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# LEARNING OUTCOMES REPORT



## Regional Learning Exchange on Strengthening Land Governance in Asia-Pacific

February 6-7, 2018  
Kuala Lumpur, Malaysia

## Organizers



The **Technical Assistance Movement for People and Environment Inc. (TAMPEI)** is a movement of young professionals, technical professionals and paraprofessionals advocating people-driven processes and ecologically sound practices in settlements development. TAMPEI was formed in 2010 due to the increasing demands to technical assistance in various community upgrading initiatives implemented by the Homeless People's Federation Philippines Inc. (HPFPI). TAMPEI is part of the Community Architects Network (CAN) in Asia.



The **Homeless People's Federation Philippines Inc. (HPFPI)** is a national network of 102 urban poor associations in 14 cities and municipalities across the country. The HPFPI started in the 1990s with the creation of a savings group to address basic needs among waste-pickers living on a garbage dump in Barangay Payatas in Quezon City, Philippines. The programme evolved to tackle issues of land security. Today, the Federation promotes and facilitates savings among member-communities as a way of building their financial capability to invest in their own development such as community-led housing and upgrading. The HPFPI is an affiliate of the Slum Dwellers International (SDI) and an active member of the Asian Coalition for Housing Rights (ACHR).



The **United Nations Human Settlements Programme (UN-Habitat)** is working towards a better urban future. Its mission is to promote socially and environmentally sustainable human settlements development and the achievement of adequate shelter for all. Mandated by the UN General Assembly in 1978 to address the issues of urban growth, UN-Habitat is currently active in over 70 countries around the world. For forty years, UN-Habitat has been working in human settlements throughout the world, focusing on building a brighter future for villages, towns, and cities of all sizes.



The **Global Land Tool Network (GLTN)** is an alliance of global, regional and national partners contributing to poverty alleviation through land reform, improved land management and security of tenure particularly through the development and dissemination of pro-poor and gender sensitive tools. GLTN brings together professional organizations, development agencies, research and training institutions, technical and civil society actors, grassroots organizations.

*Special thanks to the **Asian Coalition for Housing Rights (ACHR)** and the **Community Architects Network (CAN)** for assisting in the preliminary legwork required to successfully deliver this Regional Learning Exchange.*

*Further thanks is extended to Carla Santos and Jason Christopher Co for their gracious moderating and all of the facilitators for their support.*

*Report compiled by:*

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## Introduction

Focusing on the theme **Strengthening Land Governance in Asia-Pacific**, the Regional Learning Exchange (RLEx) gathered 65 leaders from international, regional, and local NGOs/CSOs, government units, communities, academia, professional and private sector to share and learn about the experiences on various land administration policies and practices from 16 participating countries including Australia, Afghanistan, Bangladesh, Cambodia, China, Indonesia, Lao PDR, Malaysia, Myanmar, Nepal, Philippines, Thailand, Vietnam, as well as United Kingdom (Europe), Colombia (Latin America), and Kenya (Africa). The RLEx was organized by the Technical Assistance Movement for People and Environment Inc. (TAMPEI) and Homeless People's Federation Philippines Inc. (HPFPI) in partnership with the United Nations Human Settlements Program (UN-Habitat) and the Global Land Tool Network (GLTN) on **February 6-7, 2018** at Mitin Conference Center in **Kuala Lumpur, Malaysia**.

Having the purpose of offering a platform through which land actors, particularly civil society organizations and local governments in the Asia-Pacific region to share their experiences in promoting land tenure security and land governance, the RLEx pursued the following objectives:

1. To promote knowledge sharing, experiences, good practices and lessons learnt on land tenure in both urban and rural areas;
2. To share findings and outcomes on the use and application of GLTN tools and approaches, as well as impact of rapid urbanization and urban expansion on land tenure security and land market; and
3. To identify and agree on key priority actions for improving land tenure security and promoting land governance which may include multi-stakeholder consultation mechanisms at country level; knowledge management and capacity building; and, application of innovative land tools and approaches.



*Participants of the Regional Learning Exchange (RLEx)*

The RLEx served as prelude to the 9th Session of the World Urban Forum (WUF9) from February 7-13, 2018 in Kuala Lumpur, Malaysia. The RLEx built on the outcomes of a related RLEx on *Strengthening Land Tenure Security for Urban Poverty Reduction in Asia-Pacific* facilitated by Habitat for Humanity International and attended by TAMPEI and HPFPI last November 2017 in Manila, Philippines.

Carl Earvin Beray (TAMPEI, Philippines) welcomed participants to the RLEx, sharing the experiences of TAMPEI and its community of architects and engineers in implementing socialized housing programs and upgrading projects utilizing GLTN tools especially in high-density areas such as informal settlements in Northern Philippines. This was followed by a cordial welcome by Bruno Dercon (UN-Habitat, Japan) who emphasized the need to renew and strengthen regional networks; and that the solutions to priority issues for land governance ultimately comes from partnerships within existing networks.

David Mitchell (RMIT University, Australia) opened the RLEx discussions by situating global land challenges such as gaps in policies, implementation, information and funding vis-à-vis key **international development frameworks**, for example, the *New Urban Agenda (NUA)* and *2030 Agenda for Sustainable Development*, and in relation to the Sustainable Development Goals (SDGs) particularly SDGs No. 1 (No Poverty), 5 (Gender Equality) and 11 (Sustainable Cities and Communities). He also introduced the *GLTN's Continuum of Land Rights Framework* that advocates and recognizes the existence of intermediate tenure types between informal and formal land rights systems.

Brenda Perez-Castro (UN-Habitat Consultant, Colombia) highlighted the inequalities of land distribution especially among women in Latin America, citing primary causes such as **extractivism**, land-related internal conflicts, and rapid urbanization. She also shared strategies on effective land governance in the region, for example, **cooperativism**, progressive legal and policy frameworks, regularization of settlements, recognition of intermediate types of tenure, and financing access to land and settlements.

John Gitau (GLTN, Kenya) pointed out the importance of forming **regional networks** of key land actors in bridging socio-cultural, economic and environmental gaps in land administration in Africa. Key issues discussed were tenure security for marginalized groups, delineation of common property resources through land use planning, and facilitation of property rights to natural resources. Likewise, he showed relationships between low productivity of land with high poverty rate prevalent among African countries.

#### Participating institutions

- Arkomjogja (Indonesia)
- Asian Coalition for Housing Rights (Thailand)
- Asian NGO Coalition for Agrarian Reform and Rural Development (Philippines)
- Community Architects Network (Thailand)
- Co-Creation Architects (Bangladesh)
- Community Development Foundation (Cambodia)
- Community Self-Reliance Center (Nepal)
- Consortium for Agrarian Reform (KPA) (Indonesia)
- Damayan ng Maralitang Pilipinong Api (Philippines)
- Department of Statistics (Malaysia)
- Flood Housing Movement (Vietnam)
- Foundation for Economic Freedom (Philippines)
- Habitat for Humanity International
- Homeless People's Federation Philippines Inc. (Philippines)
- Human Rights Awareness and Development Center (Nepal)
- International Land Coalition Asia (Indonesia)
- Jhenaidah Municipality (Bangladesh)
- Land Equity International (Australia)
- Landesa Rural Development Institute (China)
- LinkBuild Inc. (Philippines)
- Lumanti Support Group for Shelter (Nepal)
- Ministry of Lands and Parliamentary Affairs (Sri Lanka)
- Philippine Action for Community-led Shelter Initiatives Inc. (Philippines)
- Philippine Rural Reconstruction Movement (Philippines)
- RMIT University (Australia)
- Technical Assistance Movement for People and Environment Inc. (Philippines)
- UN ESCAP (Thailand)
- UN-Habitat (Afghanistan, Japan, Kenya, Nepal, Thailand)
- Village Focus International (Lao PDR)
- Women for the World (Myanmar)
- World Habitat (UK)

After hearing global and regional perspectives, the subsequent panel consisted of development champions from various regional networks across Asia-Pacific: International Land Coalition Asia (ILC), Habitat for Humanity International (HFHI), Asian Coalition for Housing Rights (ACHR), Community Architects Network (CAN), and Asian NGO Coalition for Agrarian Reform and Rural Development (ANGOC) – all presenting case studies that focused on strategies such as citywide slum upgrading, **co-creation** and participatory planning processes, and **multi-stakeholder policy developments** as effective tools towards inclusive urban and rural land governance from city to regional levels.

Centred on country-level experiences from the Philippines, China, Lao PDR, Nepal, Bangladesh, Cambodia, Indonesia, Myanmar, Vietnam, Afghanistan and the United Kingdom, the discussions capitalized on the diversity of knowledge on topics such as **community organizing**, household **savings programs** and **women's participation** in housing processes; provision of technical, legal and governmental assistance to people living in **slums**, **agricultural areas** (farm lands, forest conservation, bodies of water), and **disaster zones**, as well as those affected by wars and conflicts, for example, internally-displaced persons (IDPs) and refugees; the use of **new technologies** such as drones, GPS, Social Tenure Domain Model (STDM), and Participatory and Inclusive Land Readjustment (PILaR) tools in land titling and surveys; and embracing of **indigenous concepts** such as family ties, spirit forests, and local media (soap operas) in advocating for good practices on land governance across the Asia-Pacific region.

Danilo Antonio (GLTN, Kenya) enriched previous discussions from the global, regional and country perspectives by elaborating upon videos showing the successful implementation of GLTN tools particularly **Social Tenure Domain Model** (STDM) in three countries from the African region. The STDM is a pro-poor, gender-responsive land information tool that records relationship between people and their land.

Building on the country-level reports and generous perspectives shared, participants were split into groups and tasked with identifying key priority actions for improving security of tenure and promoting land governance in the Asia-Pacific region based on their experiences. Four thematic areas were given focus: (i) multi-stakeholder platforms and partnerships; (ii) knowledge management and capacity development; (iii) application of innovative tools and approaches; and (iv) community action to policy development – the outputs of which will be discussed in detail in Parts 3 and 4 of this learning outcomes report.

Muhammad Fadzil Ismail (Department of Statistics, Malaysia) acknowledged the importance of the RLEx while offering interventions on **statistics and demography**. He stressed that community participation is important so that people will not be left behind. Combined with the use of open source software, the mapping processes mentioned several country presentations are a good way to come up with official government records and information that need to be reliable, updated and disseminated to the public.

