

SOCIAL TENURE DOMAIN MODEL

A pro-poor land tool

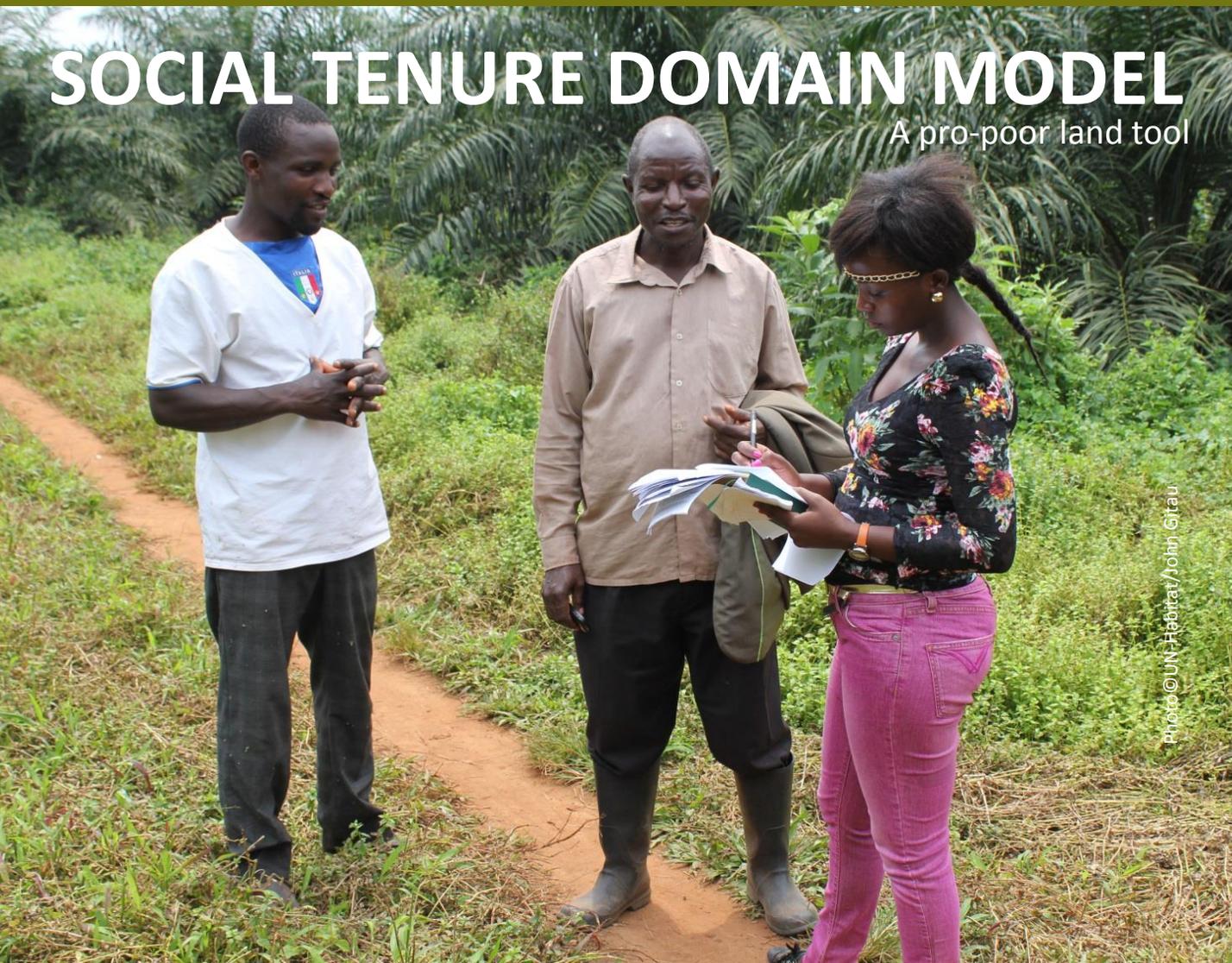


Photo © UN-Habitat/John Gitau

STDM

AN OVERVIEW OF THE SOCIAL TENURE DOMAIN MODEL

The Social Tenure Domain Model (STDM) is a pro-poor, gender responsive and participatory land information system developed by the Global Land Tool Network (GLTN).

