way forward, particularly with regard to GLTN Phase 2, GLTN will continue to build a common agenda agreed on by partners. Capacity development will be a priority and will be expanded. A resource mobilization strategy is also being developed and new funding streams / sources are being sought.

Communication will also be strengthened by recruiting a focal person. Tool implementation at country level is a key priority in Phase 2 and partners will be encouraged to implement more activities on a larger scale. Phase 2 will seek the expansion of GLTN champions and the Secretariat will continue to be committed to the spirit of cooperation among partners.

As part of the recommendations, the partners suggested: there is a need to exploit the full potential of GLTN network, GLTN needs to be further embedded into UN-Habitat at country level, communication between the Secretariat needs to improve, and partners and their role in reviewing partners' work needs to be increased.

### REFLECTIONS / DISCUSSION

There was some discussion following the presentation.

One partner said GLTN has done well but there is a need to further scale up tools at country level. It was suggested that professionals should always be informed so as to influence change in policies and attitudes and to strengthen further the collaboration with GLTN partners.

*Another partner said that in just five years a lot had been achieved and there was a need to focus on managing success.*

Another partner asked whether the GLTN is expanding or consolidating. Augustinus said GLTN is both consolidating and expanding, focusing on informed partners and consolidating with them. Another partner said that in just five years a lot had been achieved and there was a need to focus on managing success.

He suggested that that focus should be on the implementation of tools at country level with the help of land professionals and other partners. Augustinus said the IAB Chair has a critical role in the success of GLTN. GLTN values and objectives have been well articulated in ministerial conferences and international meetings, including the deliberations of the African Union-led land policy framework for the region.

Another partner suggested that the next focus should be on resource mobilization. She said that grassroots organizations in the network need financial support for their projects and asked that GLTN provide funds for grassroots' projects and activities.

Another partner stressed the importance of involving land professionals in moving the GLTN agenda. He said that building the capacity of land professionals should be a focus as they are important stakeholders in the improvement of security of tenure. GLTN was asked to consider this.

In this session, the partners discussed and identified the main achievements of the two-day Partners' Meeting. They also identified the next steps at the level of partners' organizations, the cluster and GLTN Secretariat. A consolidated report was presented in the plenary.

The presentation included the following:

### ACHIEVEMENTS

- There is more clarity about what GLTN does, how it works, its mission and agenda. There is feedback on GLTN's tools and processes and it is a platform for learning, sharing and networking.
- There is reinforced and strengthened network / partnership. The number of partners has increased to 45, the quality of partners has improved and partners' participation in meetings is strong.
- The relationship between GLTN and the partners is two way with each side being able to engage the other.
- There is a growing momentum in land issues such as the paradigm shift and continuum of rights.
- The network has developed collective values.
- Partners have demonstrated a feeling of ownership through their active engagement. This is because GLTN has provided space to own the process.
- On the theme of cross-cutting issues, the presence of grassroots organizations and women makes discussion of their issues real.
- There is consolidation of clusters.

### NEXT STEPS / WAY FORWARD:

At partners' level:

- Improve integration of values and tools
- Leverage internal and external resources to promote effective implementation at country and local level
- Implement the tools, monitor, evaluate and give feedback
- Identify focal points so that coordination and engagement continues.

At cluster level:

- Strengthen clusters through communication / coordination
- Involve clusters in projects at inter- and intra-cluster levels
- Involve clusters in the preparation of sessions on trends and innovations at the next meeting.
- Enhance capacity building and resource mobilization to be shared between clusters

At Secretariat level:

- Balance implementation with strategic objectives
- Establish a matrix of tools, information and resources to share between members
- Give reports on pilot experiences
- Continue the collaboration with partners

**ACHIEVEMENTS**

**1. CLARITY ABOUT GLTN**

- what? how it works? MISSION / Goals
- feedback on GLTN's role
- Processes
- platform for learning/sharing/networking
- achievement as a NETWORK
- including IAB (representatives)

**2. REINFORCED / STRENGTHENED NETWORK / PARTNERSHIPS**

- opportunity to know partners
- number (T46) & quality of network (incls/orgs from diff backgrounds - CROSS-SECTION)
- participation in meetings was strong

**3. TWO-WAY PROCESS (WIN-WIN Relationship)**

- Govt/govts able to engage w/ GLTN

## REFLECTIONS / DISCUSSION

One partner wanted the network to consider governments as part of GLTN. Another partner suggested that GLTN partners also meet and engage not only at meetings such as this, but also at other global events / meetings, for example the World Bank land conference in April 2012.

Another partner suggested that partners should have special advocacy sessions / dialogues with government representatives and politicians. Government representatives and politicians with particular interests in land and GLTN should be invited to GLTN meetings and conferences.

One partner said GLTN tools should be assessed in terms of their economic impact on the ground, which is an area in which the World Bank is interested. Another partner highlighted the importance of coordination; partners were encouraged to continue and reinforce the partnership. One observer said the work of GLTN is having an impact in other fields.



Partners reporting on the nomination of IAB representatives.

## CLOSING

Mohamed El-Sioufi, Head, Shelter Branch, UN-Habitat, gave some closing remarks. He noted partners' acknowledgment of gains in partnerships, networking and sharing collective values around the GLTN agenda. He encouraged partners to follow up on the areas for collaboration they had identified in the workshop group sessions. He appreciated the financial support from Norway and Sweden, Cities Alliance and IFAD to the network. He also expressed appreciation to the IAB Chair, Ambassador Kalibbala, for her role in promoting GLTN's work. He commended the work of the Secretariat in organizing the meeting and the partners for their contribution to the success of the event.

**“** *He encouraged partners to sustain the success and continue to deliver results.*

He reiterated UN-Habitat is implementing reforms including restructuring the agency and that land and GLTN are still priority areas for UN-Habitat. In closing, he thanked everyone for their active participation in the meeting. He encouraged partners to sustain the success and continue to deliver results.

## BRIEFING/ORIENTATION ON GLTN TOOLS AND PRODUCTS - A SUMMARY

On 14 November 2011, the day before the main Partners' Meeting, a half-day briefing on the tools, products and training packages of GLTN was held at UN-Habitat headquarters in Nairobi, Kenya.

Its objective was to better understand the available land tools and training packages for mainstreaming tools and training packages, adopting them and possible piloting and rolling out. GLTN partners, some members of UN-Habitat's Committee of Permanent Representatives (CPR) and other UN-Habitat staff attended the briefing.

The briefing/orientation was opened by Clarissa Augustinus and was facilitated by Jean du Plessis of the Training and Capacity Building Branch (TCBB)/GLTN. He encouraged partners to introduce themselves and to give a brief summary of their work. He then presented the tentative programme (see attachment 5).

Danilo Antonio of UN-Habitat/GLTN presented an "Overview of GLTN" (see attachment 6.1) which was followed by a short video about the network. Central to the event was the presentation of "GLTN Showcase: Achievements, innovations and initiatives" by the Secretariat (see attachment 6.2) who made three-minute presentations on various tools and products. Augustinus closed the event. She said that learning in the half-day session was just a start and there would be more discussions and lesson sharing in the coming days.

*Its objective was to better understand the available land tools and training packages for mainstreaming tools and training packages, adopting them and possible piloting and rolling out.*

## List of Participants

Global Land Tool Network Partners' Meeting, 15-16 November 2011

| No.   | Partner-Organisations   | Confirmed Participants   | Emails (contacts)  |
|---|---|--------------------------|--|
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| 53  | France   | Marine Colignon        |  |
| 54  |  | Solveis Monvoisin      |  |
| 55  | Zimbabwe   | Kelebert Nkomai        |  |
| 56  |  | Kennedy Samaneka       |  |
| 57  | Norway   | Thomas Ball            |  |

| No. | Partner-Organisations                                  | Confirmed Participants   | Emails (contacts)  |
|-----|--|--|--|
|     | <b>Observers/Consultants</b>                           |  |  |
| 58  | Consultant (Capacity Development Strategy)             | Stig Enemark   | <a href="mailto:enemark@land.aau.dk">enemark@land.aau.dk</a>                     |
| 59  | Consultant   | Tim Bending  | <a href="mailto:t.bending@googlemail.com">t.bending@googlemail.com</a>           |
| 60  | Harvard Law & International Development Society (LIDS) | Jason Gelbort  | <a href="mailto:jgelbort@jd12.law.harvard.edu">jgelbort@jd12.law.harvard.edu</a> |
| 61  | Spanish Translator                                     | Isis Nunez Ferrera   | <a href="mailto:i.nunez@asf-uk.org">i.nunez@asf-uk.org</a>                       |
| 62  | Moderator  | Ayalew Zegeye Asfaw  | <a href="mailto:ayalewzegeye@yahoo.com">ayalewzegeye@yahoo.com</a>               |
| 63  | Documenter   | Agatha Wanyonyi  | <a href="mailto:wanyonyiagatha@yahoo.com">wanyonyiagatha@yahoo.com</a>           |
| 64  | IFPRI  | Hosaena Ghebru Hagos   | <a href="mailto:H.G.HAGOS@cgiar.org">H.G.HAGOS@cgiar.org</a>                     |
| 65  | CNRS   | Alain Durand-Lasserre  | <a href="mailto:a.durand-lasserve@wanadoo.fr">a.durand-lasserve@wanadoo.fr</a>   |
| 66  | Consultant (Land Taxation/Valuation)                   | Larry Walters  |  |
|     | <b>Private Companies (Invitation through FIG)</b>      |  |  |
| 67  | ESRI   | Brent Jones  | <a href="mailto:bjones@esri.com">bjones@esri.com</a>                             |
| 68  | Trimble  | Keith Hofgartner   | <a href="mailto:Keith_Hofgartner@Trimble.com">Keith_Hofgartner@Trimble.com</a>   |
| 69  | ILS  | Christopher Barlow   | <a href="mailto:cbarlow@landsystems.com">cbarlow@landsystems.com</a>             |
|     | <b>LTPAS Staff/GLTN Secretariat</b>                    |  |  |
| 70  | Clarissa Augustinus                                    | <a href="mailto:clarissa.augustinus@unhabitat.org">clarissa.augustinus@unhabitat.org</a> |  |
| 71  | Remy Sietchiping                                       | <a href="mailto:remy.sietchipingunhabitat.org">remy.sietchipingunhabitat.org</a>         |  |
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| 73  | Asa Jonsson  | <a href="mailto:asa.jonsson@unhabitat.org">asa.jonsson@unhabitat.org</a>                 |  |
| 74  | Danilo Antonio   | <a href="mailto:danilo.antonio@unhabitat.org">danilo.antonio@unhabitat.org</a>           |  |
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| 76  | Mary Gachocho  | <a href="mailto:mary.gachocho@unhabitat.org">mary.gachocho@unhabitat.org</a>             |  |
| 77  | Solomon Haile  | <a href="mailto:solomon.haile@unhabitat.org">solomon.haile@unhabitat.org</a>             |  |

