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# **INNOVATIVE TOOLS AND SOLUTIONS TO LAND CHALLENGES**

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## **Outline**

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- 1. Why?**
- 2. What (common challenges)?**
- 3. For who and by who?**
- 4. How (consensus)?**
- 5. Where (Africa and GLTN)?**



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## 1. WHY INNOVATION MATTERS?



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### **Business as usual is not sustainable**

- ! Are we reaching out to all segments of the population?
- ! Are we servicing a few and overlooking the majority?
- ! Are solutions offered safeguarding and protecting all, particularly the poor, women and other groups?
- ! Are we going beyond our comfort zones?
- ! Are we seeking broader alliances and partnerships?



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## Are existing tools, governance and solutions matching the land challenges?

- ! Are solutions servicing and reconciling formal, informal and customary systems?
- ! How to meet the capacity needs and gaps?
- ! Are land surveyors prepared to engage with emerging issues?: food security, global warming, climate change, human rights, Youth, etc.
- ! What and where are the land solutions and tools? Are they effectively contributing to better environment and sustainability?
- ! Are existing legislative and policy frameworks responding to land challenges?



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## 2. WHAT ARE THE COMMON LAND CHALLENGES?



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## Examples of Land Challenges: How to?

- **Design women and youth friendly systems to alleviate poverty (affordable and accessible systems)**
- **Create solutions to address land conflicts**
- **Document and disseminate innovative land approaches**
- **Eliminate gender based discrimination**



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## Examples of Land Challenges: How to?

- **Reduce blockages to the implementation of progressive and pro-poor reforms and policies**
- **Promote good land governance**
- **Enable functioning land markets**
- **Improve coordination in the land sector**
- **Etc.**



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### **3. BY WHO AND FOR WHO?**



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### **Innovating for who and by who?**

- 1) How are actors engaging for a common goal such as environment and sustainability?
- 2) Are surveyors doing enough to link common practices to existing frameworks?
- 3) Where are the land tools emanating from and who are the 'users'? Any asymmetry?
- 4) Engaging the youth: e.g. FIG Young surveyor Network
- 5) Transfer of know-how, technology and expertise: Given back to the global community and supporting the poor and less privileged?
  - a) Time for 'surveyors without border'?
  - b) 'Pro bono' good practices?



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## 4. HOW?

- (a) Emerging consensus
- (b) Embracing and expanding the continuum of land rights
- (c) Fit-for-purposes
- (d) Land governance
- (e) Frameworks: LADM, LGAF, VG, LPI



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### (a) Continuum of continuums

**Rationale:** Tenure security is important, Not one size fits all, Fit-for-purposes;

**Addresses:** Range of rights and responsibilities, Catering for the poor, women, youth and other vulnerable group; based on common practices; affordability, sustainability

From (focusing on individual)	To More/majority
One size-fits-all	Use-as-you-go
Fix and single document	Multiple, choices, democratic
Avoiding complexity	Embracing complexity
Top-down	Bottom-up and demand/needs



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## (b) Fit-for-purposes: expanding the scope

Emerging thinking and shift in the surveying field

From	To
Enabling (spatial frameworks, LADM)	Fit-for purposes
One	Many
Uniformity	Diversity/Complexity
Accuracy	Adjustment/flexibility
Technology-driven	Demand/need driven



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## c. (Good) Land governance: consensus and next steps

- 1. Land (governance) as key for progressing MDG and other development and sustainable goals**
- 2. From land administration to land governance**
- 3. Now embraces and promotes by many organisations: FIG, World Bank, UN-Habitat, FAO, etc.**
- 4. Next steps:**
  - a. from recognition to operationalisation and changing mindset**
  - b. Land (governance) in the post UN-2015 development agenda: any role for surveying**



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## **(d) Frameworks and practices: role of surveying community?**

- 1. Land Policy Initiative in Africa: Frameworks and guidelines for land policy: AUC/AUC/UNECA**
- 2. Voluntary Guidelines (on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of Food Security): CFS/FAO)**
- 3. LADM (ISO 19152 Standard with STDM as subset)**
- 4. LGAF (land Governance Assessment Framework) WB in over 12 countries**
- 5. Upcoming land reform and land administration reform in sub-Saharan Africa (WB/ Frack Byamugisha)**

