GLTN

GLOBAL LAND TOOL NETWORK

SECURING LAND AND PROPERTY RIGHTS FOR ALL

GLTN OVERVIEW

Background, Tools and Way Forward

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John Gitau

Programme Management Officer

Land, Housing and Shelter Section, UN-Habitat

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Land Governance is a fundamental pre-requisite for sustainable development, poverty eradication, sustainable urban development and fulfillment of human rights.

Tenure Security is key!

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KEY GLOBAL LAND GOVERNANCE CHALLENGES

- Informal and customary tenure systems – informal register
- Complexity of land rights, claims and records
- Systemic inequalities (e.g. women's limited access/control over land)
- Rapid urbanization is increasingly putting pressure on land (e.g. urban sprawl 175% by 2030, slums)
- Food insecurity and pressures on agricultural land (need 70% increase in food production by 2050)
- Technology versus capacity
- Displacements due to conflict and disasters

Conventional land systems cannot deliver tenure security at SCALE!

Image: Tuca Vieira/David Fenng

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GLTN, as facilitated by UN-Habitat, was established to address these challenges

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"Securing Land and Property Rights for All"

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WHO WE ARE

- Established in 2006, GLTN is a dynamic and multisectoral alliance of 87 international partners committed to increasing access to land and tenure security for all, with a particular focus on the poor and women
- Includes international CSOs, research and training institutions, bilateral and multilateral organizations, and international professional bodies

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WHAT ARE THE KEY AREAS OF INTERVENTIONS?

- Tools development and implementation
- Awareness and knowledge building (e.g. GLII, continuum of land rights)
- Championing land governance initiatives (e.g. LGAF, VGGTs, ALPC)
- Regional and country engagements
- Capacity development
- Strengthening partnerships and coalitions

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GLTN FRAMEWORK

Frameworks

Pro-poor, gender responsive and fit-for-purpose land policies, tools and approaches

87 partners and counting

'For a world in which everyone enjoys secure land rights'

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GLTN PHASES

- **Phase 1 (2006–2011) -** GLTN developed an innovative, inclusive approach and methodology for understanding land tenure security via the Continuum of Land Rights
- **Phase 2 (2012–2018)** - GLTN has fostered partnerships for country-level implementation. It has overseen the intensive testing and improvement of tools in a variety of different contexts and the development of capacity for implementation at scale
- **Phase 3 (2019-2023)** - GLTN developed more institutionalized approaches and strategic interventions to scale up land tools for country-wide implementation and impacts
- **Phase 4 (2024 – 2027)** – Consolidates national pilot and scaling work while strengthening global normative impact

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GLTN LAND TOOLS

- GLTN considers that a land tool is a practical method to achieve a defined objective in a particular context. More precisely, a tool facilitates decision processes based on knowledge to move from principles, policy and legislation to implementation

- Land tool development can be understood as the processes of reviewing, developing, documenting, implementing, disseminating, evaluating and monitoring the tools

- Land tool can be a guide, criteria, software, training package, manuals, guidelines, frameworks, e-learning etc.

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EXAMPLES OF LAND TOOLS

- Continuum of Land Rights
- Fit-For-Purpose Land Administration
- Gender Evaluation Criteria
- Social Tenure Domain Model (STDM)
- Participatory Enumeration
- Responsive Land Use Planning
- Cost and Financing Land Administration Services (CoFLAS)
- Pro-poor land recordation
- Pro-poor land policy
- Participatory and Inclusive Land Re-adjustment (PILaR)
- Land-based financing tools
- Valuation of Unregistered Lands
- Land and conflict/disasters

