



ANNUAL REPORT 2015

SECURING LAND AND PROPERTY RIGHTS FOR ALL

Facilitated by:

UN HABITAT
FOR A BETTER URBAN FUTURE



ANNUAL REPORT 2015

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FOREWORD



Oumar Sylla, Land and GLTN Unit Leader. 2015. Photo © UN-Habitat.

In UN-Habitat and the Global Land Tool Network, we believe in a world where security of tenure is a right. A world where every person is free from forced evictions. Because secure land and property rights and greater equity in land provide secure foundation for livelihoods, economic opportunities and, in rural areas, for household food production.

Tenure security further promotes economic and environmental sustainability. Tenure insecurity, however, undermines farm productivity, food production and the

sustainable use of natural resources because people are less likely to invest in the productivity of land. People who fear eviction are unlikely to operate to their maximum potential or to invest in improving their homes, farms, villages or neighbourhoods.

The year 2015 was an exceptional year for the Global Land Tool Network. GLTN partners have engaged in important global processes, significantly contributing to the unprecedented endorsement of land into the international development agenda. The Global Land

FOREWORD

Indicators Initiative, established and supported by GLTN, served as a platform for partners to debate and develop a coherent set of 15 indicators for land monitoring at country level. Three land indicators were incorporated into the Sustainable Development Goals. GLTN partners also contributed to other unprecedented international frameworks in the area of land policy and governance and land tenure, such as the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security (VGGTs).

In the past decade, we have been working towards secure land and property rights for all, by promoting and supporting pro-poor and gender appropriate land policies, tools and approaches. In 2015, we saw tangible and sustainable results of this work. We have closed the gap between land policy and its implementation with the practical land tools and approaches that have been developed with global and regional partners from multilateral and bilateral organizations, land professionals, academics, civil society and grassroots organizations. We now have a set of innovative land tools, frameworks and approaches that have been piloted and are available for countries to use to implement their land reforms. These tools are pro-poor, gender appropriate, effective, affordable and sustainable.

GLTN partners and land rights champions in Uganda, the Democratic Republic of the Congo, Kenya, Zambia, Namibia, Colombia, the Philippines, Malawi,

Mozambique, Iraq and many other countries have strengthened their capacity to develop, adapt, implement and advocate for the pro-poor and gender appropriate land tools independently.

In addition, also thanks to GLTN efforts, land is increasingly recognized as a key driver of conflict and a bottleneck to recovery, and is acknowledged as a critical factor in peacebuilding and peace making. In this context, GLTN supported the establishment of a global, issue-based Coalition on Land and Conflict that gathers organizations from both humanitarian and development sectors, to approach conflict resolution coherently by contributing durable solutions that address land governance issues that are frequently the root cause of the conflicts.

As a new leader of the GLTN Secretariat, I commit to continuing to engage the GLTN platform with the global agenda through strategic partnerships. I also commit to promoting national and local ownership of the pro-poor and gender responsive land agenda as the way to achieve secure land tenure for all men, women and young people.



Oumar Sylla

**Unit Leader, Land and Global Land Tool Network
Urban Legislation, Land and Governance Branch
UN-Habitat.**

PART I



INTRODUCTION



Florence Shakafuswa, Founder and Director of Katuba Women's Association (KWASSOC), a Community Based Organisation in Katuba Constituency of Zambia and member of the Huairou Commission, addresses participants at the opening ceremony of the 6th GLTN Partners meeting held in Nairobi, 3-5 November 2015. Photo ©UN-Habitat. 2015

THE NETWORK HAS GROWN FROM 45 PARTNERS IN 2011 TO 70 IN 2015.

THE YEAR 2015 WAS VERY IMPORTANT FOR THE GLOBAL LAND TOOL NETWORK. THE COMMITMENT OF PARTNERS TO ACHIEVING A SHARED VISION AND THE VIBRANCY OF THE NETWORK WERE REINFORCED THROUGHOUT THE YEAR. STRONG PARTNERSHIPS AND COLLABORATION WAS CONFIRMED DURING THE 6TH GLTN PARTNERS' MEETING HELD BETWEEN 3-5 NOVEMBER IN NAIROBI, KENYA. IT GATHERED 51 INTERNATIONAL AND 25 NATIONAL ORGANIZATIONS TO TAKE STOCK OF PAST LESSONS AND DISCUSS THE FUTURE DIRECTION OF THE GLOBAL LAND TOOL NETWORK.



YEAR 2015 WAS THE YEAR OF SIGNIFICANT ACHIEVEMENTS.

Land is included in the Sustainable Development Goals (SDGs) 1, 2, 5 and 15. Land also contributes to SDGs 11, 14 and 16. Three indicators on secure tenure rights to land, disaggregated by sex and types of tenure, are adopted for the SDG 1 (indicator 1.4.2) and SDG 5 (indicators 5.a.1 and 5.a.2). Important advocacy efforts and technical inputs made by many GLTN partners through the Global Land Indicators Initiative (GLII) contributed to this.



More global land actors are adopting the continuum of land rights approach to securing land and property rights for all, as a viable alternative to traditional titling systems. They are also increasingly adopting the fit-for-purpose land administration as a strategy to deliver security of tenure faster, better and cheaper. This reinforces the value of partnerships in influencing the global paradigm shift.



At a regional level, key land actors have strengthened their knowledge and capacities to adopt and implement innovative land governance approaches. This has been achieved through the efforts of GLTN partners in Africa (the Land Policy Initiative and the IFAD-supported Land and Natural Resource Tenure Security Learning Initiative for East and Southern Africa Phase 2 Project), Asia-Pacific (through UN-ESCAP and other regional partners) and Arab states (through the Arab Union of Surveyors and the Urban Training and Studies Institute).

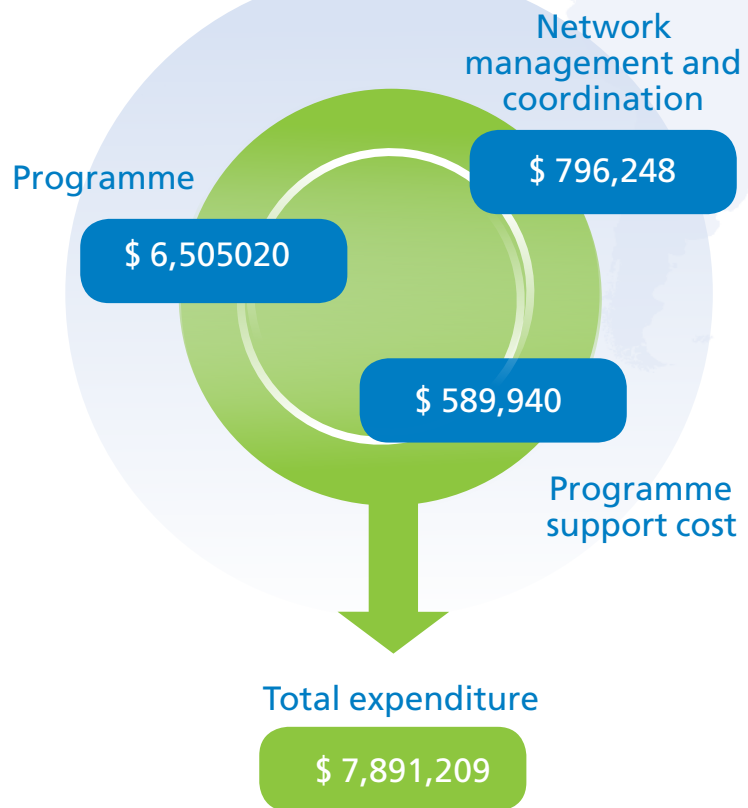


GLTN partners and land actors at country level enhanced their capacity to implement pro-poor, gender responsive and more integrated land tools and interventions in Uganda, the Democratic Republic of the Congo (DRC), Kenya, Zambia, Namibia, Colombia and Iraq. Due to these interventions, observable changes have started to take place in the institutions and communities, particularly in Uganda, the DRC, Kenya and Zambia.



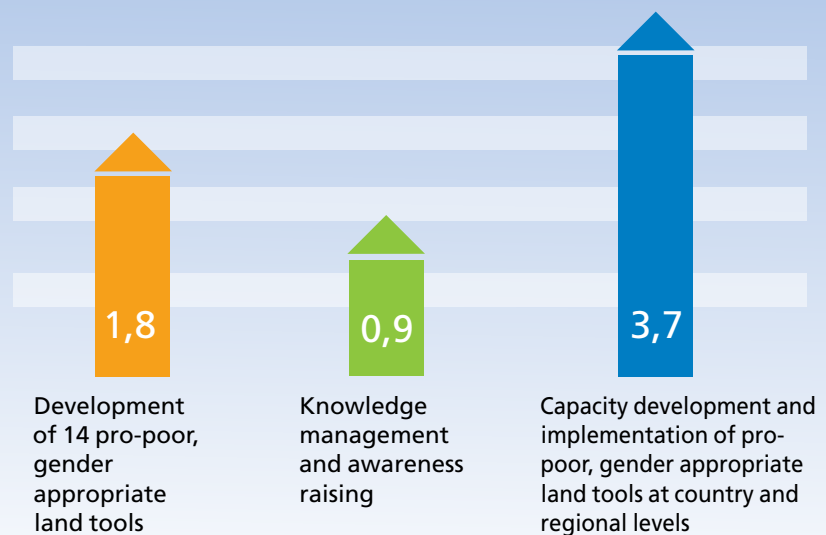
GLTN expenditure
2015 (in USD)