The RLEx concluded with closing remarks by Oumar Sylla (GLTN, Kenya) who emphasized that land is a social relationship – that's why the world is at conflict now. Recognizing various land governance strategies across regions would help resolve issues on tenure security: access to land documents, ownership, type of tenure system, etc. The GLTN, by bringing in together different stakeholders, advocates and responds to these challenges through a **paradigm shift** in terms provision of services to the public by the government through legal implementation, building evidence-based data, and recognition of all types of land rights. There should be equal access to land information and **partnership is key** in achieving this. This was further supported by additional remarks by Ma. Theresa Carampatana (HPFPI, Philippines) who mentioned that despite ongoing international efforts and development frameworks such as the NUA and SDG, informal communities around the world are still at risk and are considered most vulnerable to global challenges such as migration, urbanization and climate change among others. She mentioned that there needs continuous efforts to promote advocacy work to enhance policies, to build sustainable and meaningful partnership with stakeholders, and that ultimately, to recognize that **people are part of the solution**—otherwise, all these efforts will remain in circles.

# 1. Challenges, opportunities and innovative approaches from the global and regional perspectives

The Regional Learning Exchange (RLEx) was designed to capture and generate discussions from different perspectives: giving first an overview on land challenges experienced at the global level, narrowing down to thematic discussions at regional level, covering three developing regions, for example, Latin America, Africa and Asia-Pacific, and further focusing on individual country experiences or case studies from the Asian region.

## Global and regional land challenges: An overview

In his report *Addressing Global Land Challenges*, David Mitchell (Associate Professor, RMIT University, Australia) identified **poverty as the greatest global challenge**. This crisis is exacerbated by other development issues such as urbanization; gender equality; disasters and climate change including desertification and drought; food, water and energy insecurity—all of which have led to spiralling conflict and increased demand for land, human mobility including forced displacements and changing rural populations, and leaving people behind: indigenous peoples, internally displaced people, women, elderly, persons living with disabilities and slum/shack dwellers, among others.

*Working definition:*

**Land governance** is the process by which decisions are made regarding the access to and use of land, the manner in which those decisions are implemented and the way that conflicting interests in land are reconciled.

Land governance concerns the rules, processes and structures through which decisions are made about the use of and control over land, the manner in which the decisions are implemented and enforced, and the way that competing interests in land are managed. It encompasses statutory, customary and religious institutions. It includes state structures such as land agencies, courts and ministries responsible for land, as well as non-statutory actors such as traditional bodies and informal agents. It covers both the legal and policy framework for land as well as traditional and informal practices that enjoy social legitimacy.

Fundamentally, land governance is about power and the political economy of land. The power structure of society is reflected in the rules of land tenure; at the same time, the quality of governance can affect the distribution of power in society.

*Source: Towards Improved Land Governance Policy Paper (UN-Habitat, FAO, GLTN, 2009)*

## Statistics on land, gender and poverty across the globe

### Global

- 2-3% ownership among women
- Only about 30% of land is legally documented worldwide

### Latin America

- Women have less land (8% Guatemala, 30% Peru), smaller plots, worse quality, less secure tenure
- Rapid urbanization (mainly in the 70s, 80% urban) – proliferation of informal settlements (up to 1/3 of urban residences in large cities)

### Africa

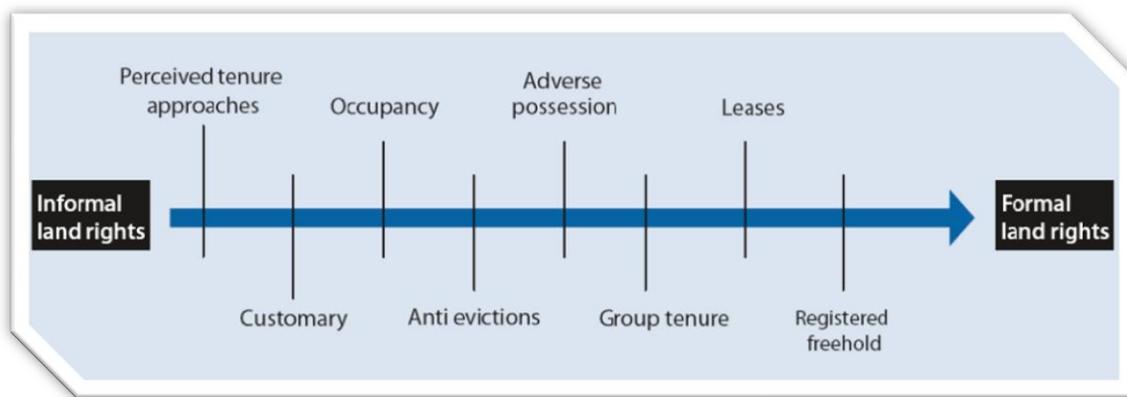
- Only about 10% of rural land is registered
- It takes twice as long and costs twice as much to transfer land in Sub-Saharan Africa (SSA) compared to Organization for Economic Cooperation and Development (OECD) countries

According to Mitchell, these challenges experienced at global scale can be clustered into six general categories, which are summarized below:

1. Legal and policy gaps – presence of plural legal frameworks
2. Implementation gaps – lack of political will, government capacity, legal awareness, and support to social norms
3. Data gaps – inadequate good data on who has land rights
4. Funding gaps – insufficient resources from governments, aid donors and philanthropists in addressing land rights
5. Affordability of land administration services – modernization of systems in a pro-poor way
6. Complexity of land rights, claims and records – in need of an inclusive process that would capture information in a participatory, affordable and acceptable way for all sectors, especially the marginalized

### International development frameworks

With land being considered a key asset to sustaining livelihoods, the question posed was: “How to support various tenure types and systems at scale to enable land reform and secure land and property rights for all?” It was on this premise that Mitchell introduced the Global Land Tool Network and its [Continuum of Land Rights Framework](#) which advocates and recognizes the existence of intermediate tenure types between the current and more widely accepted informal and formal land rights systems.



#### **The Continuum of Land Rights.**

*The continuum of land rights is rich and complex; land tenure diversity, from customary and communal rights to formal rights are altogether recognized in this concept.*

The Continuum of Land Rights, together with key global development frameworks such as the [2030 Agenda for Sustainable Development](#) and its 17 Sustainable Development Goals (SDG) along with the [2016 New Urban Agenda \(NUA\)](#), both of which are endorsed globally by the Member States represented in the United Nations, offers huge opportunity for the land sector to deal with these issues at hand. The SDGs in particular, having strong mandate and measurable indicators, present a range of tangible actions key actors and stakeholders can do to report on and respond to these pervasive challenges.

## The 2030 Agenda for Sustainable Development and SDGs

**SDG 1: No Poverty** 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

**SDG 5: Gender Equality** Undertake reforms to give women equal rights to economic resources, as well as access to ownership and control over land and other forms of property, financial services, inheritance and natural resources, in accordance with national laws

**SDG 11: Sustainable Cities and Communities** By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums

## The New Urban Agenda (NUA)

**Paragraph No. 35** We commit ourselves to promoting, at the appropriate level of government, including sub-national and local government, increased security of tenure for all, recognizing the plurality of tenure types, and to developing fit-for-purpose and age-, gender- and environment-responsive solutions within the continuum of land and property rights, with particular attention to security of land tenure for women as key to their empowerment, including through effective administrative systems.

## Latin American context

Building on the previous discussion on key international development frameworks, Brenda Perez-Castro (UN-Habitat Consultant, Colombia) continued on to highlighting the importance of [policy-making](#), citing the tremendous challenge of creating connections between these international frameworks and implementation at the community level. She pointed out, based on her experience that the Latin America and Caribbean (LAC) region had performed well in terms of creating and influencing frameworks but not necessarily in implementing such international development frameworks.

In her presentation *Innovative Approaches to Land Governance in Latin America: The Contributions of Governments and Social Movements*, she described the LAC as having the greatest inequality in the distribution of land, with most of it concentrated on the hands of the wealthy. This particular scenario being mainly associated with a high incidence of land-related internal conflicts, land grabbing, displacements, [human rights violations](#) (particularly against indigenous and Afro-descendant communities), failed agrarian reforms due to non-viability of farming, corruption, and deregulated land markets—all of which have resulted to socio-spatial segregations.



**Gini coefficient.** Measuring distribution of land is Gini; if apply for land, 0 means most equal, Latin America recorded 4.85 in the Gini index

Meanwhile, [extractivism](#) or mining and oil concessions in Bolivia, Colombia, Peru and Ecuador, as well as livestock farming and bio-fuel mega-monocultures in Argentina, Paraguay and Bolivia have also caused the highest deforestation rates in the world.

## African context

Similarly, John Gitau (GLTN, Kenya) started in his report on *Improving Land Governance for Development in Africa: The Role of Key Land Actors* by stressing the **importance of land** in the African region in different dimensions as follows:

- Prevention of conflicts over land – political instigation; ethnic violence;
- Economic growth – agricultural land seen to improve socio-economic welfare; remove restrictions on rental markets; increase ownership of land by women;
- Poverty reduction – security of tenure and access to land for the urban and rural poor, and marginalized groups; and
- Environment – delineation of common property resources through land use planning; facilitation of property rights to natural resources.

He described the Sub-Saharan Africa as having the most land available yet having the highest productivity gap in the region and the highest poverty rate—a scenario further characterized by low capacity and demand for professionals. Generally, the **state of landlessness** is growing in the African region, with the majority of women having no access to land. Land, forests and wetland are being degraded at alarming rates due to rapid urbanization and urban slums. Corruption issues are also present in the land sector, with prevalence of land grabbing cases despite the presence of legal documents.



**1<sup>st</sup> panel: Global and regional key points on land**

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*"Poverty as the greatest global challenge." ~ Mitchell*

*"Social movements have contributed to the social production of habitat." ~ Perez-Castro*

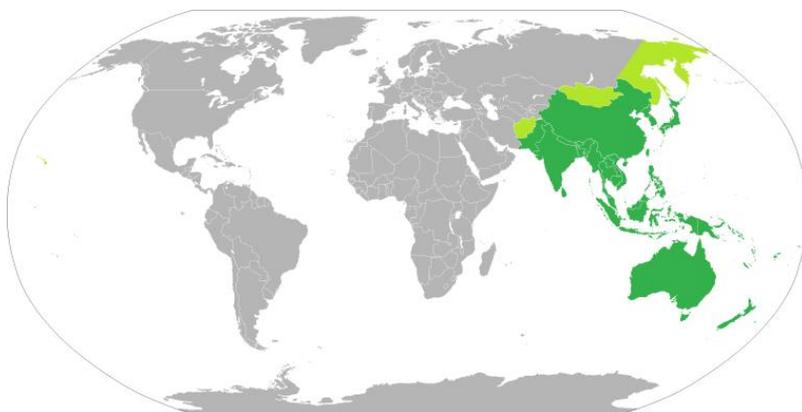
*"When you talk about social fabric, land is at heart of it." ~ Gitau*

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## A closer look into the Asia-Pacific region

The following are excerpts from the reports of International Land Coalition Asia (ILC); Habitat for Humanity International (HFHI); Asian Coalition for Housing Rights (ACHR); Community Architects Network (CAN); and Asian NGO Coalition for Agrarian Reform and Rural Development (ANGOC), who presented during the Regional Learning Exchange (RLEx).