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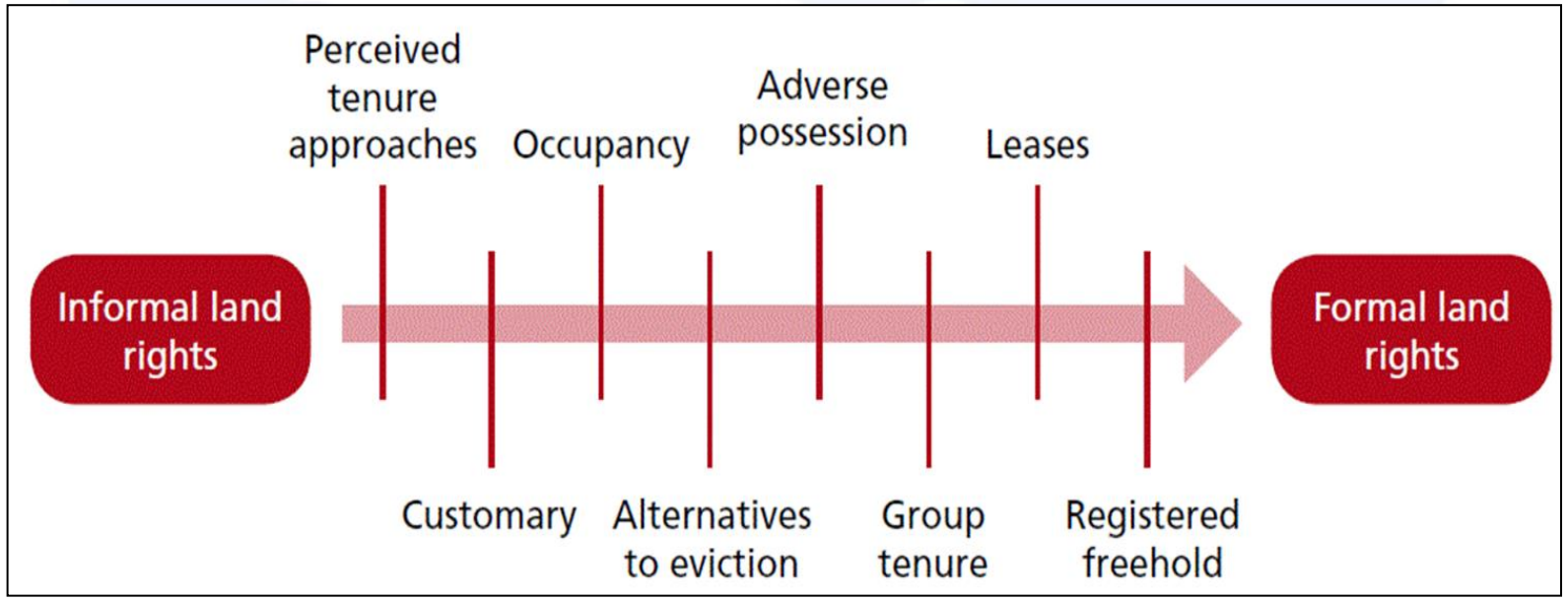
CONTINUUM OF LAND RIGHTS

The **continuum of land rights** is not a theory, it is rather a powerful ***concept, or metaphor***, for understanding this rich land tenure diversity

- Rights to land are regarded as lying on a continuum between informal and formal
- In between these lie a wide and complex spectrum of rights



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CONTINUUM OF LAND RIGHTS IN PRACTICE

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FIT-FOR-PURPOSE LAND ADMINISTRATION

Time:

- 10 or 1200 years of work?

Cost:

- 10 or 2000 US$ per parcel?

Quality:

- Meter or millimeter?

Legal certainty:

- Formal right or informal rights?

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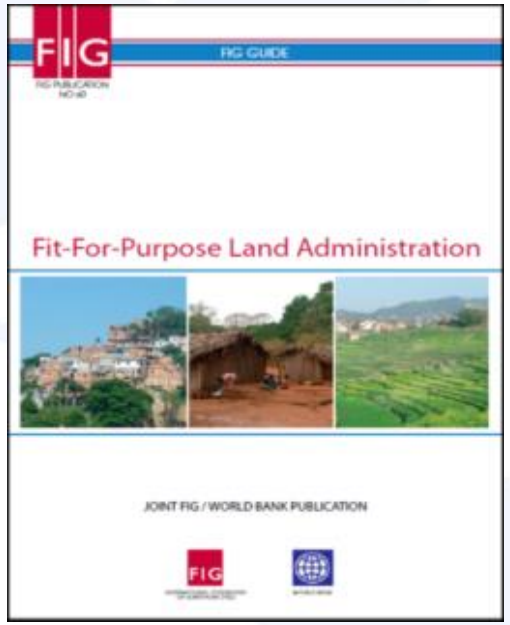
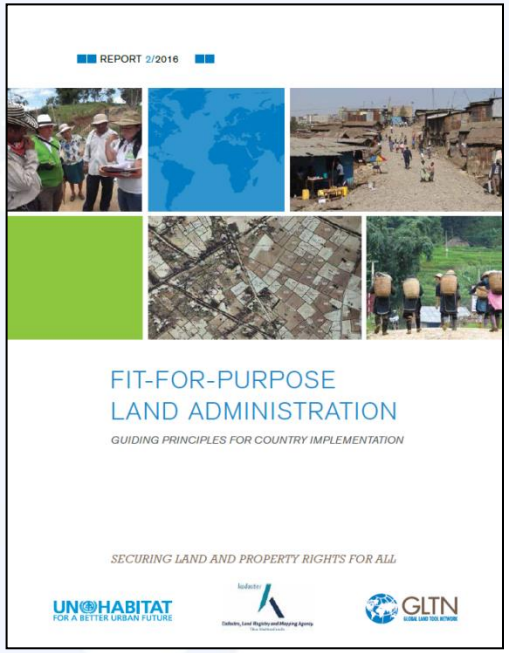
Fit-For-Purpose Land Administration



