



GLTN

GLOBAL LAND TOOL NETWORK

SECURING LAND AND PROPERTY RIGHTS FOR ALL

Land Governance: A Prerequisite for Sustainable Urban Development

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

Tenure Security is key.



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KEY LAND GOVERNANCE CHALLENGES

- **Limited coverage (30% globally)**
- **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)**
- **Large scale land investment (78% in agriculture but majority in non-food crops)**
- **Corruption in the land sector**

Conventional land systems cannot deliver tenure security at SCALE!

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



“Securing Land and Property Rights for All”

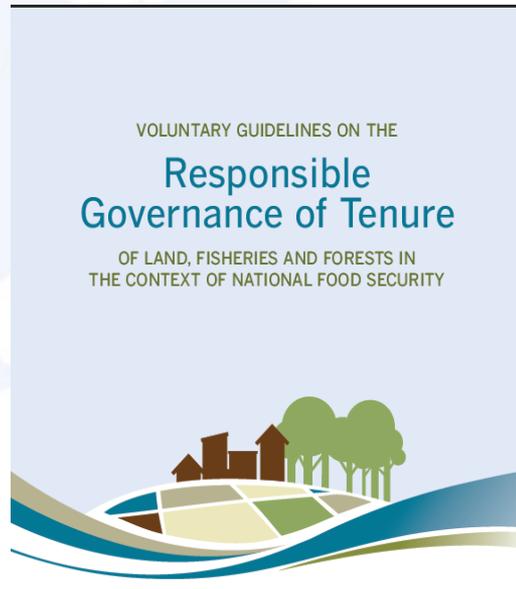


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LAND IN THE GLOBAL AGENDA



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LAND IN THE NEW URBAN AGENDA



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LAND IN THE NEW URBAN AGENDA

“We commit ourselves to promoting, at the appropriate level of government, including subnational 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”