The Asia-Pacific is a large and diverse region which covers about 30% of the world's land mass, stretching from Turkey to Kiribati and from Russia to New Zealand. Home to about over 4.3 billion people or 60% of the world's population, the region currently experiences rapid urbanization and changing rural land use and livelihood patterns. Transforming urban economies has led to a one billion increase in population of cities between 1980 and 2010, with a further one billion will be added again by 2040.



### The Asia-Pacific region:

- High population density: 60% of global population
- 24% of land surface, 35% arable, 15% forests
- Urban population: 35% (2000) and 53% (2030)

### Context and statistics (Asia-Pacific)

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>▪ 80% are smallholders – ageing and increasingly women; many landless</li> <li>▪ Region has a large population of indigenous peoples (IPs) (approximately 2/3 of IPs live in Asia; IPs as invisible – no official census data)</li> <li>▪ Approx. 24% of people in the region</li> <li>▪ AP is home to 1B people of Islamic faith</li> <li>▪ Limited coverage – average of 70% without formal recognition of tenure; how do we bring them into the formal land administration system</li> </ul> | <ul style="list-style-type: none"> <li>▪ Urbanization will add 2.5 billion to world urban population by 2050 – 90% of this increase will be concentrated in Asia and Africa</li> <li>▪ Housing deficit – demand for housing worldwide is 20,000 dwellings per day – one billion new houses will be needed by 2020 to accommodate 50 million new urban dwellers per year</li> <li>▪ 1 in 3 urban dwellers in the developing world live in slum-like conditions</li> <li>▪ Housing accounts for more than 70% of land use in most cities, yet one billion people in cities around the world lack secure land rights</li> </ul> |
|--|--|

Source: ANGOC

Source: HFHI

According to the 2008 World Bank report, *Agriculture for Development*, agriculture remains a major source of livelihood in most developing or “transforming” countries; however, its contribution in terms of economic growth has since been declining, providing only 7% to gross domestic product (GDP) growth. Inevitably, land is considered an important enabler in generating productive livelihoods. As a finite resource and an ever-increasing population, space for habitation, social activities and economic production is diminishing – thus leading to territorial disputes, land conflicts and other challenges across different dimensions as enumerated in the following thematic land challenges in the Asia-Pacific region:

## Urban growth and tenure insecurity

- Informal land occupation and informal land markets
- Constant threat of eviction and land grabbing
- Inability to control the location and spread of informal settlements
- Settlement in areas of high hazard-risk
- Western land use planning approaches ineffective (e.g. land use conversion)
- Overlapping institutional mandates and tenurial instruments
- Increasingly seen as failures in land governance, including land administration and urban planning

## Changing rural populations and access to land

- Declining availability of suitable land for agriculture; fragmented rural populations
- Increasing competition for farmland and size of smallholder farms reducing
- Land reforms – unequal land distribution, fragmentation and duality of tenure systems; secure tenure reduces the inequity between large and smallholders
- Rural poverty highest in rural landless, marginal farmers, tenants, IPs, IDPs, and ethnic minorities
- Foreign investment and large scale land acquisitions – forest dwellers, IPs

## Climate change and natural disasters

- Cities have greater concentration of people and assets
- Coastal cities are home to half of the urban population
- Informal development on hazard-prone land
- Strong links between vulnerability, resilience and security of tenure
- Sea level rise, drought, glacial melt, places greater pressure on smallholders, rural landless and IDPs
- Disaster risk not adequately integrated into planning

Land challenges, being a multi-sectoral issue, are not only concentrated to the realms of urbanization, policy-making and implementation, and environmental situation. In terms of socio-political context, the existence of fragile states across the Asia-Pacific region often leads to an at times tense and even violent engagement between civil society and government. At the community level, land challenges are a daily phenomenon faced by the majority of the Asian population, with greater effects felt by vulnerable groups including those living in slums or informal settlements, women, youth, indigenous peoples (IPs), persons living with disabilities and Islamic or other marginalized and minority groups.

## Women's tenure security and access to land and resources

- Land is a critical resource for women being the largest marginalized group and who are often not involved in dialogues as men mostly control productive assets. That is, land and other assets are predominantly owned by males; most formal records are made in the name of the male, or jointly; bias against women in terms of accessing credit; the ability of women to inherit property is restricted in many countries depending on ethnicity, religion or caste;
- Land law, policy and programming – legal pluralism, lack of gender-responsiveness in legislation;
- Women's access to land varies under provision of state laws, customary institutions, cultural and religious norms, which make it difficult to administer and maintain

## Tenure insecurity of indigenous peoples

- Among the most socially and economically marginalized
- Dispossession – risk of eviction, destruction of livelihoods and pressure to assimilate; non implementation of Free, Prior and Informed Consent (FPIC)
- Large scale development projects – history of land acquisitions or concessions that undermine IPs taking advantage of their land tenure and property rights
- Climate change – changes in livelihoods, food security, resettlements – all affect tenure security

## Islamic tenure and principles

- Islamic tenures persist despite colonial reforms – but tenure pluralism
- Also face many of the land administration challenges in the region
- Islamic principle can inform pro-poor and gender-responsive land reform in these regions



*2<sup>nd</sup> panel: Reflections from networks across Asia-Pacific*

## Global and regional approaches to land governance

This section discusses how the above-mentioned land challenges were/should be addressed, from the point of view and experiences shared by participants who attended the RLEx, through the use of conceptual frameworks and other innovative approaches.

In the methodologies that will be presented in this report, there are a few emerging themes, mostly focused on involving multi-stakeholder bodies geared towards the development and implementation of policies having the aim of being inclusive and contextual in nature.

At the global level, achieving the goals set in numerous key international frameworks particularly the SDGs and NUA means **influencing land policies**, both in action and in principle. Enhancing land policy initiatives requires demand-driven support on:

- Country-level implementation
- Learning exchanges with other countries; and
- Donor-technical partners coordination mechanisms.

It was pointed out in most presentations that the know-how possessed by communities to solve problems themselves by inventing solutions shaped by their daily experiences was instrumental and contributing success factor for many programs. This scenario was particularly evident for the Latin America and the Caribbean (LAC) region where social movements have played vital roles in addressing and influencing land policies.

For instance, 67% of residential production (sometimes referred to as “**social production of habitat**”) in LAC was attributed to **cooperativism** or cooperative movement, an initiative that is connected to the site and services programs and demand-subsidies schemes in the 1970s up to 1980s. Systems and communities created at that time were connected with the government (a scenario that is also seen in Asia), thereby influencing legal frameworks, land-banking programs, creation of national funds, and use of public lands for social purposes. One good example evolving from the LAC region was the FUCVAM model implemented in Uruguay (Uruguayan Federation of Mutual-Aid Housing Cooperatives), a development scheme that combined mutual aid, collective property and public financing.

**Progressive legal and policy frameworks**, especially those concerning indigenous/Afro-descendent, farmers and reserve zones, have also played an important role in promoting good land governance in Latin America. Today, equal rights for men and women is now recognized in all countries, with 17 LAC countries having land regularization processes, for example, slum and shack dwellers being able to get their rights recognized if they reside more than 5 years in their respective settlements. Furthermore, right to land is now acknowledged in several LAC constitutions, for example, in Colombia’s Law 388/1997 and its recognition of primacy of collective rights to land; in Brazil’s City Statute; and in judicial decisions in Argentina. These national laws and policies generally refer to the right to the city and the social function of property—recognizing access to collective infrastructure, services and amenities.

Another approach implemented in the region is the **regularization and upgrading of (informal) settlements** that have three common models, all of which feature/utilize an advanced level of data consolidation:

- Legal approach – implemented in Peru where 1.5 million freehold titles were generated at USD \$64 per household, and in Mexico where 2.5 million titles were distributed in a span of 30 years;
- Comprehensive approach –in Brazil, Colombia, Venezuela where legal titling, upgrading of public services and social services commonly range to \$3500-5000 per household; and
- Strategic project approach – one good example is the Medellin “Social Urbanism” Project.

#### LAC reflections

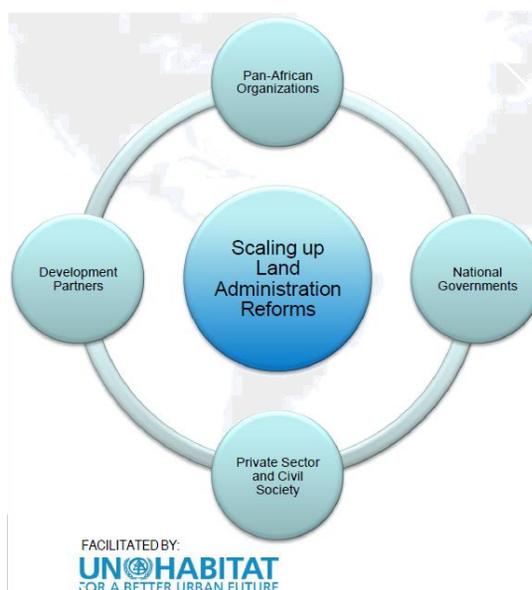
- ✓ Inclusive land governance implies participatory and empowering processes and results that prioritize the social function of land
- ✓ Land governance is relational: which therefore implies bottom-up and top-down initiatives.
- ✓ Rights-based approach and the political path in LAC and grassroots networking and partnerships in Asia; there is a need to value grassroots participation, etc.
- ✓ Innovation and impact: LAC has been weak in evaluating the impact of many of its innovative approaches. Enumeration and community mapping as base-lines.
- ✓ Appropriate tenure systems to ensure the socio-economic sustainability of the community (freehold, leasehold, cooperatives, land trusts, or communal ownership)
- ✓ Financing value capture to ensure self-sustaining finances

The **recognition of intermediate types of land tenure** has contributed to the ability to better advocate for good land governance frameworks in the region. In most cases, no “hard titles” are provided; but at a minimum recognition of rights is ensured. For instance in Bolivia, the concept of “anticretico” is practiced—in this system, there is a rental contract wherein the renter pays the landlord a fixed sum at the start of the rental period, and at the end of the rental period the tenant receives the original payment back from the landlord. In Brazil and Colombia, **adverse possession of rights** is recognized. In this system, property rights are acquired through occupation of the land without any opposition, for a period prescribed by law. In Venezuela, “ejidos” and other forms of communal rights, community land trusts, and social property are recognized. In Brazil, Special Zones of Social Interest are recognized as well.