Spatial Framework:

Aerial imageries country wide
Participatory field adjudication
Incremental improvement
Continuum of accuracy



Fit-For-Purpose
Land Administration

Legal Framework:

Enshrine FFP approach in law
Secure all land rights for all
Human rights, gender equity
Continuum of tenure - STDM

Institutional Framework:

Holistic, transparent and cost effective
Sustainable IT-approach
Ongoing capacity development
Continuum of services

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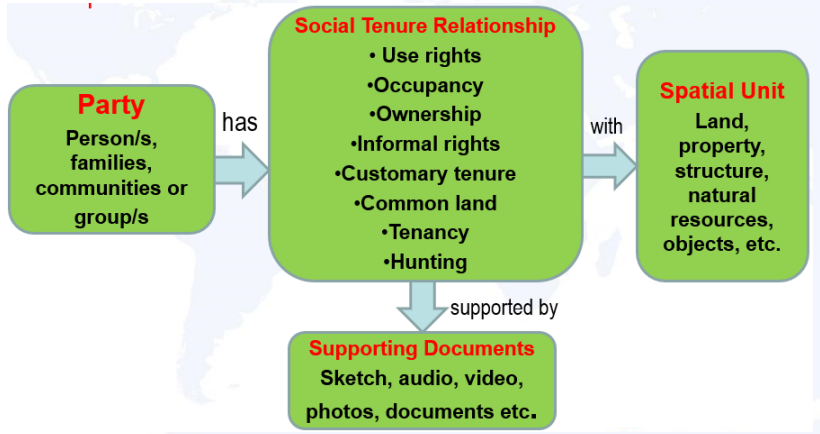
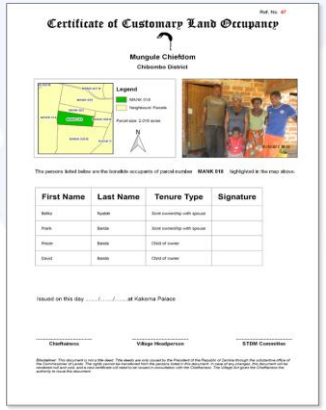
SOCIAL TENURE DOMAIN MODEL

- Supports the continuum of land rights approach
- Facilitates the recording of all forms of land rights and claims
- Based on free and open-source software and LADM ISO standard
- Easy to use, affordable
- Encourages participation and transparency
- Empowers poor communities and non-technical land stakeholders
- Multiple applications for diverse contexts
- Implementation in at least 15 countries
- Over 1.5 million people are impacted, so far





https://stdm.gltn.net

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GENDER EVALUATION CRITERIA

Process of bringing stakeholders together to identify gender inequalities in land and to dialogue and plan jointly for responses