## GLTN Partners' Meeting

*"Strengthening Global Partnerships: Sustaining the Paradigm Shift towards Designing, Developing and Implementing Pro-Poor Land Tools and Approaches"*

15-16 November 2011, Nairobi, Kenya

### Tentative Programme

#### Day 1 – 15 November 2011

| Time          | Activity  |
|---------------|---|
| 8:30 - 9:00   | Arrival/Registration of Participants  |
| 9:00 - 9:30   | <b>Opening Programme</b> <ul style="list-style-type: none"> <li>- <b>Opening Remarks</b> (by Ambassador Agnes Kalibbala, Chair, International Advisory Board)</li> <li>- <b>Welcome Address</b> (by UN-HABITAT Executive Director Joan Clos)</li> <li>- <b>Kick-Off Message</b> (by Paul Taylor, Officer-in-Charge, UN-HABITAT)</li> <li>- Introduction of Moderator</li> </ul> |
| 9:30 – 10:45  | <b>Session 1 - Programme Overview and Workshop Expectations</b> <ul style="list-style-type: none"> <li>- Introduction of Participants</li> <li>- Workshop expectations (break-out groups)</li> <li>- Presentation/Discussion</li> </ul>   |
| 10:45 – 11:00 | Tea/Coffee Break  |
| 11:00 - 12:45 | <b>Session 2 - GLTN Journey: Achievements, Challenges and Future Direction</b> <ul style="list-style-type: none"> <li>- Presentation</li> <li>- Clarification/Discussion</li> </ul>   |
|               | <b>Break-Out Workshop</b> – Partners' assessment of GLTN's key achievements, challenges and how they see the future direction of the Network  |
|               | - Presentation/Discussion   |
| 12:45 – 2:00  | Lunch Break   |
| 2:00 – 3:15   | <b>Session 3 - Partners' Priority Programs and Linkages to GLTN Agenda</b>  |
|               | <b>Break-Out Workshop</b> – Partners to identify key priorities and programmes related to the achievement of the GLTN agenda to improve synergies and interactions  |
|               | - Presentation/Discussion   |
| 3:15 – 3:30   | Tea/Coffee Break  |
| 3:30 -5:00    | <b>Session 4 – Identification of Areas of Cooperation</b>   |
|               | <b>Break-Out Workshop</b> – Partners' identification of areas of cooperation according to the agreed themes/issues  |
|               | - Presentation/Discussion   |
| 5:00 onwards  | Networking/bilateral meetings   |

Facilitated by:

**UN-HABITAT**  
FOR A BETTER URBAN FUTURE



## Day 2 – 16 November 2011

| Time          | Activity   |
|---------------|--|
| 8:30 - 9:00   | Arrival/Registration of Participants   |
| 9:00 - 9:15   | Recap of the previous day  |
| 9:15- 11:00   | <b>Session 5 – Strengthening IAB Functions and Representation</b><br>- Background presentation on IAB roles and functions<br>- Clarification/Discussion<br><b>Break-Out Workshop</b> – Partners’ discussion on how to strengthen IAB functions and selection of IAB representation<br>- Presentation/Discussion<br>11:00 – 11:15<br>Tea/Coffee Break |
| 11:15 - 12:45 | <b>Session 5– Strengthening Partnership: Experience, Lessons Learnt and Way Forward</b><br>- Presentation/Discussion<br><b>Break-Out Workshop</b> – Partners’ discussion on how to strengthen GLTN partnership by reflecting in the past, current situation and way forward<br>- Presentation/Discussion<br>12:45 – 2:00<br>Lunch Break              |
| 2:00 – 3:15   | <b>Session 7 – Conclusion and Next Steps</b><br><b>Break-Out Workshop</b> – Partners’ discussion on conclusion of the meeting and next steps/way forward<br>Tea/Coffee Break   |
| 3:15 – 4:00   | Tea/Coffee Break   |
| 4:00 – 4:45   | - Presentation/Discussion  |
| 4:45 – 5: 00  | <b>Closing Remarks</b> (by Mohamed El-Sioufi, Head, Shelter Branch, UN-HABITAT)  |
| 5:00 onwards  | Networking/bilateral meetings  |

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**GLTN Partners' Meeting****Guide for Workshop Expectations Discussion**

In your groups,

1. Take about a minute each and introduce yourselves (name, organization, one thing that you would like the group members to know about you or your organization).
2. Discuss the following questions
  - a. Individually list 2 to 3 hopes that you expect will happen during this meeting. (What do you hope to have happened in the two-day partners' meeting)?
  - b. Individually list 2 to 3 concerns you have about this meeting. (What are you concerned about that might not work, as you would have liked it to)?
  - c. As a group, discuss the hopes and concerns expressed by group members and agree on those where there is a group consensus. In terms of better time use, it might help to discuss hopes first and then concerns next.
3. Write down the consensus of the group on a flip chart paper and prepare a two minutes presentation for the plenary.
4. Suggestion: Agree on the following roles: Facilitator, Rapporteur

Time allowed: 40 minutes

## GLTN Partners' Meeting

**Guide for Workshop I – Reflecting on the GLTN Journey**

In your group,

1. Discuss the following questions
  - a. Consider the presentation made on “GLTN Journey: Achievements, Challenges, Future Direction”.
  - b. Reflecting back what are the top three achievements that GLTN has registered?
  - c. What three key challenges were overcome and what major challenges do stand out still?
  - d. Based on the group’s consensus on (b) and (c) above and in relation to planned GLTN phase II,
    - i. What should GLTN continue to do?
    - ii. What are the areas where GLTN can still improve?
2. Suggestion: In terms of better time use it may be helpful to discuss achievements followed by challenges and then future direction.
3. Record the consensus of the group on achievements, challenges, and suggested future direction for GLTN.
4. Prepare a 3 minutes presentation to the plenary reflecting the major achievements, challenges, and suggested future direction.
5. Suggestion: Agree on the following roles: Facilitator, Rapporteur

Time allowed: 45 minutes

### GLTN Partners' Meeting

#### **Guide for Breakout Workshop II – Partners' Priority Programs & Collaboration**

In your cluster group,

1. Each partner organization shares priority programs that it is undertaking or intends to undertake that have linkages to the GLTN agenda.
2. Discuss areas where collaboration with other partner organizations within the cluster will add value and identify interest for collaboration.
3. In those areas where there is expressed interest for collaboration, agree on the next steps. Who will play the lead role? When is the earliest time to kick-start the collaboration process? How would the GLTN Secretariat assist? Etc.
4. Prepare a 2 minutes presentation to the plenary.
5. Suggestion: agree who will play the roles of - Facilitator, Rapporteur

Time allowed: 45 minutes

## GLTN Partners' Meeting

**Guide for Breakout Workshop III– Cross Cluster Collaboration**

For this workshop note the following:

1. Six tables are arranged for the six thematic areas of GLTN.
2. Each table has a host.
3. Decide on your number one priority for cross-cluster collaboration and go to the designated theme table. During the first 30 minutes of the café stay at this table and listen to what others are doing in this thematic area. If you decide with whom to collaborate express your interest for collaboration and agree on how to kick-start the collaboration (who initiates communication, by when, etc.). If the partner with whom you would like to collaborate is not on that table (may be because of a priority order the partner has gone to another table) get the host of the table register your interest and you may approach the partner during times allotted for networking.
4. When the first round 30 minutes is over (the facilitator's bell announces that) you move to the table of your second priority for collaboration and do as in number 3 above.
5. **Table hosts:** guide the discussion and record a) what priority programs are being undertaken or planned to be undertaken by partner organizations along the thematic area, b) who has expressed interest to collaborate based on the reported priority programs, c) how do the partners intend to operationalize the collaborative process (e.g. who would play the lead role? When to kick-start?), d) how can you be assisted by the GLTN Secretariat in this process?. During the second round, take 2 minutes and brief the new comers on what has transpired during the first round in your thematic table. Prepare a 3 minutes report to the plenary covering both café rounds.
6. The café runs for two rounds of 30 minutes each.