**Surveyors cannot longer afford to ignore....Needs to engage**



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## **5. WHERE? INNOVATIONS LABs?**



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## **(e) Where: Innovations and approaches**

- ✓ Land administration: e.g. Rwanda, Ethiopia, etc
- ✓ Land policy and reform: e.g. Kenya, Mozambique, Burkina Faso
- ✓ Incremental tenure security for the poor and women with emphasis on the continuum: Namibia (FLTS), Niger (Code rural); Ethiopia/Mozambique (certification and co-ownership), Tanzania (Village Land Act), South Africa (Communal land act)



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## **GLTN Approach to Land Challenges Overview of land Tools and approaches**



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## GLTN's approach and

- Establish a **continuum of land rights** rather just focus on individual land titling;
- Improve and develop **pro-poor** land management as well as land tenure tools and approaches;
- Unblock existing good initiatives;
- Improve **coordination** on land (Paris Declaration);
- Assist in the development of **gender** sensitive tools which are affordable and useful to NGOs/grassroots, professionals, academia/training and other stakeholders;
- Disseminate knowledge about how to improve **securing land and property rights for all**



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## GLTN: values and principles

- ✓ **Pro-poor**
- ✓ **Governance**
- ✓ **Equity**
- ✓ **Subsidiarity**
- ✓ **Affordability**
- ✓ **Systematic large scale approach**
- ✓ **Gender sensitiveness**
- ✓ **Sustainability**



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**5 themes**

**18 priority tools**

<b>1. ACCESS TO LAND &amp; TENURE SECURITY</b> 1a. Enumerations for tenure security 1b. Continuum of land rights 1c. Deeds or titles 1d. Socially appropriate adjudication 1e. Statutory and customary 1f. Co-management approaches 1g. Land record management for transactability 1h. Family and group rights	
<b>2. LAND MANAGEMENT &amp; PLANNING</b> 2a. Citywide slum upgrading 2b. Citywide spatial planning 2c. Regional land use planning 2d. Land readjustment (slum upgrading and/or post crisis)	
<b>3. LAND ADMINISTRATION &amp; INFORMATION</b> 3a. Spatial units 3b. Modernising of land agencies budget approach	
<b>4. LAND-BASED FINANCING</b> 4a. Land tax for financial and land management	
<b>5. LAND POLICY &amp; LEGISLATION</b> 4a. Regulatory framework for private sector 4b. Legal allocation of the assets of a deceased person (Estate administration, HIV/AIDS assets) 4c. Expropriation, eviction and compensation	


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**8 Cross-cutting issues**

LAND GOVERNANCE	
YOUTH	
CAPACITY DEVELOPMENT	
ISLAMIC ASPECTS	
CONFLICT / DISASTER	
ENVIRONMENT	
GENDER	
GRASSROOTS	

**Post Conflict/Post Disaster Guidelines Land, Environment and Climate Change**


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## Examples of innovative solutions (ref surveying)

1. **STDM/LADM- Social Tenure Domain Model (with FIG, ITC, etc,**
2. **Gender Evaluation Criteria (With FIG, HC, etc)**
3. **Land recordation Systems (e.g. ITC, etc)**
4. **Decentralized land administration**
5. **Land re-adjustment (e.g. urbanization and slums)**
6. **Costing and financing land administration services**
7. **Valuation of unregistered land**
8. **Capacity development**



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## For Further information

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## Need to know more?

**(f) Land administration and reforms in Africa**  
**(g) Partnerships and platform for engaging: GLTN**



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## Continuum/range of land rights