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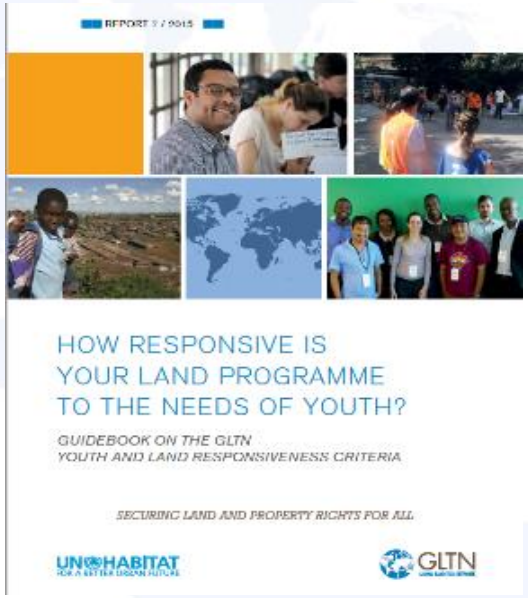
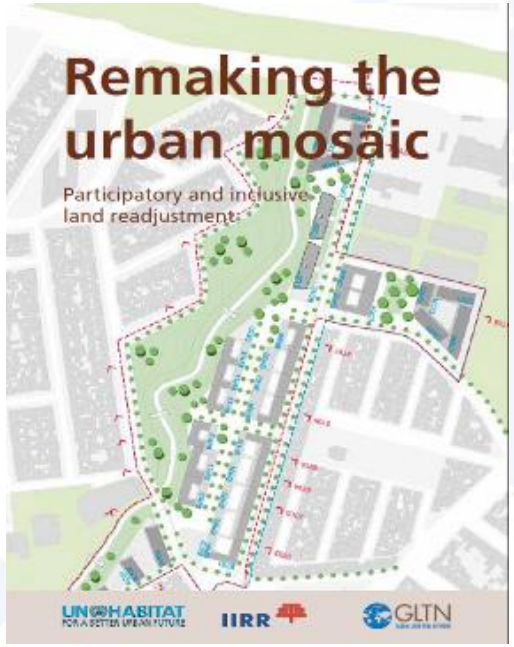
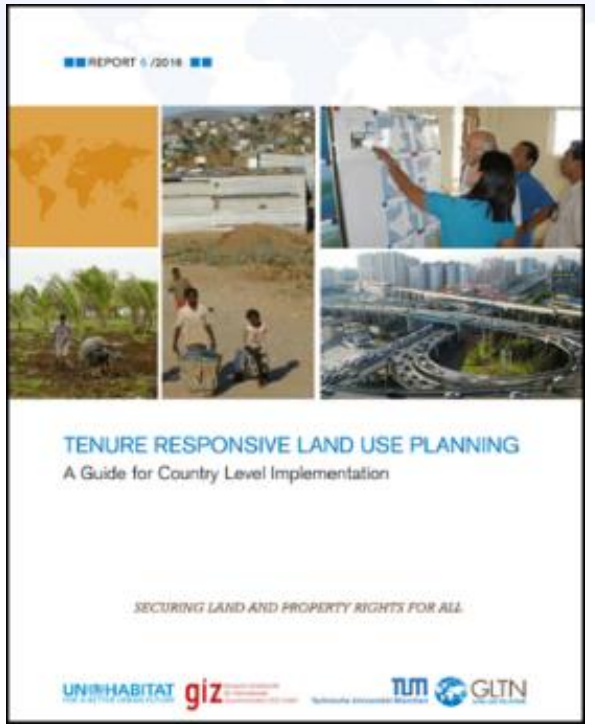
OTHER RELEVANT TOOLS







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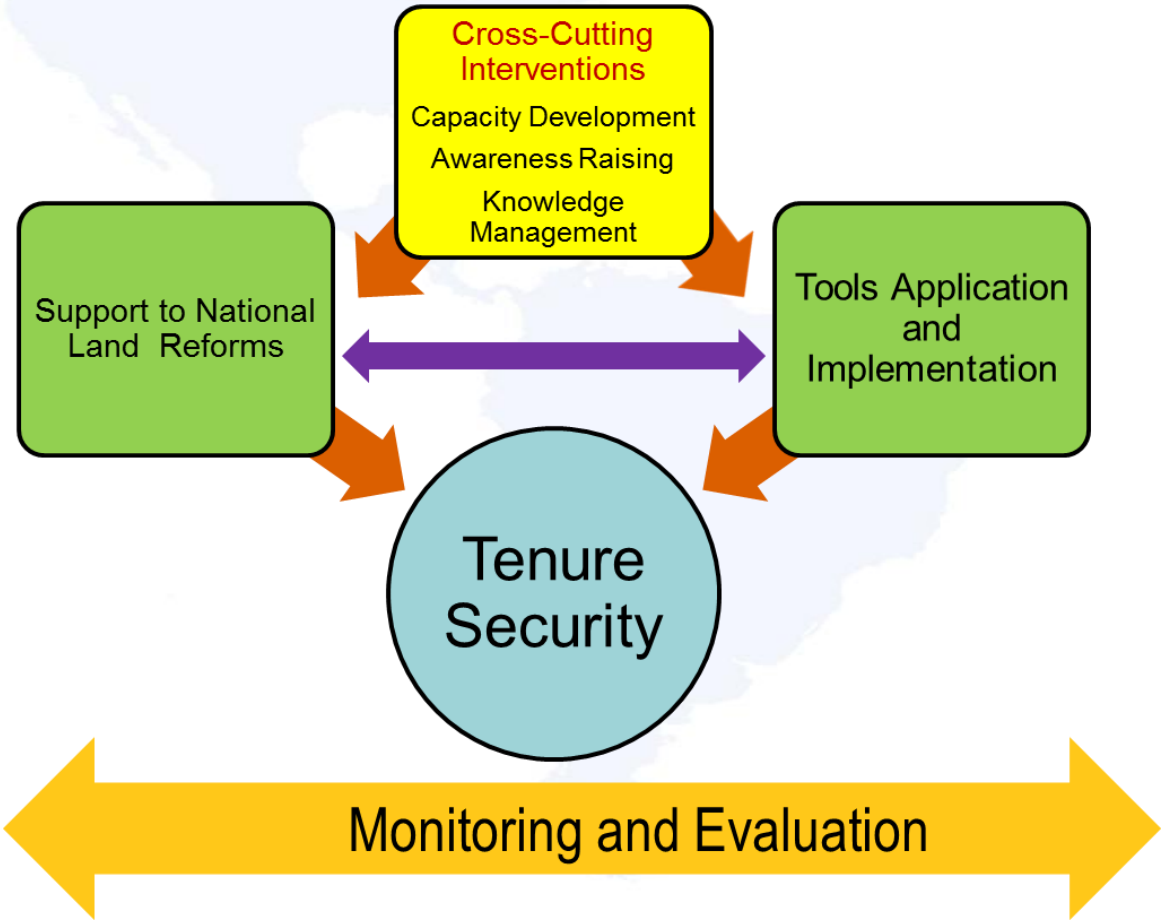
COUNTRY ENGAGEMENT