These regularization programs are largely financed by international banks such as the Inter-American Development Bank or the World Bank. In **financing access to land and settlement upgrading**, public land is usually allocated for social housing in large urban operations, resulting in “surplus value recapture process” where revenues generated from land value increments used for public benefit/social investments. In this process, when the government is investing on infrastructure, people around will be earning more, and small a percentage of increase can be utilized as funds for social development purposes.

In the African context, **involving different land actors** plays a vital role in sustaining initiatives that highlight the importance of land in development and promoting knowledge sharing. For instance, the formation of the *Africa Union (AU) Agenda on Land* reiterates consensus on the critical role of land in Africa’s development. This political commitment in addressing land issues was concretized through the *2009 AU Declaration on Land Issues and Challenges*, and the endorsement of the framework and guidelines as tools to steer land policy and implementation efforts. In addition, a strategic plan by the LPI (a tripartite consortium of the AU, African Development Bank and Economic Commission for Africa) was created to facilitate implementation of the Declaration. The strategic plan includes a monitoring and evaluation framework to support land policy processes and development of curricula on land governance in Africa.

Additionally, support from related **professional bodies** also enabled the surveying profession in Sub-Saharan Africa to deal with the social responsibility of contributing to achieve the SDGs. For instance, the International Federation of Surveyors (FIG-Africa Regional Network) gives priority to capacity development, mentorship programmes, promotion of **Fit-For-Purpose land administration approaches**, and academic orientations to its professional members and civil society organizations. Similarly, the Tenure Security Learning Initiative for Eastern and Southern Africa (ESA) aims to contribute to the integration of pro-poor tools and approaches for securing land and natural resource rights into development programmes in ESA, focusing on key areas such as tool implementation, capacity development, knowledge management, as well as, joint programming and resource mobilization.



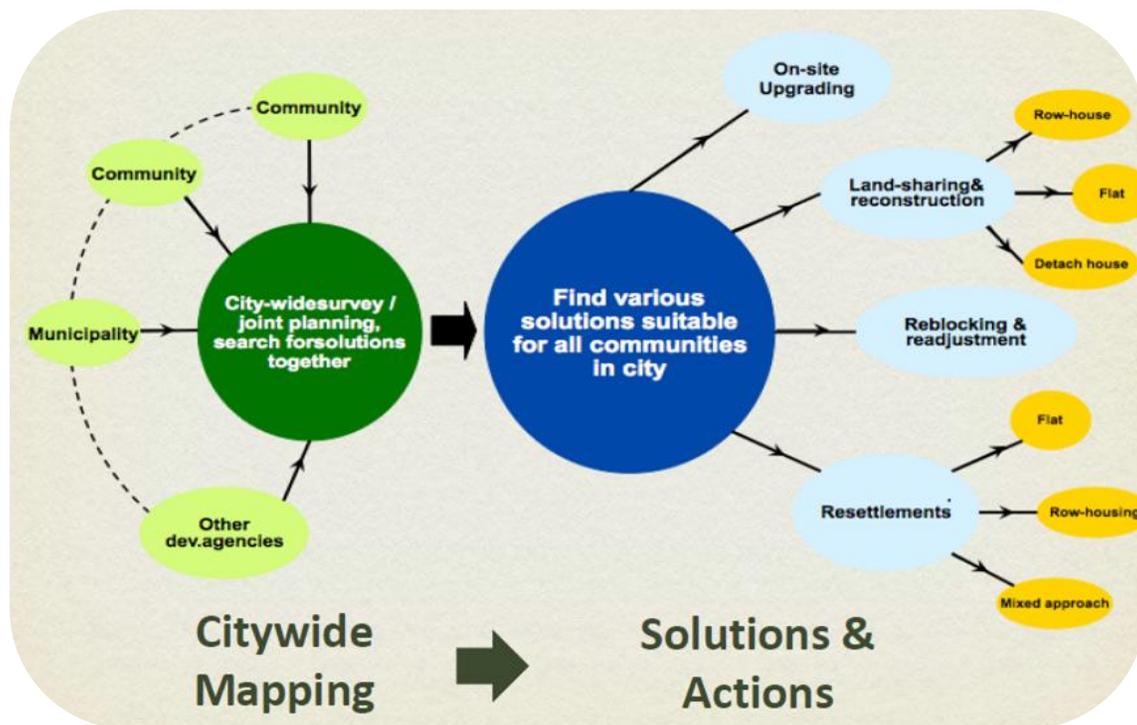
**Role of key land actors.**

- Government to allocate more money in national budgets
- Private sector how to support land program as contractors & knowledge experts
- Civil society to advocate land policies and act as independent evaluators
- Donor – share global experience
- National – how to track performance

One of the GLTN tools called the **Social Tenure Domain Model (STDM)** has played a vital role in securing tenurial rights in the African region, particularly in the countries of Kenya (settlement planning and upgrading; securing land and natural resource rights), Uganda (settlement upgrading; issuance of certificates of occupancy; mapping tenure rights of smallholder farmers), Namibia (support implementation of the Flexible Land Tenure Act), DR Congo (land mediation process; establishment of land information system), and Zambia (issuance of occupancy certificates). The tool has also been piloted in Asian countries including Nepal (relocation planning and compensation in post-disaster), Sudan (strengthening land management for peaceful coexistence), Iraq (improving security of tenure to displaced populations) and the Philippines (informal settlements upgrading). The STDM combines participatory community mapping processes with land information recording system and technology which both support the GLTN's Continuum of Land Rights Framework.

In the Asia-Pacific region, **people-centred administration** arises as the recurring theme, with communities—often coming from slums—acting at the forefront of the so-called “community-led process.” This approach to settlements development, manifested across 19 countries in 215 cities, designate and empower poor communities as primary actors in tackling problems on land, infrastructure, and housing.

Related to this is the concept of **co-creation** where communities are given equal importance with other sectors in planning the city in a holistic manner, considering all aspects including health and sanitation, education, transportation, along with the usual amount of focus centred on housing and land issues. Often, these strategies start out through the process of community mapping.



**Influencing city planning processes.** Citywide upgrading involving communities and all city development actors to find various housing solutions for all communities in the city. The community driven process is:

- ✓ Implemented by people
- ✓ Based in concrete action
- ✓ Driven by real needs
- ✓ Citywide in scale
- ✓ Strategic in its planning
- ✓ Done in partnership
- ✓ Aiming at structural change

Working on **sector/commitment-based initiatives** are likewise commonly practiced across Asia and the Pacific region. For example, in the **agriculture sector**, especially in parts of Central and South Asia, some of the strategies implemented include the implementation of strong small-scale farming systems; securing pasture land for pastoralists; conducting scoping studies on status of agrarian reform; family farming; and the piloting and scaling of locally managed ecosystems.

### National engagement strategy in Asia

- Priority location for agrarian reform to Indonesian ministries (643,616 ha.)
- Comprehensive Agrarian Reform Program in the Philippines (more than 3000 beneficiaries)
- Contributing to individual forest act (4000 individual secure tenure rights)
- Land Reform Act Procedure and Procedure of Land Registration of Earthquake in Nepal

Participation in planning processes of other vulnerable sectors in society such as women and indigenous people's are also given priority in the Asia-Pacific region. For **women and gender empowerment**, challenging the culture of patriarchy has been becoming a trend among Asian nations. Ensuring policy implementation of gender-sensitive and pro-poor laws relating to women, bridging the gap by enhancing women's participation, and monitoring women's land rights (beyond disaggregation, rural-urban women) are only some of the initiatives which were shared by participants. Specifically, it was noted during the presentations that gender roles shape the relative access to land and livelihoods for women and men. It was emphasized that when productive assets can make a big difference when placed in women's hands.

For proponents representing communities of indigenous peoples and customary land rights holders, there was a need to recognize and protect their (land) rights, i.e., customary lands or **ancestral domains**, in line with international human rights norms and state obligations. Strengthening the principle and practice of FPIC while at the same time ensuring disaggregated data which recognized IPs could better provide for the institution of recovery of customary lands to address injustices against IPs and subsequently support effective actions against land grabbing and protect land rights defenders.

As shared by the participants, work at the country-level was in the majority of cases, facilitated through the formation of **multi-stakeholder partnerships** often comprised of representatives and sectors including from government, local and international NGOs, civil society and grassroots organizations, and academia and professionals. The Community Architects Network (CAN) facilitated by the Asian Coalition for Housing Rights (ACHR) has documented several ways in which governmental partnerships can better support the achievement of land tenure security:

- Free land with title (collective)
- Free land with title (individual)
- Free land with long-term user rights (individual)
- Long-term nominal lease (collective)
- Long-term nominal lease (individual)
- People buy the land at subsidized, below-market rates, on instalment
- Government negotiates free private land

### The Solid Ground Campaign (Habitat for Humanity)

Seeks to address the challenge of providing safe, secure and sustainable access to land for shelter for over 1 billion people worldwide, in four primary ways: (1) Security of tenure; (2) Gender equality; (3) Disaster resilience; and (4) Slum upgrading

In terms of physical development, these partnerships often ensure inclusive and effective land use planning (LUP) necessary to respond to urbanization challenges. It was noted however that the LUP should: (1) consider migration and growth patterns; (2) mainstream climate change adaptation (CCA) and disaster risk reduction (DRR); (3) include recognition of legitimate land rights, for example, tenure responsive LUP); (4) link urban, rural and territorial planning across different scales; and (5) be informed by the *International Guidelines on Urban and Territorial Planning*.

## 2. Case studies: Lessons learned from country experiences

This section presents a summary of country case studies, the order of which follows that of the event program. Each write-up tried to answer four sets of information: (1) project and country background; (2) interventions and best practices; (3) success factors; and (4) lessons learned and ways forward.