in US dollars



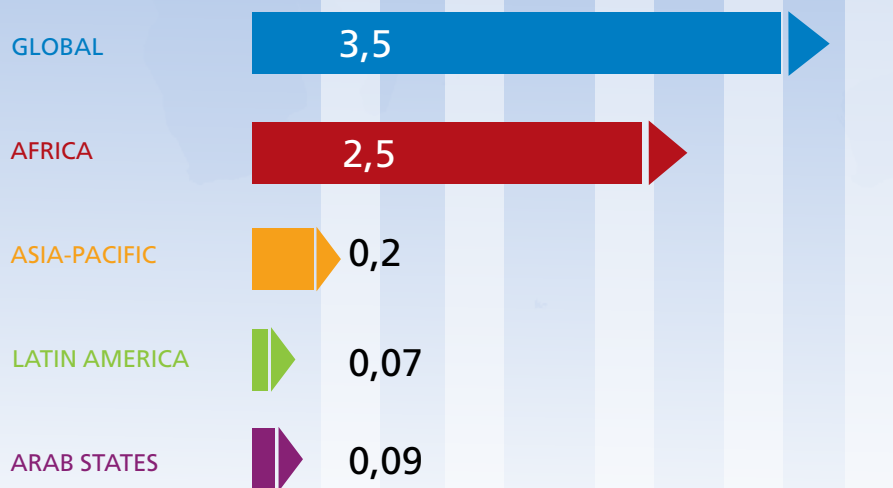
Direct
programme
expense per
outcome area,
2015

in millions of US dollars



Direct programme
expense per region 2015

in millions of US dollars



45 percent of the programme expenditure was
implemented through partners



Kathmandu, Nepal, 2015. Photo © UN-Habitat/Jean du Plessis.

2015 HIGHLIGHTS

The platform aspect of the Global Land Tool Network has become more important to partners and to the overall global land discourse.

For many years, the GLTN as a network has steadily demonstrated that strategic partnerships and platforms are necessary to influence the global land agenda, as was evident in processes related to the Sustainable Development Goals, Habitat III and other global and regional initiatives.



GLOBAL
ACHIEVEMENTS

A

Land has been included in SDG 1, SDG 2, SDG 5 and SDG 15.

Land contributes to SDG 11, SDG 14 and SDG 16.

LAND IS INCLUDED IN THE
SUSTAINABLE DEVELOPMENT
AGENDA 2030

GLTN partners contributed to this crucial achievement through a collaborative engagement in various advocacy platforms and active participation in global and regional events leading to United Nations' summits and various meetings. The Global Land Indicators Initiative (GLII), facilitated and supported by GLTN, played a central role in developing and promoting indicators for land monitoring. The Civil Society Network, led by GLTN partners, Oxfam and Landesa, served as a driver for developing and dissemination of key messages promoted by the GLTN and GLII. The Sustainable Development Solutions Network supported a GLII land indicator and proposed incorporating it into the SDGs. The Global Donor Working Group on Land, in which UN-Habitat, partners and donors supporting the GLTN programme participate, promoted the position that no sustainable development is possible without responsible governance of tenure of land and other natural resources, elevating the importance of global land monitoring. They also endorsed and promoted globally comparable land rights indicator developed by GLII.

With the adoption of land indicators in the SDGs, land governance work at various levels and the need for security of tenure for the poor, women and vulnerable groups will be given more priority and focus in the coming years. This will ensure sustainability and relevance of the work that GLTN partners do.



Participatory planning process by men and women in Nepal. Photo © UN-Habitat.

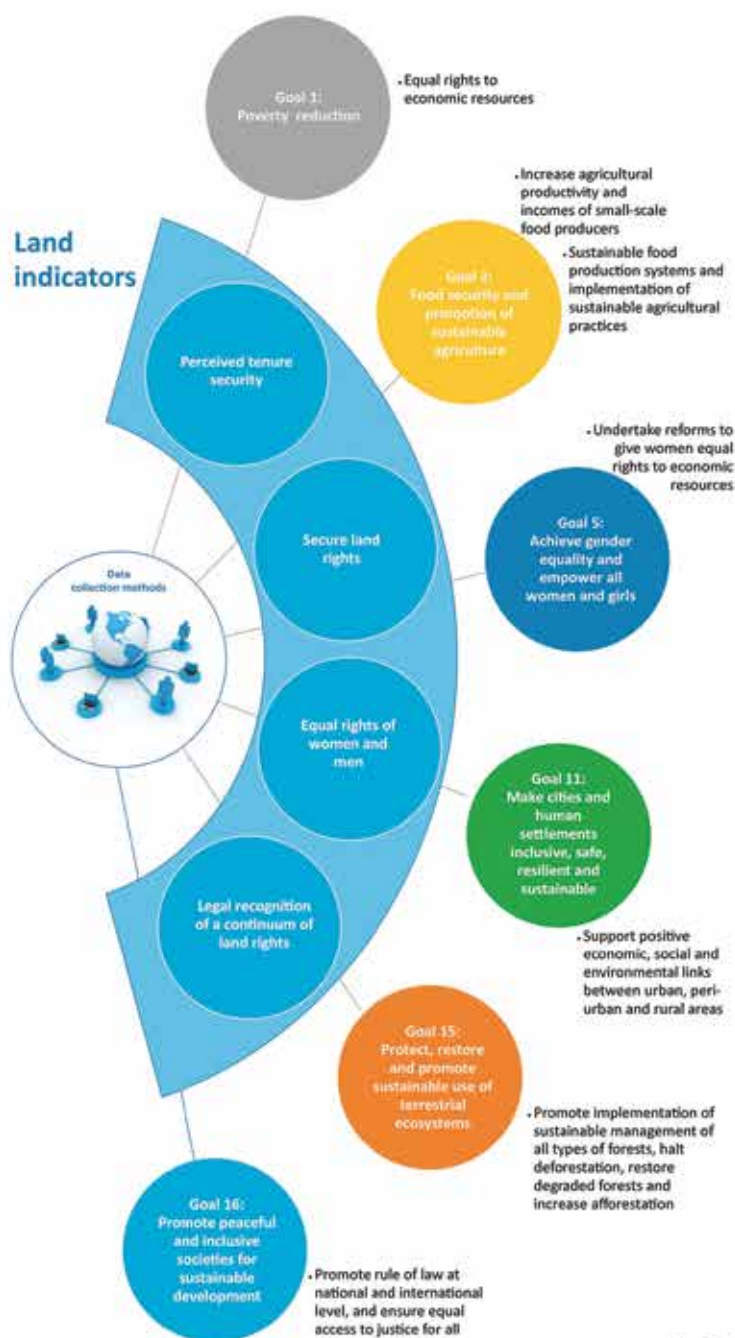
THREE LAND RIGHTS INDICATORS HAVE BEEN INCORPORATED INTO THE SUSTAINABLE DEVELOPMENT GOALS

- 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; and
- 5.a.1(b) Share of women among owners or rights-bearers of agricultural land by type of tenure.
- 5.a.2 Proportion of countries where the legal framework (including customary law) guarantees women's equal rights to land ownership and/or control

GLOBAL LAND INDICATORS INITIATIVE



LAND INDICATORS FOR GLOBALLY COMPARABLE DATA



www.GLTN.net

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GLOBAL ACHIEVEMENTS

The GLII platform has grown from 45 to 50 organizations since its formation, including multilateral and bilateral organizations, farmer organizations, civil society and academia. Prior to the finalization and approval of the global indicators framework, GLII developed and validated a set of 15 globally comparable indicators for land monitoring at country and global level. A robust methodology and tools for data collection on tenure security was developed and successfully piloted in Cameroon, and it will be further tested in at least two countries in Africa in 2016. In 2015, GLII also developed a glossary of key concepts and definitions and started developing a training curriculum for national statistical systems, a sourcebook for operationalizing land indicators and data collection instruments and protocols for harmonization and sustainability of monitoring and reporting of land governance from country to global level.

GLII has evolved into a value platform comprising of different stakeholders and organizations that have had, and will have, a significant effect on development outcomes of the land monitoring activities agreed upon. Through GLII, different forms of formal and informal relationships have emerged between different stakeholders and organizations that have broadened the scope and reach of land indicators, both in the post-2015 global development agenda and in the development of the long list of land indicators for land monitoring. With the adoption of global indicators framework, GLII is prepared to facilitate and coordinate national and regional mechanisms for land data collection and reporting on the SDGs. This will require the platform to become even stronger, more stable, and sustainable.



A woman working in the field, the Democratic Republic of Congo. Photo © UN-Habitat.

GLOBAL
ACHIEVEMENTS

B

THE CONTINUUM OF
LAND RIGHTSGLTN PARTNERS
CONTRIBUTED TO THE
GLOBAL DONOR WORKING
GROUP ON LAND
THROUGHOUT THE YEAR:

- Information sharing on tools and SDGs indicators;
- Contribution to the implementation of the 2015 work plan (documentation of STDM and land policy process in Kenya);
- Contribution to the development of the 2016-2017 work plan.

THE NEW APPROACHES TOWARDS THE
RECOGNITION OF THE CONTINUUM OF
LAND RIGHTS AND FIT-FOR-PURPOSE LAND
ADMINISTRATION CONTINUED TO GET
SUPPORT AND ACCEPTANCE FROM MANY
GLOBAL LAND ACTORS

The continuum of land rights approach has proven invaluable both as a recognition of an overarching concept of a variety of inclusive land tenure types, and as instrumental in galvanising efforts for multi-disciplinary and multi-sector collaboration towards fair and secure access to land and natural resources at country level.