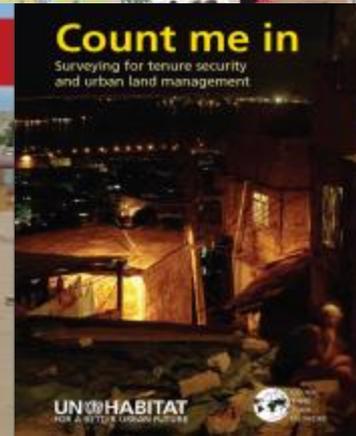
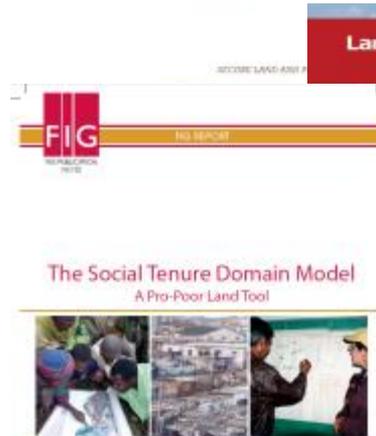
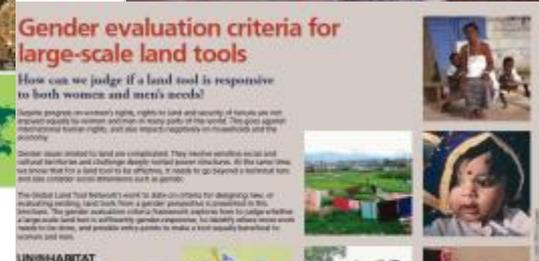
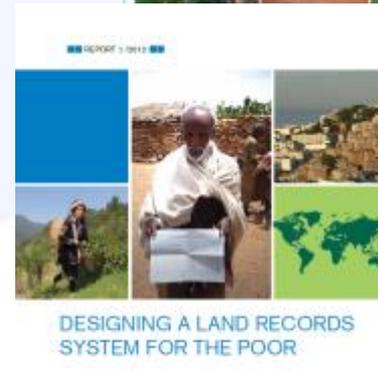
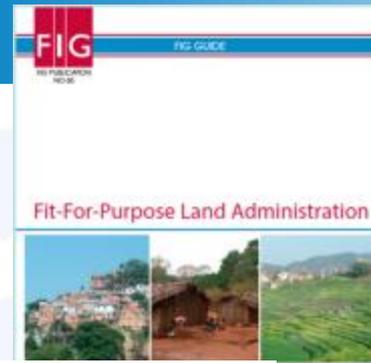
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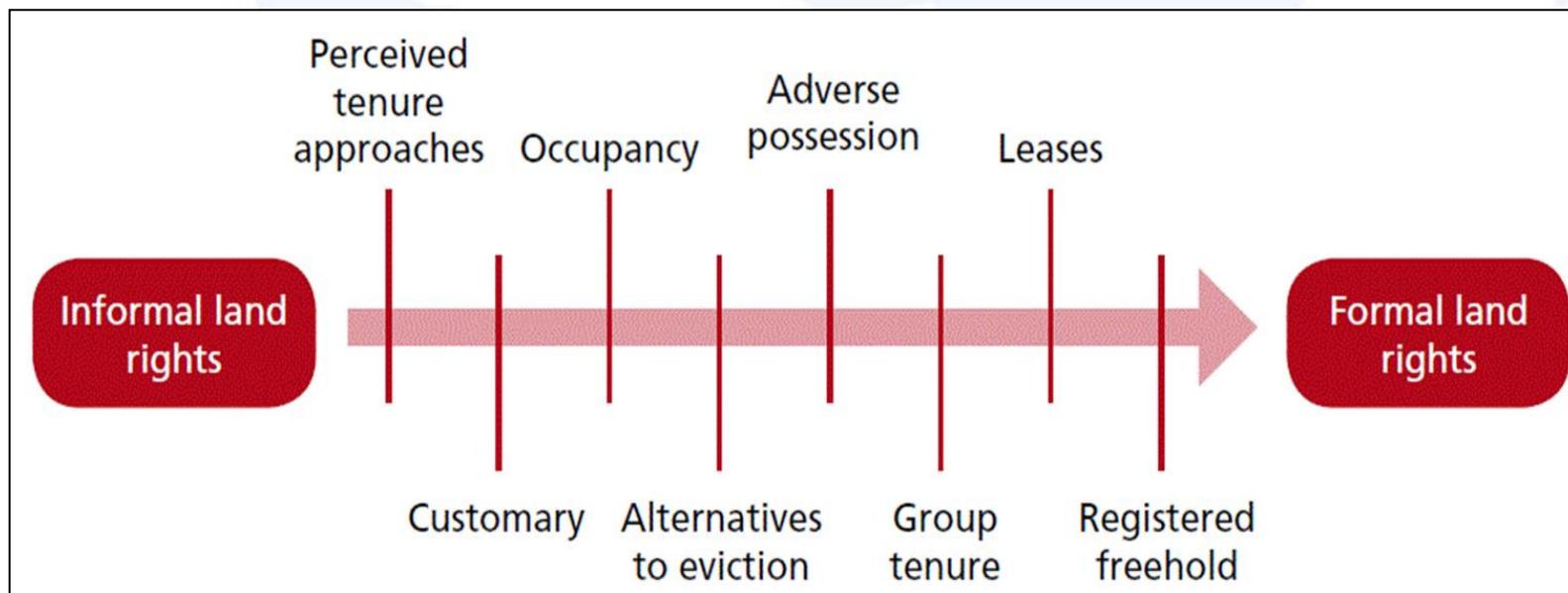
PRO-POOR LAND TOOLS

- Participatory and Inclusive Land Re-adjustment (PILaR)
- Land-based financing tools
- Gender Evaluation Criteria
- Social Tenure Domain Model
- Land Use Planning
- Fit-For-Purpose Land Administration
- Participatory Enumeration
- Pro-Poor Land Recordation
- Youth and Land
- Pro-Poor Land Policy
- Valuation of Unregistered Lands
- Land and conflict/disasters
- Many others



The 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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WHAT'S THE PROBLEM?

Time

10 or 1200 years of work?

Cost

10 or 2000 US\$ per parcel?

Quality (accuracy and legal certainty)

cm or m?

Formal right or informal rights?