1. Democratic Republic of the Congo
2. Iraq
3. Jordan
4. Kenya
5. Lao PDR
6. Lebanon
7. Libya
8. Namibia
9. Nepal
10. Palestine
11. Philippines
12. South Sudan
13. Syria
14. Tunisia
15. Uganda
16. Yemen
17. Zambia

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COUNTRY-LEVEL FOCUS AND STRATEGIES

1. **Focused agenda on "Tenure Security for All" –** through pro-poor land tools and promotion of the continuum of land rights approach
2. **Strong focus on empowering the rural and urban poor, women and vulnerable groups**
3. **Learning by doing –** as the core strategy for implementing capacity development work
4. **Catalytic role –** Supports existing platforms, partners' work, seed/catalytic funding, value additions etc**.**
5. Strong focus on bottom-up and inclusive approaches; grassroots engagement

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KEY CHALLENGES IN THE LAND SECTOR

- Advances in technology; but too slow on policy and institutional reforms (short-term horizons!)
- Agreements on issues and potential incentives of innovations; but preference for “status quo” (mind-set issue!)
- Land issues are complex; few investments and “change agents” (risk averse attitude!)
- Tensions between the national and local authorities roles; between “competing” agencies
- Malpractices and corruption in the sector (the elephant in the room!)
- Good innovations; difficult realities - how to scale up?

REFLECTIONS AND WAY FORWARD

- *Moving to the continuum of land rights framework and fit for purpose land administration approaches is both a **systemic change**, and a **'mind-set change'** approach*
- *Think big, start small*
- *Build from existing local strengths*
- *Leave no one behind (focus on the poor, women and vulnerable groups)*
- *Demonstrate some good examples as soon as you can*
- *There are alternative tools – use them and adapt for specific context*

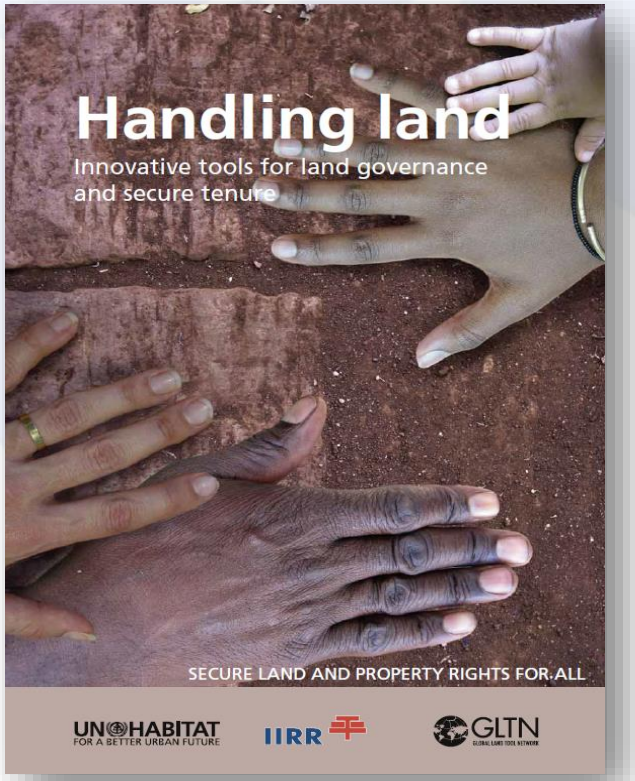
THANK YOU

GLTN Secretariat

UN-Habitat, P.O Box 30030, Nairobi 00100, Kenya

unhabitat-gltn@un.org

www.gltn.net



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