GLTN partners continue to raise awareness and build capacity for this approach through knowledge building and advocacy efforts. In 2015, more global land actors have endorsed the concept. The UN Habitat Governing Council has adopted a Resolution HSP/GC/25/L.6 on the Implementation of the Strategic Plan for 2014-2019 at its 25th session in April 2015. This resolution particularly “requests the Executive Director to continue to support and reinforce the coordination of the efforts of the United Nations system, through the Global Land Tool Network, to bring coherence and conflict-sensitive approaches to land issues, including through a plurality of land tenure systems for all segments of society and alternative forms of land administration.” This confirms the commitment of member states and UN-Habitat to the GLTN agenda.

The German Federal Ministry for Economic Cooperation and Development (BMZ) also promotes “a range of possible forms of tenure” and explicitly talks about the continuum of land rights and GLTN tools in their new guidelines for engagement in land – Land in German Development Cooperation: Guiding Principles, Challenges and Prospects for the Future. Lastly, the Global Donor Working Group on Land endorses the view that “the land rights [SDG] indicator must extend beyond ownership - tenure security (or “secure land rights”) encompasses more than ownership and should be the term used in the indicator”, as stated in their Policy brief 11 of September 2015.

GLOBAL ACHIEVEMENTS

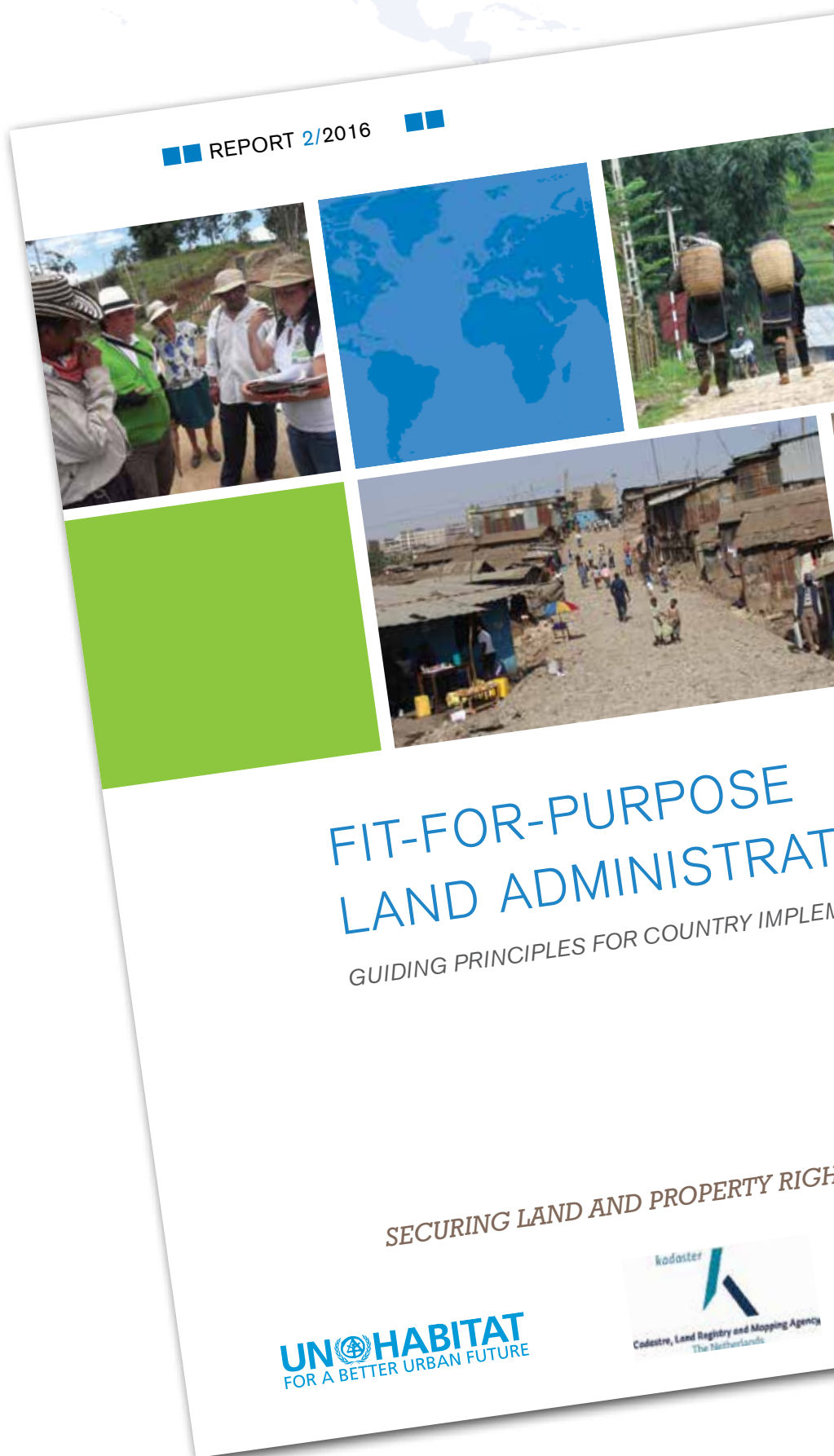
A recent survey of GLTN partners found that almost 50 per cent have expert knowledge of the continuum concept, and a similar percentage were fairly knowledgeable on the subject; 77 per cent of the respondents found the continuum highly relevant to the work of their partner organizations, 12 per cent found it relevant and 9 per cent found it fairly relevant. Only 2 per cent did not find it relevant to their organization's work.

More than 80 per cent of respondents had applied the continuum in their organization's work.



GLOBAL ACHIEVEMENTS

B



GLOBAL ACHIEVEMENTS



ION
MENTATION

ITS FOR ALL



THE FIT-FOR-PURPOSE APPROACH

Many partners, organizations, practitioners and land stakeholders have endorsed the new fit-for-purpose approach to land administration. The new approach will ensure the recognition of the continuum of land rights approach and will be able to scale up interventions on fair and secure access to land and natural resources better, faster and cheaper. Building on the Joint 2014 FIG and World Bank publication on Fit-For-Purpose (FFP) Land Administration, the FFP approach provides an innovative and pragmatic solution to land administration, and is focused on developing countries where current land administration solutions are not delivering. The solution for land administration challenges in developing countries, where conventional approaches have failed, is directly aligned with country specific needs; it is affordable, is flexible enough to accommodate different types of land tenure, and can be upgraded when economic opportunities or social requirements arise.

The two emerging outcomes demonstrate how strategic partnerships that GLTN fosters at global and regional levels have the power to shift thinking and policy towards a more pro-poor, gender sensitive and fit-for-purpose interventions, even on a highly sensitive and political issue such as land.

In 2015, Kadaster International with support from other partners, land professionals and the GLTN Secretariat, developed a more robust Fit-For-Purpose Land Administration guide, which provides specific methodologies for operationalizing the fit-for-purpose land administration at country level. This has resulted in a consensus and a stronger partnerships around the FFP approach to land administration. Some efforts have already started in implementing the FFP approach to land administration in select countries.

GLOBAL
ACHIEVEMENTS

C

IMPROVED CAPACITY OF INTERNATIONAL
PARTNERS TO DEVELOP, PILOT-TEST AND
IMPLEMENT PRO-POOR, GENDER RESPONSIVE
LAND TOOLS

In 2015, GLTN partners worked on the development of a package of pro-poor gender responsive land tools and approaches to be implemented in an integrated manner at country level. Of the 26 tools and approaches being developed and implemented, some are at a more advanced stage, while others are still in the conceptual phase. In total, 14 tools, frameworks and approaches have been completed, pilot-tested and disseminated.

NUMBER OF
PARTNERS
INVOLVED IN
GLTN INITIATIVES

Developing of pro-poor,
gender appropriate
land tools

36 international + 8 national + 13 local partners

8

Knowledge
management and
advocacy

34 international + 5 national partners

12

Implementation of
pro-poor, gender
appropriate land tools

14 international + 10 national + 4 local partners

10

■ 2012 ■ 2015



Katia Araujo, Huairou Commission, presenting the Gender Evaluation Criteria tool at a learning exchange in Lukenya. 2015. Photo © UN-Habitat.

GLOBAL ACHIEVEMENTS

IN 2015, THE PARTNERS FINALIZED AND/OR PILOT TESTED 14 TOOLS, INCREASINGLY LEADING AND DEMONSTRATING THE CAPACITY TO DEVELOP AND ADAPT TOOLS INDEPENDENTLY.

TOOLS FINALIZED AND/OR PILOT TESTED
IN FOLLOWING AREAS:

- Continuum of land rights
- Participatory enumerations
- Managing information on spatial units
- Land value sharing
- Participatory and inclusive land readjustment
- Land governance
- Regulatory framework for the Non-State Actors
- Gender
- Youth
- Post-conflict
- Land policy
- Donor coordination
- Islamic land mechanisms
- Grassroots

The International Land Coalition (ILC) and the Huairou Commission worked together to promote the Gender Evaluation Criteria and they improved the capacity of 70 focal points in 20 ministries from over 15 countries, through trainings in Togo, South Sudan, Cameroon, Indonesia, the DRC and Malawi. The ILC is actively encouraging the National Engagement Strategies (NES) platforms to use the Gender Evaluation Criteria tool to analyse land policies, raise awareness of gender issues and integrate a gender-sensitive approach across their work.

