

WEBINAR

TENURE SECURITY & SDG Indicator 1.4.2

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

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Measuring the perception of land tenure security in the context of the Sustainable Development Goals

Reflections from the Webinar held on June 19, 2017 by Everlyne Nairesiae

I am pleased to join and contribute to this important dialogue on monitoring and measurement of perception of tenure security in the context of SDGs with a focus on indicator 1.4.2. This dialogue follows a [webinar](#) co-convened by Global Land Indicators Initiative (GLII) a global platform on land governance monitoring hosted by Global Land Tool Network at UN Habitat, jointly with Land Portal, Land Alliance, Land Academy in the Netherlands and USAID; which I had the privilege to moderate.

GLII is as a collaborative and inclusive global initiative for development of comparable land Indicators for comparable data for monitoring land governance issues at scale for policy and decision making. GLII plays a key role in global coordination and convening of land and data communities; facilitate and provide technical support to the custodian agencies responsible for land indicators in the SDGs, and other land monitoring initiatives.

No doubt that secure tenure rights to land and property are strongly linked to poverty reduction, women empowerment, peace and security, social cohesion, adequate housing and urban development, conservation of natural resources and mitigation of the negative impact of climate change. Land governance enables efficient and effective appropriation and use of land, regulating land concentration, fragmentation and expropriation. This guarantees tenure security in rural and urban areas, and enhances the productive use of land. Effective national, regional and global land monitoring is central to ensuring that changes in land governance result in improved conditions and sustainable development opportunities for all, especially for women, vulnerable groups and those living in poverty.

SDG Land 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*, is under Goal 1 ("End poverty in all its forms everywhere"), contributing to Target 1.4: by 2030 ensure that all men and women, particularly 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.

Agenda 2030 makes it possible for countries to contribute to global scale monitoring of the 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.

The land indicator 1.4.2 proposed for Sustainable Development Goal 1 on ending poverty is the percentage of people with secure tenure rights to land (out of total adult population), with legally recognized documentation and who perceive their rights to land as secure, by sex and by type of tenure. The indicator clearly underscores the importance of secure tenure rights to land, both documented and perceived tenure security for both men and women, and provides for legal recognition of all tenure types; as principles promoted by the continuum of land approach as shared in John Gitau's presentation. This indicator (1.4.2) is considered universal and a backbone land indicator in the SDGs with direct and indirect link to all other land indicators. All presentations and reflections made by land experts in the webinar (also see attached presentations for more details) provided insights, experiences, opinions and tested approaches to data collection for monitoring and evaluating perception of tenure security, and the link to the continuum of land rights approach.

Discussions and reflections made affirmed the need for two data sets; data on perception of tenure security and administrative data; as two components needed to measure tenure security -indicator 1.4.2. It was unanimously agreed that measuring perception of tenure security applies to those with legal recognition/documentation of their tenure rights and those with no legal recognition/documentation of their rights. Despite individuals or communities having a legal document like a title deed to their land, they still could perceive their rights to be insecure; while those without legal documents but with good land a governance structure that is working for them may perceive their tenure rights as secure.

Perception of tenure security of individuals and or communities in rural or urban areas, therefore, may vary based on their context and situations including threat of external aggression to dispossess them of their land/forced eviction, inter and or intra-community conflicts, disasters, past experiences that affected communities like eviction of indigenous communities or slum dwellers, change of land polities, historical issues including restitutions, etc. Intra-household factors including power relations between male and female siblings, female and male spouses also affect gender relations likely to influence perception of tenure security including inheritance rights.

Land Alliance through its Property Rights Index (PRIndex), a new initiative that gives focus on measuring perception of tenure security shared results from 9 pilot countries during the webinar as presented by Malcolm Childress. This initiative showed the importance of application of new technologies that embrace low cost and efficient innovation for data collection; and how this is an opportunity capable of complementing efforts of by the custodian agencies and National Statistical Offices in monitoring indicator 1.4.2, particularly taking into account the list of survey questions for data collection developed and validated in an EGM held in Washington DC by the custodian agencies (UN Habitat and World Bank) with support of GLII - see presentation by Robert Ndugwa.

Being a Tier III by classification of the IAEG-SDGs, more work is needed to lift this indicator from this Tier to Tier II by October 2017, acknowledging the efforts of the custodian including on-going consultative meetings with National Statistical Offices, land and data communities including an upcoming EGM on use of land administrative data scheduled for early July in Barcelona and a side event on the same to take place on the 10th July at the High Level Political Forum (HLPF) in New York. An EGM on securing women's land rights in the SDGs is also organized by GLII/GLTN in collaboration with Oxfam, Landesa and UN Women with a focus on all land indicators is scheduled for 8 – 9 July in New York ahead of the High Level Political Forum October 10 – 17th.

The need to build on existing initiatives including household surveys like DHS, MICS and LSMS, impact evaluations on tenure security conducted by USAID and Millennium Challenge Cooperation (MCC) were underscored in a presentation by Caleb Stevens from USAID, noting the opportunity to use such data to leverage efforts to secure re-classification of indicator 1.4.2 by Inter-Agency Expert Group on SDGs in October 2017. Echoing the efforts of the Global Donor Working Group on Land, in reaching out and mobilizing relevant data that respond to the agreed questions from the EGM on 1.4.2 in Washington, Caleb noted the importance of this efforts in establishing the baseline data needed to support the re-classifying bid for this indicator from Tier III to Tier II in October 2017. While acknowledging high level of confidence expressed by global land experts on the agreed list of questions at the EGM on 1.4.2, USAID expressed support for this indicator and commitment to continue supporting the efforts of the custodian agencies including testing to reflect on the validity of the agreed question in its on-going initiatives.

All presenters unanimously agreed with the need to ensure coordinated multi-stakeholders efforts to support the work of the custodian agencies to secure this indicator in the SDGs monitoring framework including the contributions of the CSOs; a role that GLII continues to play; while pursuing alignment with other land governance frameworks including VGGTs, and the Framework and Guidelines on Land Policy in Africa.

While acknowledging that this is an important land indicator in the SDGs, all other land indicators as included in SDGs 2, 5, 11 and 15 remain critical to advancing sustainable land governance agenda and enabling comparable monitoring of critical land governance issues and their contribution in achieving SDGs by 2030. More work needs to be done to ensure comprehensive monitoring of land governance issues beyond the provisions of land indicators in the SDGs; including application of GLII indicators for complimentary data on land governance issues going beyond the SDGs and encompassing other land governance frameworks.

This webinar has certainly increased participants level of awareness, understanding and appreciation of the importance of perception of tenure security; and the critical ingredients of tenure security. Did you miss the webinar? Never mind, [here you will find](#) the presentations from our experts referenced in this reflection note. Further, a video link to the webinar will soon be made available for viewing.

You are welcome to engage us and contribute to this discussion directly on [the Land Portal Discussion page on the topic](#).

Are you planning to attend the LANDac Conference? If yes, this discussion continues to the LANDac Conference coming up next week in the Netherlands where a high level panel will reflect on this discussion and respond to your questions. You can send us your inputs including brief write ups, comments on the discussion shared and ask your questions and we will review and respond to online and respond to them directly at the LANDac Conference. It will be good to hear from you.

More Information:

- [LandPortal Foundation discussion on Measuring the Perception of Land Tenure Security in the Context of the SDGs](#)
- [Presentations at the Tenure Security and SDG Indicator 1.4.2 Webinar](#)

Thanks to our co-organizers of the webinar:

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