### Inclusive partnership towards citywide community upgrading in Muntinlupa City, Philippines

Ruby Papeleras (Coordinator, Homeless People's Federation Philippines Inc. (HPFPI)) talked about the experiences of HPFPI in undertaking community-led processes since the 1990s, including most recently, the Citywide Community Upgrading Strategy (CCUS) implemented in Muntinlupa City from 2015-2017. The CCUS combined community mapping and the Social Tenure Domain Model (STDM) tool in (i) generating a citywide profile of informal settlements; (ii) creating a platform linking government, communities and other city stakeholders in planning the city; (iii) strengthening community groups and networks; (iv) planning and implementation of pilot upgrading projects in one *barangay* (village); and (v) setting up a learning hub on community mapping and profiling at the barangay level. Some of the success factors mentioned included the government's [recognition of community participation](#), commitment of communities, participation of other stakeholders, generation of evidence-based information, and sharing of technical expertise. While the importance of community participation served as the main pillar to sustaining these initiatives, there is still a need for a citywide approach and the creation of a platform for local government and community to communicate, and for the government and agencies to work together to address issues more efficiently.

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*"Poor people are not the eyesore of the city. If you organize them and use this tool, it can address issue of poverty and land security." ~ Papeleras*

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### Initiatives on land rights and governance in the Philippines

Rhea Lyn Dealca (Director for Projects and Administration, Foundation for Economic Freedom (FEF)) stressed the need to secure tenure not just for citizens but also for local and national governments. She shared the interventions done by FEF in working towards improving security of property rights through advocating for [policy reform](#), exploring [new technologies](#), developing capacities, and building new [partnerships](#). For instance, the FEF provided policy support for the passage and implementation of the Republic Act 10023 which served to expand the issuance of free patents to residential lands in 2010, and other legal orders on public land titling guidelines and issuance of special patents for school sites and government lands. Since then, residential patents issued increased to 55,000 in six years. Present efforts are concentrated on policy, partnerships and technology including the strengthening of capacities of Department of Environment and Natural Resources – Local Government Unit (DENR-LGU) partnerships in 110 cities and municipalities across the country.

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*"Simple policy reforms can create big impacts. Partnerships must be pursued for a common goal of providing land tenure security to citizens. Technology is a tool to increase the pace and reduce cost on land titling." ~ Dealca*

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## Agrarian reform, policies and initiatives in China

Yifan Song (Attorney and Land Tenure Specialist, Landesa) provided an overview of China's complex tenure system including 230 million rural households, 800 million women and men farmers. Land tenure system in the country is a combination of state ownership and collective ownership with urban land owned by the state while rural land is owned by village collectives. Land use rights are usually contracted to farmer households, or more specifically, as a property of the family (not an individual or marital property). Also, patriarchal customs have resulted in unequal treatment of rural women in obtaining land use rights due to marriage. In 2017, the off-farm workforce totalled 280 million, and a third of rural households had leased out land use rights to scale-farming. Landesa in China aims to secure land rights as an important component to economic and rural development by working with partners including government, universities and development agencies. Past and current work includes [advocacy to stop land readjustments](#) which household' land holdings frequently, awareness of [gender issues](#), and advocating for [voluntary transfer of land use rights](#) resulting in successful establishment of good rapport with government, and strengthened farmers' land rights.

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*"Success factors: (1) Effective research method (domestic and comparative contexts); (2) balance between ideal and practicality; (3) solution-oriented; and (4) research reports for policy makers." ~ Song*

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## Land rights work in Laos: The Rights-LINK Project

Hongthong Sirivath (Land and Livelihood Programs Coordinator, Village Focus International) shared their experiences in 2004 conducting land use planning (LUP) and law dissemination in Pajutai Village, whose output (including protection of a forest conservation area) was approved by the Mayor. When a logging company wanted to cut trees in the area, the villagers led by the Village LUP Committee rejected the request. Some of the land issues discussed were as follows: (i) increased land-based investment, (ii) absence of clear interface between national local authorities, (iii) limited resources of government to protect villages, (iv) few opportunities for participation for communities in land management, and (5) lack of awareness among local people on their land use rights and responsibilities. In Laos, people commonly practice customary land tenure system where land titling is limited to a small group of people in urban areas. The Rights-LINK (Land, Information, Networking, Knowledge) Project aims to empower rural farming communities in terms of land rights and includes three components relating to (i) education and empowerment, (ii) capacity building and (iii) alliance building. The Rights-LINK Project approach facilitates listening to local concerns, gap identification from village to district to provincial level, creation of tools to fill gaps and implementing innovative pilot solutions such as conduct of land rights education in rural communities, production of [photographic land rights materials](#) (e.g., calendar and videos) that integrate local media including [soap operas](#), involvement of [paralegal volunteers](#), strengthening village mediation committees, communal land registration, and engagement with the private sector. Since the pilot in Salavan Province in 2009, the Rights-LINK Project has expanded to three other locations.

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*"Land governance requires an innovative rights-based approach involving multiple stakeholders." ~ Sirivath*

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**Experiences from Asia-Pacific countries:** Agrarian reform, citywide upgrading and inclusive partnerships, land rights education and forest farming conservation, post-conflict land reform and disaster rehabilitation, rural and urban community mapping, and government land titling initiatives.

## Supporting post-conflict land reform and improvement of post-earthquake recovery and reconstruction in Nepal

Raja Ram Chhatkuli (Project Coordinator, Land and GLTN Unit, UN-Habitat) shared UN-Habitat’s support to post-conflict land administration in Nepal which included study of existing land tenures, development of land policy for good governance, and a [Fit-for-Purpose Strategy](#) to implement land policy. The efforts were in close coordination with the Community Self-Reliance Center (CSRC). Similarly, UN-Habitat’s support to post-earthquake recovery and reconstruction included the Build Back Better Program with the Human Rights Awareness and Development Center (HURADEC) implemented through integrated settlements planning, land and title documentation for housing reconstruction and issues of landlessness, participatory enumeration of informal tenure, and relocation planning from vulnerable sites. Some of the GLTN tools used included the Social Tenure Domain Model (STDM) and Participatory and Inclusive Land Readjustment (PILaR). The *Draft Land Policy (DLP)* which recognizes informal and customary land tenures, highlights equitable access to land, and improves women’s access to land has been one of the driving factors for the success of the project. The policy however still requires approval from the new government and Parliament which may entail more time alongside with new legislation, institutional framework and capacity development of stakeholders for the implementation of the policy.

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*“There is a need for multi-stakeholder engagement, and persuasive engagements and partnerships.”*  
 ~ Chhatkuli

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## Mapping with communities in urban and rural areas of Bangladesh

Khondaker Hasibul Kabir (Community Architect, Co-Creation Architects) shared how “mapping as a tool” has helped in empowering communities in the country. The CCA is especially interested in sharing and co-creating with communities, citing that the community and the city is a single family where the ‘key magic’ is [family ties](#). In one of their projects in Kollanpur Pora Boshoti in Dhaka, the CCA, with assistance from ACHR, POCAA (Platform of Community Action and Architecture) and some college students living in the area, encouraged community members to draw their own map. Consequently, that community now teaches another community how to map, creating a ripple effect of learning and enthusiasm.

In Robidash Lane, Laxmibazar in Dhaka, the community had no legal documents of land ownership aside from claiming it through inheritance; thus, they generated map of existing conditions that helped in preventing threat of evictions and encroachment from external and powerful groups of stakeholders. In Jhenaidah, a [savings and loan program](#) helped to facilitate the building of an initial set of houses. By means of a revolving fund, the loans taken out will be used to build the remaining houses in the community. As demonstrated by these processes, even the little assistance offered by community architects has made it possible to produce household and settlement documents by the communities themselves.

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*"It is better to combine digital and manual techniques to engage all groups of people in the communities. Through mapping, the community can improve their life... the community becomes an "open university." ~ Kabir*

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## **World Habitat: United Kingdom and beyond**

Mariangela Veronesi (Programme Manager, World Habitat) briefly introduced the World Habitat organization as a means to share housing project solutions. As such, the entity facilitates exchange between housing actors through an online database which compiles lessons from many different projects and places. In the Asia-Pacific region, themes related to post-disaster, participatory methodologies, indigenous rights, and environmental sustainability while in Latin America, projects relate to land governance including the FUCVAM – National Land Fund and Cooperative Fund (Uruguay), Caño Martin Peña Community Land Trust in informal settlements (Puerto Rico), and Barrio Intercultural combining land struggles (Argentina). Recent winners of the World Habitat Awards 2017 included the Mutual Housing of Spring Lake (USA) and Post-Haiyan Self-Recovery Housing Programme (Philippines).