REGIONAL
ACHIEVEMENTS

A

AFRICA

GLTN PARTNERS' SUPPORT IN THE IMPLEMENTATION OF THE FRAMEWORK AND GUIDELINES ON LAND POLICY IN AFRICA RESULTED IN INCREASED CAPACITY OF LAND STAKEHOLDERS TOWARDS MORE PRO-POOR, FIT-FOR-PURPOSE AND GENDER RESPONSIVE POLICIES, TOOLS AND APPROACHES.

GLTN partners continued to provide support for the implementation of the capacity development framework and strategy of the Land Policy Initiative (a tripartite agreement between the African Union, African Development Bank and United Nations Economic Commission for Africa). Three learning events were led by the Regional Centre for Mapping of Resources for Development (RCMRD) and the Economic Community of West African States (ECOWAS) within the framework of the implementation of the LPI. The learning events were held in Nairobi, Kenya (2) and Dakar, Senegal. Since 2013, the number of change agents and land stakeholders who gained more knowledge and capacity on innovative and cutting-edge land tenure and land administration solutions have increased to approximately 180. Furthermore, following the training in Dakar, GLTN received requests for support for STDM applications from various stakeholders in West Africa, such as the Government of Mali, the Mayor of Daliffort in Dakar, and Ivory Coast through Audace Afrique Organizations, etc.

GLTN partners also supported the LPI on joint programming around sustainable urban development, establishing and strengthening networks of excellence and knowledge management on responsible large-scale land-based investments.

Around 130 key land officials and technical personnel from 28 countries in the region have strengthened their capacity for innovative methods and approaches in land tenure and land administration. They have also increased their knowledge and understanding of the importance of transparency and accountability when addressing various land governance challenges.



Kenya's Principal Secretary in the Ministry of Lands and Urban Development, Ms Mariam El Maawy delivering the key note address during the Transparency in Land Administration workshop in Nairobi. Photo © UN-Habitat, 2015.



Water intake infrastructure of the irrigation scheme in the Upper Tana Catchment Area Natural Resources Management Project, Embu, Kenya. Photo © UN-Habitat, 2015.

REGIONAL ACHIEVEMENTS

THROUGH VARIOUS INTERVENTIONS, THE KNOWLEDGE, UNDERSTANDING AND CAPACITY OF KEY GOVERNMENTS, PARTNERS AND IFAD-SUPPORTED PROJECTS IN THE EAST AND SOUTHERN AFRICA REGION WERE IMPROVED.

Under the Land and Natural Resource Tenure Security Learning Initiative for East and Southern Africa project supported by IFAD and other partners, four areas of research have been undertaken and results disseminated. These have helped to improve the knowledge on land issues and on appropriate measures for strengthening land and natural resource tenure security of the poor, women and vulnerable groups. For example, the Association of African Planning Schools (AAPS) documented case studies on the status of land and natural resources tenure security in 15 countries. The research focused on land and natural resources tenure security issues, laws, policies and programmes, and how they affect IFAD-supported programmes and projects in the region.

They also focused on tools and approaches that are used in IFAD supported initiatives and how effective they are in addressing these issues. Secondly, an analysis of irrigation management transfer, vis-à-vis land and water rights for water users in Malawi, with a case study of South Rukuru and Limphasa Irrigation Schemes, was conducted. This informed the design and preparation of a new IFAD-supported Programme for Rural Irrigation Development (PRIDE) in Malawi. Thirdly, AISRGD completed the documentation of the lessons and experiences on the issuance of certificates of customary occupancy by the IFAD-supported District Livelihood Support Programme (DLSP) in Uganda. The findings and recommendations are informing the land policy implementation dialogue in the country and other related IFAD-supported projects. Lastly, an exploratory study of customary tenure security tools developed and used in IFAD-supported projects in East and Southern Africa was carried out to investigate the effectiveness of the particular land tools in specific contexts, and their application in other areas. The study also informs the preparation and design of other IFAD-supported projects and programmes in the region.

More than 150 stakeholders (99 men and 59 women) from IFAD-supported projects have strengthened their capacity in innovative land administration and open source geo-spatial technologies, Social Tenure Domain Model (STDM), participatory enumerations, gender evaluation criteria, the continuum of land rights, fit-for-purpose land administration and innovative ideas on securing resource land rights through inclusive business models. This was achieved through four learning events in Kenya, Uganda and Mozambique.

REGIONAL
ACHIEVEMENTS

B

ASIA-PACIFIC

KEY PARTNERS, LAND STAKEHOLDERS AND PRACTITIONERS ARE PROGRESSIVELY MOVING TOWARDS A SHARED VISION AND IMPLEMENTATION STRATEGY TO SECURE LAND AND PROPERTY RIGHTS FOR ALL, PARTICULARLY FOR THE POOR, WOMEN AND VULNERABLE GROUPS.

With the launch of the regional scoping report “Land Tenure in Asia and the Pacific: Challenges, Opportunities and Way Forward”, regional partners, land stakeholders and practitioners have agreed that a regional land tenure initiative platform should be put in place to share knowledge, discuss solutions and inform country level work. Key actors in the region agreed to respond to the challenges of rapid urbanization, landlessness, land administration, land-use planning, women’s access to land and climate change issues, including cross-cutting issues (e.g. capacity development) and to prioritise development and implementation of land tools in future engagement and in-country work.

In the coming two years, regional partners plan to steer a regional debate around land issues that may involve member states and bind them to the establishment of a more formal regional platform led by UN-ESCAP, an arrangement similar to the Land Policy Initiative in Africa. The strategy will also include outreach activities towards targeted audiences (government, civil society, professional bodies), which should culminate in political momentum through support given to UN-ESCAP and other regional partners (ANGOC, IFAD, FAO, World Bank, ACHR, RMIT, FIG, HfHI, etc.). Efforts will also be geared towards the mobilization of additional resources to sustain the work in the region. GLTN’s institutional and individual partners will drive the process in the region with some technical support from the Secretariat.

REGIONAL ACHIEVEMENTS



The partners also influenced the Habitat III preparatory process in the region and were successful in ensuring that land governance and land tenure issues are highlighted in the final recommendations presented to member states through the Call for Action during the Sixth Asia Pacific Urban Forum. Specifically, the call for action reiterated the GLTN partners' advocacy for land governance, continuum of land rights, improving women's access to land, fit-for-purpose land administration, considering grassroots people not as mere beneficiaries but as partners in development, and strengthening the urban-rural nexus.

Photo © UN-Habitat.

REGIONAL
ACHIEVEMENTS

C

ARAB STATES

ADDRESSING LAND ISSUES IN THE REGION IS GAINING
MOMENTUM AND MORE PARTNERS AND LAND
STAKEHOLDERS ARE ACTIVELY INVOLVED IN VARIOUS
INTERVENTIONS

As a result of previous knowledge and capacity building efforts by GLTN partners, the Arab Union of Surveyors and Urban Training and Studies Institute (UTI) took the lead in developing the guidelines for increasing women's access to land in Muslim contexts, together with other partners, such as the University of East London, International Islamic University of Malaysia (IIUM), Habitat International Coalition (HIC), the Norwegian Refugee Council (NRC) and UN-Habitat. The guidelines call for a regionalized approach for increasing women's access to land that combines national and international frameworks with elements of the regional cultural and religious tradition.

The regional partners are working together to finalize, disseminate and implement the guidelines in the region, including on awareness building, capacity development and country implementation.

In 2015, the Arab Union of Surveyors gave significant space and visibility to GLTN by presenting the fit-for-purpose land administration approach and pro-poor, gender responsive tools to an audience of over 250 land surveyors and practitioners from the region during their regional conference on "Surveying and Development" in Sharm El-Sheikh, Egypt. This shows how capacity development efforts enabled regional partners usually promoting conventional land administration to understand and advocate for the GLTN work in the region and to develop other stakeholders' capacities, with a trickle-down effect.

REGIONAL ACHIEVEMENTS



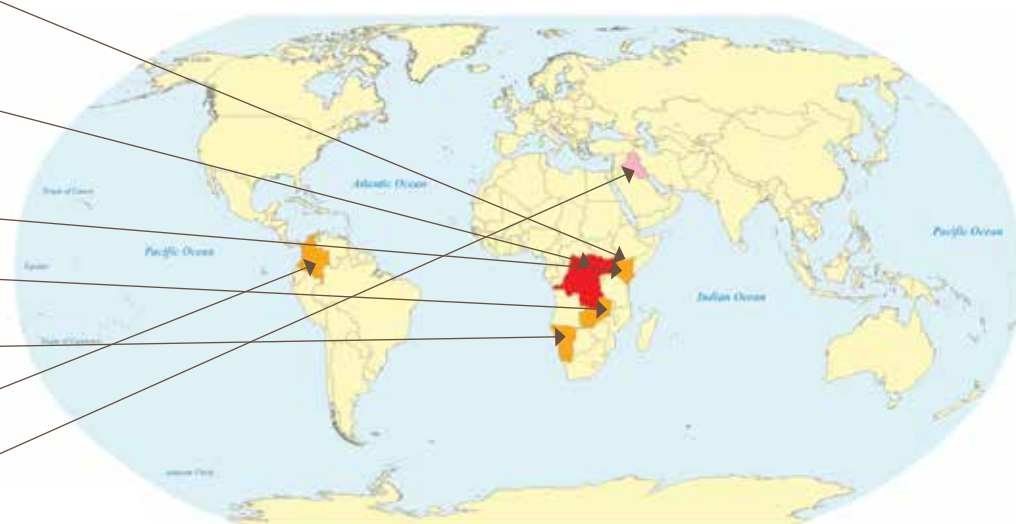
Photo © UN-Habitat.