## GLTN Partners' Meeting

**Guide for Breakout Workshop II – Partners' Priority Programs & Collaboration**

In your cluster group,

1. Each partner organization shares priority programs that it is undertaking or intends to undertake that have linkages to the GLTN agenda.
2. Discuss areas where collaboration with other partner organizations within the cluster will add value and identify interest for collaboration.
3. In those areas where there is expressed interest for collaboration, agree on the next steps. *Who will play the lead role? When is the earliest time to kick-start the collaboration process? How would the GLTN Secretariat assist? Etc.*
4. Prepare a 2 minutes presentation to the plenary.
5. Suggestion: agree who will play the roles of - Facilitator, Rapporteur

Time allowed: 45 minutes

## GLTN Partners' Meeting

**Guide for Workshop V – GLTN Partnership Strategy**

In your mixed groups,

- a) Consider the presentation made by the Secretariat on GLTN partnership strategy.
- b) Reflect on the past experience of GLTN in developing and enhancing partnerships around the GLTN agenda. Enumerate the key strategies that have worked in the past. (10m)
- c) Assess the current situation (opportunities, challenges) vis-à-vis developing and promoting partnerships around the GLTN agenda. (10m)
- d) Based on your discussion on (b) and (c) above, suggest what, according to your group, should constitute the GLTN partnership strategy (which strategies should GLTN continue to use, and which new strategies can be adapted)? (20m)
- e) Prepare a 2 minutes presentation to the plenary.

Time allowed: 40 minutes

## GLTN Partners' Meeting

**Guide for Breakout Workshop VI – Conclusion and Next Steps**

In your mixed groups,

1. Discuss and identify the top three achievements of this two-day partners' meeting.
2. Discuss and identify what the next steps should be at the level of
  - a. Partner organizations.
  - b. Clusters, and
  - c. GLTN Secretariat.
3. The group rapporteur captures the consensus of the group on the issues raised on (1) and (2) above to merge with the ideas of other groups and produce one presentation to the closing plenary.

Time allowed: 75 minutes

# GLTN Journey

## Achievements, Challenges and Future Direction

*“Secure Land and Property Rights for All”*



GLTN PARTNERS' MEETING  
Nairobi, Kenya, 15-16 November 2011



## Contents

- Introduction
- Key Achievements
- Key Challenges and Opportunities
- The Future Direction - GLTN Phase 2
  - Design Considerations and Focus
  - Goal and Expected Accomplishments
  - Key Implementation Strategies
- Conclusion



GLTN PARTNERS' MEETING  
Nairobi, Kenya, 15-16 November 2011



## Introduction

### Core Values:

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

- Coalition of 45 international partners
- Focuses on tenure security improvement and development of pro-poor land tools
- Promotes good land governance and continuum of land rights
- Financially supported by Governments of Sweden and Norway including Cities Alliance and IFAD



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## Key Achievements by GLTN Partners

- Set a **Global Agenda** towards the development of a pro-poor and gender sensitive land policies and tools
- **PARADIGM SHIFT** towards recognition of continuum of land rights, land governance and pro-poor land tools
- **Some Examples**
  - Africa's Land Policy Framework and Guidelines (including AMCHUD)
  - Land Governance Assessment Framework (led by WB)
  - Voluntary Guidelines on Good Governance of Land and Natural Resources (led by FAO)



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## Key Achievements by GLTN Partners

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- Adoption of **UN-HABITAT Resolution (HSP/GC/23/18)**
  - *Recognition of contributions of GLTN in building partnerships for developing tools and championing the cause of the poor and vulnerable groups such as women and slum dwellers*
  - *Strengthens the mandate of GLTN towards securing land rights for all, continuum of land rights, strengthening women's access to land, promotion of innovative land information and records and expanding land-based revenue streams*
- Expanding network (now at 45)



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## Achievements at Country Level

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- In **Brazil**, about 55,000 people will no longer be evicted and will be regularised (due to pilot-testing of gender evaluation tool in collaboration with *Huairou Commission* and )
- In **Haiti**, UN-HABITAT has raised about USD 10 million to carry out 'participatory enumerations' – one of GLTN tools (with technical support from GLTN)
- Donor coordination on land was established in **Liberia** and **DRC** and resources have been raised amounting to USD 12.2 million
- In **Tanzania**, more than 850 women in Arusha region have acquired tenure certificates (one of the grassroots' project with *Maasai women's group*)



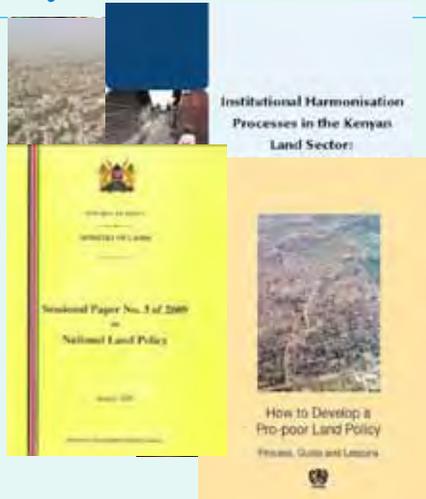
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## Achievements at Country Level

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- In **Kenya**, approved National Land Policy and a Land Chapter in the Constitution (through the *Development Partners Group on Land*)
- Land policy formulation processes started in **Iraq** and in **9 Eastern Caribbean States** (building from Kenya's experience)
- In **Ethiopia**, pro-poor land certification programme scaled up from 24 to 40 million certificates (due to impact evaluations done by *WB and GLTN*)



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## Independent Mid-Term Assessment

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The experts noted that the network had “achieved some **significant successes** with a small secretariat staff, a limited budget and in the face of administrative constraints. (...) It **has established a network** that includes many of the most important actors in the land sector; it has a **'brand' and credibility** in the international land arena. **Notable achievements** have been attained in the areas of **advocacy, research and tool development.**”



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## Challenges and Opportunities

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• **Continuing emerging challenge:** Increasing demand for GLTN work by UN-HABITAT, countries and partners with limited resources including HR

• Difficulty in expanding the role of partners to implement more GLTN activities in a larger scale and in a multi-year approach (due to inadequate UN legal instruments, inefficiency issues and unpredictable funding)



• Increasing demand for GLTN work is a sign of trust and confidence from various partners (external and internal)

• 'Land and GLTN' under 'Urban Land, Legislations and Governance' – one of the 7 new thematic areas of UN-HABITAT

• On-going reforms will address some of the systemic and efficiency issues



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## The Future Direction

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GLTN Phase 2 (2012-2015)

**Goal:** To contribute to poverty reduction and sustainable development through secure land and property rights for all

**Objective:** International organisations including UN-HABITAT and targeted national and local governments better able to improve tenure security of the urban and rural poor

### Expected Accomplishments:

- Improved global knowledge and awareness
- Strengthened policy frameworks, tools and approaches to deliver security of tenure at scale
- Strengthened capacity of partners, land actors and targeted countries and/or cities/municipalities



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## The Future Direction

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GLTN Phase 2 (2012-2015)

### Design Considerations:

- Building from the lessons and experiences of Phase 1
- Learning and recommendations from Mid-Term Assessment
- GC23-18 Resolution
- Through survey questionnaire and interviews with partners



### Focus:

To consolidate the gains, prioritise land tools for development and demonstrations, undertake capacity development initiatives, mainstream gender, youth and grassroots, support partners taking the lead in tool implementation at country and sub-national levels.



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## The Future Direction

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GLTN Phase 2 (2012-2015)

### Key Implementation Strategies

- Maintain the momentum
- Retain broad strategic partnerships
- Maintain basket fund arrangement
- Improve communications and tool dissemination
- Mainstream gender, youth and grassroots
- Consolidate efforts on tool development (workshop results/publication)
- Encourage partners to co-manage activities in larger scale
- Upscale capacity development initiatives
- Strengthen resource mobilisation efforts with partners
- In-country support to partner-led tool implementation
- Engage with the on-going UN-HABITAT reform initiatives



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## Conclusion

- *Celebrate success including the paradigm shift!*
- *Document results!*
- *Continue the commitment to Agenda and partnership!*
- *Increase further the intensity of engagement and outputs*
- *Work out how to deliver better as partners at country level*
- *Strengthen linkages on gender, grassroots and youth with the land professionals' work and vice versa*
- *Increase pace of delivering the global agenda*



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# Thank you very much!

*'Secure Land and Property Rights for All'*

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1

## IAB Role and Functions

### An Overview and Updates



*“Secure Land and Property Rights for All”*

GLTN Secretariat, facilitated by **UN-HABITAT**  
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## Steering Committee

### Role and Functions:

Established as the decision making body  
 Approve policies and work programme  
 SC is advised by IAB and supported by Secretariat

### Composition:

Chairperson – Director, Global Division  
 Members – Shelter Branch, LTPAS, Regional Office (Technical Cooperation) and Implementing Section (Disaster Management Programme)

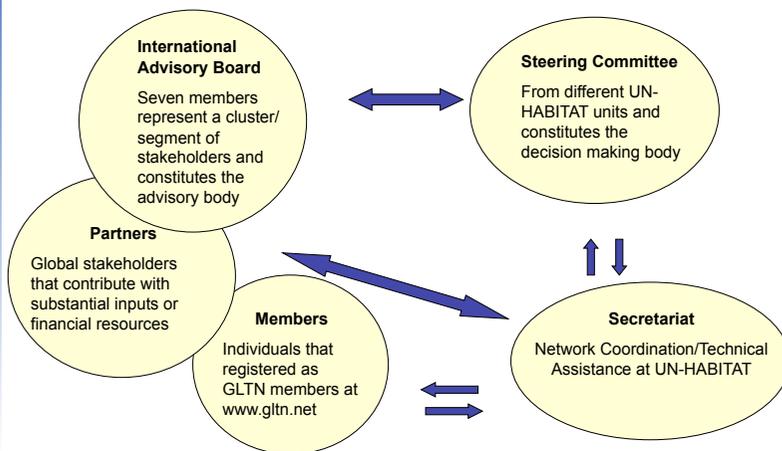


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2

## Institutional Arrangements



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## The Secretariat

### Role and Functions:

Over-all coordination of the Network  
 Provide administrative and technical support to the Network  
 Support SC and IAB  
 Hosted by UN-HABITAT

