



***The GLTN Approach to Land***



# The Global Land Tool Network (GLTN)

- GLTN was formed in 2006, as a proactive response to pressing land challenges globally, in both rural and urban areas
- It is a growing alliance of more than 85 international partners working together for *“a world in which everyone enjoys land rights”* (GLTN Strategy 2018 – 2030)
- We do this by developing, testing and promoting pro-poor, gender-responsive land tools that can be implemented at scale, at country level
- Through interdisciplinary, multilevel, cross sector partnerships
- A land tool is defined as a practical way to solve a problem in land governance, to put principles, policies, legislation into effect

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# A Global Partnership

## From five sectors:

- International Professional Bodies
- International Research & Training Institutions
- Bi-lateral Organisations
- Multi-lateral Organisations
- Urban & Rural International Civil Society Organisations

## More than 85 Partners including:



# GLTN Land Tools

## Access to Land and Tenure Security

*Continuum of Land Rights*

*Participatory Enumeration for Tenure Security*

Land Record System for the Poor

Customary Tenure

## Land Administration and Information

*The Social Tenure Domain Model (STDM)*

Costing and Financing of Land Administration Services (COFLAS)

Fit for Purpose Land Administration

*Transparency in land administration*

## Land-based Financing

Innovative Land and Property Taxation

Land Based Financing

Valuation of Unregistered Lands and Properties

## Land Management and Planning

Participatory and inclusive land readjustment (PILaR)

Citywide Slum Upgrading

*Land Use Planning*

City wide planning

## Land Policy and Legislation

Regulatory Framework for Non-State Actors

*Pro-poor land policy development*

Land sector coordination

Continuum of  
land rights

STDM &  
Participatory  
Enumeration

Fit-for-purpose  
land  
administration

Tenure  
responsive land  
use planning

Participatory &  
Inclusive Land  
Readjustment

## Eight Cross-cutting Themes

*Gender*

Youth

*Land and Conflict*

Land and Disaster

Land Monitoring and Indicators

*Grassroots*

Islamic Land Mechanism

Land Capacity Assessment

Gender  
Evaluation  
Criteria

Youth & Land  
Responsiveness  
Criteria

Land and  
Conflict

Land and  
Disaster

# Our Approach to Land

*“Embracing the complexity of a diversity of appropriate tenure rights”*

GLTN advocates a *paradigm shift* on land

- away from seeing land as a purely technical matter
- toward pro-poor, gender-responsive, accountable and sustainable land management
- which provides for a continuum of legitimate, inclusive land tenure forms
- aimed at *achieving tenure security for all*

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# Falling off the Register

- 70% of developing country populations fall outside any land register
- Conventional land administration is too expensive, and where in place is often not working



- *Problems of sustainability and inability to implement at scale*
- *Inadequate recognition of communal, secondary, group rights, etc.*
- *Need to develop an affordable, inclusive, scalable approaches*

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# Reliance on Other 'Registers'

وزارة الكهرباء والطاقة  
الشركة القابضة لكهرباء مصر  
شركة جنوب القاهرة لتوزيع الكهرباء

فاتورة الكهرباء  
رقم: ٢١٧٠٤  
غرب القاهرة

السيد: محمد طه محمد محمود  
العنوان: ٩ البرازيل

رقم اللوحة	شهر الإصدار	منطقة	إدارة	يومية	حساب	فرص
٣١٩٨٣٨	٢٠١٣/٠٦	٥٧	٥	٦	١٦٠	٠

نوع الخدمة	المتوسط	رسوم وخدمات	الأسقاط	رصيد مدد
نظافة	٤٠٠٨٠	٠٠٠١	٤٠٠٤٥	٠٠٠

مجموع: ٨١,٣٠  
٨٩,٣٠

الهيئة المصرية العامة للترول  
شركة الخدمات التجارية البترولية

بطروتروليد

منطقة: العجوزة  
تلفون: ٣٣٤٥٢١٧, ٣٣٤٥٢١٨

فاتورة استهلاك غاز طبيعي  
رقم: ٤٩٨٤  
منطقة: العجوزة

السيد: محمد طه محمد محمود  
العنوان: ٩ شارع البرازيل الزمالك

شقة	رقم الشقة	شمارات	مقطع	حجم	معدل استهلاك	معدل استهلاك	معدل استهلاك	معدل استهلاك	معدل استهلاك
٢١	٠٠٠	١١	٠١	٠١	٠١	٠١	٠١	٠١	٠١