COUNTRY ACHIEVEMENTS

The GLTN emphasizes capacity development as the main support for land policy development and implementation. Capacity development is also necessary to catalyse platforms, build constituency and scale up the implementation of the pro-poor land tools. A GLTN change model unpacks the elements of capacity development and articulates a vision for change over short-, medium- and long-term periods. It argues that relationship between change conditions is non-linear, dynamic and iterative. GLTN partners have maximized the catalytic role of the network at all levels by supporting linkages and improving coordination among different land processes and projects. By doing so, they influenced larger processes and greater outcomes.

IN 2015, THE CAPACITIES OF NATIONAL PARTNERS AND LAND STAKEHOLDERS WERE FURTHER STRENGTHENED IN AT LEAST SIX COUNTRIES: UGANDA, THE DEMOCRATIC REPUBLIC OF THE CONGO, KENYA, NAMIBIA, ZAMBIA AND COLOMBIA. TECHNICAL GUIDANCE WAS PROVIDED IN OTHER COUNTRIES AS WELL (E.G. IRAQ)

- UGANDA
- THE DEMOCRATIC
REPUBLIC OF THE
CONGO
- KENYA
- ZAMBIA
- NAMIBIA
- COLOMBIA
- IRAQ



GLTN Engagement At Country Level

January - December 2015



Facilitated by:
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COUNTRY ACHIEVEMENTS



COUNTRY
ACHIEVEMENTS

UGANDA

SUPPORTING LAND POLICY
IMPLEMENTATION IN URBAN AND
RURAL SETTINGS

The Ministry of Lands, Housing and Urban Development has strengthened its capacity towards the coherent implementation of the National Land Policy

KEY PARTNERS:

- Ministry of Lands Housing and Urban Development (MLHUD),
- Slum Dwellers International/ACTogether,
- Ministry of Agriculture, Animal Industries and Fisheries through the IFAD-supported Vegetable Oil Development Project

The MLHUD is transforming into an institution with an adequate capacity to implement the National Land Policy (NLP) coherently, with the support from GLTN and other country partners. A fully functional National Land Policy Implementation Unit has been established and is taking responsibility for the coordination of the implementation process. The MLHUD is also currently developing a Monitoring and Evaluation System to track and analyse the implementation of the NLP. This will ensure that developed indicators are in line with the NLP Action Plan and are responsive to the data needs of the National Land Policy.

The Ministry of Lands, Housing and Urban Development is now adopting the continuum of land rights approach and the use and application of key GLTN tools.

Key staff of the MLHUD were given training and orientation of the concept of the continuum of land rights approach and in the use and application of some GLTN tools, such as the gender evaluation criteria, participatory enumerations, Social Tenure Domain Model, land-use planning, fit-for-purpose land administration. As an initial result of this, the MLHUD started developing a national gender strategy on land. Moreover, an increased number of change agents within MLHUD have emerged and are promoting the continuum of land rights approach and the use of pro-poor and gender responsive land tools in its specific programmes and interventions. The Ministry is now exploring the adoption of the fit-for-purpose land administration in the country and the use and application of STD in customary context. It is also gradually moving towards

COUNTRY ACHIEVEMENTS



STDM photo identification, Uganda. Photo © UN-Habitat.

the adoption of open and free software packages for the implementation of the National Land Information System (NLIS) as supported by the World Bank.

Multi-stakeholder coordination on land governance has improved.

The MLHUD, with support and advice from GLTN, has initiated the inclusive multi-stakeholder dialogues on National Land Policy. Stakeholders coming from civil society organizations, academia, professional groups, development partners, United Nations agencies and other ministries are more engaged with the policy dialogues, bilateral meetings and policy implementation processes. The ministry has begun to formalize its partnerships with different stakeholders through memorandums of understanding. Likewise, MLHUD and development partners established a Land Sector Development Partners Group (LSDPG). It is chaired by the European Union and co-chaired by FAO. It supports the implementation of the National Land Policy and effectively contributes to improved land governance in Uganda.

Partners and change agents have strengthened their capacity to implement pro-poor land tools to contribute to addressing tenure security and land governance issues.

The Uganda Land Alliance (ULA), is spearheading the implementation of the Gender Evaluation Criteria (GEC) tool to strengthen women's access to land and land governance in Northern Uganda. With inputs from GLTN partners (e.g. Huairou Commission, FIG and University of East London), the ULA membership of 65 rural and urban civil society organizations dealing with land have improved the capacity and experience in implementing the GEC tool. For example, they have implemented the tool in 10 urban and rural districts (Gulu, Pader, Apac, Kibaale, Luwero, Kampala, Mbale, Mukono, Rukungiri and Ntungamo) in Uganda. This intervention has influenced the district's policies, plans and programmes to be more gender responsive and it created more change agents on gender equality. In 2015, ULA scaled up the use and implementation of the GEC tool in north-eastern Uganda to include the districts of Napak, Moroto, Kotido, Kaabong, Amudat,

COUNTRY
ACHIEVEMENTS

UGANDA



More than 202 women advocates and 169 male champions from over 20 civil society organizations in Pader, Mbale, Mukono, Luwero, and Ntungamo districts received training on the GEC tool.

Implementation of participatory enumerations and STDm in Uganda.
Photo © UN-Habitat.

and Nakapiripirit to strengthen women's access to land and gender justice in a post-conflict context. These interventions further increased the districts' responsiveness on gender and land issues and influenced the policy dialogues at the national level, including on the implementation process of the National Land Policy.

Moreover, ACTogether, an affiliate of the Slum Dwellers International, has scaled up interventions using the Social Tenure Domain Model (STDm) and participatory enumerations tools, within the framework of the continuum of land rights approach, from 2 settlements in Mbale municipality as a pilot project in 2012 to 89 settlements covering 14 municipalities in 2015. With these interventions, poor communities were empowered to advocate and promote inclusive planning processes and request settlement upgrading interventions, such as water and sanitation projects, increasingly gaining improved tenure security. Their relationships with the local government authorities has greatly improved.

COUNTRY ACHIEVEMENTS

The Ministry of Agriculture, Animal Industries and Fisheries, through the Vegetable Oil Development Project, has increased its awareness and understanding of the relevance of addressing land governance issues in the context of large-scale agricultural projects.

The Vegetable Oil Development Project (VODP), an IFAD-supported project, is one of the government's large-scale agricultural projects the Social Tenure Domain Model (STDM) and participatory enumerations tools have been implemented. Through this intervention, small-holder farmers were able to map the boundaries of their oil palm plantation, determine the relationship of production and tenure security and to resolve boundary related disputes. By determining the actual land size, the farmers were able to better negotiate the rent with the landowners. The findings of the mapping and enumeration exercise will form the basis for improving tenure security for the smallholder farmers. The experience of this intervention was shared with the MLHUD and has resulted in increased collaboration between the two ministries, particularly in addressing land tenure issues. The plan is to further scale up this intervention in 51 districts under the oil seeds component of VODP in close collaboration with the MLHUD.

“STDM has helped to bridge the gap between the Mbale Municipality community voicing their concerns about inclusive planning and using the data in a broader aspect, be it informal or formal settlements.”

Daniel Waniala, a community leader, Mbale

ACTogether is among the few local NGOs focused on delivering tenure security for the urban poor. It has supported the development of capacity of its slum dwellers federations in 14 municipalities on the use of the Social Tenure Domain Model (STDM) tool, amongst others, particularly with settlements profiling, mapping, participatory enumerations and data processing. So far, 89 settlements have been profiled in the upscaling of the STDM work. Four data management and learning centres have also been established in Masaka, Mbale, Entebbe and Tororo municipalities. These centres now serve as knowledge and learning hubs for the 14 municipalities. The results of the settlement profiling and mapping work are influencing government authorities' planning and decision making, including in the implementation of the World Bank-supported Uganda Support to Municipal Infrastructure Development Initiative. Through tools implementation, poor urban communities were able to initiate and influence processes in improving their living conditions, intensify advocacy for their tenure rights and engage authorities on inclusive planning.

COUNTRY
ACHIEVEMENTSTHE
DEMOCRATIC
REPUBLIC OF
CONGO (DRC)

KEY PARTNERS:

- UN-Habitat Regional office for Africa (ROAF)
- National Ministry of Lands (Ministère des Affaires Foncières)
- Ituri Land Commission
- Cadre de Concertation des organisations et réseaux de la Société Civile pour l'amélioration de la gouvernance foncière en RDC (CACO)

SUPPORTING LAND REFORM AND
STABILIZATION PROCESSES

The Ministry of Land Affairs has strengthened its capacity on the development of pro-poor gender sensitive land policy.

The World Bank and UN-Habitat supported the ministry with a review study of the land sector in the DRC. The review aims to contribute to government's efforts to formulate a new land policy and to support programming for the World Bank engagement in the country.

In addition, the ministry undertook a land reform review process in 2015, with the support of UN-Habitat and GLTN. The ministry plans to focus on strengthening the coordination of the land sector, enhancing the land reform framework and the institutional governance of Commission nationale de la réforme foncière (CONAREF), and improving transparency in land administration and land mediation.

Multi-stakeholder coordination on land
governance has improved.

