



**Training of Trainers on STDM Use and Application  
13-16 June 2014  
PNB Darby Park, Kuala Lumpur, Malaysia**

**MEETING CHAIR/S** : UN Habitat / GLTN; FIG YSN and YSN Malaysia

**NUMBER OF ATTENDEES** : 35 participants and trainers from 13 countries as follows:

- i. Malaysia;
- ii. Austria;
- iii. Fiji;
- iv. Indonesia;
- v. Kenya
- vi. Morocco;
- vii. Nepal;
- viii. Philippines;
- ix. Samoa;
- x. Slovenia;
- xi. The Netherlands
- xii. Uzbekistan; and
- xiii. Zambia



**Figure 1 The 1st FIG YSN AP Meeting participants with the FIG President**

**LINK TO FIG COMMISSION:** Commission 1 – Professional Standards and Practice; Commission 2 – Professional Education Commission; Commission 7 - Cadastre and Land Management; Commission 8 – Spatial Planning and Development and Young Surveyors Network

## INTRODUCTION



Figure 2 The venue of the STDM Training - PNB Darby Park , Kuala Lumpur

The Social Tenure Domain Model (STDM) - Training of Trainers (ToT) course took place at the PNB Darby Park Hotel, Kuala Lumpur from 13th to 16th June 2014. The event directly preceded the XXV International Federation of Surveyors (FIG) Congress. It was hosted by the FIG Young Surveyors Network (YSN) Malaysia, co-organised by the Global Land Tool Network (GLTN), UN-Habitat and FIG YSN, and supported by the Department of Survey and Mapping Malaysia (JUPEM), FIG Foundation and the Association of Authorized Land Surveyors Malaysia (PEJUTA). Thirty five (35) selected applicants from various backgrounds of land surveyors, geomatics engineers, GIS analysts, lawyer etc. They came from thirteen (13) countries namely Malaysia, Fiji, Indonesia, Kenya, Morocco, Nepal, Samoa, Slovenia, The Philippines, The Netherlands, Uzbekistan, Uruguay and Zambia.

STDM is a tool of the Global Land Tool Network, whose Secretariat is located within UN- Habitat. It comprises both a new concept of tenure, as well as software to realise the concept. This STDM ToT allowed participants to appreciate the concept of STDM and its main objectives to develop land reform, security of land tenure and security for all. Additionally, it can be applied to support pro-poor land administration systems in developing countries, countries without proper cadastral system as well as for slum areas in urban and developed cities. Apart from that, it can also be applied in, but not limited to, disaster management, property management, taxation and natural resource management. The focus of STDM is on relationships between people and land, as distinct from the level of formalization, or legality of these relationships.

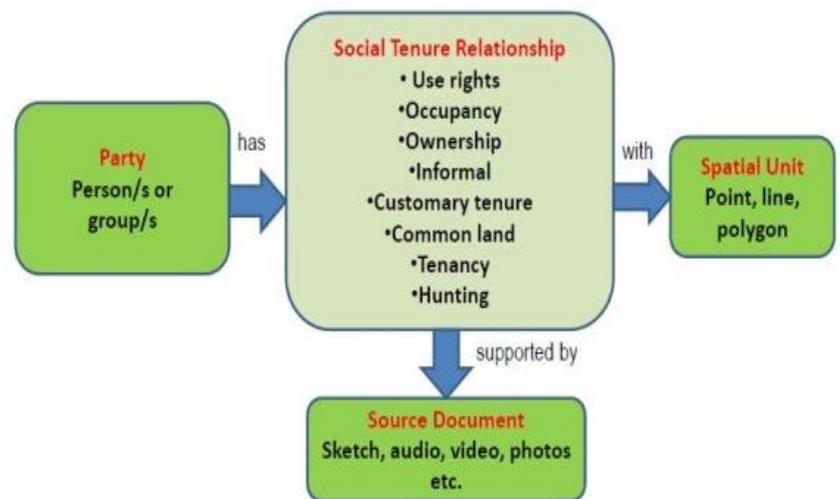


Figure 3 STDM Conceptual Model

## HIGHLIGHTS & OUTCOMES

Highlights and outcomes of events during the ToT is depicted as follows:

### 1<sup>st</sup> Day, 13 June 2014

The first day of the training started with brief Welcoming Remarks by Teo Chee Hai, FIG President; John Hohol, FIG Foundation President and the FIG team. Consequently, introduction of the participants and the installation of STDM software, supervised by Solomon Njogu of UN Habitat/GLTN took place. A short ice breaking session occurred immediately after the completion of software installation and the participants were naturally bonded.