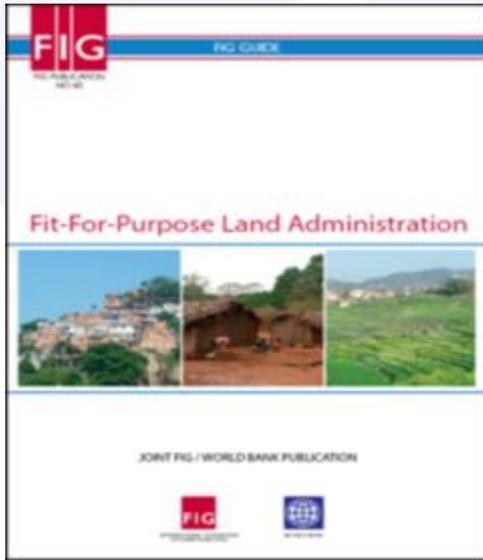


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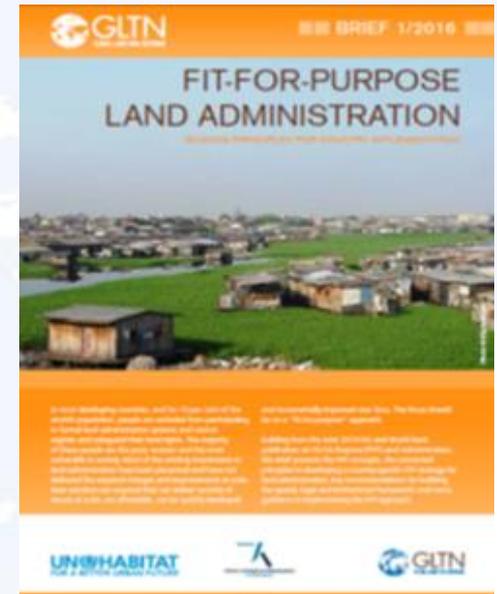


FIT-FOR-PURPOSE LAND ADMINISTRATION



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

CAPACITY DEVELOPMENT AT THE CENTRE!

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THE CONCEPTUAL FRAMEWORK

Party
Person/s,
families,
communities or
group/s

has

Social Tenure Relationship

- Use rights
- Occupancy
- Ownership
- Informal rights
- Customary tenure
- Common land
 - Tenancy
 - Hunting

with

Spatial Unit

Land,
property,
structure,
natural
resources,
objects, etc.

supported by

Supporting Documents

Sketch, audio, video,
photos, documents etc.

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KEY FEATURES

- Supports the continuum approach
- Facilitate the recording of all forms of land rights and claims
- Based on open and free software packages
- Based on global standard (LADM)
- Complements other tools and development interventions
- Easy to use, affordable
- Encourages participation and transparency
- Empowers poor communities and non-technical land stakeholder