In collaboration with the Resources Rights Initiatives (RRI) and American Jewish World Service (AJWS), GLTN supported Cadre de Concertation des organisations et réseaux de la Société Civile pour l'amélioration de la gouvernance foncière en RDC (CACO), a civil society platform involved in the reform. The strengthening of this platform has contributed to the improved coordination between the national and provincial levels on the land reform process, through dialogues, institutional framework and better communication.

In addition, a Land Sector Coordination Committee (Comité de coordination sectorielle foncier), a multi-actor platform, was set up in South Kivu by the government and supported by UN-Habitat and GLTN.

COUNTRY ACHIEVEMENTS



Participants of the STDM and GEC training in Goma. Photo © UN-Habitat.

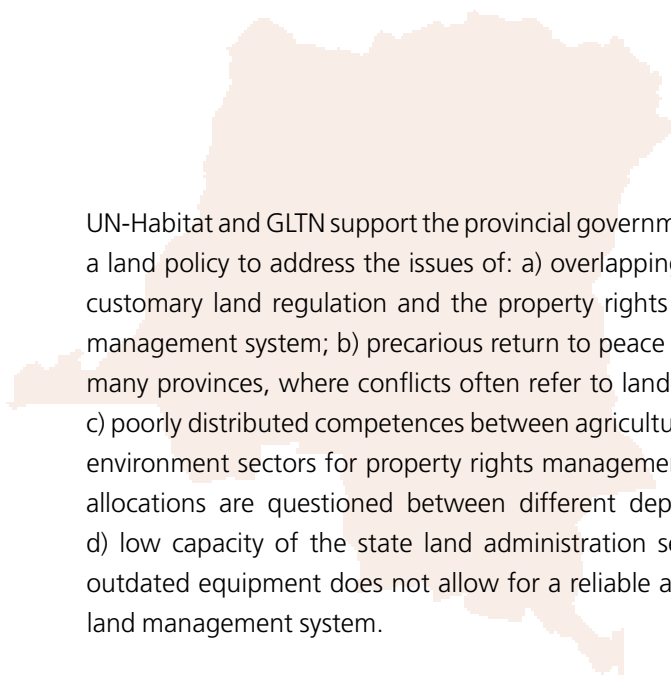
Change agents have strengthened their capacity to implement pro-poor land tools to contribute to addressing tenure security and land governance issues.

Multi-stakeholder dialogues on customary land tenure were supported in the North Kivu Province. This was done in the context of Edict n°002/20212 which is a provincial law on the relationship between traditional chiefs, land chiefs and farmers in customary land management system for customary use, enacted on June 28, 2012. This law shows a clear commitment by the provincial government of North Kivu to tackle land issues and supporting its review will contribute to stabilization, peace and tenure security in the province.

In North and South Kivu provinces, 67 civil society organizations and platforms have committed to working in a more coordinated manner, whereas 24 organizations members of provincial platforms and the CACO at the national level have approved a joint work plan and signed an agreement of cooperation. This was an outcome of two workshops in March supported by GLTN.

Over 105 participants including provincial parliamentarians, customary chiefs, grassroots people and internally displaced people, judges, the provincial government of North Kivu, landowners, municipalities, civil society, land administration and universities strengthened their capacity to implement Edict n°002/20212, through two workshops conducted by UN-Habitat and GLTN.

This edict has introduced land justice based on mediation before going to the court. It also supports the decentralization process of land administration which involves customary chiefs, and gives an opportunity for implementation of STDM in post-conflict context of the North Kivu province.

COUNTRY
ACHIEVEMENTSTHE
DEMOCRATIC
REPUBLIC OF
CONGO (DRC)

UN-Habitat and GLTN support the provincial government to develop a land policy to address the issues of: a) overlapping between the customary land regulation and the property rights administrative management system; b) precarious return to peace and stability in many provinces, where conflicts often refer to land-related issues; c) poorly distributed competences between agriculture, mining and environment sectors for property rights management, where land allocations are questioned between different departments; and d) low capacity of the state land administration services, whose outdated equipment does not allow for a reliable and sustainable land management system.

Stakeholders in North Kivu have increased their capacity to undertake the resettlement of returnees.

The community of Luhonga, which has been the site of the STDM pilot, has acknowledged the benefits that the tool brought to the community in land mediation processes. They have adopted the tool for recording their land rights and for generating certificates of residency for the resettlement of over 600 households. A draft Luhonga land-use plan has been developed by the Provincial Land Ministry of North Kivu in collaboration with UN-Habitat and with inputs from the community. It includes proposed locations for schools, a health centre, market place, cemetery, playground and housing areas. After facilitating access to land to 600 returnee households through mediation, GLTN is implementing the STDM in Luhonga community with the aim of reinforcing their capacity to protect their land against any eviction, but also to develop capacity for enumeration and recording land rights. The community (10 young men and 5 young women) has gained skills on computer and basic software. In addition, an STDM specialist has been hired and trained in the UN-Habitat Goma office to carry out the process.

In the process of customization of the STDM, data collection questionnaires have been adapted to the DRC context. The questionnaires used in Uganda and Colombia have been a reference with respect to section structuring, gender disaggregation and the constitution of applicable tenure information. A final validation workshop was held in June 2015 in Goma, under the aegis

COUNTRY ACHIEVEMENTS

Provincial Land Ministry of North Kivu. Participants were from the Luhonga community, land administration and planning service and UN-Habitat. They recognized the benefits of the STDM in their community. It will enable long-term archiving, facilitate quick consultations on land tenure, prevent land conflict and avoid duplication in land registration and land-use planning processes. It will also support and allow grassroots groups and land administration to record land tenure and the identity of community members, and modernise the land information system. Lastly, the Ministry of Lands in North Kivu requested GLTN support for the implementation of STDM towards strengthening the land information system in Goma town. The planned intervention will also address issues of transparency in land administration.

DATA ON LAND DISPUTES MEDIATION 2015

Region	Documented land disputes (2015)	Resolved land disputes through mediation (2015)
South Kivu	338	293
Ituri	383	207
North Kivu	547	345
Total	1268	845

Source: UN-Habitat data base on land disputes supported by GLTN.



Resident registration exercise in DRC. Photo © UN-Habitat.

COUNTRY
ACHIEVEMENTS

KENYA

SUPPORTING LAND TENURE
INITIATIVES IN URBAN AND RURAL
CONTEXTS

Partners and change agents have strengthened their capacity to implement pro-poor land tools to contribute to improving tenure security and living conditions in informal settlements.

KEY PARTNERS:

- Pamoja Trust
- A national federation of slum dwellers, Muungano wa Wanavijiji
- The Technical University of Kenya
- Mombasa County Government
- Provincial Land Ministry of North Kivu
- IFAD
- FAO

The poor community of Mashimone settlement in Nairobi, which consists of 1,600 households, successfully used GLTN tools such as the STDM and participatory enumerations to mobilize community members to collect relevant socio-economic and spatial data about the informal settlement. With the capacity and organized community and land information at hand, they have been empowered to steer and engage in dialogue with authorities on the provision of services such as roads, water and sewage for the settlement, and to seek clarity on how they would be able to acquire the land and gain tenure security. The Government of Kenya has now declared the settlement as part of its World Bank-supported Kenya Informal Settlement Improvement Programme (KISIP), where settlement improvement projects will be planned and implemented. The community has also taken actions to formalize their tenure security with the support of key partners, local leaders and government authorities.

The data that was collected has been used to form the basis for settlement upgrading and the identification of beneficiaries, including for tenure security improvement. The experience and lessons learned in Mashimoni settlement are now being shared with other poor settlements for learning and for replication purposes.

In Mombasa County, Mnazi Moja settlement, a community of 840 households that had been under threat of eviction from private developers for many years, has reached an agreement with Mombasa County Government to

COUNTRY ACHIEVEMENTS



“*The most significant effect of our struggle for land tenure security is that it organized us as a community, where closer ties were established and issues within the community were discussed and resolved internally. This led to dialogues with the authorities and resulted in negotiations over the land we occupy. It has also contributed to a 60 per cent reduction in violence over the last eight years. With secure tenure, earnings have increased, rental fees and land value increased, insecurity is reduced and the fear of eviction has dissipated.***”**

Settlement Executive Committee, Mashimone No. 10, Nairobi County.


GLTN Partners visit Mashimone settlement in Nairobi, Kenya during the Partners' meeting in November 2015.
Photo © UN-Habitat.

protect them from further threats of eviction. In Kwa Bulu settlement, a community of 1,270 households, the tenure security has practically improved as the preparation for the distribution of certificates of occupancy is currently under way under the leadership of the county government. Officials verified 699 plots

to ascertain the accuracy of the data and the owners of these 699 plots will be the initial beneficiaries of certificate distribution in 2016. Currently, the county government has taken the lead in scaling up the experience to its county-wide informal settlements programme.

COUNTRY
ACHIEVEMENTS

KENYA



IFAD-supported projects have increased their understanding, awareness and capacity on land governance and tenure issues and the need to adopt and implement pro-poor land tools in their projects.

More than 40 staff and key partners in IFAD-supported Smallholder Dairy Commercialization Project (SDCP) and Upper Tana Catchment Area Natural Resources Management Project (UTaNRMP), have strengthened their knowledge and understanding of the land governance and land tenure issues in a rural context, through two learning events under the TSLI Phase 2 Project. They have also appreciated the need to adopt and implement pro-poor land tools to address land governance and tenure challenges, including the use and application of geo-spatial technologies, Social Tenure Domain Model, participatory enumerations, pro-poor land recordation and the concept of the continuum of land rights approach. The two projects have now requested the technical support of GLTN partners to provide capacity development interventions on the use and application of selected pro-poor land tools and approaches.

