

WEBINAR

TENURE SECURITY & SDG Indicator 1.4.2

How do we measure **perceptions** on land tenure security?

JUNE 19, 2017 | 9:00 EST, 13:00 GMT, 15:00 CEST

Organized by:



With the support of:



Ministry of Foreign Affairs of the Netherlands



This webinar aimed to increase the level of awareness among land stakeholders on the efforts to measure tenure security and the SDGs and provide an opportunity to provide feedback and suggestions on the way forward.

The webinar addressed the following questions:

- What data is needed to measure tenure security for all?
- What is available, and what are the plans to regularly collect the various datasets?
- How do we understand the perception of tenure security?
- What gender and other group dynamics need to be considered in collecting, analyzing and reporting on perception data?
- What are some of the best practices we have on how perception data has been collected and disseminated?

Program



Moderator:

Everlyne Nairesiae - Coordinator, Global Land Indicators Initiative (GLII) at GLTN/UN-HABITAT

PPT 1: Keynote presentation by Robert Peter Ndugwa, Head of the Global Urban Observatory Unit at the United Nations Human Settlements Programme (UN-Habitat) on the **SDGs and land indicators in the SDGs, focus on 1.4.2**

PPT 2: Prindex and the importance of perception data for indicator 1.4.2 with Malcolm Childress from Land Alliance

PPT 3: Perception of tenure security and continuum of land rights with John Gitau, Land Information Officer at GLTN/UN Habitat.

PPT 4: Measuring Tenure Security Perception with Caleb Stevens, USAID's Land and Resource Governance Advisor.

Closing Remarks: Lisette Meij on behalf of Laura Meggiolaro, Coordinator - Land Portal and Lucy Oates, Coordinator - LANDac.

PRESENTATIONS

Presentations:

SDGs and land indicators in the SDGs, focus on 1.4.2..... pg 6

Prindex and the importance of perception data for indicator 1.4.2..... pg 24

Perception of tenure security and continuum of land rights..... pg 35

Measuring Tenure Security Perception..... pg 46

Presentation 1.



Overview of SDGs and land indicators in the SDGs, focus on 1.4.2

Robert Peter Ndugwa is the Head of the Global Urban Observatory Unit (statistics unit) in the Research and Capacity Development Branch at the United Nations Human Settlements Programme (UN-Habitat) in Nairobi, Kenya.

He is primarily responsible for the UN-Habitat's global urban monitoring and reporting on the global targets for the agency: MDGs prior to 2015 and SDGs post 2015, as well as the New Urban Agenda.

Webinar: Land monitoring through indicator 1.4.2

Proportion of total adult population with secure tenure rights to land, with legally recognized documentation and who perceive their rights to land as secure, by sex and by type of tenure

Robert P Ndugwa

Head, Data and Statistics Unit, UN-Habitat HQ, Kenya

robert.ndugwa@unhabitat.org

Overview

- ❑ An overview of the SDGs process and background to indicators
- ❑ Summary of current 1.4.2 status
- ❑ Tier I-III classification and approach
- ❑ Timelines running up to Oct 2017 / Jan-Dec 2018

2030 Agenda for Sustainable Development

1 Agenda

5 Main Areas

17 Goals

169 Targets

240 Indicators

1 NO POVERTY



2 NO HUNGER



3 GOOD HEALTH



4 QUALITY EDUCATION



5 GENDER EQUALITY



6 CLEAN WATER AND SANITATION



7 RENEWABLE ENERGY



8 GOOD JOBS AND ECONOMIC GROWTH



9 INNOVATION AND INFRASTRUCTURE



10 REDUCED INEQUALITIES



11 SUSTAINABLE CITIES AND COMMUNITIES



12 RESPONSIBLE CONSUMPTION



13 CLIMATE ACTION



14 LIFE BELOW WATER



15 LIFE ON LAND



16 PEACE AND JUSTICE



17 PARTNERSHIPS FOR THE GOALS



THE GLOBAL GOALS
For Sustainable Development

Under Goal 1: No Poverty:

Two indicators were agreed upon under Target 1.4: By 2030, ensure that all men and women, in particular the poor and the vulnerable, have equal rights to economic resources, as well as access to basic services, ownership and control over land and other forms of property, inheritance, natural resources, appropriate new technology and financial services, including microfinance

Indicator 1.4.1: tier III

- **Custodian Agency:** UN-Habitat.
- **Indicator:** Proportion of population living in households with access to basic services

Indicator 1.4.2: tier III

- **Custodian agencies:** UN-Habitat and World Bank
- **Indicator:** Proportion of total adult population with secure tenure rights to land, with legally recognized documentation and who perceive their rights to land as secure, by sex and by type of tenure

Note that there are other land related SDGs indicators

- 5a.1/2
- 11.3.1
- 11.2.1
- 11.7.1
- 2.3.1/2
- 2.4
- 15.1.1
- 15.3.1

Tier 1: Indicator conceptually clear, established methodology and standards available and data regularly produced by countries.