### Composition:

Team from LTPAS and TCBB (both funded by GLTN and UN-HABITAT)



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## International Advisory Board

### Role and Functions:

- Established as the advisory body
- Provide strategic advice to GLTN; specifically on:
  - Better understanding of land issues and how to address them
  - Development of policies, priorities, operational strategies,
  - Promoting the GLTN agenda
- Consider the interests of the segment/cluster

### Requirements to be an IAB Member

- **Agree with the values of GLTN**
- **Be a partner of GLTN**
- **Represent an organisation as a key stakeholder in the international land sector**



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## International Advisory Board

### Funding:

- Members to fund themselves
- Alternatively, GLTN funds can be used
- IAB members work on a voluntary basis

### Frequency of Meetings:

**Once a year (but may agree to hold informal meetings)**



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## International Advisory Board

### Composition:

Representatives of one of the following clusters:

1. Rural International Civil Societies
2. Urban International Civi Societies
3. International Professional Bodies
4. International Research/Training Institutions or Networks
5. Multilateral Organisations
6. Bilateral Organisations
7. **Grassroots Organisations**

Note : GLTN Donors are automatically members of the IAB



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## The Selection Process

- As a start, UN-HABITAT/Secretariat selected the most active partners to sit in the IAB
- IAB members call for a constituency-based IAB representation
- On 06 November 2008, IAB agreed on membership rotation as follows:

• ***Each cluster selects its IAB representative based on partners' request, level of GLTN engagement and capability to contribute either financially and/or substantially.***

- ***Current members may continue their mandates. Also, the mandate period ought to be extended from two to four years.***



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## The Selection Process

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### (as per 2009 Partners' Meeting)

#### General Agreements:

- All clusters agreed on maintaining the status quo
- Each cluster will nominate its most active partner
- Sida, Norway and World Bank to have permanent seats
- Additional IAB representative from Grassroots
- Nomination and election process start in 2011 (now!)
- Each cluster will choose its modality for selection
- Each cluster will determine specific role and functions of IAB representatives



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## Current IAB Members

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| Cluster               | Name                         | Organisation       |
|-----------------------|------------------------------|--------------------|
| Civil Society (Urban) | Jan Peterson                 | Huairou Commission |
| Civil Society (Rural) | Mike Taylor                  | ILC                |
| Research/Training     | Siraj Sait                   | UEL                |
| Professionals         | Teo Cheehai                  | FIG                |
| Bi-lateral            | Erik Berg<br>Mikael Atterhog | Norway<br>Sida     |
| Multi-lateral         | Klaus Deininger              | World Bank         |
| Grassroots            | Esupat Ngulupa               | MWEDO              |



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## General Roles and Functions

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### (as per 2009 Partners' Meeting)

- **Ensure on-going dialogues**
- **Coordinate cluster groups**
- **Be in touch with cluster members on a constant basis**
- **Share and exchange ideas**
- **Represent clusters' views on the IAB**
- **Be a bridge between different clusters**
- **Inform cluster members prior to meetings and report back after meetings**
- **Advance the GLTN's agenda**



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Nairobi, Kenya, 15-16 November 2011



## Thank you for your attention!

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GLTN Secretariat  
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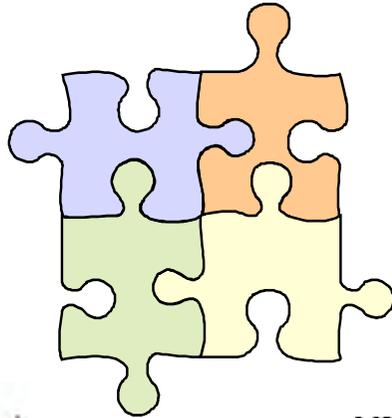


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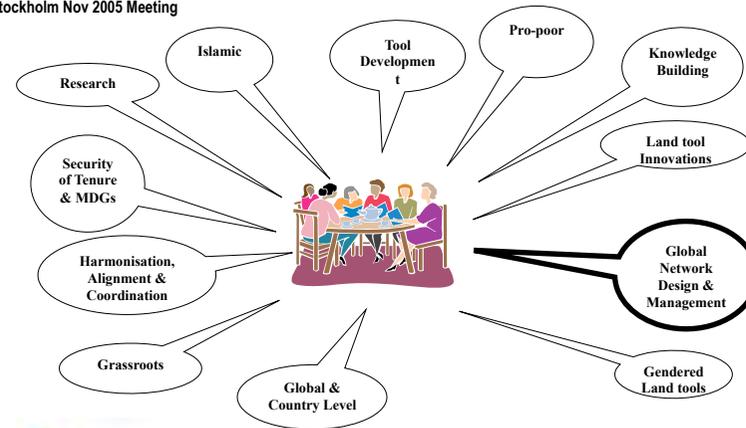
# Towards Development of a GLTN Partnership Strategy



3

# GLTN Agenda Setting

Stockholm Nov 2005 Meeting



2

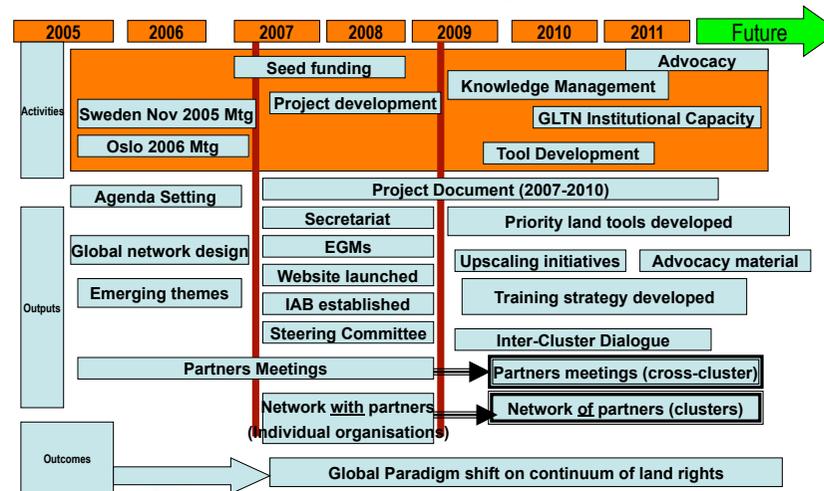
## Overview

1. Need for a partnership strategy
2. GLTN agenda setting
3. How has GLTN history evolved over time?
4. Report back from Partners' survey
  - 4.1 Why did partners' join the network?
  - 4.2 What benefits have partners had since joining the network?
  - 4.3 What has worked well in partnerships?
  - 4.4 What has not worked well in partnerships?
  - 4.5 Suggestions for future outlook
5. Way forward



4

# GLTN History



5

## Guiding Principles

- GLTN partnerships principles and values agreed at the Oslo Meeting (23-24 March 2006)
- ✓ Be an international or regional organisation
- ✓ Agreement on GLTN values
- ✓ Land tool development at scale/up scalable
- ✓ To lend financial and/or knowledge input
- ✓ To represent institutions, organisations or networks
- ✓ Non commercial value



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## Methodology

- Used monkey survey
- Have received a reply from 30 Partners
- Also utilised survey by George Collett on the land programme
- Have grouped partners responses
- Next step – face to face interviews (where possible)



6

## Report back from Partners' survey



8

## Why did partners join the network?

- **Common agenda on land issues** & mutual interest in working on pro-poor tools
- Access a **network of partners**, build partnerships and contacts
- Opportunity to **acquire new knowledge** and **management** including concrete practical solutions to problems and latest thinking on land policy and instruments
- Opportunity to **share knowledge** and **experiences** in the field of land management
- Opportunity to **utilise values, tools** and **know how** developed by UN-HABITAT
- To **influence UN-HABITAT development agenda** related to land rights
- To **enhance capacity** to influence development policies
- Opportunity to **share resources** to jointly implement activities



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### Benefits since joining the network?

- Exposure to **new knowledge** and **learning** about solution based approaches
- Exposure to **land tools** being developed by the network
- Access to **training materials** which we are using in training activities
- Exposure to **new thinking** on **pro-poor approaches** especially alternate forms of tenure
- Linking up with **partners** in shared fields of interest
- **Training** opportunities
- **Additional resources** from the programme
- Gained **visibility** particularly for network organisations and their individual members.
- Developed **contacts** with networks and UN-HABITAT



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### Networking Experience with Umbrella Organisation

- **Multiplier effect** (has become a network of networks)
- **GLTN champions**
- **Capacity building** e.g. built confidence to engage technically and politically
- **Learning curve** which gave new appreciation about complexities of land
- **Growing awareness** on land issues
- **Strategic platform** e.g. for replication of best practices, resource mobilisation and engagement with partners



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### Networking Experience with Partners & Secretariat

- **Secretariat rated as good** (friendly and productive) and viewed as a **unifying thread**
- The platform offers good **opportunities** for **networking** via its virtual (web) set up
- The GLTN Secretariat request for **joint proposals** was seen as important in **building synergies**
- The networking event useful in **bringing partners together**
- Partners are working together e.g. joint publication
- **Access to information** and **new knowledge**
- **Tentative** and **evolving**.