After many years of grappling with land registration initiatives at great costs to citizens, most developing countries are still unable to bridge the gap between formally registered land ownership units and those that are not registered or unaccounted for. The limited success in achieving increased cadastral coverage shows that, about 70 per cent of land ownership units in developing countries are not

formally registered. This situation adversely affects individuals, families and communities who are on this unregistered land and, in most cases, these are poor and disadvantaged communities whose aspirations to improve their living conditions or movement on the property ladder are not addressed. The tenure insecurity experienced by communities in informal settlements and owners of unregistered properties is illustrated by forced evictions, land grabbing by elites or farming investors, inadequate compensation when it is considered, and a lack of poor urban service delivery, etc.

STDM has been developed to bridge the gap between formally registered land and land that is not registered. It is a pro-poor, participatory and affordable land tool for representing a person-to-land relationship along the land rights continuum. The land tool has been developed by UN-Habitat through GLTN and other partners in recognition of the need for legal pluralism and a broader recognition of person-to-land relationships.

STDM implementation is embedded in other GLTN land tools as a vehicle for UN-Habitat's Global Campaign for Secure Tenure. This campaign advocates for change and assisting Member States to introduce innovations which strengthen tenure security for the majority of people, especially the poor. It operationalizes the continuum of land rights concept, enlists inclusive approaches

advocated in participatory enumeration, and highlights the gender status of land relations. STDM adheres to GLTN's core values and principles, and this is strengthened by: its affordability (it uses free and open software packages); its flexibility in its use and application (it can be applied in various contexts, complements other tools and is a specialization of the ISO-approved Land Administration Domain Model - LADM); it is simple to use (non-technical people can use it); it is inclusive and has a pro-poor focus (it can be used by communities such as slum dwellers, small landholders, and is adaptable to formal situations, etc.); and it follows good governance principles (participation, gender-segregated data, responsiveness and transparency).



Photo©UN-Habitat/John Gitau

The STDM data model was developed by GLTN members and was tested, extended and maintained to meet real-world scenarios. The data storage is implemented in an object-relational database with spatial capabilities. It can be extended to a certain degree through the user front end, implemented as an extension (plugin) to the open source geographic information system (GIS) software package, QGIS.

After a number a years of piloting, STDM has reached a level of robustness that was acknowledged through a review by global professionals facilitated by the International Federation of Surveyors (FIG). In June 2014, the source codes were released for easy access on the Internet by both users and developers. It has been implemented in urban informal settlements to support the engagement of communities with land authorities in their prioritization of urban services requirements, such as in Mbale, Uganda, Mashimone in Nairobi,

MnaziMoja in Mombasa, and Ciudadela Sucre Soacha in Colombia; in the profiling of settlements to inform city planning initiatives and a number of municipalities in Uganda; in peri-urban communities to address gender aspects of customary tenure in the Mungule Chiefdom in Zambia; in rural agricultural activities to assess farming land acreage by smallholder farmers in Kalangala, Uganda, and recording land mediation in Luhonga, North Kivu, in the Democratic Republic of the Congo.

PARTNERS

The implementation has been done together with GLTN partners such as Shack/Slum Dwellers International (SDI), Huairou Commission (HC), Habitat for Humanity (HfH), Pamoja Trust, the International Fund for Agricultural Development (IFAD). Lately, expressions of interest have come from local authorities and even ministries of national governments.

For more information, please contact us:

United Nations Human Settlements Programme (UN-Habitat)
Urban Legislation, Land and Governance Branch
Land and GLTN Unit
P.O. 30030, Nairobi 00100, Kenya
Tel: +254 20 76 23120; Fax: +254 20 762 4266
Website: www.unhabitat.org

UN HABITAT
FOR A BETTER URBAN FUTURE

Global Land Tool Network (GLTN) Secretariat
Facilitated by UN-Habitat
P.O. 30030, Nairobi 00100, Kenya
Tel: +254 20 76 5199; Fax: +254 20 762 5199
E-mail: gltn@unhabitat.org
Website: www.gltn.net | www.stdm.gltn.net

GLTN
GLOBAL LAND TOOL NETWORK

GLTN publications can be downloaded free of charge from GLTN.net