Tier 2: Indicator conceptually clear, established methodology and standards available but data are not regularly produced by countries.

Tier 3: Indicator for which there are no established methodology and standards or methodology/standards are being developed/tested.



SDGs – Indicators and Tiers



Class	Goal 11 Indicators (15)	Goal 1 indicators (12)
Tier I	1 (6%)	2 (17%)
Tier II	7 (47%)	6(50%)
Tier III	7 (47%)	4(33%)



Data needs for 1.4.2 indicator

Proportion of total adult population with secure tenure rights to land,

- with legally recognized documentation and
- who perceive their rights to land as secure,
 - by sex and by type of tenure.

Count me in:
Surveying for
tenure security
and urban land
management

Published by
UN-HABITAT
2010



This book describes how participatory enumerations have been used to strengthen tenure security and improve urban land management throughout the world.

Copies available from the Global Land Tool Network Secretariat, UN-HABITAT

- Related to
 - Goal 5, to 5.a.1 (agricultural people/land) and 5.a.2 (legal framework
 - Goal 11,:11.1 (access to affordable housing/upgrading slums), 11.2 (Transport) , 11. 3 (sustainable urbanization/settlement planning).
 - Land tenure also influences land use, and thus key to achieving Goal 15 on sustainable use of land and natural resources.
 - Land is a significant source of conflict, linked to Goal 16 for promoting peace and inclusive societies and institutions.

Summary of ongoing work on (1.4.2)

- ❑ Metadata and work plans update as of June 2017
 - various proposals on methodology agreed b/n WB and UN-Habitat and other partners.
 - 3 EGMs in 2017

- ❑ UN-Habitat 2016- 2017.
 - Data analysis ongoing to support creations of database (rural and urban).
 - Capacity assessments on readiness of countries to monitor selected indicators on land and urban.

- ❑ World Bank reviewing administrative records at national level as part of data sources for 1.4.2.
 - Data analysis ongoing to support creations of database (rural and urban).



E.g Summary of EGM on Household Surveys

Agreed on a core set of questions for servicing indicator 1.4.2.

Perception of Tenure

1) How likely are you to have a loss of your land/property or use right in the next 5 years? (very likely, somewhat likely, not likely)

* If likely/somewhat likely, what is the source of the potential conflict or loss of land/property (national government, local authorities, commercial, family members, other individuals)

2) Do you have the right to exclusively or jointly bequeath your land/property? (yes individually, yes jointly, no)

Legally recognized documentation

**Country specific; administrative data may be enough for some countries (How to merge with admin?)*

1) Do you have property/tenure rights over this land/property or another land/property? (If yes what type)

2) Do you have documentation (of the property rights) on this land/property or another land/property? (yes this property, yes some properties, yes all my properties, no documentation)

3) What is the documentation over the land/property? (Each country must be consulted on type of documentation that is legally recognized and various forms of documentation; use pictures for enumerators)

* If yes, can you show us the documentation and whose name is on the document? (enumerator codes accordingly whether doc seen or not and whether legal or not) **Important to be legally recognized documentation*

Disaggregation

Gender of respondent: male/female

Tenure type: (country specific) freehold, leasehold, etc...