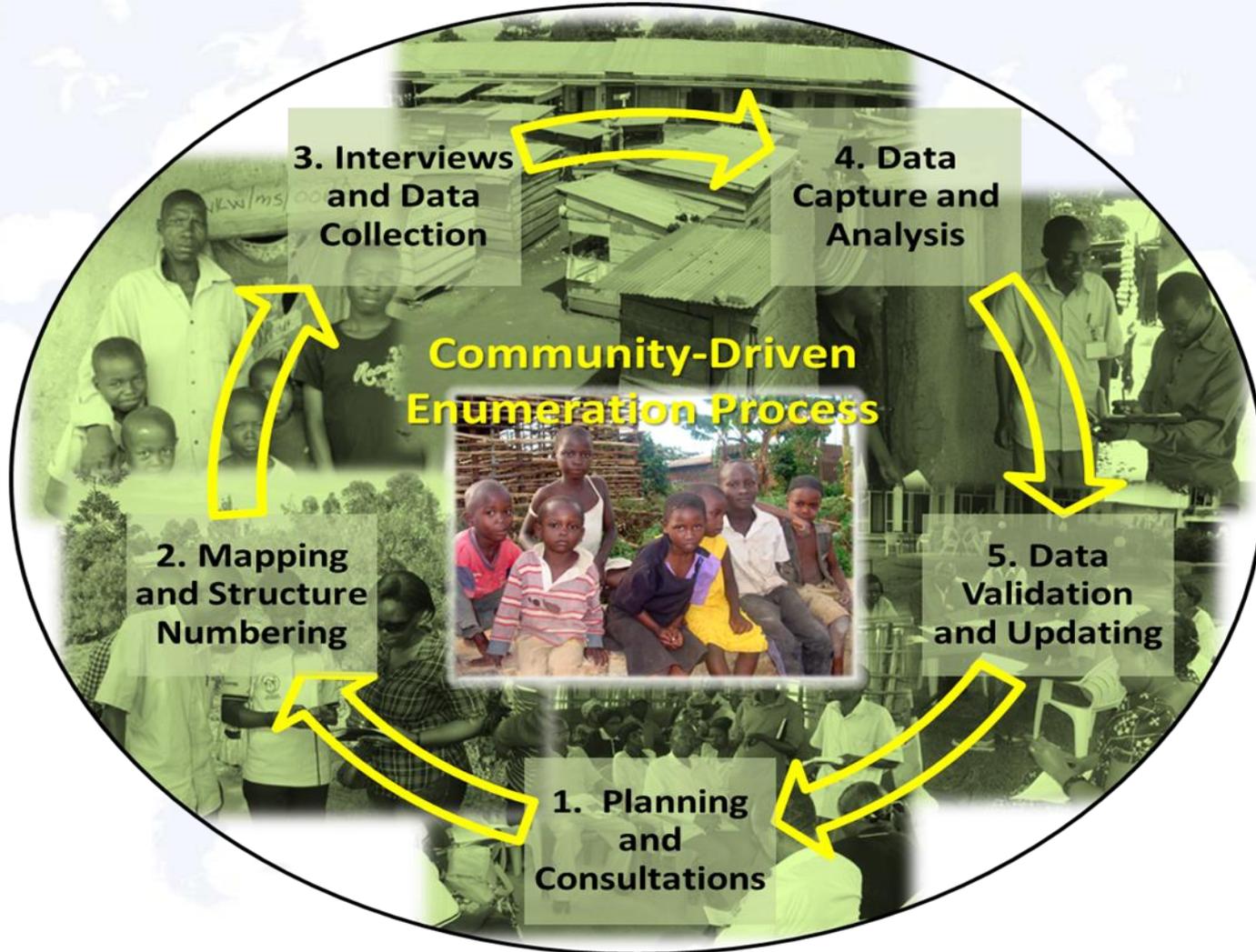


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THE ENUMERATION PROCESS

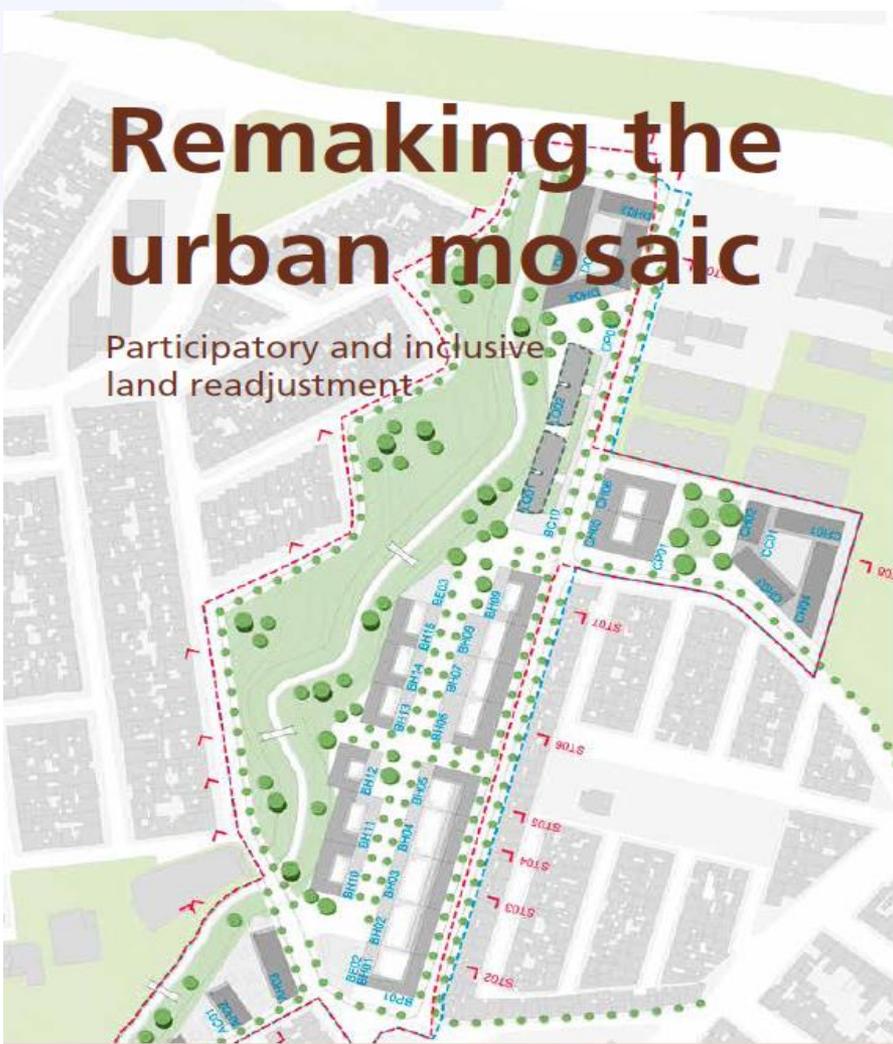


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Participatory And Inclusive Land Readjustment (PIlaR)