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### What has worked well

- **Secretariat** as a **coordinating hub**
- **Clear agenda**
- Has become a **network of networks**
- GLTN does excellent work in developing **new knowledge with partners**
- **Communication** and **sharing lessons learnt** and **tools developed**
- GLTN secretariat staff **spirit of cooperation**
- **Information resource**



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### What has not worked well

- GLTN Secretariat has high expectations from its partners, which is good, but the Secretariat is not always communicating clearly enough about its expectations from partners'
- Partnership is not intensive enough with little peer exchanges in the field
- Regional networking in America and ongoing collaborations
- Partners not keeping each other sufficiently informed at a detailed level
- Little country level work
- Youth representation



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### Recommendations from Findings

- Explore other **emerging themes e.g. land and finance**
- **Integration of sectoral issues** in land management
- Expand **GLTN secretariat capacity** (currently too overstretched)
- Need to exploit the full potential of GLTN network better
- GLTN to be further embedded into UN-HABITAT especially at country level
- Improved overall communication and improved communication between Secretariat and partners
- More intense engagement with partners with land scale programmes both existing and emerging
- Role of partners in reviewing partners work to be increased



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### Recommendations from Findings

- GLTN is a **unique network**, lets keep it vibrant
- **Knowledge management** process will remain a priority but seek a clear and common understanding with partners on standards, expectations & outcomes
- **Capacity Development** an important focus internally (integrate and link innovative GLTN work to larger agency) and externally (linking like areas regionally)
- **Communication strategy** for partners and stakeholders' to facilitate better exchange of information
- **Tool development** with better integration of problem oriented information at local, national and international level
- Encourage more opportunities to maximise **partnership** to the fullest and also promote interlinkages
- Robust **fundraising** to sustain ongoing programmes as well as design, develop and deploy new initiatives. Also key to upscaling utilisation of tools developed.



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### Way Forward – GLTN Phase 2

- GLTN phase 2 under discussion
- Will continue to build a common agreed agenda by partners in phase 2
- Capacity development is a key priority in phase 2
- Resource mobilisation strategy being developed and new avenues for funding being sought
- Communication officer being appointed to improve communication
- Country level tool development is key in Phase 2 requiring local and national adaptation
- Phase 2 aims to encourage partners to implement more activities
- Will seek to bring lessons learnt from Phase 1 to Phase 2
- Expansion of number of GLTN champions
- Secretariat committed to continued spirit of cooperation



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### Reflections

- How partnership between partners can be made more intensive with more activities?
- How do you feel this partnership should move forward?



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### Thank you for your attention!

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## GLTN HALF-DAY EVENT: 14 NOVEMBER 2011

### Briefing/Orientation Event on GLTN Tools and Products

**Date:**

14 November 2011, 14h00-17h30

**Venue:**

Conference Room 9  
UN complex, Gigiri, Nairobi

**Aim:**

1. To facilitate a better understanding of GLTN and the available GLTN land tools and products for purposes of mainstreaming, adoption and possible piloting and roll out
2. To promote interaction and future networking within GLTN

**Participants:**

1. GLTN partners who are new to the network
2. Established GLTN partners who want to benefit from updated information
3. Secretariat and Agency Staff

**Method:**

1. A succession of short (3-minute) presentations showcasing GLTN achievements, innovations and ongoing initiatives
2. Facilitated discussion
3. Distribution of information on tools, publications and training packages
4. Social event

**Programme Outline:**  
 MONDAY 14 NOVEMBER  
 Facilitator: Jean du Plessis, UN-HABITAT  
 Venue: Conference Room 9

| Time          | Topic  | Process  | Who  |
|---------------|--|--|--|
| 14h00 – 14h30 | <p><b>Welcome</b></p> <p><b>Purpose of meeting &amp; agenda</b></p> <p><b>Introductions</b></p> <p><b>Overview:</b> What is GLTN, why was it formed, how does it function? Progress in product development</p> <p><b>Presentations:</b></p> <p>GLTN SHOWCASE</p> <ul style="list-style-type: none"> <li>• Achievements, innovations and ongoing initiatives (tools, training manuals / packages, publications, other)</li> </ul> | <p>Input</p> <p>Input</p> <p>Group</p> <p>PPT presentation (10 min) and video (10 min)</p>   | <p>Clarissa Augustinus</p> <p>Jean du Plessis</p>  |
| 14h30 – 15h00 |  |  | Daniilo Antonio  |
| 15h00 – 16h00 |  | <p><b>Brief presentations on each of the following:</b></p> <p><b>1. ACHIEVEMENTS, INNOVATIONS</b></p> <ul style="list-style-type: none"> <li>- Gender Evaluation Criteria</li> <li>- Participatory Enumeration</li> <li>- Gender, Grassroots &amp; Governance</li> <li>- LPH rights in the Muslim World</li> <li>- Transparency in Land Admin</li> <li>- Land and Property Tax</li> <li>- Land and Environment</li> <li>- Social Tenure Domain Model</li> <li>- Kenya Land Reform</li> <li>- Land Sector NSA</li> </ul> <p><b>2. NEW AND ONGOING INITIATIVES</b></p> <ul style="list-style-type: none"> <li>- GLTN Writeshop Book</li> <li>- GLTN Partnership Strategy</li> <li>- GLTN Capacity Development Strategy</li> <li>- Continuum of Tenure Indicators</li> <li>- Urban Legal Knowledge</li> <li>- Land Governance Assessment Framework - LGAF</li> </ul> | <p><b>PRESENTERS</b></p> <ul style="list-style-type: none"> <li>Asa Jonsson</li> <li>Asa Jonsson</li> <li>Solomon Haile</li> <li>Solomon Haile</li> <li>Solomon Haile</li> <li>Remy Sietchiping</li> <li>Remy Sietchiping</li> <li>Cyprian Selebalo</li> <li>Cyprian Selebalo</li> <li>Mary Gachocho</li> <li>Asa Jonsson</li> <li>Mary Gachocho</li> <li>Jean du Plessis</li> <li>Remy Sietchiping</li> <li>Clarissa Augustinus</li> <li>Clarissa Augustinus</li> </ul> |
| TEA           |  | <p><i>Materials on display for perusal (supplied by LTPAS staff)</i></p> <p>Facilitated discussion and Q&amp;A</p>   |  |
| 16h30 – 17h30 | <p><b>Discussion:</b> Clarification, impressions, reflection, opportunities, synergies</p>   |  |  |
| 18h30 –       | <p>Social event</p> <p>Venue: Recreation Centre</p>  |  | All participants welcome!  |

1



**'Secure Land and Property Rights for All'**

GLTN Secretariat, facilitated by **UN HABITAT**  
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Tel: +254 20 762 51 19, Fax: +254 20 762 42 65  
Email: gltn@unhabitat.org

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## Contents

- Brief History
- Key Challenges on Land
- Objectives and Core Values
- Institutional Arrangements
- Partnership in GLTN
- Themes and Tools
- Key Plans/Strategies



GLTN PARTNERS' MEETING  
Nairobi, Kenya, 14-16 November 2011



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## Brief History of GLTN

- GLTN idea conceived in early 2004
- Design and project proposal development (funded by Sida)
- 2 Workshops held (Partners' Meeting) to get buy-in from partners and consolidate agenda
- Identification of partners and programme development
- 2006 officially launched at WUF III, Vancouver, Canada
- 2006/7 first funding for activities/projects (Norway/Sida)
- 2008-2011 4-year programme approved, basket funding (Sida/Norway)
- To date:
  - Expanding network - 45 partners
  - increasing/up-scaling of activities
  - GLTN Phase 2 (2012-2015) implementation



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## Key Challenges on Land

- 30% vs. 70% - giving some security of tenure ASAP to all citizens – **new forms of tenure.**
- 2-3% ownership by women – **how to increase.**
- Cheap land records which are useful to all citizens: **how to modernise systems in a pro-poor way.**
- **Extending land administration systems beyond individual titling & cadastre** to include informal settlements, customary/indigenous rights, pastoralists, over lapping and complex rights/claims, also in post conflict/disaster situations.
- **Dealing with the affordability issue.**
- **Building the various tenure types & systems** to enable land reform and to secure land and property rights for all



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## GLTN Objectives

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- 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

### Core Values:

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

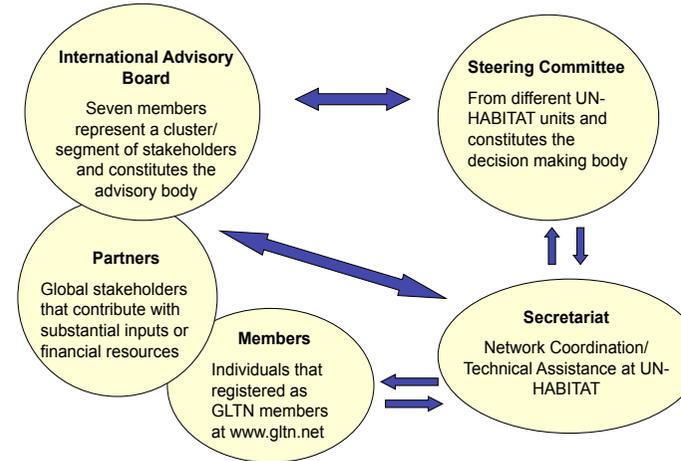


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## Institutional Arrangements

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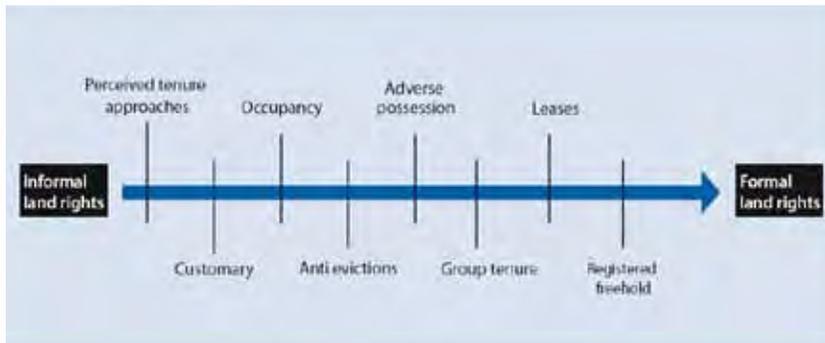


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## Continuum/range of land rights

6



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## How Does Partnership Operates in GLTN

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- Agreement with objectives and core values
- Can contribute substantially and/or financially
- Engagement through:
  - Sharing of knowledge and information
  - Advocacy and awareness building
  - Joint activities (e.g. events, publications, tools)
  - Tool development process
  - Capacity development initiatives
  - Resource mobilisation efforts
  - In-country pilots and activities
  - **Tool implementation at national and/or local levels**



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## Themes and Tools

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### 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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## What is a Tool?