Land use type: residential, agricultural, pastoral, business, forest, community/group/parcel share, other (*potential drop as not needed for disaggregation but needed for 5.a.1 for what is ag land vs not*)

**Need for testing and requires context/purpose on each question (also experience using these questions)*



What UN-Habitat & World Bank will do after

STRENGTHEN

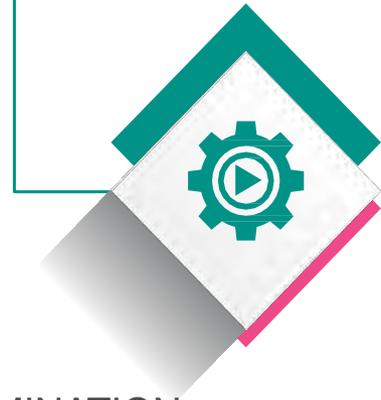
Administrative records



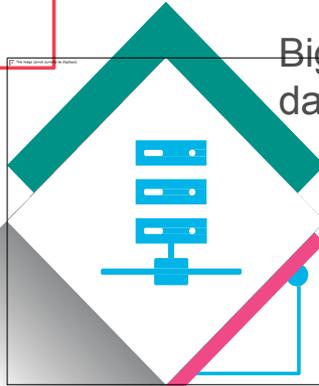
PRODUCTION



GENERATION



Big data



DISSEMINATION



ALTERNATIVE SOURCES / NON TRADITIONAL METHODS



Requirements for tier reclassification

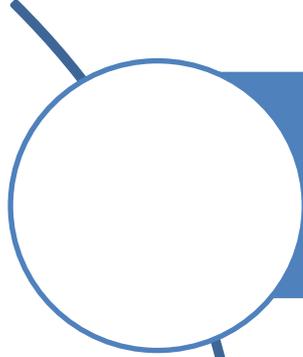
Detailed description of proposed methodology with monitoring approach

Background and rationale for indicator reclassification

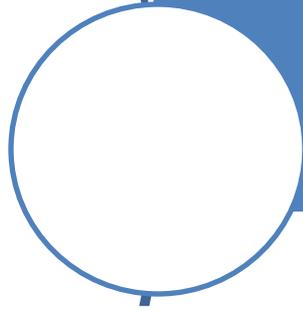
Evidence of work plan implementation supporting reclassification (e.g. evidence of EGMs conducted, proportion of countries ready to report or reporting on this indicator, partnerships arrangements, capacity development initiatives, database development, etc).



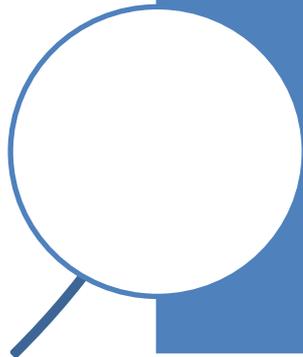
Additional information needed for reclassification- Tier III -> II



Information on how NSSs and in particular NSOs are involved in methodology development.



Information on how and when the methodology has become an international standard and who is the governing body that approves it.



Result of the pilot studies that are regionally representative.

Final draft and updated metadata



Different roles in the global SDG reporting

National statistical systems: collect data according to the **Fundamental Principles of Official Statistics** and provide data and metadata for global reporting.

- Regional mechanisms: facilitate, as appropriate, the data and metadata transmission process from the national to the global level
- **International agencies**: Provide internationally comparable data in the different statistical domains, calculate global and regional aggregates, and provide data and accompanying metadata to UNSD.
- UNSD: make available the internationally comparable country data on each of the indicators alongside the regional and global aggregates in the SDG Indicator global database.



1.4.2 Data collection /reporting

Proposed institutional framework

- Methodology and data: World Bank/UN-Habitat with support of other agencies e.g FAO, etc
- Expand collaboration with stats institutes, registries, private sector
- Set protocols, standards and provide platform for dissemination
- Provide survey guidance to countries and partners and link to other data collection mechanisms (DHS, MICS, LSMS, Prindex, etc)
- Incremental addition of variables and expansion of coverage
- Feed into other global processes and programs particularly via GLII

Work plans for Jan - Oct 2017 linked to our work

2017	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT
Regularly update the work plans for Tier 1.4.2 indicator	X	X			X		X		
IAEG-SDG meeting		X							X
2017 SG report					X				
Pilots on national sample of cities (Habitat led)				X	X	X			
EGMs on 1.4.2				X	X	X			
Complete /defend reclassification request for 1.4.2							X		X

Assuming Tier III -> II is achieved in Oct 2017

- Work plan for Jan –Dec 2017 will mostly be;
 - Capacity building of NSO to collect and report
 - Support to data collection process
 - Annual data management/updates and reporting
 - Manage refinements of methodologies if required
 - Preparation for capacity building for NSOs – assessment and training materials

Thank you



Presentation 2.



Prindex and the importance of perception data for indicator 1.4.2

Malcolm Childress is a multi-disciplinary land resources specialist with 25 years of global experience, including urban and rural property rights, and strategy for managing critical global ecosystems. His focus areas include land policy and governance, land markets, land registration, property taxation, cadastral systems and spatial planning.