Remaking the urban mosaic

Participatory and inclusive land readjustment



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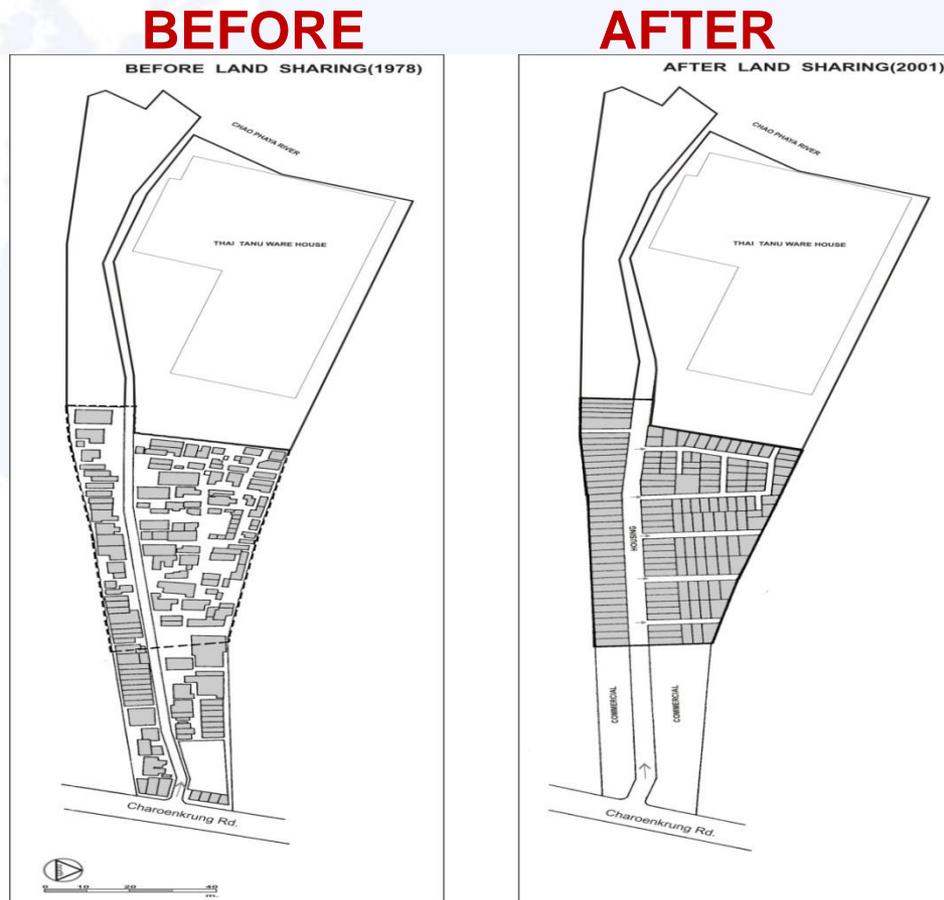
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PILaR - DEFINING FEATURES

- Not only a technical exercise
- Governance focused
- Broadly consensual
- Community driven
- Negotiated land sharing
- Pro-poor, gender responsive, etc.
- Equitable distribution of costs and benefits and value sharing
- Opportunity to mediate differences



Aim: Achieve CONSENSUS among all stakeholders and avoid evictions

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LA CANDELARIA



- DRENAJE
- BARRIOSVER
- DEFINICION**
- PROYECTO
- DEFINICION**
- PROYECTO
- Malla Vial 07
- Sin título-1.bm**
- RGB**
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Sistema de Coordenadas
 Coordenado System: PCS MAG Air Modulo
 Proyección: Transverso Mercator
 Datum: CR 8240 Meters
 False Easting: 833 374,8470
 False Northing: 1 184 974,8770
 Central Meridian: -75,5644
 Scale Factor: 1,0000
 Latitude Of Origin: 8,2292
 Units: Meter



PLANO: PC- I-01-01 PLANO POLIGONO PILaR LA CANDELARIA

ESCALA : 1:1.000

ELABORACIÓN TÉCNICA
 EQUIPO DE DISEÑO Y PLANIFICACIÓN URBANÍSTICA
 ARO. EDP. JAVIER A. VARGAS ZULIAGA
 ARO. EDP. WILLIAM SORREZ

PILOTO GLOBAL PILaR. Reajuste de Suelos Participativo e Incluyente.
 PILaR GLOBAL PILOT. Inclusive and Participatory Land Readjustment.