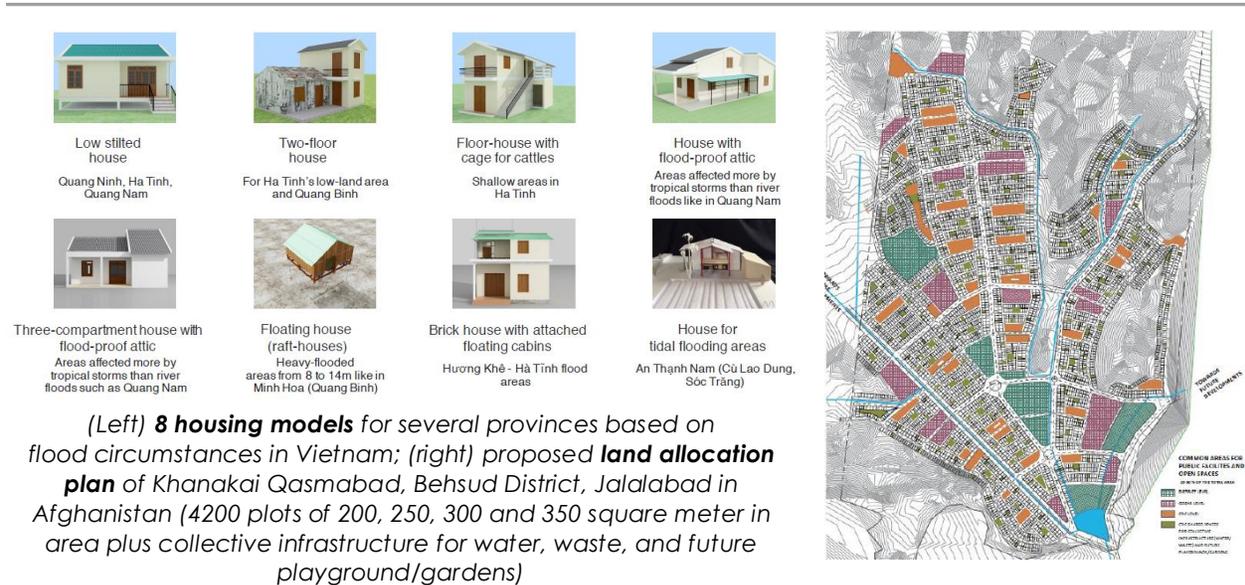
## **Vietnam: New lives in smiles**

Giang Pham (Founder and CEO, Flood Housing Movement) shared that in 2017, 386 people died due to floods in Vietnam, with a total loss of \$2.6 billion—more than a three-fold increase compared with 2016. According to recent statistics, 36,000 households continue to live in areas considered to be unsafe zones and some 1,686 households need to be urgently relocated. Nhà Chông Lũ is a community development project which aims to build safe houses and to develop sustainable livelihood for families affected by natural disasters and climate change. The project thus far has raised USD \$1.5 million and built 354 houses. As a core principle, the project ensures the [inclusive integration of beneficiaries](#), for example, actively involving beneficiaries in designing the house and requiring a contribution of at least 50% of the cost. In this way, the architect only assists to make sure the house is safe, affordable, and sustainable by responding to local contexts. To date, Nhà Chông Lũ relies on a network of volunteers and refrains from directly providing cash assistance to locals or the government. For 2018, FHM's objectives focus on: (1) sustainable community and safe housing; (2) sustainable environment; and (3) human capacity building.

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*"Joint-hand method creates a partnership between beneficiary and supporters." ~ Pham*

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(Left) **8 housing models** for several provinces based on flood circumstances in Vietnam; (right) proposed **land allocation plan** of Khanakai Qasmabad, Behsud District, Jalalabad in Afghanistan (4200 plots of 200, 250, 300 and 350 square meter in area plus collective infrastructure for water, waste, and future playground/gardens)

## Improving access to land and tenure security in Afghanistan

Naik Lashermes (Urban Planner, UN-Habitat Afghanistan) shared that notable drivers of displacement in Afghanistan include four decades of conflict, natural disaster and development on extractive industries and projects. The Afghanistan Housing, Land and Property Task Force (HLP-TF) concentrates on addressing the issue of displaced populations including internally displaced people (IDP), refugees, returnees, landless peoples, and homeless Afghans. New approaches for strengthening access to land and tenure security include at least three key practices which are shared below:

- **Incremental Tenure Security** which started in 2016 and targets a survey of 1 million properties, 450,000 of which have been completed and do not have formal form of tenure – those that meet eligibility criteria will be provided with an Occupancy Certificate whose regulation awaits gazettal;
- **New Legal Framework** for the identification and allocation of State Land to returnees and IDPs – guidance notes on suitability of land for returnees and beneficiary selection; involved much consultation, for example, by Presidential Decree the establishment of a National Land Selection Committee and Provincial Beneficiary Selection Consortium; and
- **Improved Access to State Land** – a state land inventory guided by Fit-for-Purpose approach which involves the use of satellite imagery to identify, delineate, and adjudicate visible state land boundaries while allowing all non-visible boundaries to be captured by simple field surveys.

## Indonesia: Participatory action research for land issue at the city level

Yuli Kusworo (Community Architect, Arkomjogja) shared the works of Arkomjogja in promoting people-driven processes in 16 cities in Indonesia whose housing backlog went down from 13.5 million in 2014 to 9 million in 2017 due to a National Housing Program. However, the said program was implemented only in big cities and the current housing stock is insufficient to respond to the demand (less than 400,000 formal homes developed each year). Arkomjogja's "Housing by People" program on the other hand has generated low-income housing where 80% are built by people (**self-help housing**). Through their Land Treasure Mapping Project in Surakarta City, they have identified 260 idle plots owned by the city government and together with assistance from local university volunteers and a pool of local researchers, the program has helped transform these plots to form 24 *kampungs* (villages) along the river.

Also by engaging **millennials**, their group has developed a new housing typology called “rumah renteng” (joint houses or flat rental apartments). Next steps include promoting the success in Surakarta City and incorporating local strategies to other cities including Jakarta (implementing CAP by the new governor), Yogyakarta, (land identification on informal rental settlement), Sleman (re-blocking scheme using **sultan** ground), Surabaya (citywide mapping on poor settlements along train tracks) and Makassar (on-site upgrading on the government land).

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*“Failure of top down national policy on affordable housing is attributed to lack of people’s participation, short-term planning and solutions, and lack of sustainability.” ~ Kusworo*

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## Agrarian reform policy and movement in Indonesia

Dewi Kartika (Secretary General, Consortium for Agrarian Reform – KPA) shared the status of agrarian conflict in the country, citing that in 2017, 659 land conflicts were registered, averaging two conflicts per day, involving 652,738 households in total. Thus, agrarian reform policy in the country has become the national priority of the President, involving Legislation Assets and Land Redistribution. The main objectives of the reform relate to land inequality, conflict resolution, poverty eradication and food sovereignty. However, challenges in implementing the reform included gaps between promises and realization, political will, neglecting conflict areas, and top-down approach to TORA identification (land object of agrarian reform identification from government version). The KPA thus innovated the People-based Agrarian Reform Approach, a **bottom-up process** (unlike TORA identification which is top-down) which promotes LPRA (priority location of agrarian reform). Achievements thus far include consolidation and advocacy on LPRA at the local and national level, and implementation of Phase 1 in 20 provinces, 126 districts, 409 villages proposed by 81 peasants’ and IP’s organizations, strengthening of government’s commitment through a memorandum of agreement, and critical collaboration that combined both confrontation and cooperation approach between the government and the agrarian sector.

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*“There should be bottom-up approach rather than top-down, alignment with land conflict resolution, protection of local community rights and President’s regulation on Agrarian Reform.” ~ Kartika*

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**Country experiences:** Community empowerment, international development initiatives, participatory action research and women’s role in housing, land rights in war conflict areas, rural and agrarian policies, and flood-resilient housing.

## Cambodia: Community is the centre

Kim Seng Meas (Community Development Foundation) shared the outcomes of their citywide settlement survey conducted in 2009 where they were able to identify 186,515 families scattered across 1,123 informal settlements. Challenges expressed included lack of infrastructure, poor housing structure, high density, lack of sanitation, insecure tenure, and land and housing speculation with interventions being prioritized relevant to the government, academic, private and grassroots sector. At the grassroots level, CDF's intervention included small-scale, [community-led housing](#). In Kampong Cham City, citywide upgrading initiatives were extended to 36 families relocated to land provided by the government and funded by a loan. In Prolay Tek community, 35 new houses were constructed in a re-adjustment project.

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*"Community's greatest resource: People." ~ Meas*

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## Women's roles in community-led housing in Myanmar

Van Lizar Aung (Women for the World) shared the challenges related to people not owning the land, other latent conflicts, and the existence of a satellite town with house constructions remaining unimplemented 20 years after planning due to funding—more than 10,000 land plots remain without any implementation. In Myanmar, land is classified as farm land, ancestral land, grant land, permit land, squatter land, invasion land, or religious land. According to Section 37, Chapter 1 of the 2008 Constitution of Myanmar, the owner of all land and resources is the Myanmar Government and people are only regarded as renters. The Women for the World focuses on community-led housing process, visiting evicted communities, undertaking community mapping and data gathering on land status, problem solving (housing is a process, it never ends) with [women taking the lead](#) including calculating housing cost; community access to funding from micro-financed loans to buy land collectively; construction and management (can build 200 houses in a month); and advocacy and collaboration with the government.

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*"Women for the World encourages the community to "break the door" and not just knock." ~ Aung*

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**Innovative and localized strategies:** (top-left) Integration of 'soap operas' in land rights video productions by paralegal volunteers, Laos; (top-right) involvement of youth and use of indigenous materials in informal settlements mapping, Bangladesh; (bottom-left) women's participation in house construction management, Myanmar; (bottom-right) community architects' 3D representation of rough sketches made by community members, Indonesia.

### 3. Key actions to improving security of tenure and promoting land governance

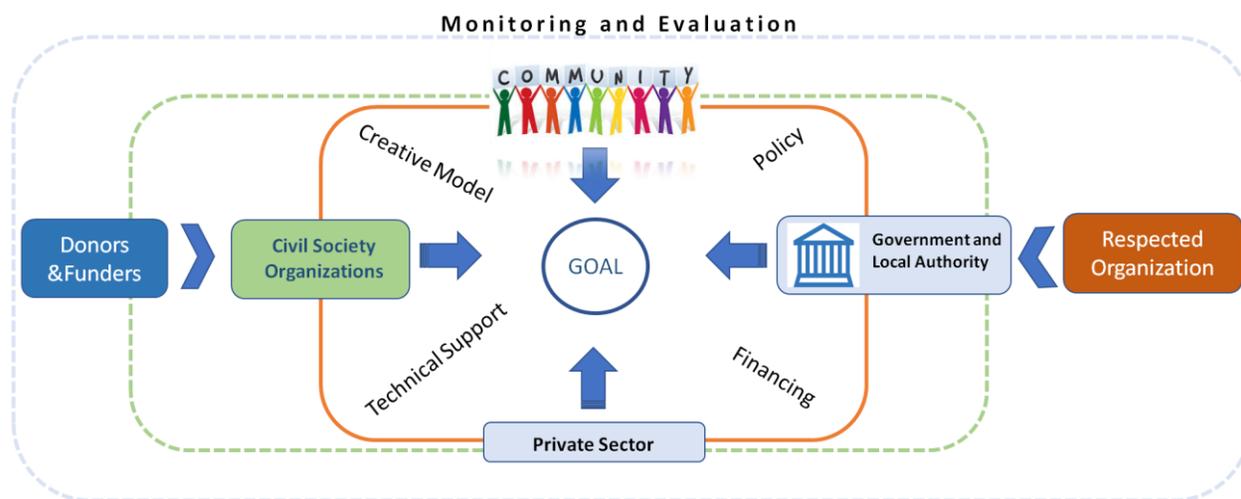
This section presents the outputs of the workshop conducted on the second day of the RLEx. Participants were split into four groups, and tasked identify gaps and challenges concerning a given theme, as well as possible solutions and priority actions to address each. Group members discussed amongst themselves how each theme could contribute to ensuring tenurial rights for all, and how it could help promote more responsive land administration policies and systems. Outputs are shown in the following diagrams while key actions are consolidated in *Part 4: Emerging Themes & Ways Forward*.