Global Property Rights Index (PRIndex):
Developing measurements of
perceptions of tenure security

Malcolm Childress, Land Alliance



PRIndex aims to develop globally comparable dataset on perceptions of tenure security and self-reported documentation

Goals of PRIndex 18-month program 2017-2019:

Methodology of measuring perceptions of tenure security developed and validated;

SDG Land Indicator reclassification to Tier I by October, 2018;

Global baseline of perception of tenure security established.

2016 survey core questions— individual respondent

C5. [WP19306]

Do you think it is at all POSSIBLE that you, PERSONALLY, could lose the right to live in this home AGAINST YOUR WILL in the next 5 years? "Against your will" means you are not given a choice and you would have to stop living in this home.

	CIRCLE ONE RESPONSE:	ROUTE:
Yes	1	(Continue)
No	2	(Skip to C8)
(Maybe/DK)	8	(Continue)
(Refused)	9	

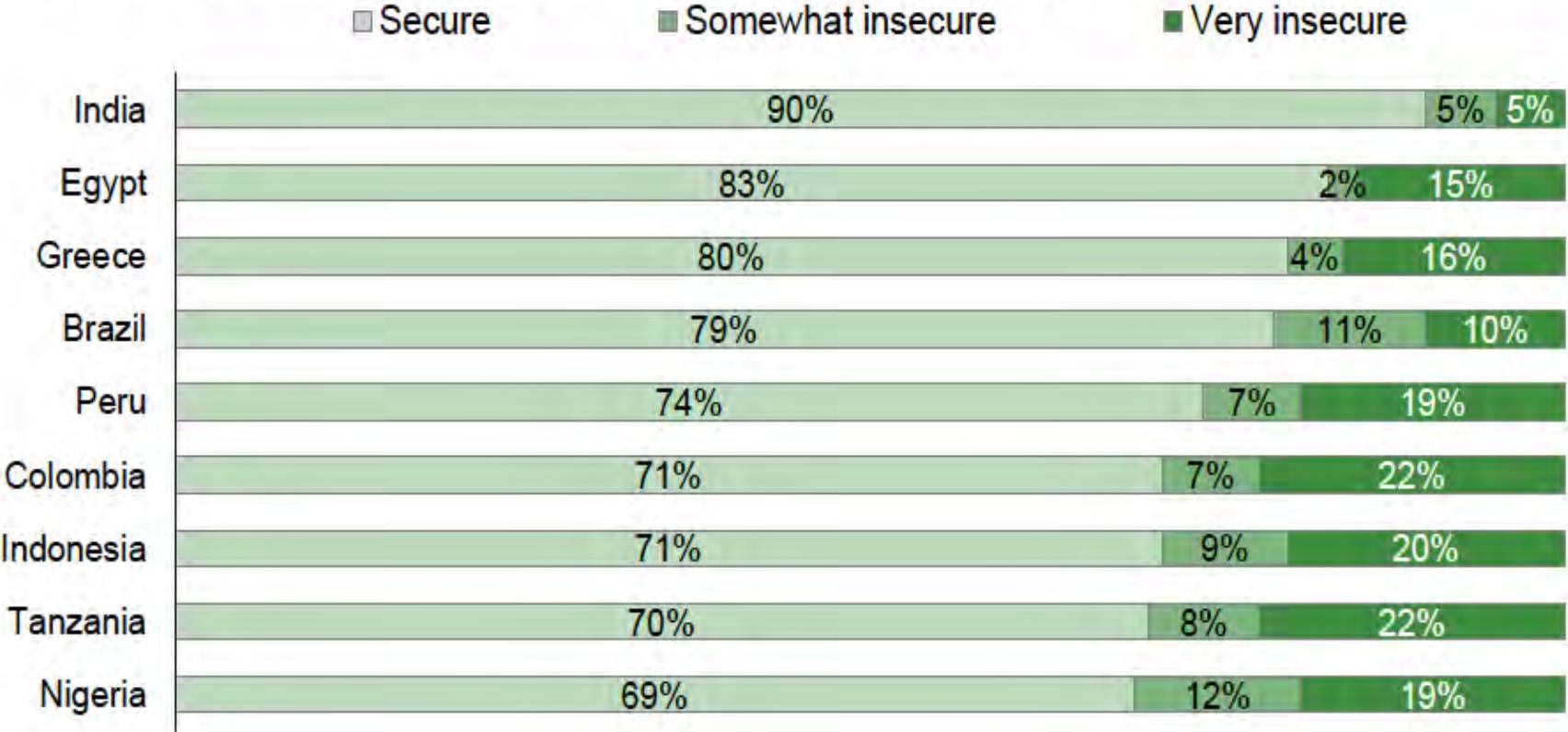
C6. [WP19307]

You said that it is possible that you, PERSONALLY, could lose the right to live in this home against your will in the next 5 years. Do you think this will probably happen in the next 5 years, or not?