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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.



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## Interaction between GLTN goals, cross-cutting issues, themes and tools

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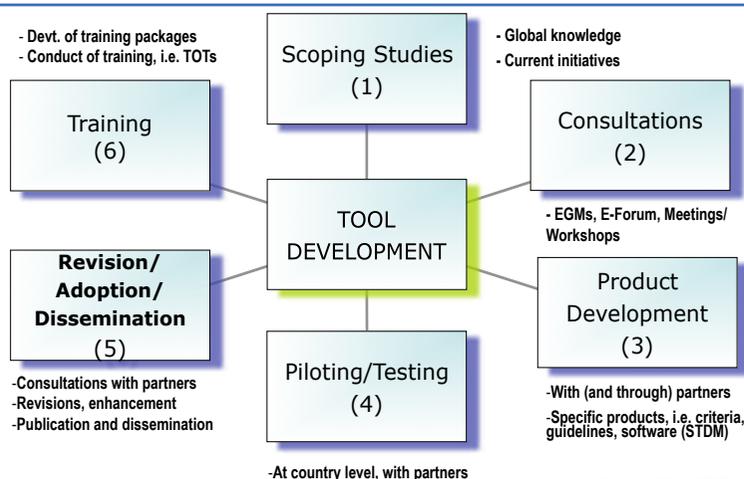


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## The Tool Development Process – Generic Steps

12



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## Present GLTN Tools

13

GLTN is working on the development of different land tools, at different stages, namely:

- |   |  |
|---|--|
| 1. Social Tenure Domain Model (STDM)                  | 11. <i>Estate Administration</i>                     |
| 2. Gender Evaluation Criteria                         | 12. <i>Modernising Land Agency Budget Approach</i>   |
| 3. Enumerations for Tenure Security                   | 13. <i>Deeds and Titles</i>                          |
| 4. Post Conflict/Post Disaster Guidelines             | 14. <i>Anti-Evictions Guidelines</i>                 |
| 5. Land, Environment and Climate Change               | 15. <i>How to Conduct Land Inventory</i>             |
| 6. Capacity Building Mechanism                        | 16. <i>How to Develop a Pro-poor Land Tool</i>       |
| 7. Grassroots Mechanism                               | 17. <i>How to Establish an Effective Land Sector</i> |
| 8. Land Value Capture                                 | 18. <i>Land Value Capture</i>                        |
| 9. Land Governance                                    | 19. <i>Land Re-adjustment</i>                        |
| 10. Evaluation Framework for Continuum of Land Rights | 20. <i>Valuing Un-registered lands</i>               |



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## Thank you for your attention!

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1



**GLTN**  
GLOBAL LAND TOOL NETWORK

GLTN contributes to the implementation of pro poor land policies to achieve secure land rights for all  
[www.gltm.net](http://www.gltm.net)

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2

## GLTN SHOWCASE

### ACHIEVEMENTS, INNOVATIONS, INITIATIVES

GLTN BRIEFING EVENT  
14 November 2011  
Nairobi, Kenya

Presented by:  
LTPAS, GLTN Secretariat and TCBB




GLTN PARTNERS' MEETING  
Nairobi, Kenya, 14-16 November 2011

3

## ACHIEVEMENTS AND INNOVATIONS

- Gender Evaluation Criteria
- Participatory Enumeration
- Gender, Grassroots and Governance
- Land, Property and Housing Rights in the Muslim World
- Transparency in Land Administration
- Land and Property Tax
- Land and Environment
- Social Tenure Domain Model
- Kenya Land Reform
- Land Sector Non-State Actors (NSA)




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## GENDER EVALUATION CRITERIA

1. Land tools have often been designed to serve male interests and priorities & to be effective they need to incorporate women's interests
2. We need to know what tools have worked for both women and men, and why, so that they can be shared
3. We need to know which tools have not worked for both women and men, and how they can be improved



**Why do we need evaluation criteria?**

4. We need to know what steps/aspects new tools should include not to make the same mistake (**entry-points**)
5. We need to know what makes some community-land tools gender-responsive, and how to do the same large-scale




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### GENDER EVALUATION CRITERIA




**8 evaluation criteria (multiple letters):**

1. Equal participation
2. Capacity building
3. Legal and institutional considerations
4. Social and cultural considerations
5. Economic considerations
6. Scale, coordination and sustainability

**Process of tool development:**

- ✓ Development of gender evaluation criteria (participatory process)
- ✓ Pilot-testing (Brazil, Nepal and Ghana)
- ✓ Production of training course on steps/process
- ✓ Roll-out of criteria (Brazil and Uganda)
- ☐ Training-of-trainers and further roll-out



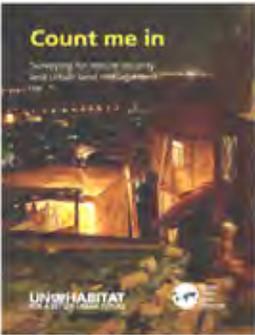
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FOR A BETTER URBAN FUTURE

7

### PARTICIPATORY ENUMERATION



- Different participatory enumerations methods depending on context
- The value of partnership and co-management approaches and how it can be enhanced
- The potential for up-scaling of participatory enumeration methodologies



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FOR A BETTER URBAN FUTURE

6

### PARTICIPATORY ENUMERATION

**Why participatory enumerations?**

- Involving residents in the data collection process
- An efficient way to generate up-to-date information about informal settlements
- A participatory process
- Building trust between residents and local authorities
- Achieve buy-in for proposed solutions
- An already existing method—even at a city-wide scale




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8

### GENDER, GRASSROOTS AND GOVERNANCE

**IMPROVING GENDER EQUALITY & GRASSROOTS PARTICIPATION THROUGH GOOD LAND GOVERNANCE**

- Globally, only 2 % of women have formal registered land rights; the poor are often excluded from land and property related decisions.
- Issues are too complex; traditional linear analysis / technical solutions too inadequate to address inequality, exclusion and vulnerability;
- The thinking that underpins this training program:
  - New approaches anchored in good land governance concepts and principles are required.



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FOR A BETTER URBAN FUTURE

9

## GENDER, GRASSROOTS AND GOVERNANCE

Objective:

- To improve women's land and property rights;
- To promote participation of grassroots communities in land processes.

Linkage

- Builds on other GLTN tools (TLA, 3G, GEC and the accompanying training, and the grassroots Initiative)

Two volumes:

- 1) Trainees' Handbook: Readers & References and;
- 2) Trainer's Guide

•"A small key opens big doors" Turkish proverb



**A training package**  
Improving gender equality and grassroots participation through good land governance

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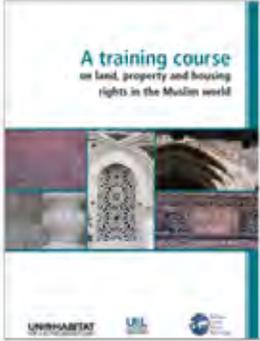
11

## LAND, PROPERTY & HOUSING RIGHTS IN THE MUSLIM WORLD

**An Overview of the Training Package**

- Module 1: Islamic land framework
- Module 2: Islamic law, land and methodologies
- Module 3: Islamic human rights and land
- Module 4: Islamic land tenures and reform
- Module 5: Islamic inheritance laws and systems
- Module 6: Muslim women and property
- Module 7: Waqf (Endowment) and Islamic philanthropy
- Module 8: Islamic microfinance

PARTNERSHIP: GLTN, UN-Habitat, UEL, IIUM



**A training course**  
on land, property and housing rights in the Muslim world

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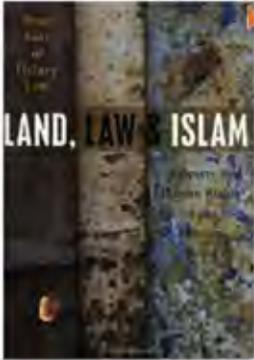
## LAND, PROPERTY AND HOUSING RIGHTS IN THE MUSLIM WORLD

GLTN work on the subject began in 2004 with the commissioning of research leading to a well-received book in 2006

Not a faith-based course, but one that pragmatically appreciates ethos and practices that inform the lives of over 1.2 billion (>20% of the world population)

Several workshops to flesh out relevant principles and Practices and to validate outputs

Pilot training at IIUM



**LAND, LAW & ISLAM**

UN-HABITAT

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12

## TRANSPARENCY IN LAND ADMINISTRATION (TLA)

Land services is among the most corrupt (4<sup>th</sup> or 5<sup>th</sup> in the ranking)  
(TI corruption perception index survey; experience based assessments)

- Multiple titles; missing files or records
- Anomalous land uses or land use changes / permits that have no technical merit
- Incidences of questionable valuations (to evade tax, to tamper with compensations)
- Spontaneous and brutal evictions (often used to make way for vested interests)
- Sale of public land for less than it is worth
- Backlog of land cases in ministries/ in courts; 'facilitation payments to jump queues

PARTNERSHIP: GLTN, UN-Habitat, UT-ITC, 6 Asian and African Universities, Enda-Ecopop

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### What is the TLA training about?