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LA CANDELARIA: PROJECT PHASING



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LAND BASED FINANCING TOOL

- Aims at addressing challenges in availability of the financial resources necessary to support and sustain urban development particularly in many developing countries.
- Many urban authorities are seriously under-resourced and hence unable to meet the ever-growing demand for basic services and new infrastructure as well as the maintenance of existing infrastructure and services.



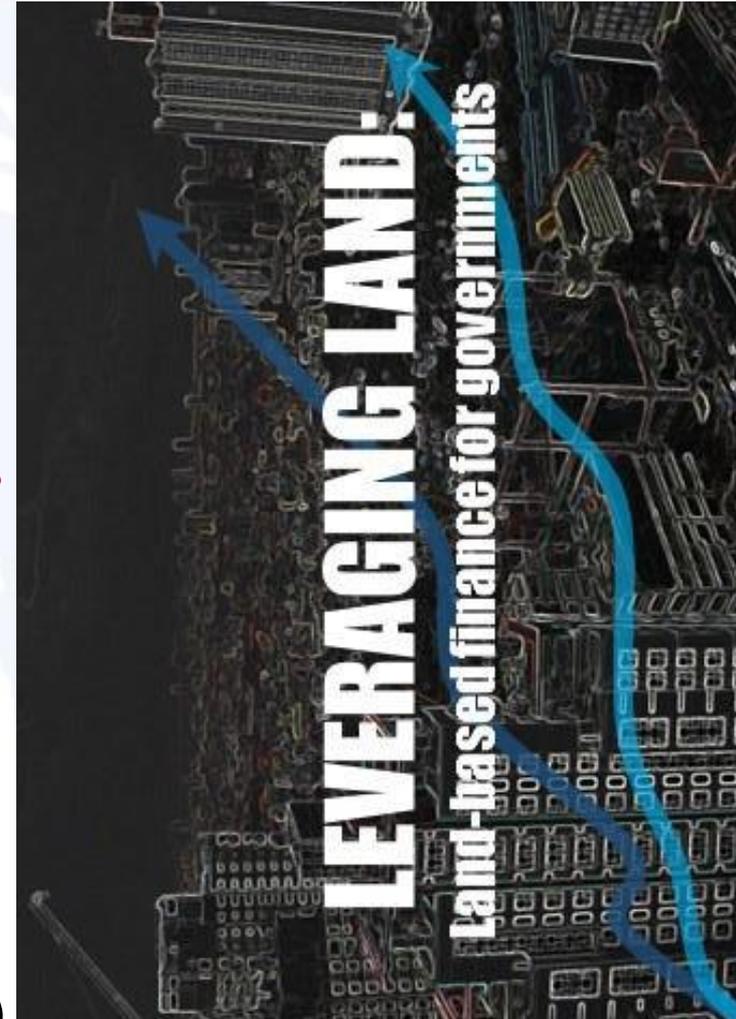
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WHAT IS THE LBF TOOL?

- Collective name to range of tools local governments can use to expand revenue base for financing urban development.
 - Annual tax on immovable property
 - Public land leases and land sales
 - Developer exactions
 - Classical land value sharing
 - Betterment charges and special assessments
 - Transfer of developments rights (TDR)
 - Transfer taxes and stamp duties
- Based on land being a key factor of production and important source of financing urban development. Since immobile, taxes and fees tied to land cannot be avoided by relocating to another place.
- Tool/training package => (Reader and Guide)



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Challenges

- Technology is fast but not the needed policy and institutional reforms are slow
- “Mind-set” – slows down the reforms
- Vested interests (the elephant in the room)
- “Formal” authorities lukewarm acceptance at the beginning
- Good innovations- scaling up issues?

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THANK YOU

NEED TO KNOW MORE?

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