	CIRCLE ONE RESPONSE:	ROUTE:
Yes	1	(Continue)
No	2	(Skip to C8)
(DK)	8	
(Refused)	9	

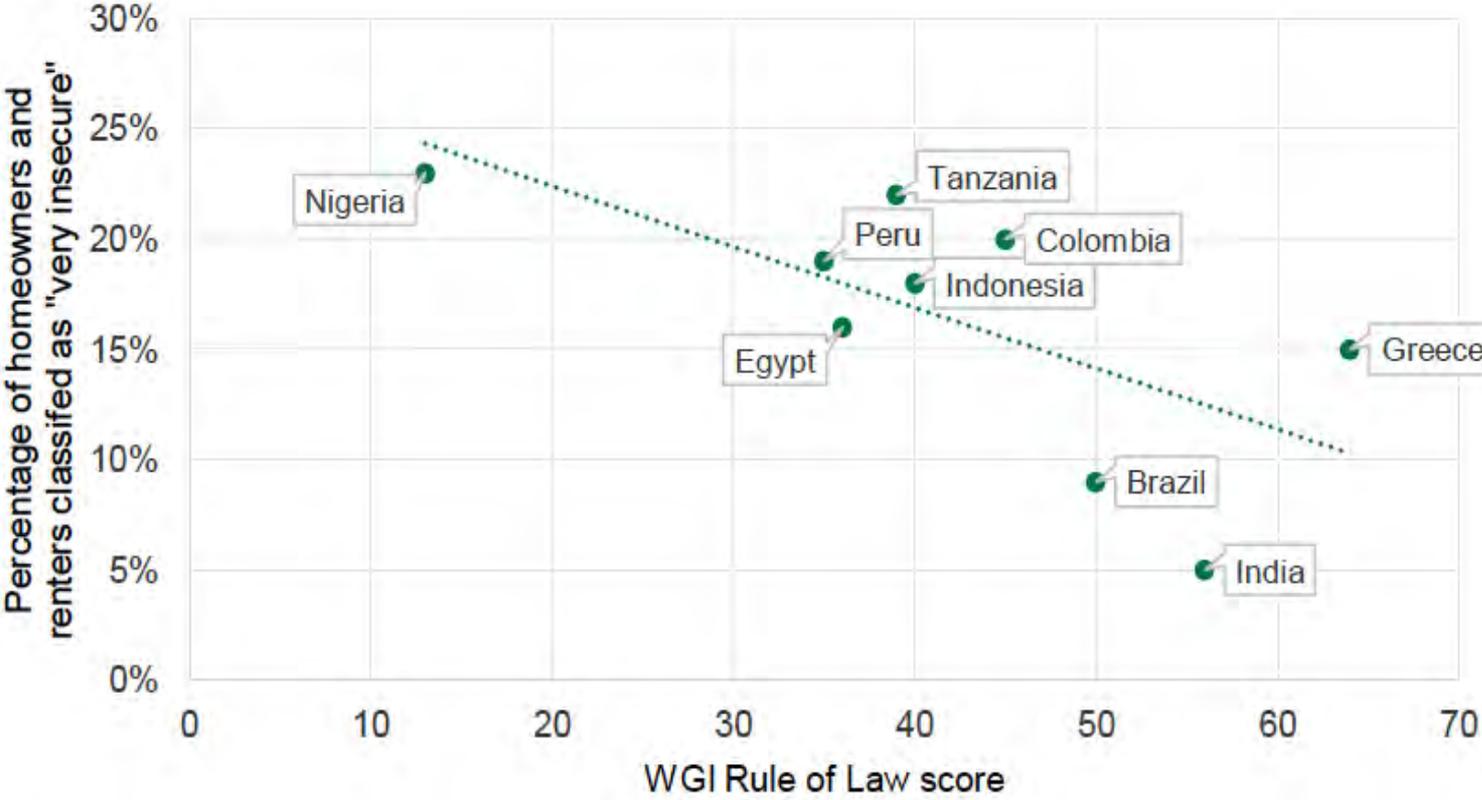
2016 Pilot Results in Nine Countries

Chart 4: Country-level results from a preliminary measure of perceived tenure security