In relation to the implementation of the VGGTs in Kenya in 2015, FAO began to work with GLTN Secretariat and other country partners to implement a joint project called: "Support for Responsible Land and Natural Resources Governance in Communal Lands of Kenya" in Turkana and Tana River counties. The project aims at securing and improving equitable access to land and natural resources for food security and socio-economic development of agro-pastoral communities in the area. In this project, it is expected that pro-poor land tools and approaches (e.g. STDM) will be adopted and implemented in project areas in collaboration with county governments and key partners. Full implementation will take place in 2016.

COUNTRY
ACHIEVEMENTS

NAMIBIA

KEY PARTNERS:

- GIZ
- Slum Dwellers International/
Namibian Housing
Action Group and
the Shack Dwellers
Federation of
Namibia;
- UN-Habitat

SUPPORTING THE GOVERNMENT'S
IMPLEMENTATION OF THE FLEXIBLE
LAND TENURE ACT AND PROVIDING
SECURITY OF TENURE TO ITS RESIDENTS

Government and partners have increased understanding and capacity on the continuum of land rights approach and in the use and application of pro-poor and gender responsive land tools.

With technical support from GLTN and country partners, the Government of Namibia and members of a specially convened technical committee have drafted implementing Regulations for the Flexible Land Tenure Act.

In order to pilot the operationalization of these implementing regulations, GLTN partners collaborated with the Municipality of Gobabis, the people of Freedom Square and other key actors. They established saving groups, conducted interactive “planning studios” and participatory enumerations, and adopted the Social Tenure Domain Model to collect and capture the relevant land and community information, in preparation for the planning and re-blocking of a new spatial layout and formal rights allocation. This intervention will pilot the Starter/Land Holder Title Scheme which will result in officially recognized tenure security for more than 3,000 community members, to form the basis for the delivery of essential services. Gobabis is one of four pilots selected by the Government of Namibia for implementation of the Flexible Land Tenure Act.



Residents of Freedom Square, Gobabis, discussing progress in piloting of the Flexible Land Tenure Act to secure their land rights and promote delivery of services to the community. Photo © UN-Habitat, 2015.

COUNTRY
ACHIEVEMENTS

ZAMBIA

KEY PARTNERS:

- Huairou Commission;
- The Peoples Process on Housing and Poverty
- Zambian Homeless & Poor Peoples Federation
- Katuba Women's Association

SUPPORTING LAND
CERTIFICATIONS IN URBAN AND
CUSTOMARY LANDS

Partners and change agents have strengthened their capacity to improve women's access to land, housing and natural resources through the use of GLTN tools.

The Huairou Commission, in collaboration with local partners in Zambia, supported the data capture and collection of social tenure relationships of women with land, housing and natural resources in the customary areas. The objective was to address gender equity in customary land tenure and to pre-empt land grabbing.

With the information at hand, the partners and communities were able to better advocate and negotiate for the issuance of customary certificates of occupancy and were able to influence the traditional authorities to better understand the land holding in their area and implement land administration processes with greater transparency. While the customary certificates of occupancy are not "land titles", they are official tenure documents issued through the power of the

24 grassroots partners and change agents, men and women, strengthened their capacity to do participatory enumerations and use computers, global position system (GPS) receivers and the STDM tool. The profiling exercise, enumeration and mapping has been completed in seven villages in Mungule Chiefdom in Chibombo District. Information on 434 households with a population of 1,337 people (771 female; 566 male) was collected and analysed.

COUNTRY ACHIEVEMENTS



A section of community members comprising of women from Katuba Women's Association, representatives from neighbouring communities, the local council, federation leaders and the Katuba community are trained on the use and application of the Social Tenure Domain Model (STDM) at a workshop held at Sofi Lodge. Photo © UN-Habitat, 2014.

Kakoma Palace and the authority of the chieftancy to issue proof of occupancy. With these certificates, poor communities will be able to improve their tenure rights within the continuum of land rights framework. As a result of the process, grassroots women, through the established local steering committee were able to make clearer the real land tenure rights of many women who would otherwise have been disregarded by traditional land registration processes that target male heads of household.

In December 2015, the Mungule Chieftdom launched the initiative to start the issuance of the traditional land certificates. The launch was attended by representatives of the Ministry of Lands, the Surveyor General's Office, local Members of Parliament, implementing partners and village members. The Surveyor General's office applauded the grassroots mapping and enumeration and explained how they are currently working to change the overly strict laws that govern land surveying in Zambia and that require millimetre levels of accuracy.

LINKING THE LOCAL EFFORTS OF GRASSROOTS WOMEN WITH THE NATIONAL LAND TITLING PROGRAMME

The National Land Titling Programme, a national effort to provide titles to the whole of Zambia, says that these laws will be relaxed in rural areas and this work is already in progress. The Surveyor General has agreed to continue with engagement and has instructed the team to use the District Planning Commission to validate the work that has been done. The Surveyors Institute of Zambia has offered its support to verify and validate the mapping that has been done, which can be funded by the National Land Titling Programme by compensating surveyors who engage in this work. The Surveyor General's office committed to finding ways of linking the National Land Titling Programme and the local efforts of grassroots women in the Mungule Chieftdom through the local council's area planning processes. These on-going processes may yield larger outcomes in the future.

The project implementation provided a platform for community members to engage their leaders on land governance matters, particularly women and youth. The tools implementation has widely been accepted in the chieftdom and has gained strong support from the traditional leadership in the chieftdom and the area councilor, and is increasingly influencing other chieftdoms, traditional and government authorities.

COUNTRY
ACHIEVEMENTS

COLOMBIA

KEY PARTNERS:

- Habitat for Humanity International
- Ciudadela Sucre, Bogota

SUPPORTING LAND TENURE INITIATIVES
IN URBAN CONTEXT

Habitat for Humanity International and key change agents have improved their capacity to support settlement upgrading and tenure security improvement interventions.

The land tenure conditions in the settlement are unclear for most of the families, who do not know where they stand with respect to the land plots. The housing and living conditions are also poor and the use of low-quality materials and construction techniques has led to increased respiratory diseases, especially among children under five years old. Neighbourhood infrastructure, such as paved streets, a reliable sewage system and public facilities, are non-existent. Habitat for Humanity International and their local affiliates and partners initiated a settlement upgrading and tenure security improvement intervention to help address these land governance issues.

Through the use of GLTN tools, participatory enumeration and STDN, and with collective community mobilization efforts, the household and settlement data were collected, analysed and disseminated. The data collection captured the land tenure situation, socio-economic and socio-demographic indicators disaggregated by gender, and the nature of disputes. The training of community members on participatory enumeration and mapping, and capturing of the data in STDN software has yielded positive results, especially with regard to identifying the tenure status of the settlement. Based on the analysis of the data, Habitat for Humanity, local partners and community members have identified specific interventions with regard to public infrastructural projects such as playground areas, as well as housing needs, improvement requirements in the settlement and concrete actions towards tenure security improvement.

COUNTRY ACHIEVEMENTS

LAND TENURE ENUMERATION CONTRIBUTES TO COMMUNITY EMPOWERMENT

Habitat for Humanity (HfH) Colombia's participative diagnosis process gave the ten neighbourhoods in Ciudadela Sucre, Colombia, a cause to rally around. HfH Colombia facilitated the participation of more than 500 community members in Ciudadela Sucre, who conducted detailed evaluations of the population and settlements. They identified and prioritized problems within their community, and formulated 100 community improvement projects, 30 of which are being further developed with HfH support. This process built trust between different neighbourhoods, as leaders and citizens came together to address common challenges. This is only the beginning of further collaboration, as HfH Colombia plans to continue working with community members, government and the private sector to facilitate urban upgrading and improve living standard



STDM pilot site in Colombia. Photo © UN-Habitat.

COUNTRY
ACHIEVEMENTS

IRAQ

KEY PARTNER:

- UN-Habitat

IRAQ

The Office of the Prime Minister in Iraq approved a road map for the National Land Policy and Land Management Project. This was a result of joint efforts by land stakeholders supported by GLTN. The project will focus on land-dispute resolution, land taxation, allocation of state land, improved access to land and urban planning. Several ministries with land-related functions endorsed the plan, including the Ministries of Agriculture, Justice, Finance, Oil, Defence, Municipal Government, and the National Commission for Investment.

GLTN has provided strategic guidance, technical assistance and seed funding to UN-Habitat country office in Iraq for improving the conditions of the poor, minorities, the displaced and the women in the country. Our capacity development efforts focused on the Iraq Land Working Group and the Office of the Prime Minister to develop and implement land reform, and on relevant land actors to be able to implement selected land tools and approaches, such as pro-poor land policy development, gender and land, fit-for-purpose land administration, operationalization of pro-poor and gender responsive Islamic land principles, etc. GLTN facilitated partners and stakeholders to share lessons and knowledge with other regional actors with comparable challenges. UN-Habitat country office was also supported with technical advice on housing, land and property (HLP) rights.