مجموع: ٥٣٢٩  
٥٣٥٦

شقة: ٢١  
حجم فورة الغاز: ١١,٤٤  
قطر أنثى عشر جنية لاغير

إعلانك مع  
أصل بطروتروليد...  
ت: ٢٤١٧٦٧٠٢  
ف: ٢٤١٧٦٧٢٤

الهيئة المصرية العامة للترول  
شركة الخدمات التجارية البترولية

بطروتروليد

فاتورة استهلاك غاز طبيعي  
رقم: ٤٨٦٥  
منطقة: العجوزة

السيد: محمد طه محمد محمود  
العنوان: ٩ شارع البرازيل الزمالك

فرص	شقة	صدارة	نوع	قطاع	يومية	منطقة	محافظه	شهر الإصدار	شهر الحساب
٠٠	٢٠	٠١	١٩	٠١	٠١	٠٢	٠٢	٢٠١٣	٠٦

لماذا: ٥٢٢٥  
السنة: ٥١٨٠

شقة	رقم الشقة	رقم العداد	رقم العداد	رقم العداد
٢١	٠٠٠	٠٠٠	٠٠٠	٠٠٠

مجموع: ١٢,٩٩  
٠,٩٩  
١٢

قطر أنثى عشر جنية لاغير

رئيس مجلس الإدارة و العضو المنتدب  
محمدين أحمد مجدي عبد الجواد

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# Frameworks and Mandates

## Examples:

1. LPI Framework and Guidelines on Land Policy in Africa (2010)
2. UN-Habitat Governing Council Resolution, April 2011 (GC 23/17)
3. Voluntary Guidelines on Responsible Governance of Tenure (VGGTs)

*“States should: Recognize and respect all legitimate tenure right holders and their rights. They should take reasonable measures to identify, record and respect legitimate tenure right holders and their rights, whether formally recorded or not; to refrain from infringement of tenure rights of others; and to meet the duties associated with tenure rights.” – Guiding Principle 3.1*

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# Frameworks and Mandates

## 4. Habitat III, Quito 2016

*“We commit to promote, 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 develop 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”-- Para.35*

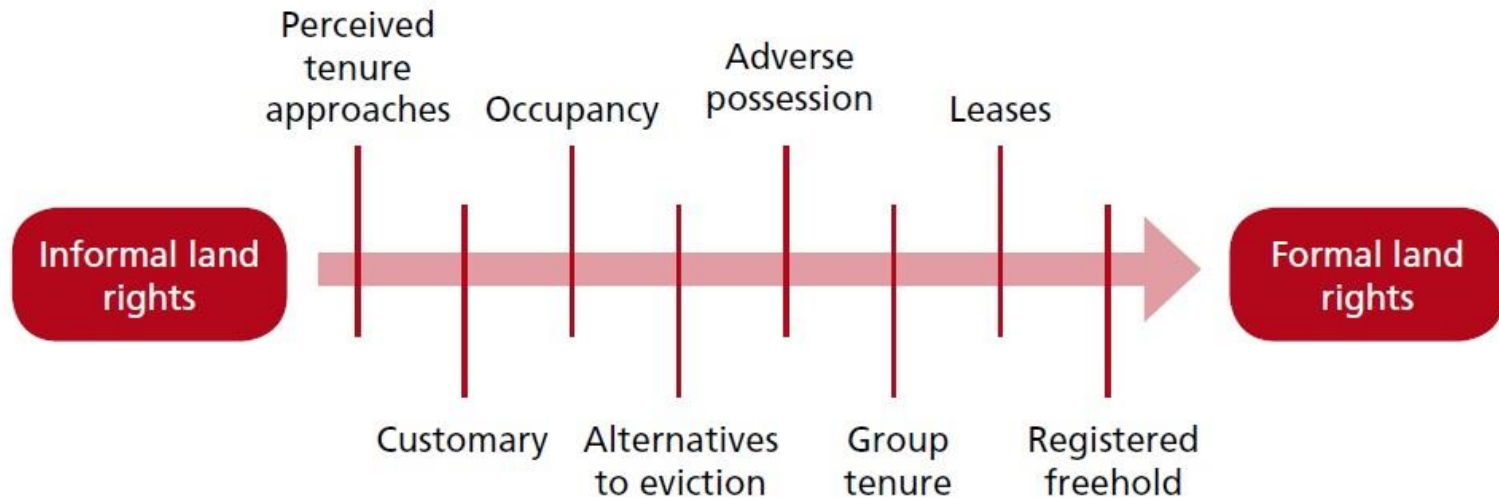
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# Building on What Is There