The same output was reported by TAMPEI in one of the networking events during the 9<sup>th</sup> Session of the World Urban Forum (WUF9) in Kuala Lumpur, Malaysia. The networking event had the theme “Forming inclusive partnerships towards citywide slum upgrading and secure tenure rights for all.”

#### Multi-stakeholder platform and partnerships

Partnerships, as shared in most presentations, are an inevitable part of any project, often seen as an indicator of its success. That is, the more effective the partnership is, the more successful the project will be. Based on presentations and workshop outputs, an inclusive partnership should have a common goal and at the very least, should be formed among the following stakeholders:

- Government institutions and agencies (local and national);
- Civil society organizations (local and international) including technical specialist organizations, academic institutions, and project donors;
- Private sector including individual and business support groups (corporate social responsibility)
- Community / grassroots / people’s organizations

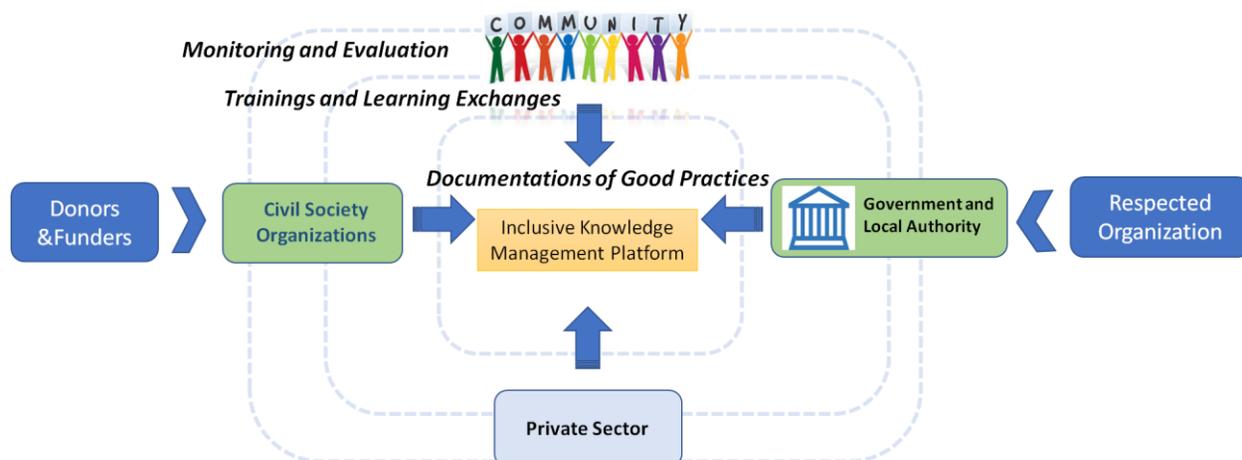


**Collaborative work:** Involvement of different actors with a common goal means working with varied expertise and perspectives. Through diverse experiences, it can showcase good, small-scaled practices and creative models which can inspire policy change at a larger scale. The process should be systematic to ensure transparency and participatory to promote consultation among stakeholders.

The need and importance of ensuring multi-stakeholder partnerships is rooted in practical country experiences. For instance in Nepal, there is lack of recognition from the government and private sector for land rights of slums derogatorily referred to as “squatters.” In the Philippines, securing land tenure is a rather long process in relation to the limited term of government officials, which affects the nature of partnership and implementation—a scenario further worsened by power dynamics within communities and programs that are usually top-down and lacking in genuine public consultation. With government’s legalistic nature (always wanting to implement the rule of law), there is a need to balance priorities and remove bias in partnership between stakeholders.

## Knowledge management and capacity development

As in the previous theme, almost the same key actors will be repeatedly seen in the following diagrams; oftentimes, the idea of working together is embedded in these collaborative discussions.



**Learning by doing:** With effective knowledge management, past mistakes can be addressed while successful practices can be shared to a greater public through seminars and learning exchanges. At the policy level, proper documentation of processes and project outcomes related to tenure security can provide evidenced-based information to policy makers for institutionalization, implementation and scaling up whenever possible. In relation, investing on stakeholders’ skills through trainings and workshops can build partnership and strengthen networking in raising awareness to all audience, especially local communities—thereby creating a pool of champions who can sustain the process of influencing change in policies.

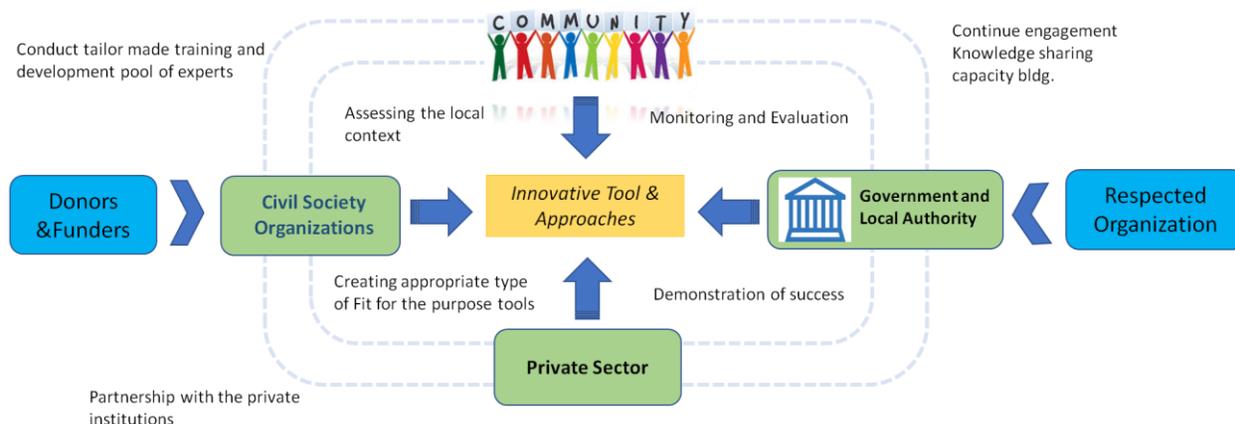
Having multi-stakeholder partnership, however, means dealing with different levels of understanding and capacities among stakeholders. In terms of technical capacity, especially that of the community, there is a need to conduct tailor-fit trainings on related topics such as general land issues, relocation processes and land rights to enable them to do the process on their own, thus empowering them along the process. Again, however, this entails additional costs and time, regular monitoring and evaluation, and use of innovative tools and approaches for effective transfer of knowledge and skills which would also vary from one community to another community. The following section/workshop output on the *Application of Innovative Tools and Approaches* would help to elaborate further.



**Break-out session.** Participants were divided into four themes related land governance: (1) Multi-stakeholder platforms and partnership; (2) Knowledge management and capacity development; (3) Application of innovative tools and approaches; and (4) community actions and policy development. Group outputs were consolidated through an interactive activity facilitated by Philippine representatives Jason Co and Carla Santos.

## Application of innovative tools and approaches

Effective knowledge management and capacity development are best achieved when contextualized and delivered appropriately to meet the standards, expectations and capacities of various stakeholders involved. In most cases, there is lack of knowledge about available and applicable tools designed to address general and specific issues. Whenever they exist, these tools are usually costly and require advanced technical skills—thus discouraging stakeholders, especially local communities, to actively participate in the activities, be it about data gathering, planning, or upgrading processes. On top of these, sustaining the process in terms of funding and technical knowledge is another big issue that needs to be addressed.



**People are the solution:** The participatory nature of the tool contributes to ensuring land rights. Exploring more options that are pro-poor, sustainable and responsive to the local context can better lead to generating evidence-based information on land status, boundaries and ownership.

As shared by the participants, starting from what people already know makes the process inclusive and relatable; thereby encouraging further participation. Gradual introduction of concepts, tools and strategies in making the workload seem easy especially on the part of the community and those unfamiliar with the concepts being introduced. In cases where there are existing tools used by the government or other stakeholders, new tools must be integrated and adapted to the local context so as not to duplicate efforts and waste valuable resources. One good experience presented was the case of Lao PDR where the incorporation of **soap operas** in learning materials such as video productions has been found effective in raising awareness about forest conservation and land rights among villagers.

At the global level, the Global Land Tool Network (GLTN) has developed several concepts and tools that can be adapted to different contexts. Some of these have been piloted in select countries, for example, the Continuum of Land Rights; Gender Evaluation Criteria in Myanmar; Fit-for-Purpose Land Administration in Afghanistan; Participatory and Inclusive Land Readjustment (PILaR) in Africa; and Social Tenure Domain Model (STDM) in the Philippines, Nepal, Congo, Kenya, and Uganda.

In Asia, the Asian Coalition for Housing Rights (ACHR) and Community Architects Network (CAN) have led and demonstrated the **citywide, people-led upgrading approach to slum development** which includes: settlements mapping, negotiation for land, citywide funds and savings cooperatives, small-scale infrastructure projects, social welfare and housing projects—implemented across 215 cities and 19 countries in the region. In the Philippines, a network of five institutions called the *Philippine Alliance* has scaled-up the process of community mobilizing and savings to tackle larger issues on land and housing through lobbying pro-poor policies at the level of city/local and national government.

### Community action to policy development

Now that communities have been empowered in using tools and approaches through knowledge sharing and capacity development, there is still a need to connect these community-driven initiatives into a larger body that governs policies development. Efforts on ground will mean nothing for the communities affected, if not suitably translated into policies that are strictly implemented by the authorities.



**Bottom-up policy making:** Strong community action promotes tenurial rights for all and policies that are acceptable and tailor-fit especially for the poor, i.e., policies should embody the concept of 'no one left behind.' Policy development for tenurial rights is a win-win solution for all stakeholders. There can be no responsive land administration without good policies.

Often, community action and processes are disregarded by policy making bodies as the process of taking it into account requires political will, financial resources and continuous dialogue. In other cases, these processes can fail simply because there is no coordination between government and communities. If partnership exists, engagements are at times merely reduced to public consultations on an irregular basis and top-down approach. Communities thus have become passive as decisions are politicized and often leaned towards economic interests. On the other hand, communities may also have conflicting interests thus giving the government a hard time to prioritize actions. In some cases, there is lack of evidence-based documentation from where government agencies may acquire baseline data for project prioritization.