2016 pilots results track WGI Rule of Law scores

Chart 9: Relationship between rate of “very insecure” owners/renters and WGI Rule of Law score



Core questions in 2017 tests

4.2 Likelihood of using rights in any property or parts

In the next 5 years, how likely or unlikely is it that you could lose the right to use the property where you live, or part of that property against your will?

In the next 5 years, how likely or unlikely is it that you could lose the right to use any of these properties, or part of any of these properties against your will?

1. Very unlikely
2. Unlikely
3. Neither (likely nor unlikely)
4. Likely
5. Very likely

6. DK
7. Refused

Additional questions in 2017 tests

4.12 Robustness/scenarios

I'd like to better understand how confident you are about your ability to stay in this *<\$property>* in the case of certain events. Some of these may seem unlikely, but I'd like to hear how you think about these situations.

Please tell me how confident you would be that you could stay in this dwelling in each of the following cases:

<randomize>

- A. In case of a divorce *<if married>*
- B. In case your spouse died *<if married>*
- C. If you lost your job *<if employed>**<keep together with next>*
- D. In case someone else in the family lost their job
- E. If you couldn't pay the rent for 2 consecutive months *<if renter>*
- F. If you couldn't pay the housing loan 2 consecutive months *<if housing loan>*
- G. In case a large developer tried to take over the land your dwelling is on
- H. In case of a family disagreement
- I. In case the government builds a road or other infrastructure
- J. In case the government tried to seize your *<\$property>* from you (government expropriation)
- K. In case another person or group claims ownership
- L. In case somebody else fraudulently sells the dwelling
- M. In case a neighbour initiates a boundary dispute

Responses for A-M

- r1. Not at all confident
- r2. Not confident
- r3. Somewhat confident
- r4. Confident
- r5. Very confident

- r6. DK

Additional questions in 2017 tests

E.1 Experience of losing property rights

Did you personally ever lose the right to live in a property so that you had to leave against your will, or did you personally ever have to give up the right to use another property or land against your will?

- A. Lost right to live in a property
- B. Had to give up right to use a property (other than the one living in) or land

Response options for A-B

- r1. No
- r2. Yes

- r3. DK
- r4. Refused

E.2 Knowledge of property rights issue in village/town

Are you aware of any people in this village/town losing their right to live in or use their property or land in the past 5 years?

- r1. No
- r2. Yes

- r3. DK
- r4. Refused

E.3 Concern about expropriation in village/town

Do you think the people in your village/town are at all concerned about their losing their property or land?

- r1. No
- r2. Yes

- r3. DK
- r4. Refused

E.4 Perceived property protection in country

In general, how well do you think people in this country are protected when it comes to the right of living in their property, or using their property and land?

Advisory and consultative process

Technical Advisory Group:

Land sector research specialists advising on perception of tenure security measures

Data sharing and consultation through Land Portal:

Data sharing and on-line comment period on methods and results planned during July-October, 2017.

Next steps

Question modules and methodology developed for perception of tenure security;

Test data analyzed to validate reduced-form battery of questions;

Basis for SDG reclassification to Tier I strengthened;

India, Tanzania, Colombia, planned for tests in 2017;

Assess precision of estimates/stability of results;

Plan for assembling global dataset in 2018.

Presentation 3.



Perception of tenure security and continuum of land rights

John Gitau is responsible for the technical development and country-level implementation of the Social Tenure Domain Model and related GLTN land tools including Participatory Enumerations, Fit-For-Purpose Land Administration and Continuum of Land Rights approach.



GLTN

GLOBAL LAND TOOL NETWORK

SECURING LAND AND PROPERTY RIGHTS FOR ALL

Perception of Tenure Security: Continuum of Land Rights Perspective

John Gitau

19 June 2017

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WHAT IS THE **CONTINUUM**?

- It is a powerful *concept, or metaphor*, for understanding the rich land tenure diversity
- It is also a **LENS** which helps us to see what is actually there
- Tenure can take a variety of forms along this continuum
... documented as well as undocumented, formal as well as informal, for individuals as well as groups, including pastoralists, and residents of slums and other settlements, which may be legal or extra-legal ...