Challenges of representation. The 'classic' generic diagram:



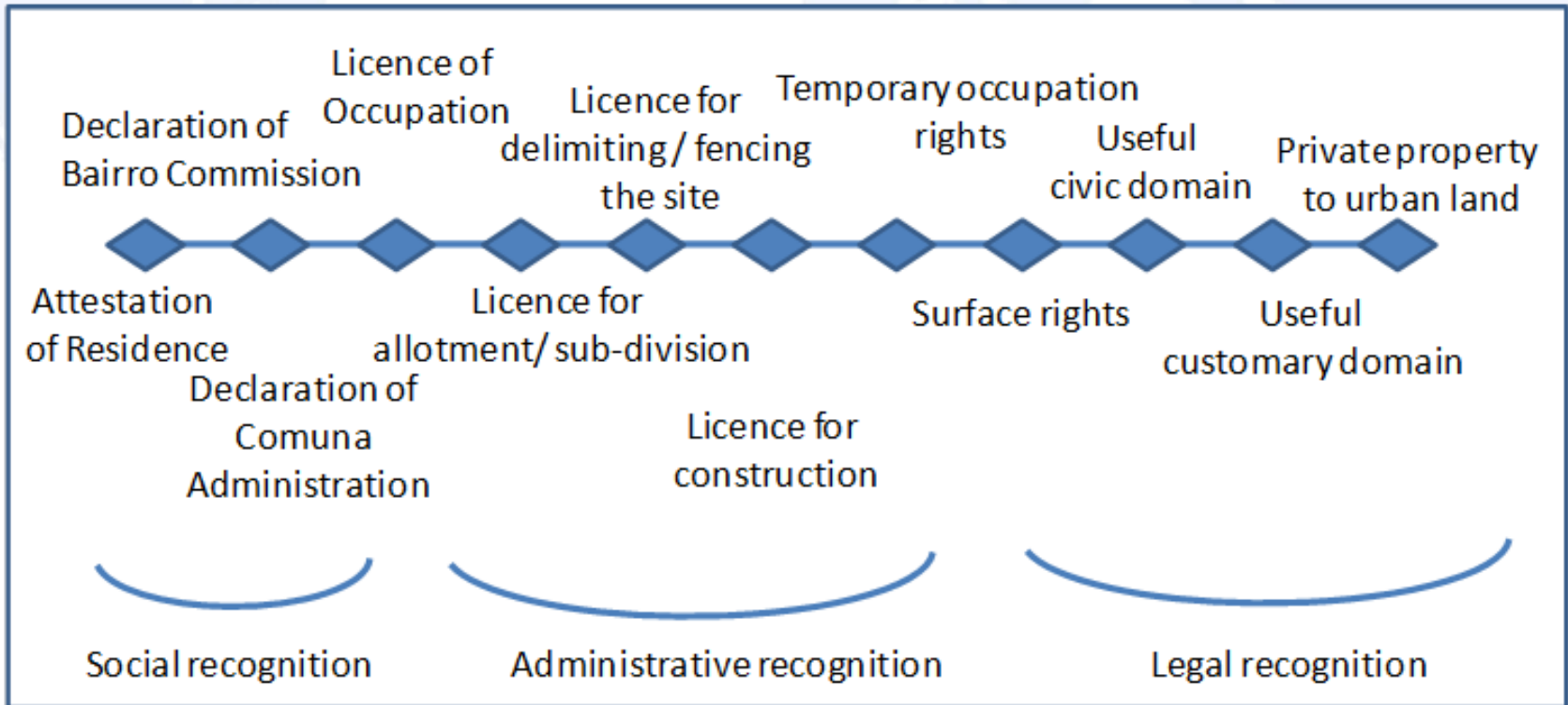
However, the best entry point is to first work out how tenure works in a specific context. Based on national and local research we can produce *evidence-based, context specific diagrams* reflecting rich & varied local tenure arrangements on which to build strategies

