

FIG CHAMBER OF GRADUATED SURVEYORS

FIG Working Week
17 - 21 May, Bulgaria
From the wisdom of the ages
to the challenges of modern world




FIG SOFIA 2015



OVERVIEW OF LAND CHALLENGES AND THE GLOBAL LAND TOOL NETWORK

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GLOBAL CHALLENGE

LAND, POVERTY AND DEVELOPMENT

- **Tenure Security is a pre-requisite for sustainable development, poverty eradication and fulfillment of human rights**
- **Evidence from India (Succession act GLTN/WB study)**
- **Change in inheritance law - gives women equal access to assets with positive impact on health, education and other**
- **Poverty and marginalization within a context increases vulnerability and access, control and use of land**

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GLOBAL LAND CHALLENGES

Conventional land systems cannot deliver tenure security at scale:

- Limited coverage (30% globally, some countries like Nigeria 3%)
- Complexity of land rights, claims and records (e.g customary, statutory, informal - Liberia)
- Systemic inequalities (e.g. women's limited access/control over land, youth not addressed)
- Urbanization is increasing pressure on land (e.g urban sprawl 175% by 2030)
- Food security and pressures on agricultural land (need 70% increase in food production by 2050)
- Large scale land investment (78% in agriculture but majority in non-food corps)

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GLOBAL LAND CHALLENGES

INSUFFICIENT DIGITAL DATA



Paper system
(organized,
unorganized)
Digital system

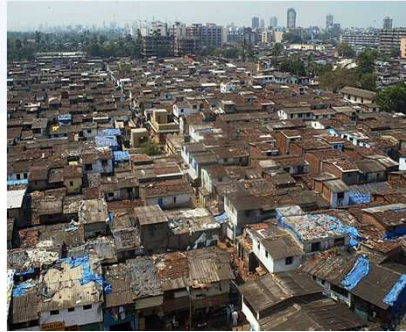
- Land documents are critical for cities
- Digital land administration systems underpin city management and extension
- Land documents underpin planning and implementation of plans, Service delivery, revenue collection/municipal, financial sustainability

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GLOBAL LAND CHALLENGES

THE SCALE

- Majority of people in developing countries have no security of tenure
- 70% of ownership units are not registered in a recognized system
- 30% registered land rights
- Could take 600-1000 years to get to majority with freehold land documents



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GLOBAL LAND CHALLENGES

THE IMPACT: LACK OF DOCUMENTS

- Slum upgrading piecemeal not city-wide
- Slum proliferation
- Planning not implemented
- Insufficient supply of serviced land
- Demand for land much greater than supply & linked to corruption
- Scaling up issues

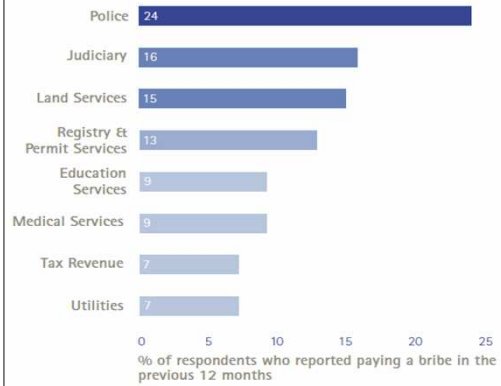
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GLOBAL LAND CHALLENGES

CORRUPTION

- Land ranks high on the Global Corruption Barometer
- Third most corrupt sector globally

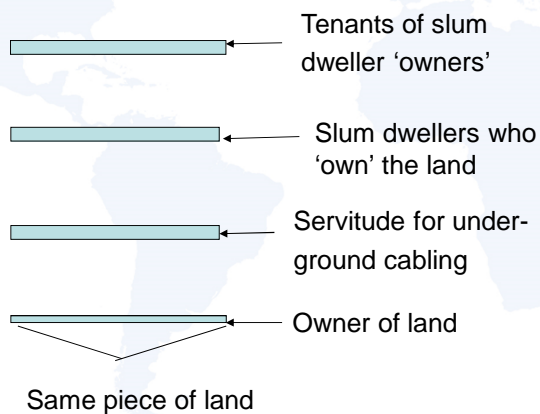
Figure 5 PERCENTAGE OF PEOPLE WHO REPORTED PAYING BRIBES IN THE PREVIOUS 12 MONTHS, BY SERVICE



Source: Transparency International Global Corruption Barometer 2009. Percentages are weighted and calculated for respondents who came in contact with the services listed. Colours indicate that there is a statistical difference between services.

GLOBAL LAND CHALLENGES

OVERLAPPING RIGHTS AND CLAIMS



GLOBAL LAND CHALLENGES

OTHER ISSUES

- Vested interests – financial, political
- Land use change - most plots every 15 years. Impact rapid urbanisation
- Process of formal change often very expensive and over 50 separate steps in peri-urban area- different department levels of government



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GLOBAL LAND CHALLENGES

HOW TO ADDRESS CHALLENGES

- How to: Create gender balance in property and tenure security
- How to: Modernize land systems in an inclusive and pro-poor way
- How to: Extend land administration systems beyond individual titling & cadaster to include a variety of rights including informal settlements, customary/indigenous rights, pastoralists, overlapping and complex rights/claims, also in post conflict/disaster situations.
- How to: Address the issue of affordability
- How to: Build the various tenure types & systems to enable land reform and to secure land and property rights for all

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CONTRIBUTES TO ADDRESSING THESE CHALLENGES

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Global Land Tool Network



- 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 land tools.
- **Currently 66 partners** : Land professionals, civil society, research and training institutions, multilateral and bilateral
- **Develop tools collaboratively to implement** pro-poor and gender sensitive
- Increasing **country level work**

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Global Land Tool Network

OBJECTIVES

- Establish a continuum of land rights rather than just focus on individual land titling;
- Improve and develop pro-poor land management as well as land tenure tools;
- Unblock existing land initiatives;
- Improve global coordination on land (Paris Declaration);
- Assist in the development of gender sensitive tools which are affordable and useful to all land stakeholders;
- Improve the dissemination of knowledge about how to improve security of tenure at scale

CORE VALUES:

Pro-poor, governance, equity, subsidiarity, affordability, systematic large scale approach, gender sensitiveness and sustainability.

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Global Land Tool Network

PARTNERS

- Professional bodies
- Civil society (urban + rural)
- Training + research
- Multilaterals/bilaterals
- Chair of GLTN International Advisory Board: Chilean Ambassador Paulsen
- Country level:
 - Follow Paris Accord
 - Government and other stakeholders own and leads
 - Focus on partnerships, capacity development and tools implementation
 - Catalytic interventions
- Partners' meeting every two years



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HOW DOES PARTNERSHIP OPERATE IN GLTN

- Agreement with objectives and core values
- Contribute substantively and/or financially
- Engagement through:
 - Sharing of knowledge and information
 - Advocacy and awareness building
 - Joint activities (e.g. events, publications, tools)
 - Tool development and implementation process
 - Capacity development initiatives
 - Global and regional initiatives
 - Resource mobilization efforts
 - In-country pilots and activities
 - Tool implementation at national and/or local levels

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THANK YOU

OVERVIEW OF LAND CHALLENGES AND THE GLOBAL LAND TOOL NETWORK

NEED TO KNOW MORE?

Contact us at: gltn@unhabitat.org

or visits us at:

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