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... WHAT IS THE **CONTINUUM**?

- The *rights do not lie on a single line, and they may overlap*
- 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**

(Source: Handling Land, GLTN 2012)

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BUT IT'S COMPLICATED...

- **Perceived tenure security** - *an individual's or group's experience of their tenure situation or their estimate probability that their land rights will not be lost*
- **Legal / de jure tenure security** - *the legal status of tenure and its protection backed up by state authority*
- **De facto tenure security** - *the actual control of land and residential property, regardless of the legal status in which it is held (the length of time of occupation, its socially accepted legitimacy, the level and cohesion of community organization)*

Source: **HABITAT III, Issue Paper 9**

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**PLOT NOT
FOR SALE**
BUYER DON'T BE CONNED

**PRIVATE
PROPERTY
BUYERS BE
WARNED!!**

QUICK SALE
FOR SALE
1/4 ACRES
KILOMETRES FROM
TARMAC ROAD
TEL 0727 708314
0725 436380

**PLOTS
FOR SALE**
50 X 100
VACATION HOMES LTD
Tel. 0733 363100
0722 300481



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 **GLTN**
GLOBAL LAND TOOL NETWORK

RELIANCE ON OTHER 'REGISTERS'



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A POWERFUL, *ALTERNATIVE* APPROACH

- The continuum offers a powerful and practical *alternative approach* to the dominant focus on titling of individually held private property as the ultimate form of tenure security, or the end goal of land tenure reforms
- It recognises that there are a number of tenure forms that are appropriate, robust, effective, legitimate – it builds on *what is there...*

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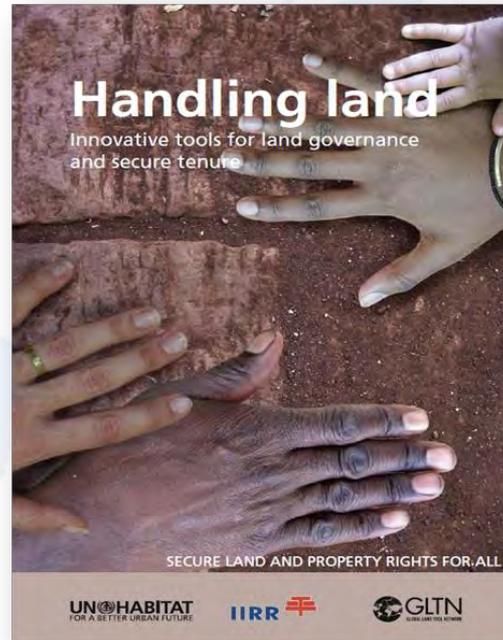
- It promotes increase of security *across the continuum*, with opportunity for *movement* between tenure forms
- The concept and approach are now widely accepted, as part of a global *shift in understanding of land tenure*

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THANK YOU!



SECURING LAND AND PROPERTY RIGHTS FOR ALL

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Presentation 4.



Caleb Stevens, USAID's Land and Resource Governance Advisor, reflects upon the context and best practices in addressing perception of tenure security.

Caleb leads USAID E3/Land's monitoring and evaluation portfolio, which includes six ongoing impact evaluations. In addition, he leads work on the intersection between tenure and democracy and governance, including compulsory displacement and resettlement and post-conflict/fragile states.

Measuring Tenure Security Perception

- Consensus on draft survey questions at the May EGM in Washington, DC
- Metadata (i.e. methodology for how data will be collected) still under development
- Key questions for metadata are?
 - Which existing survey to use? Sample size? Unit of Analysis? Sampling? Relationship between survey and administrative data?
- Different approaches for measuring tenure security using survey data
 - Impact Evaluations (USAID, MCC, etc.)
 - Demographic and Health Survey (DHS)
 - PRIndex
 - FAO 5a Pilot (EDGE)
 - Multiple Indicator Cluster Survey (MICS)

Measuring Tenure Security Perception

- USAID Impact Evaluation for TGCC in Zambia

Questions	Sample Size/Unit of Analysis	Sampling
What is your tenure status? Paper documentation for field? What type? Which household members listed? Perceived risk of expropriation, changes in land disputes on field?	276 villages; 3525 households (no intra-household)	Study area only (4 chiefdoms in district randomly sampled, then identify villages of 15 or more households)