GLTN and Land Tools

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GLOBAL LAND TOOL NETWORK (GLTN)

- GLTN is a growing coalition of 72 international partners concerned with rural and urban land issues working:
- GLTN was formed in 2006 – a proactive response to land challenges globally

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

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

CORE VALUES:

Pro-poor, governance, equity, subsidiarity, affordability, systematic large scale approach, gender sensitiveness and sustainability.
What is a GLTN land tool?

- A practical way to solve a problem in land administration & management
- A way to put principles, policies, legislation into effect
- Essential for promoting and applying the continuum of land rights and achieving security for all
- It is pro-poor, gender responsive, and can be applied at scale
- A wide range of methodologies including:
  - A checklist to use when conducting a survey
  - A set of evaluative criteria on a matrix
  - A software package and accompanying protocol
  - A set of guidelines, approaches, procedures
- Emphasis on **practicality and capacity** – users should be able to take a land tool and apply it (or adapt it) in their own situation
- Capacity development is integrally part of the tool development process
- Developed through **partnerships**
GLTN Tool Development – Generic Steps

1. Scoping Studies
2. Consultations
3. Product Development
4. Piloting/Testing
5. Revision/Adoption/Dissemination
6. Training

- Global knowledge
- Current initiatives
- EGMs, E-Forum, Meetings, Workshops
- With and through partners
- Specific products, i.e., criteria, guidelines, software (STDM)
- Devt. of training packages
- Conduct of training, i.e., TOTs
- Consultations with partners
- Revisions, enhancement
- Publication and dissemination
- At country level, with partners

TOOL DEVELOPMENT

Current initiatives

- Global knowledge
## Five Themes & Eighteen Tool AREAS

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<th>Theme</th>
<th>Areas</th>
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| **1. ACCESS TO LAND & TENURE SECURITY** | 1a. Enumerations for tenure security  
1b. Continuum of land rights  
1c. Deeds or titles  
1d. Socially appropriate adjudication (STDM)  
1e. Statutory and customary  
1f. Co-management approaches  
1g. Land record management for transactability  
1h. Family and group rights |
| **2. LAND MANAGEMENT & PLANNING** | 2a. Citywide slum upgrading  
2b. Citywide spatial planning  
2c. Regional land use planning  
2d. Land readjustment (slum upgrading and/or post crisis; PILaR) |
| **3. LAND ADMINISTRATION & INFORMATIONS** | 3a. Spatial units  
3b. Modernising of land agencies budget approach |
| **4. LAND-BASED FINANCING** | 4a. Land tax for financial and land management |
| **5. LAND POLICY AND LEGISLATION** | 5a. Regulatory framework for private sector  
5b. Legal allocation of the assets of a deceased person (Estates administration, HIV/AIDS areas)  
5c. Expropriation, eviction and compensation |
1. Capacity development
2. Post conflict and post disaster situations
3. Environmental sustainability
4. Gender
5. Grassroots
6. Islamic aspects
7. Land governance
8. Youth
GLTN is working on the development of different land tools,

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<th>Others (also under development)</th>
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<td>1. Social Tenure Domain Model (STDM)</td>
<td>15. Land, Environment and Climate Change</td>
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<td>3. Enumerations for Tenure Security</td>
<td>17. Land information for urban land management</td>
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<td>4. Post Conflict/Post Disaster Guidelines</td>
<td>18. PILaR (Participatory and Inclusive Land Readjustment)</td>
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<td>9. Transparency in land administration training kits</td>
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<td>10. Land mediation</td>
<td>24. Continuum of land rights – theoretical foundations</td>
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<td>11. Monitoring tenure indicators in city</td>
<td>25. Customary tenure tools</td>
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<td>12. How to conduct land inventory</td>
<td>26. Valuation of Unregistered Lands</td>
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<td>13. How to develop a pro-poor land policy</td>
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<td>14. Land in the Islamic Context</td>
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1. THE CONTINUUM OF LAND RIGHTS

“Embracing the Complexity of Diversity of Appropriate Tenure Rights”

GLTN advocates a *paradigm shift on land*

- away from seeing land as a purely technical matter
- towards pro-poor, gender-responsive, accountable and sustainable land management
- and which provides for a *continuum* of legitimate, inclusive land tenure forms
- aimed at achieving tenure security for all
WHAT IS THE CONTINUUM?