Communities have the prospect to suggest solutions in connecting community actions to policy development—they just have to realize their potential and be empowered to do so.



**RLEx approach:** A combination of rigorous and fun-filled activities that both promote learning and sharing

## 4. Emergent themes and ways forward

Emerging from the workshop were the following themes, complemented by strategies deemed effective based on experience, and some key actions or next steps for implementation and scaling up:

### Collaborative work

- Identify a **single goal** and **definitive roles** of each stakeholder
- Convene stakeholders in **meetings and conferences** to lay down their common interests and create a **network or platform** harnessing these shared concerns
- Conduct stakeholder analysis and correlation, synergy and power relations
- Start with **less complex cities** or areas of smaller scale
- Build **strong leadership at community level** to capacitate them in negotiating with local authorities and better advocating for their rights and interests

### Learning by doing (informal capacity building)

- Raise **awareness** and strengthen capacity of grassroots organizations and government sector by providing **training-workshops and seminars** on related topics (basic human rights, land, housing, etc.) accompanied by **learning materials** and **site visits** to expose and learn from actual conditions on the ground
- Make good use of **local knowledge** as a strategy to informal capacity building – this is an opportunity for grassroots to document and do the processes themselves
- **Documentation** of good and bad processes/practices and tools/applications to be shared at learning exchanges among countries and concerned institutions
- Set up innovative, accessible, transparent and integrated **knowledge platforms/database** to be partnered especially with the young generation

### People are the solution

- Assessing the **local context**: conduct more **tailor-made trainings** and local tools and develop **pool of experts** for the sustainability of the process
- Choose appropriate type of tools and adapt according to local context; **localization of international development frameworks** at country level
- Formation of **technical working group** consists of different agencies for expertise, funding and continuous engagement and knowledge sharing among stakeholders
- **Inclusive and participatory process** conducted in a fun, gradual phase – build on what people already know and understand

### Bottom-up policy making

- Need for “**champions**” in **policy development** – involvement of communities by bringing solutions and influencing policies by documenting models and best practices for policy makers; gather strong data on communities such as through a demographic database
- Institutionalize a unified government agency to manage and tackle issues; government needs to support community action/processes to connect to policies through **financial and legal mechanisms**, as well as, mechanisms to monitor implementation of policies
- Capacitating CSOs and community leaders to negotiate (constant dialogue) with government and other stakeholders; education of communities on related policies and laws

- **Freedom of expression**; legitimize the voice of people; mass action and strategies; consensus among communities (for them to have one solid voice during dialogues); a leader to speak in behalf of different sectors (women, etc.); Find an effective communication strategy
- **Social accountability** on the part of the government; encouraging transparency and the right to information especially on legal aspects, while simultaneously ensuring the government feels more powerful when they work with communities, that is, by letting the government know working with communities also empowers them (but through genuine relationships)

## Effective land policies, administration and management at scale

- While improving land administration and management is the responsibility of many stakeholders, the center point of land administration and management should be the people
- Systems should recognize the plurality of tenurial forms
- Recognition of the continuum of land rights
- Pro-poor and gender-responsive land administration and recording
- Innovative, affordable, transparent land administration information system: based on a Fit-For-Purpose Approach, Participatory and Inclusive Land Readjustment (PILaR) tool, and other GLTN tools
- Implementation of international agreements e.g., VGGTs (Voluntary Guidelines on the Responsible Governance of Tenure), UNDRIP (UN Declaration on the Rights of Indigenous Peoples), CEDAW (Convention on the Elimination of all forms of Discrimination Against Women)
- Strengthen link of tenure and climate change and natural disaster
- Rethinking urban planning vis-à-vis rapid urbanization
- Affordable housing in safe locations



*Participants of the Regional Learning Exchange (RLEx)*

## Appendices

### Event program

Day One: Tuesday 6 <sup>th</sup> February 2018		
Time	Activity	Facilitator/Discussant
08:00 – 09:00	Registration of participants	TAMPEI/HPFPI
09:00 – 09:15	Welcoming remarks	<b>Bruno Dercon</b> Senior Human Settlements Officer / UN-Habitat Regional Office in Asia-Pacific  <b>Carl Earvin Beray</b> Community Architect & President / TAMPEI
09:15 – 09:30	Introduction of participants	<i>Facilitators:</i> Carla Santos, Jason Christopher Co
09:30 – 10:30	<b>Challenges, Opportunities and Innovative Approaches from Global and Regional Perspectives</b>	
	Addressing global land challenges	<b>David Mitchell</b> Associate Professor, School of Science / RMIT University
	Innovative approaches to land governance in Latin America: the contributions of governments and social movements	<b>Brenda Perez-Castro</b> Consultant / UN-Habitat
	Improving land tenure for the urban poor and homeless groups in Africa	<b>John Gitau</b> Land and GLTN Unit, Urban Legislation, Land and Governance Branch / UN-Habitat
	Q&A panel	<i>Facilitators:</i> Carla Santos, Jason Christopher Co
<b>10:30 – 11:00</b>	<b>Coffee break</b>	
11:00 – 12:15	Land governance in the Asia-Pacific region	<b>Nathaniel Don Marquez</b> Executive Director / Asian NGO Coalition for Agrarian Reform and Rural Development (ANGOC)  <b>Minh Chau Tran</b> Secretariat / Asian Coalition for Housing Rights (ACHR)  <b>Witee Wisuthumporn</b> Coordinator / Community Architects Network (CAN)  <b>Harafik Harafik</b> Project Officer, Asia Regional Coordination Unit / International Land Coalition Asia (ILC Asia)  <b>Rebecca Ochong</b> Housing and Land Policy Manager / Habitat for Humanity International Asia-Pacific (HFHI-AP)
	Q&A panel	<i>Facilitators:</i> Carla Santos, Jason Christopher Co

12:15 – 13:15		Lunch break
13:15 – 13:30	Ice breaker	TAMPEI/HPFPI
13:30 – 15:15	Panel country experiences and facilitated interactions 1	<p><i>Philippines / Ruby Papeleras</i> Coordinator / Homeless People's Federation Philippines Inc. (HPFPI)</p> <p><i>Philippines / Rhea Lyn Dealca</i> Director for Projects and Administration / Foundation for Economic Freedom (FEF)</p> <p><i>China / Yifan Song</i> Attorney and Land Tenure Specialist / Landesa</p> <p><i>Lao PDR / Hongthong Sirivath</i> Land and Livelihood Programs Coordinator / Village Focus International</p> <p><i>Nepal / Raja Ram Chhatkuli</i> Project Coordinator, Land and GLTN Unit / UN-Habitat</p> <p><i>Bangladesh / Khondaker Hasibul Kabir</i> Community Architect / Co-Creation Architects</p> <p>Other participants</p>
	Q&A session	<i>Facilitators:</i> Carla Santos, Jason Christopher Co
15:15 – 15:30		Coffee break
15:30 – 17:15	Panel country experiences and facilitated interactions 2	<p><i>United Kingdom / Mariangela Veronesi</i> Programme Manager / World Habitat</p> <p><i>Vietnam / Giang Pham</i> Founder and CEO / Flood Housing Movement</p> <p><i>Afghanistan / Naik Lashermes</i> Urban Planning Advisor / UN-Habitat Afghanistan</p> <p><i>Indonesia / Yuli Kusworo</i> Community Architect / Arkomjogja</p> <p><i>Indonesia / Dewi Kartika</i> Secretary General / Consortium for Agrarian Reform (KPA)</p> <p><i>Cambodia / Kim Seang Meas</i> Managing Director / Community Development Foundation</p> <p><i>Myanmar / Van Lizar Aung</i> Director / Women for the World</p> <p>Other participants</p>
	Q&A session	<i>Facilitators:</i> Carla Santos, Jason Christopher Co
17:15 – 17:30	Reflections and facilitated discussion	<i>Facilitators:</i> Carla Santos, Jason Christopher Co

<b>Day Two: Wednesday 7<sup>th</sup> February 2018</b>		
<b>Time</b>	<b>Activity</b>	<b>Facilitator/Discussant</b>
08:30 – 09:00	Registration	TAMPEI/HPFPI
09:00 – 09:30	Recap of country experiences	Facilitators: Carla Santos, Jason Christopher Co
09:30 – 10:15	GLTN tools and approaches, implementation at country-level	<b>Danilo Antonio</b> Land and GLTN Unit, Urban Legislation, Land and Governance Branch / UN-Habitat
	Q&A session	<i>Facilitators:</i> Carla Santos, Jason Christopher Co
10:15 – 10:30	Workshop mechanics and groupings	<i>Facilitators:</i> Carla Santos, Jason Christopher Co
<b>10:30 – 11:00</b>	<b>Coffee break</b>	
11:00 – 12:15	Workshop: Identify key priority actions for improving security of tenure and promoting land governance	<i>Facilitators:</i> Carla Santos, Jason Christopher Co  <i>Co-facilitators:</i> Carl Beray, Villa Mae Libutaque, Christopher Ebreo, Deanna Ayson
<b>12:15 – 13:15</b>	<b>Lunch break</b>	
13:15 – 13:30	Ice breaker	TAMPEI/HPFPI
13:30 – 15:00	Reporting and Q&A session	<i>Facilitators:</i> Carla Santos, Jason Christopher Co
15:00 – 15:15	Consolidation of reports	<b>Christopher Ebreo</b> Community Architect & Executive Director / TAMPEI
<b>15:15 – 15:30</b>	<b>Coffee break</b>	
15:30 – 16:00	Reactions from global and regional actors	<i>Facilitators:</i> Carla Santos, Jason Christopher Co
16:00 – 17:00	Building an agenda / platform for land governance	
17:00 – 17:30	Closing remarks	<b>Oumar Sylla</b> Unit Leader, Land and GLTN, Urban Legislation, Land and Governance Branch / UN-Habitat/GLTN  <b>Ma. Theresa Carampatana</b> National President / Homeless People's Federation Philippines Inc. (HPFPI)
17:30- 19:00	<b>Dinner / Socials</b>	

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## Links to photos

2018 February 06 (**Day 01**, morning): <http://bit.ly/2sEYrzj>

2018 February 06 (**Day 01**, afternoon): <http://bit.ly/2Cw7Mcj>

2018 February 07 (**Day 02**, whole day): <https://bit.ly/2BQvxyT>