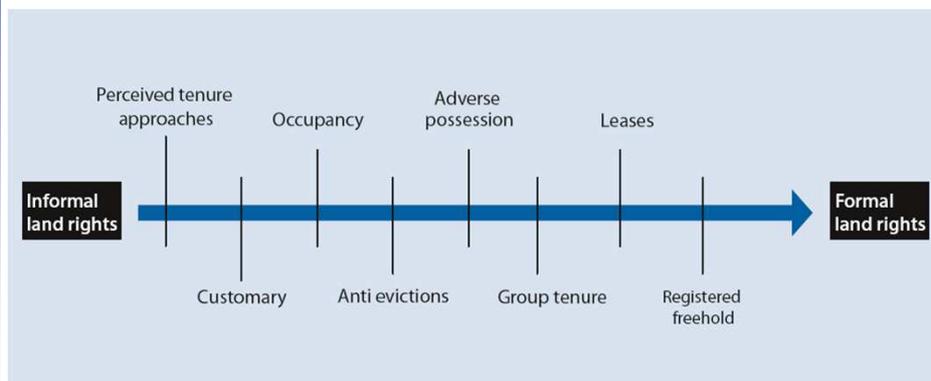


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## Themes and Tools

### 1. Land rights, records and registration

- 1a. Enumerations for tenure security
- 1b. Continuum of land rights
- 1c. Deeds or titles
- 1d. Socially appropriate adjudication
- 1e. Statutory and customary
- 1f. Co-management approaches
- 1g. Land record management for transactability
- 1h. Family and group rights

### 2. Land use planning

- 2a. Citywide slum upgrading
- 2b. Citywide spatial planning
- 2c. Regional land use planning
- 2d. Land readjustment (slum upgrading and/or post crisis)

### 3. Land Management, Administration and Information

- 3a. Spatial units
- 3b. Modernising of land agencies budget approach

### 4 Land law and enforcement

- 4a. Regulatory framework for private sector
- 4b. Legal allocation of the assets of a deceased person (Estates administration, HIV/AIDS areas)
- 4c. Expropriation, eviction and compensation

### 5. Land Value Capture

- 5a. Land tax for financial and land management



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## Interaction between GLTN goals, cross-cutting issues, themes and tools



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## What is a Tool?

GLTN considers that a 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 (including piloting and upscaling), disseminating, evaluating and monitoring the tools.

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



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## The Tool Development Process – Generic Steps

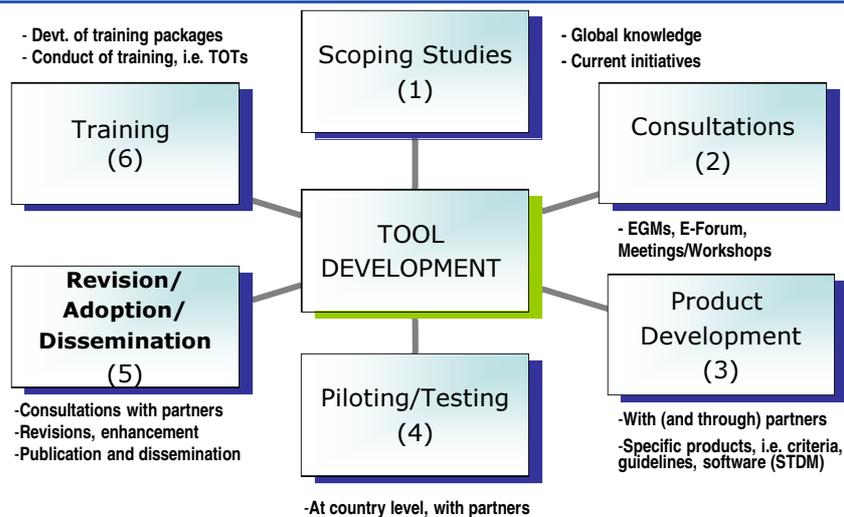


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## Cuurent GLTN Tools

GLTN is working on the development of different land tools, at different stages, namely:

1. Social Tenure Domain Model (STDM)
2. Gender Evaluation Criteria
3. Enumerations for Tenure Security
4. Post Conflict/Post Disaster Guidelines
5. Land, Environment and Climate Change
6. Capacity Building Mechanism
7. Grassroots Mechanism
8. Land Value Capture
9. Land Governance
10. Evaluation Framework for Continuum of Land Rights
11. *Estate Administration*
12. *Modernising Land Agency Budget Approach*
13. *Deeds and Titles*
14. *Anti-Evictions Guidelines*
15. *How to Conduct Land Inventory*
16. *How to Develop a Pro-poor Land Tool*
17. *How to Establish an Effective Land Sector*
18. *Land Value Capture*
19. *Land Re-adjustment*
20. *Valuing Un-registered lands*



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## Key Plans/Strategies

GLTN considers that a 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.

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