• An alternative to just focusing on land titling
• Rights to land are regarded as lying on a continuum between informal and formal
• In between these lie a wide and complex range of rights
• Tenure can take a variety of forms along this continuum
• The rights do not lie on a single line, and they may overlap with one another
• Registered freehold should not be seen as the preferred or ultimate form – it is one of a number of appropriate and legitimate forms (customary, leasehold, group tenure, others)
• The most appropriate form depends on context
2. Social Tenure Domain Model (STDM)

- STDM is a flexible tool for recording various tenure arrangements on a continuum of land rights.
- STDM is based on ISO approved global standard (LADM).
- Modeling the relationships between people and land independently from the legal or formal status of those relationships.
- Models social tenure relation as a link between people over land, property and natural resources.

- Based on free and open source software packages.
- Multiple uses e.g. local governance, natural resource management, land use planning, land taxation, slum upgrading, post-crisis context, etc.

Social Tenure Relationship:
- Use rights
- Occupancy
- Ownership
- Informal
- Customary tenure
- Tenancy
- Hunting

Spatial Unit:
- Land, property, structure, natural resources, objects, etc.

Supporting Document:
- Sketch, audio, video, photos etc.

Diagram:
- Party: Person/s or group/s
- has
- with
- supported by

- Social Tenure Relationship
- Supporting Document
3. Participatory Enumeration

**Definition**

- Participatory enumeration is a data-gathering process, which is to a significant extent jointly designated and conducted by the people being surveyed.
- It involves broad stakeholder participation including marginalized groups, decision makers and thus provides building trust, transparency and inclusive decision making process.
- It can be inclusive from inception, through design, management and implementation, to analysis and use of the data.
CHALLENGES OF TOP-DOWN APPROACH
4. Fit For Purpose – the Concept

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

**Legal Framework:**
Enshrine FFP approach in law
Secure all land rights for all
Human rights, gender equity
Continuum of tenure - STDM

**Institutional Framework:**
Holistic, transparent and cost effective
Sustainable IT-approach
Ongoing capacity development
Continuum of services

**CAPACITY DEVELOPMENT AT THE CENTRE!**
FFP Principles

- **Flexible** - approaches for varying use and purpose
- **Inclusive** - in scope to cover all tenure and all land
- **Participatory** - in approach to data capture; ensure community support
- **Affordable** - for the government to operate and for the society to use
- **Reliable** - in terms of information that is authoritative and reliable
- **Attainable** - to establish the system with a short time frame and within available resources
- **Upgradeable** - incremental improvement over time

Balancing desires against the essentials:
- Good and Cheap service won’t be Fast
- Good and Fast service won’t be Cheap
- Fast and Cheap service won’t be Good
A preeminent tool for inclusive city extension including densification and supply of serviced urban land through a negotiated process.

- Not only a technical exercise
- Governance focused
- Broadly consensual
- Community driven
- Negotiated land sharing
- Pro-poor, gender responsive, etc.
- Equitable distribution of costs and benefits and value sharing
- Opportunity to mediate differences

**KEY SAFEGUARDS**

**Mainstreaming:**
- Social safeguards
- Environmental safeguards
- Gender, youth & other vulnerable groups
Participatory and Inclusive Land Readjustment (PILaR)

Input parcels
Before Land Readjustment Project

Output parcels
After Land Readjustment Project

Land Contributions

Mr. A's Land Parcel
Mr. B's Land Parcel
Mr. J's Land Parcel

Contribution

Roads
Green Areas
Reserve Land

Public Facilities

Construction Cost
Compensation Cost
Office Work Cost

Project Implementation Cost

1. Government Subsidies
2. Grant
3. Cost Sharing
4. Others

Other Financial Resources

GLTN BRIEFING AND PROGRAMME
6. Land Based Financing

- Aims at addressing challenges in availability of the financial resources necessary to support and sustain urban development particularly in many developing countries.

- Many urban authorities are seriously under-resourced and hence unable to meet the ever-growing demand for basic services and new infrastructure as well as the maintenance of existing infrastructure and services.
WHAT IS THE LBF TOOL?

- Collective name to range of tools local governments can use to expand revenue base for financing urban development.

- Based on land being a key factor of production and important source of financing urban development. Immovable - taxes and fees tied to land cannot be avoided by relocating to another place.

- People who live and work in a community obtain benefits from that community such as the use of public roads and other public services.