13

- Concepts and principles of land governance and transparency concepts
- Tools to understand and assess transparency
- Tools to improve access to info and public participation
- Tools to improve integrity and professional ethics
- Tools to reform organizations and institutions

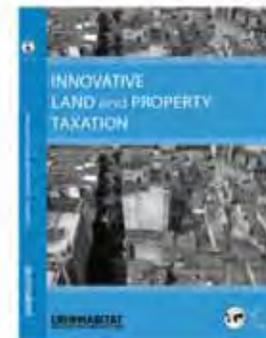
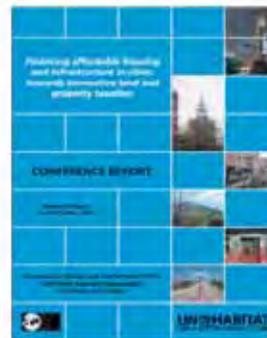


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### Warsaw Conference

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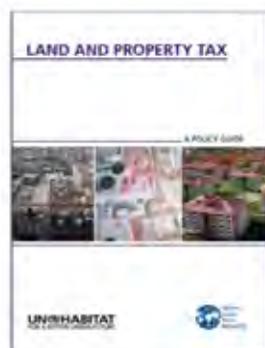
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### LAND AND PROPERTY TAX

14

1. What is land and property tax?
2. How to value and set land rates?
3. What are the LPT options?
4. Tools for implementing LPT

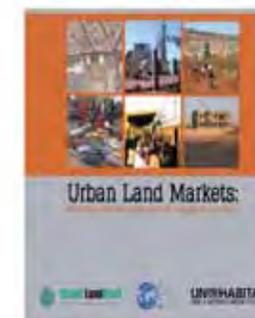
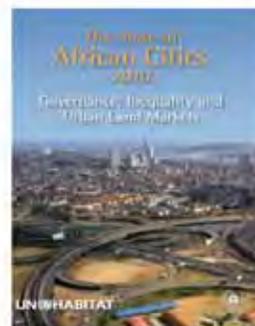


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### Land Markets: land and property tax

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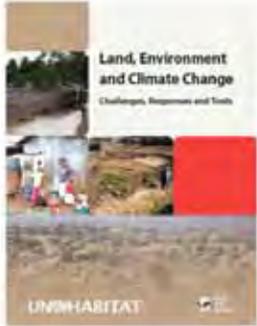
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## LAND AND ENVIRONMENT 17

1. Key Issues/challenges
2. Appropriate Responses
3. Adequate land tools for those challenges

\* To be explored in the work in the Caribbean





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## Social Tenure Domain Model 19

1. **STDM concept**
  - To redress slow progress of achieving full cadastral coverage.
  - Pro-poor tool for recording tenure on continuum of land rights.
  - Models tenure relationship irrespective of the legal status
  - Key attributes include: simplicity, ease of implementation, cost effectiveness
2. **STDM Development**
  - Broad consultations and partnerships (FIG, GLTN, ITC, WB)
  - ITC commissioned to develop prototype – proof of concept
  - Successful piloting of the prototype in Ethiopia.
  - Pamoja Trust collaboration and data sharing

**Fair**  
Pro-poor or Equity

**Social Tenure Relationship**  
- Dwelling  
- Informal  
- Customary Tenure  
- Common Land  
- Tenancy  
- Fishing  
- Native

**Spatial Units**  
Plot, Line, polygon

**Secure Document**  
- Sale deed, mortgage, etc.  
- Lease etc.



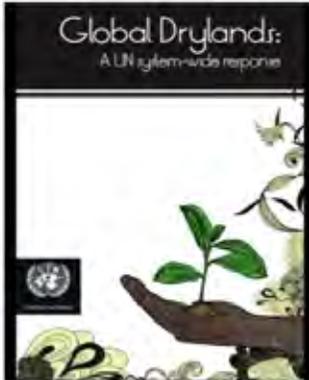
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## Drylands: A UN-Wide response 18

1. Under the UN-EMG/ and the IMG-Land
2. Launched in October 2011 at the UNCCD
3. Critical Issues/Strategies
4. Critical Responses
5. Positive Messages

<http://www.unemg.org/MeetingsDocuments/IssueManagementGroups/land/Drylandsreportlaunch/tabid/56306/Default.aspx>





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## STDM cont'd 20

3. **STDM piloting**
  - Piloting in Uganda in partnership with Cities Alliance, SDI, FIG, Actogether, Slum Federation and local authorities,
  - Piloting in Kisumu with Pamoja Trust, local authority and community.
  - Proposals for piloting STDM with KISIP
  - Piloting of STDM in Eastern Caribbean States
4. **Way forward**
  - Document and share experiences from pilots
  - Create more awareness and demand.
  - STDM concept accepted broadly
  - Access to comprehensive information on people land relations.







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**KENYA LAND REFORM**

21

1. Support to Government in National Land Policy Formulation Process; 2003 – 2009
  - National Land Policy adopted in December 2009
  - The Constitution has a chapter on land issues.
2. Support to Non-State Actors thereby ensure an all inclusive NLP consultative process.
  - Land Reform not an exclusive government prerogative
  - Participatory approach anchors compliance
3. Coordination of Development Partners Group on Land (DPGL) – chairing, secretarial support, coordination and technical advice.



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**LAND SECTOR NON-STATE ACTORS (NSAs)**

23

1. Land Sector Non State Actors Mechanism developed in 2009 by UN-HABITAT and Sida for coherent engagement in land reforms.
2. Comprises both Civil Society Organisations and Private Sector.
3. Framework responding to new Aid architecture in line with Paris Declaration on Aid effectiveness.
4. NSA mechanism entry point in Kenya is the Kenya National Dialogue and Reconciliation Process (Agenda 4) which identified land reform as a key long term issue to be addressed
5. Instrumental in National Land Policy Formulation Process and adoption of the Land Chapter in Kenya' Constitution promulgated in August 2010.
6. Engaging with overall land reform process including enhancing participation of land dependent communities and knowledge management



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**Kenya Land Reform (cont'd)**

22

4. On going support for NLP implementation:
  - Human capacity needs assessment and training requirements
  - Scoping methodology
  - Technical advise on legal and institutional reforms where laws under development include:
    - National Land Use Policy, Environment and Land Court law, National Land Commission Bill, Land Bill, Land Registration Bill
5. Prevailing challenges:
  - Sustaining engagement without NLP implementation plan
  - Envisaged disruption during election year.



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**Lesson Learnt in working with NSAs**

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1. Clear added value of NSA participation
2. Maintains momentum and pressure for change
3. Network helps to promote advocacy on land issues
4. Can build consensus
5. Greater impact when NSAs are active with Government and other stakeholders
6. Voice for the grassroots and venerable groups including women and children



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## NEW AND ONGOING INITIATIVES

25

GLTN Writeshop Book  
 GLTN Partnership Strategy  
 GLTN Capacity Development Strategy  
 Continuum of Tenure Indicators  
 Urban Legal Knowledge  
 Land Governance Assessment Framework (LGAF)



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## GLTN PARTNERSHIP STRATEGY

27

Taking stock of partnership since GLTN launch in 2006

### Objectives

- To review evolution of partnerships
- Identify benefits for partners since joining the network
- Identify what is working well
- Identify what is not working well
- Draw lessons learnt
- Identify issues for future outlook in strengthening partnerships

Target Audience: GLTN partners, UN-Habitat staff



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## GLTN WRITESHOP BOOK

26

Celebration and taking stock of the first five years of GLTN!

### Objectives of the book:

- (1) To take stock as a Network of progress so far and identify areas of work for next phase; and
- (2) Provide information on tools and approaches available for land actors (governments, NGOs etc) to use depending on the land problems they relate to

### Target audience:

GLTN partners, governments, civil society, UN-HABITAT staff including Habitat Programme Managers (HPM's)



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## GLTN CAPACITY DEVELOPMENT STRATEGY

28

Best practice in capacity development

- Too often capacity has been equated solely with technical skills, which has led to an unhelpful assumption that all capacity needs can be met through training individuals
- Capacity development in complex systems with multiple stakeholders at different levels calls for understanding of all dimensions of capacity in order that responses are appropriate and holistic
- Effective capacity development calls for activities to be part of a process rather than stand alone events, in particular there should be appropriate follow up for all interventions, especially training events
- Integrating an action learning orientation into all activities is an effective mechanism for both developing capacity and monitoring and evaluation



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## Draft Capacity Goal for GLTN 29

**Long term:**

- Sufficient capacity among all the key actors (including governments, non-state actors, GLTN partners, capacity developers, multi/bi-lateral agencies) to promote and implement secure land and property rights for all, for poverty reduction and economic growth.

**Immediate term**

- Strategic partners have the capacity to develop, promote and implement priority pro poor, gendered land tools for specific countries as drivers of national and global change towards secure land rights for all.