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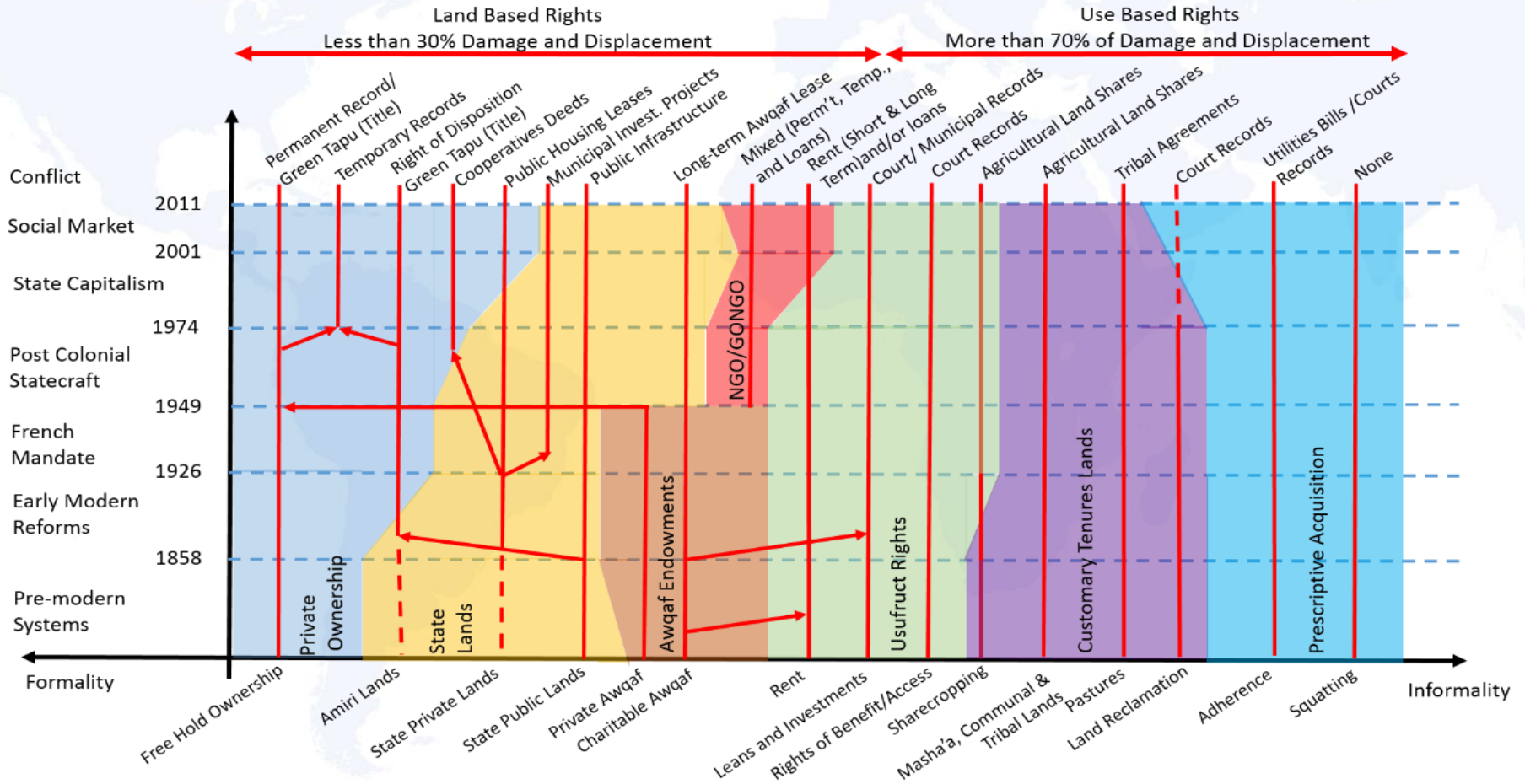
# Sample Diagram: Huambo, Angola



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# Sample Diagram: Syria...

## Tenure Continuum in Syria



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