Figure 4 Welcome Remarks by the FIG Team and ice breaking activities

### 2<sup>nd</sup> Day, 14 June 2014

Opening remark was delivered by Mr. Cyprian Selebalo, UN Habitat, to explain the rationale of STDM. He started by enumerating the different global challenges such as the conventional land systems which cannot deliver tenure security, very slow progress of systematic titling projects, non-recognition of customary rights, gender issues, large scale investment which affect land tenure and inability to address temporary displacement due to demolition or natural disaster.

Cyprian introduced the Global Land Tool Network (GLTN) and its methods (GLTN is an alliance of global, regional and national partners) to achieve a defined objective stressing recognition of



Figure 5 Top: Cyprian of UN Habitat - GLTN during the STDM Opening Remarks

core values (pro-poor, governance, equity, subsidiary, affordability, systematic large approach and gender sensitivity). The continuum of land rights was also explained clarifying that freehold is only one forms of tenure and emphasized the need to include leasehold, customary, occupancy, etc. He described STDM as a concept that captures all forms of person-to-land relationships. STDM is based on open and free software packages which are easy to use.

John Hohol, FIG Foundation President, gave a presentation on the International Federation of Surveyors (FIG), what it is composed of, its vision and role, members and activities. The FIG Foundation funded 12 participants to attend the STDM ToT. He emphasized the fact that the average age of surveyors worldwide is 54 years old, so the involvement of young surveyors in activities to support the profession is very much welcome.

Eva-Maria (FIG YSN) and Zurairah (YSN Malaysia) also welcomed the participants by giving some updates on the FIG Young Surveyors Network roles and activities within FIG and what activities to anticipate during the STDM ToT.



Figure 6 Left - John Hohol, FIG Foundation President delivered his presentation



Figure 7 Eva-Maria and Zurairah updating the participants on FIG YSN and YSN Malaysia



Figure 8 Participants giving their views on STDM

In general, expectations on the training were the following:

1. To be able to learn about STDM and determine its applicability in all people-land relationships;
2. How STDM can be customized to fit country specific situations;
3. To determine the functionality of the software package
4. How to solve conflict of interest using the STDM software; determine the rightful owner;
5. To determine if the tool helps in recognizing claims;
6. To elaborate and clarify how the tool can help at community or grassroots level;

## Report on STDM Training of Trainers

7. To determine if STDM can address issues not related to accessing formal rights e.g. Fiji where issues are strongly connected with economics since everyone seems to be moving towards the urban areas; and
8. If STDM can address land conflicts and can facilitate access to tenure security.

Response from GLTN regarding the expectations and questions raised by the participants:

1. The STDM recognizes all people to land relationships. It is not just about titles, but also occupancy, leasehold and other forms of tenure. There are variations over how land is treated within each country. We need to understand the responsibility of providing tenure security.
2. STDM helps to facilitate decision-making.
3. STDM will show the prevailing situation, those who are occupying the land for 50 years will be documented and could serve as a baseline data for the government.
4. The STDM provides information that will help in decision-making for all levels, whether in the community or municipality level.
5. On issues about recognition of land rights, particularly for the marginalized sectors, laws in different countries are moving towards that situation. Example is in Trinidad and Tobago where they are giving Certificates of Comfort (occupation for 12 years), not yet a title but moving towards that.
6. The STDM is a snapshot of the prevailing situation. The tool and concept are more approaching people and getting them to understand.
7. Validation process of STDM output is done with the community to come up with an agreement of what has been recorded.

An explanation on the participatory enumeration was discussed by Solomon Njogu to initially prepare the participants to conduct the field work that was arranged at Kampung Baru. The enumeration STDM questionnaire was also discussed.

Then, a role-playing activity was acted out by selected participants to show different situations in doing the interviews with household members. How the interview should be conducted is discussed after each situation, including comments on the substance of interview statements and questions.