- Objective 1: Key capacity developers (national and international level universities, training institutes and others) have moved from conventional technical training curricula to include also pro poor, gendered, multidisciplinary approaches.
- Objective 2: Within each country, the relevant group of partners has the capacity to adapt, pilot, evaluate, use, and disseminate each tool.

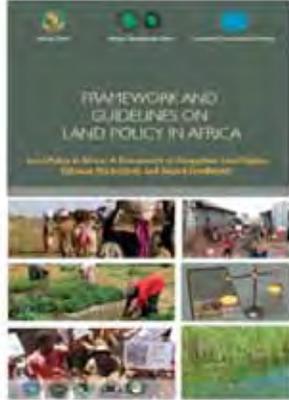


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## Other Indicators Initiatives 31

1. LGAF: Collaborating on LGAF efforts
2. LPI: Supporting tracking system for the LPI





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## CONTINUUM OF TENURE INDICATORS 30

1. Based on the CONTINUUM of land rights
2. Three levels: individual, community, national
3. Piggyback
4. Working with UN-HABITAT GUO

- Workshop in Washington 2010
- E-conference
- IMG-Land (UN-wide)





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## LGAF (CONT.) 32

**The Process**

**Step 1: Put together background information**

- Tenure typology and key issues for each tenure type
- Experts compile existing data and preliminary ranking

**Step 2: Validate ranking & identify priority actions**

- Ranking panels – participation broad range of stakeholders
- Priority recommendations based on this input
- Peer review: links among assessment, monitoring, research
- Country-level validation workshop & publication of results

**Step 3: Agree on a process for follow-up**

- Policy measures (rule-based indic's): Easily monitored by experts on regular basis
- Outcome-based indicators: Not more than 5-10 but requires significant effort

**Principles of LGAF application**

- Constructive rather than evaluative; good practices virtually everywhere
- Local expertise & ownership rather than imposition of outside
- Non-political: Aims to be objective, replicable, actionable



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**URBAN LEGAL KNOWLEDGE:**

33

**Why the new focus?**

1. To revamp the urban regulatory environment and enable cities to keep pace with the demands of rapid urbanization in 21<sup>st</sup> century
2. To change the destiny of cities through city extensions and densification, also through land re-adjustment
3. To re-set the shape of stakeholder engagement within a 21<sup>st</sup> century legislative framework
4. Rationalize and unify fragmented, contradictory legislation
5. Manage inter-sectoral coordination
6. Promote PPP (public private partnership)
7. Manage urbanization at scale, including for the poor
8. Further build legal chapter of GLTN
9. Use GLTN land management and planning tools to implement the change at country level by using new focus as additional entry point



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**LGAF (CONT.)**

35

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**LAND GOVERNANCE ASSESSMENT FRAMEWORK (LGAF)**

34

**Why Land Governance Monitoring Indicators?**

- Technical complexity – need for wide range of technical expertise,
- Institutional fragmentation – coordination problems.
- Specificity of time and place – evolution of land laws, institutional arrangements are context-specific.

**What is LGAF?**

Systematic and objective assessment tool which translates general principles into specific indicators for ground monitoring



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**LGAF (CONT.)**

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**Activities thus far & way forward****Piloting of LGAF & establishment of framework**

5 countries (Ethiopia, Tanzania, Indonesia, Kyrgyz, Peru)  
Resulted in implementation manual & summary document  
Agreement & draft MOU between TSC partners

**LGAFs initiated in 11 countries**

Global coordinator hired by WB; secretariat at IFPRI almost operational  
LGMAP resources: Nigeria, South Africa, Ghana, Rwanda, Malawi, Georgia  
More recent Bank TFs: Madagascar, Mali, Cameroon, DRC, Senegal

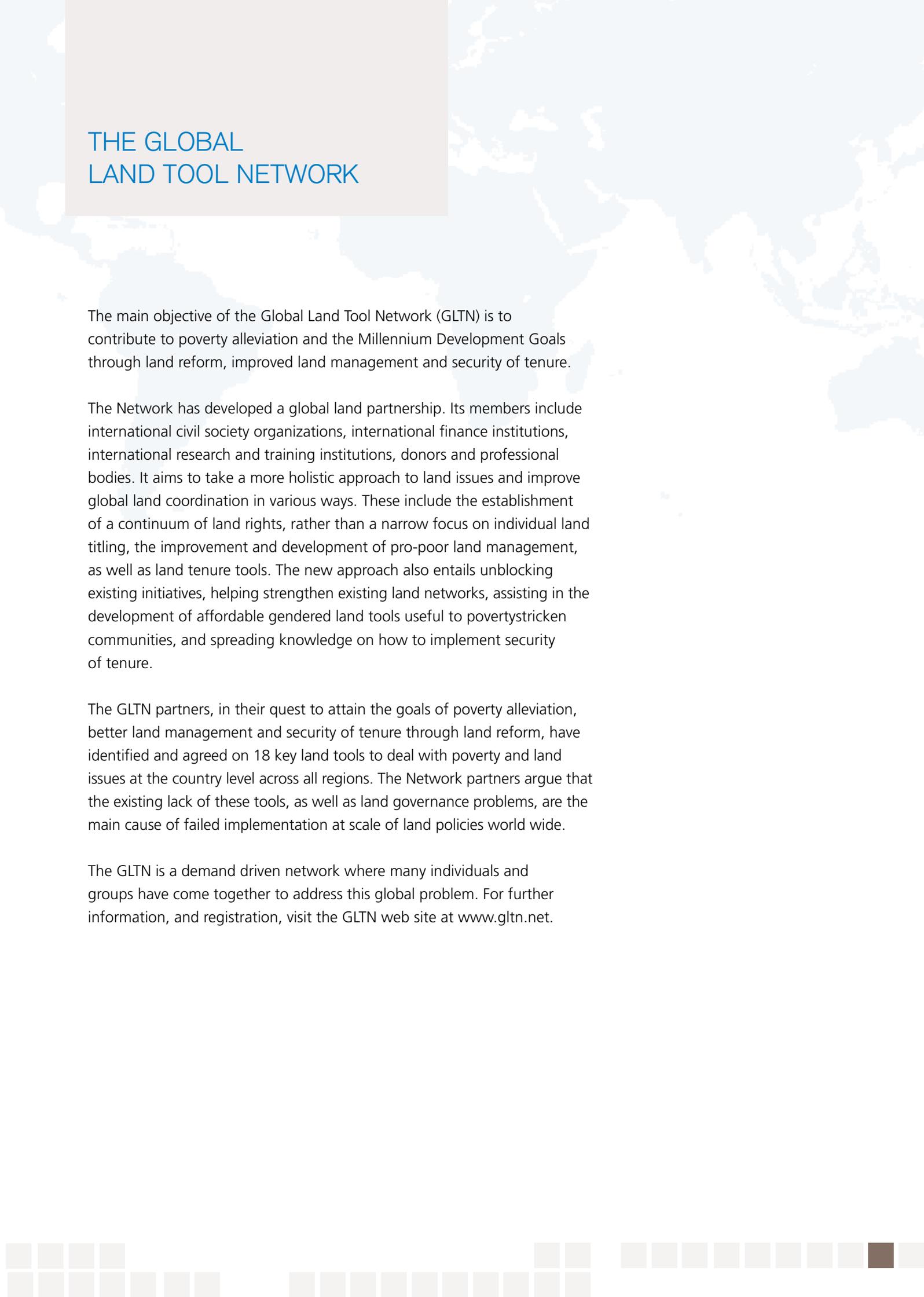
**The agenda for the rest of 2011**

Input to the different steps (incl. additional coordination)  
Definition of monitoring indicators & institutional mechanisms to collect  
Agreement on & initial implementation of research agenda  
National validation workshops  
Africa regional workshop to summarize results & agree on next steps/links



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## THE GLOBAL LAND TOOL NETWORK

The main objective of the Global Land Tool Network (GLTN) is to contribute to poverty alleviation and the Millennium Development Goals through land reform, improved land management and security of tenure.

The Network has developed a global land partnership. Its members include international civil society organizations, international finance institutions, international research and training institutions, donors and professional bodies. It aims to take a more holistic approach to land issues and improve global land coordination in various ways. These include the establishment of a continuum of land rights, rather than a narrow focus on individual land titling, the improvement and development of pro-poor land management, as well as land tenure tools. The new approach also entails unblocking existing initiatives, helping strengthen existing land networks, assisting in the development of affordable gendered land tools useful to povertystricken communities, and spreading knowledge on how to implement security of tenure.

The GLTN partners, in their quest to attain the goals of poverty alleviation, better land management and security of tenure through land reform, have identified and agreed on 18 key land tools to deal with poverty and land issues at the country level across all regions. The Network partners argue that the existing lack of these tools, as well as land governance problems, are the main cause of failed implementation at scale of land policies world wide.

The GLTN is a demand driven network where many individuals and groups have come together to address this global problem. For further information, and registration, visit the GLTN web site at [www.gltm.net](http://www.gltm.net).

## ABOUT THIS PUBLICATION

This publication is the summary of the proceedings of the Partners' Meeting of the Global Land Tool Network held at Nairobi, Kenya, 15-16 November 2011. Every two years, GLTN partners meet to further strengthen the partnership to sustain the work of the Network towards the development of pro-poor and gender appropriate land tools.

During the meeting, the partners discussed GLTN's achievements, challenges and future the direction and identified priority programmes and areas of cooperation. The meeting also served as a venue to strengthen the functions of the International Advisory Board (IAB) including the selection of representatives.

In conclusion, the partners assessed the effectiveness of the meeting and identified the next steps at partner level, cluster level and at Secretariat level.

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