At the same time, GLTN supported regional land-related initiatives in areas most afflicted by the conflict and mass displacement. Key recommendations for governmental and non-governmental partners on how to address housing, land and property rights of displaced and minorities were outlined in reports that were published by UN-Habitat/GLTN and disseminated in the region. As a result of the increased capacity and recognition gained in this area of work, UN-Habitat was requested to co-lead the coordination of the partners in the HLP area of responsibility. This is expected to increasingly align the work of development and emergency actors in Iraq with GLTN values and approaches. In particular, discussions on the use of the STDM for improving the lives of displaced populations are ongoing, learning from the GLTN DRC experience.



NETWORK MANAGEMENT AND COORDINATION

Strong partnership and collaboration was confirmed during the 6th GLTN Partners' meeting in Nairobi, 3 - 5 November 2015. It gathered 51 international and 25 national organisations, as well as representatives of governments from eight countries, to take stock of past lessons and discuss future direction.



NETWORK MANAGEMENT AND COORDINATION

NETWORK MANAGEMENT AND COORDINATION

Under the leadership of the UN-Habitat Deputy Executive Director, the Steering Committee supported the inclusion of land in Habitat III and the Sustainable Development Goals processes. This raised the visibility of GLTN within UN-Habitat and ensured the smooth transition to a new leadership of the Land and GLTN Unit. The Steering Committee was instrumental in ensuring the full support and wide attendance of UN-Habitat senior management at the 6th GLTN Partners' Meeting.

The network is continuously guided by the International Advisory Board (IAB), which met five times in 2015. The leadership and active participation of the Chair of the IAB, the Ambassador of Chile, also ensured cohesion and continuity in the IAB.

THE NETWORK CLUSTERS ELECTED NEW MEMBERS TO REPRESENT THEM ON THE INTERNATIONAL ADVISORY BOARD.

Cluster	Organization	Represented by
Urban International Civil Societies	Habitat for Humanity International	Jane Katz and Susana Rojas Williams
Rural International Civil Societies	Huairou Commission	Katia Araujo
Multilateral and Bilateral Organizations	World Bank	Thea Hilhorst
International Professional Bodies	International Federation of Surveyors	Chryssy Potsiou
International Research and Training Institutions	University of East London and RIMT	Siraj Sait and David Mitchel
Grassroots representative to the IAB	Slum / Shack Dwellers International and GROOTS	Sarah Nandudu (urban) and Teresia Muthoni Kimani (rural)

6TH GLTN PARTNERS' MEETING

6TH GLTN PARTNERS' MEETING

Partners noted that the GLTN tools were integrated and that they complemented each other. It was also noted that the network had come far and was stronger than ever; expectations had increased and it was time to live up to them. Grassroots representatives found the meeting very informative and they appreciated the opportunity to exchange experiences and learn. They commented that it was remarkable to have a platform where there was real grassroots participation, which made GLTN a truly multi-stakeholder platform.

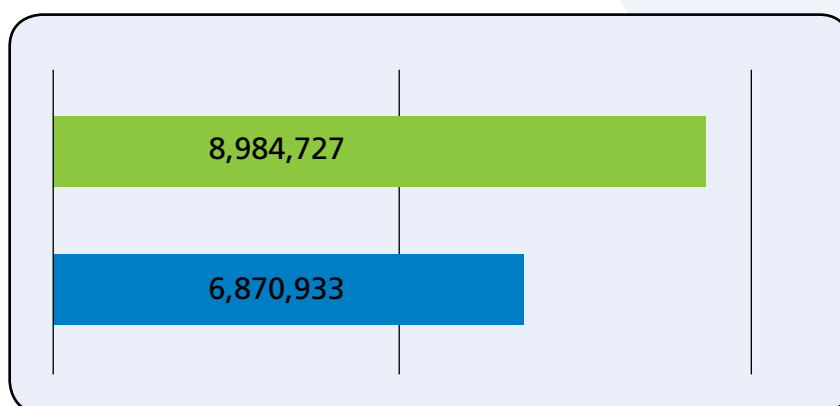
All participants appreciated the willingness to listen and learn from each other in a respectful way. Communities celebrated the results of GLTN work in the improvement of their lives.

Participants also identified some gaps. Participation by parliamentarians and engagement with government at all levels has to be increased as they are the groups to decide on policies and laws in countries; they must be involved and educated about GLTN issues. Engagement with the private sector also has to improve as the private sector will have a pivotal role in delivering the SDGs. It is necessary to keep promoting the GLTN agenda as there are still many actors outside the network who have not been “converted”.



Scenes from the 6th Partners' meeting.
Photo © UN-Habitat/Julius Mwelu.

2015 FINANCE

2015 GLTN REVENUE AND EXPENSES
(IN USD)

NOTE: ALL EXPENSES ARE PROVISIONAL AND SUBJECT TO AUDIT

GLTN DONORS AND THEIR CONTRIBUTIONS
(IN USD)

Netherlands/IFAD	5,610,461
Norway	997,729
Sweden	732,150
IFAD	571,168
UNECA	284,744
Switzerland	433,555
UN Development Account	251,000
FAO	73,920
UN Women	30,000



LESSONS LEARNT

STRATEGIC PARTNERSHIPS AND MULTISTAKEHOLDER PLATFORMS FOR BUILDING CONSTITUENCY AND DRIVING THE CHANGE

All GLTN results have been achieved through engaging in partnerships with key global and regional land actors. Involving partners from a variety of backgrounds has brought different perspectives to solutions for land tenure security challenges in various contexts. Partners have brought different expertise to the development and adaptation of land tools and approaches, which has made the tools more sustainable and applicable in different contexts.

Working through multi-stakeholder platforms has enabled GLTN messages to be heard and endorsed by a huge variety of land actors, from humanitarian to the development sector, from donors to civil society organizations. The Global Land Indicators Initiative, the Land and Conflict Coalition and the overall Global Land Tool Network are examples of how different actors can find a joint vision to bring about alignment and harmonization of the land agenda.

INNOVATIVE PRO-POOR AND GENDER APPROPRIATE LAND ADMINISTRATION APPROACHES ARE IN HIGH DEMAND BY STAKEHOLDERS IN DEVELOPING COUNTRIES.

Transforming the thinking and the work that the global partners have done in the last decade into action at country level has confirmed that the GLTN agenda is still very relevant. It has taken many years to get to this level, both in terms of maturity of the tool, partner collaboration and readiness for country level work. The GLTN tools, frameworks and approaches have brought positive changes in the communities where they have been applied, and for that reason the governments and land actors in developing countries are increasingly asking for help to introduce these innovative approaches to their own contexts. Partners also increasingly request an integrated package of tools. While for the last ten years, tools had to be developed separately to ensure that they were robust, it has become clear that GLTN is now in a position to start the integration of tools, particularly at country level, with the lead of key partners.

A CLEAR CHANGE MODEL HELPS TO INCREASE THE EFFECTIVENESS OF SEED FUNDS AND VALUE-ADDITION APPROACH TO COUNTRY LEVEL IMPLEMENTATION

A fit-for-purpose change model that has been adopted by GLTN combines the Results-Based Management approach, Soft Systems Methodology, capacity development and the impact pathways framework for improved tenure security for the urban and rural poor. Capacity development is seen as a primary driver of social changes in a complex country environment and it uses an assessment framework for guiding choices of partners, projects and interventions in the short- to medium-term. This means that champion individuals and organizations are identified based on their ability to develop new knowledge, influence others and develop capacity towards the larger goals of GLTN. As more pro-poor and gender-appropriate land tools are available, the investment in the future will focus on integrated implementation at country level to demonstrate how the package of tools can impact tenure security. Increased investment in 2016 will be in Uganda, the DRC, Nepal and Zambia, as well as in IFAD-supported projects in Uganda, Kenya, Mozambique/ Tanzania and Malawi where the tested change model will be applied.

PARTNERS

PARTNERS	FOCAL POINTS
BILATERAL ORGANIZATIONS	
Bill & Melinda Gates Foundation	
GLZ (German International Cooperation) GmbH	Christian Graefen, Jorge Santander Espinoza
Millennium Challenge Corporation (MCC)	Jennifer Witriol, Rick Gaynor
Netherlands Ministry of Foreign Affairs	Frits van der Wal
Norwegian Ministry of Foreign Affairs	Helge Onsrud
Swedish International Development Cooperation Agency (SIDA)	Mikael Atterhog
Swiss Agency for Development and Cooperation (SDC)	Zaugg Bernard
INTERNATIONAL PROFESSIONAL BODIES	
Arab Union of Surveyors (AUS)	Dr. Sarkis Fadous, Rafic Khouri
Commonwealth Association of Surveying and Land Economy (CASLE)	Susan Spedding, Gordon Wayumba
Fédération des Géomètres Francophones (FGF)	Francois Mazuyer, Claire Galpin
International Federation of Surveyors (FIG)	Chryssy Potsiou, Louise Friis-Hansen
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UN-Habitat helps the urban poor by transforming cities into safer, healthier, greener places with better opportunities and where everyone can live in dignity. UN-Habitat works with organizations at every level, including all spheres of government, civil society and the private sector, to help build, manage, plan and finance sustainable urban development. Our vision is cities without slums that are liveable places for all, which do not pollute the environment or deplete natural resources. More information at www.unhabitat.org.

THE GLOBAL LAND TOOL NETWORK (GLTN)

GLTN aims to contribute to poverty alleviation and the Sustainable Development Goals through land reform, improved land management and security of tenure. The network has developed a global land partnership. Its members include international civil society organizations, international finance institutions, international research and training institutions, donors and professional bodies. It aims to take a more holistic approach to land issues and improve global land coordination in various ways. For further information, visit the GLTN web site at www.gltn.net.

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