Figure 9 Role-playing exercise prior to the field STDM exercise

- Case 1: Two members in one household
  - The approach is to have separate interviews using two (2) forms, then compare the forms afterwards.
  - Very important in this situation is the community preparation to inform household members beforehand about the interview process.
  - To start the interview process, the project and interviewers should be introduced.
  - Verifiers should be known in the area.
- Case 2: Interviewee is not speaking the same language as the interviewers.
  - This should be taken into consideration. There should be someone from the community who is able to translate questions and answers.
- Case 3: Interviewee is minor, parents not at home.
  - Community needs to be aware about the availability of household members in time for the interviews.
- Case 4: Situation where the interviewee is Malaysian.
  - There are some cultural based conducts which should be observed to respect culture and tradition.
- Case 5: Traditions where the female household member is not allowed to view her opinion.
  - There are traditions that we need to be aware of and be familiar with.



**Figure 10 Lively discussion on the case study**

Some of the other feedbacks were the following:

1. When doing the interviews, always try to get a witness to verify the content of the interview.
2. The forms may be adjusted to allow signatures of interviewees and witness.
3. By doing a household enumeration the regional context always has to be considered and therefore questionnaires sometimes have to be adapted.
4. On the question if tokens are allowed to be given to the interviewees, most were not in agreement because this could give a negative signal to the community and there are also community rules which does not allow such kind of gesture.
5. There should be consistency in the manner of getting information.
6. It is important to be aware of issues within the community but nevertheless it is important to maintain the community approach.
7. Men are predominant, participation of women should be encouraged.

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Ata Salanoa from Samoa shared their experience in getting information from interviewees within a community. He added that it is easy to get the information needed in a community which is open and accepting. He provided some guidelines which could help others in the interview process:

- 1) Have local leaders get involved in the activity;
- 2) Purpose of the activity must be very clear, benefits of the survey must also be explained to the community; and
- 3) There is a need to tell the community that whatever information you get will be confidential.

### Enumeration STDM Field Exercise:

Eight (8) groups were organized to test the enumeration STDM questionnaire in Kampung Baru, a village within Kuala Lumpur which has maintained its old form and preserved ethnic Malay culture in the city centre. It is now being subjected to pressure among the community, government and developers because of the high land value. Interestingly, YSN Malaysia has arranged for participants to experience a wedding reception of a Malay couple prior to the field exercise.



Figure 11 An aerial view of Kampung Baru (foreground). (Photo Credit to NST)



Figure 12 STDM participants got the opportunity to attend a Malay wedding at Kg Baru and familiarised with local customs



Figure 3 Participants meeting Haji Adam, one the village chiefs of Kg Baru



Figure 14 Enumeration interview exercise with the Kg Baru households

3<sup>rd</sup> Day, 15 June 2014

The eight (8) groups presented their experiences in undertaking the interviews with the residents of Kampung Baru.



Figure 15 Each groups presented their feedback and comments on the field exercise

The following are the recommendations from the groups based on their experiences:



Figure 16 Solomon Njogu provided participants with the enumeration form

1. Customize form, particularly for income, where most of the respondents did not answer. Also, the income of one household is not among the choices.
2. Question on salary may be nominal and not in figures.
3. Avoid details such as identification cards and their supporting documents and avoid asking questions like, "where do you save your money?"
4. The form does not have a section where the interviewers can put the coordinates captured during the household enumeration.
5. The questions could be better structured (family, house, structure).

Danilo Antonio of UN Habitat/GLTN shared their experiences in implementing STDM in countries like Uganda. He added that STDM links land and people, it empowers communities and provide support to community concerns. He emphasized that it is good to promote technology, but the technology has to be appropriate to its users and beneficiaries.

Some of the concerns raised are the following:

1. Who will enter the data in the system, should it be people from the community?
  - The results of the data (print-out) entered will be sent back to the community for verification. After the verification, data will be analyzed.