- Tool has two parts ([Reader](#) and [Guide](#))

**Reader** presents and describes a range of instruments:
- Annual tax on immovable property
- Public land leases and land sales
- Developer exactions
- Classical land value sharing
- Betterment charges and special assessments
- Transfer of developments rights (TDR)
- Transfer taxes and stamp duties
**WHAT IS THE LBF TOOL?**

**Guide** provides methods whereby policy as well as practice knowledge regarding these tools can be communicated.

**Training package** is designed to broaden understanding of potential land-based revenue tools and guide critical thinking on what is required to implement or domesticate each tool.
7. Costing and Financing of Land Administration Services-CoFLAS

- A set of guidelines and tabular framework that allows for exploring, identifying and prioritizing land administration service (LAS) delivery options based on costs of developing and running the services, financial resources available to pay for them, as well as other considerations such as human capacity and strategic decisions like service coverage.

- The tabular costing structure built in the tool assists government staff to prepare and assess LAS reform proposals whilst at the same time taking into consideration the variation in approaches that would have an impact on the cost and viability of the reform.

- Develop a useful and practical methodology (tool) whereby the costing and financing of land administration services in developing countries can be reformed and modernized with a view to enabling the agencies provide cost effective, efficient, sustainable and affordable services.

- The methodology, where appropriate and through incremental process, ought to lead to some kind of cost recovery, but without compromising quality of services provided and limiting access to services especially of the poor and vulnerable.
The Gender Evaluation Criteria is a **flexible framework to test** the gender responsiveness of land tools.

Factors for tools to be considered gendered: Equal participation, Capacity building, Sustainability, Legal and institutional considerations, Cultural considerations, Economic considerations

**Evaluation process:**

- Composition of evaluation team (preferably multi-stakeholder and women-led)
- Preparation of evaluation (selection of relevant criteria, localizing of matrix, translation, etc.)
- Evaluation (data collection and interviews, analysis, etc.)
- Validation exercise (evaluation team and key stakeholders), incl. score card approach for the six criteria
- Evaluation report, incl. recommendations and action plan
GEC was developed in 2008-2009

- It has been introduced in over 40 countries to a broad range of stakeholders.
- The tool was successfully implemented in Brazil and Uganda through a long-term process.
- It was also piloted in Ghana, Nepal, and Togo.
- Proved to be effective in collecting data, managing knowledge and producing rigorous evaluation.
- Sustained processes for collaboration between land professionals and community practitioners advocating for women’s land rights.

The GEC methodology facilitates a broad-based participation of key stakeholders in the choice of options, and subsequently for the implementation of activities, the collection of the necessary data and the validation of the evaluation results.

*Its flexibility and ability to adaptation to new contexts and areas of land policy has been a useful characteristic of this tool.*
9. Youth & Land Responsiveness Criteria

What is it?

- A simple and practical method to assess the capacity of land-related assumptions, policies, frameworks and projects to respond to the needs and concerns of youth in relation to land.

What can it be used for?

- To collect and analyse youth and land data at local, regional and national levels;
- To collect baseline data for specific youth and land-related projects;
- As a planning and implementation tool for projects and programmes;
- At the problem identification stage of planning, before an intervention is designed;
- To assess the impacts that a land-related project/programme may have on youth;
- To make recommendations to a policy-maker on improving the youth responsiveness of the land sector.
10. Women’s ACCESS TO LAND in Muslim Contexts

WHAT IS THIS TOOL?

• This tool – going under the working title of “Achieving social and economic development by Increasing Women’s Access to Land in the Muslim World: A Set of Guidelines” – is based on global gender-responsive land approaches, series of consultations with partners and experts, case studies review and analysis, and on the GLTN research on Islamic land principles offering opportunities for enhancing women land and property rights.

• International and regional legal and policy frameworks, Islamic land law provisions, lessons learnt and good practices are combined into a set of guidelines that will help women, families, land practitioners, community workers and decision makers to increase access to land for women in the Muslim world.
Women’s ACCESS TO LAND in Muslim Contexts

The key elements:

• **What protects women access to land** (international/regional / national legal and policy frameworks, etc.);

• **How women can access land** – including ownership, secondary rights, customary and Islamic land related mechanisms.

• **Conflict Contexts**: Often greater reliance on customary and religious norms and systems. Explore opportunities to enhance women’s rights and participation.
Often, land use planning exists but is not sufficiently linked with tenure security. The tool proposes a complementary approach to widen the margins for tenure security improvements.

1. Land Use Planning For Tenure Security: Operational Guide
   • A robust Land Use Planning Tool, with special focus on applications in developing countries, and incorporating other experiences and good practices from other organizations and countries.

2. E-Learning package on Land Use Planning For Tenure Security
   (https://test.moodle.tum.de/lupmain/index.html)
Thank you for your attention

NEED TO KNOW MORE?

www.gltn.net
www.unhabitat.org