Figure 17 Danilo Antonio shared UN Habitat-GLTN experience on STDM

2. The purpose of the Certificate to be given which was generated by the STDM tool may run in conflict with government forms and may also create some misinterpretation because the document is not official.
  - STDM facilitates information for tenure security coordination.
  - It is built on information that the community understands and have been a part of. It could be explained to the government that it is a tool to deliver tenure security to all people. Another important point when explaining the tool and its concept to governmental bodies is to emphasise that it is built on international standards.
3. One strength of STDM is that it collects information on urgent needs of the community. Through that information priority projects for the communities can be generated.
4. How to ensure the validity of data collected from the community?
  - Community themselves should validate the data
  - There is a presentation to the community so that the data would be agreed by them. And there is always a land professional who is knowledgeable on land matters.

It was suggested that the government can work with NGOs on the implementation of STDM. A Memorandum of Understanding (MOU) may be signed by them to forge their partnership and delineate roles in the implementation of STDM. The government can also sign an MOU with the targeted community.



**Figure 18 Participants during the hands-on exercise of the STDM tool**

The day then proceeded with hands-on training of the STDM Software package that was conducted by Solomon Njogu, from GLTN. The software was developed by GLTN and its partners. It is an open source based GIS software package.

4th Day, 16 June 2014



**Figure 19 Participants concentrated on the short video of STDM prepared by UN Habitat - GLTN**

The final day continued with the hands-on training and getting feedback on the related questions, by which participants are requested to answer it in a post-it:

- 1) What do you like so far?
- 2) What would you like to improve?
- 3) What would you like to change?
- 4) How do you find STDM ToT organised by YSN Malaysia so far?

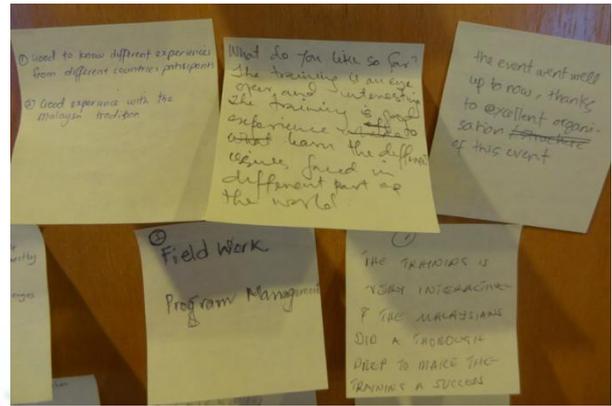


Figure 20 Post-it feedback on "What do you like so far?"

In general all participants enjoyed the training and were excited to share the knowledge and experience gained with their country back home. Based on the positive feedback, a follow up Group Discussion (according to respective countries) was conducted to get insights of participants hopes and action plan after the STDM ToT. During the presentation, all participants agreed on the relevance of STDM in their respective countries in giving awareness about all people land relationship.



Figure 21 Group Discussion on STDM ToT

The participants were very fortunate to get to know Mr Arnulf Christl from OSGeo and Mr Tim Sutton from QGIS prior to the STDM ToT closing. Both of them highlighted the importance of embracing changes and inspired participants to not think in silos. Ms. Clarissa Augustinus, Head of Land and the Global Land Tool Network at UN-Habitat later officially closed the training with the awarding of certificates to the participants, organizers and speakers.



Figure 22 From left to right: Tim Sutton, Arnulf Christl and Clarissa Augustinus



Figure 23 Excited STDM participants to venture new possibilities with STDM

In a nutshell, the STDM ToT was a success. With the knowledge gained throughout the three and a half days STDM ToT, all "Young Ambassadors" are ready to assist UN-Habitat/GLTN in future work, research and rolling out STDM.

## **ACKNOWLEDGEMENT**

The STDM ToT participants are very thankful and acknowledge the support and contribution given by all parties who have enabled STDM Young Ambassadors to participate such a successful and fruitful training in Kuala Lumpur, Malaysia:

1. FIG President, Teo Chee Hai;
2. FIG Foundation President, John Hohol;
3. UN Habitat - GLTN, Clarissa Augustinus, Cyprian Selebalo, Solomon Njogu & Danilo Antonio;
4. FIG YSN Chair Elect (2015 - 2018), Eva-Maria Unger;
5. FIG YSN, Paula Djikstra;
6. Persatuan Jurukur Tanah Bertauliah (PEJUTA), Malaysia; and
7. Young Surveyors Network Malaysia - Zurairah, Kelvin, Faz, Yusniman, Yuhasle, Wan Amirul, Shah, Fitz, Zareena and Izzat.

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