Experiences in the Application of Geospatial Technologies in Securing Land Tenure

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SITUATION TODAY…

70%
Increased tenure security can:
- Help overcome land, housing and livelihood inequalities
- Promote equity, inclusion and the realisation of human rights
- Promote food security, entrepreneurship and sustainable development
- Facilitate provision of essential facilities, services and quality of life
- Reduce physical insecurity and conflict
- Reduce forced eviction, corruption, ‘land grabbing’
- Overcome wide-spread discrimination against women
- Create options for youth
Improving Land Tenure Security To End Poverty

Global Recognition of the Importance of Land Rights for Sustainable Development
Indicator 1.4.2:
“Proportion of total adult population with secure tenure rights to land, with legally recognized documentation and who perceive their rights to land as secure, by sex and by type of tenure”
LAND IN THE SDGS

• SDGS – 17 GOALS, 169, TARGETS, 240 INDICATORS
• 2030 AGENDA contains land-related targets and indicators
   Explicitly Included in: SDGs 1, 2, 5, 11 and 15.
   Not explicitly mention in SDG16 – though land is key to peace and stability.

9 TARGETS AND 12 INDICATORS RELATED TO LAND

• Target 1.4 (Indicator -1.4.2 on tenure security)
• Target 2.3 (Indicators - 2.3.1 and 2.3.2 addressing smallholder farmers)
• Target 2.4 (Indicator – 2.4.1 on agricultural area)
• Target 5.a (indicators- 5.a.1 – securing women’s agricultural land, and 5.a.2 on legal framework on securing women’s land)
• Target 11.1 (Indicators -11.1.1), 11.3 (indicator- 11.3.1) and Target 11.7 (indicator -11.7.1) addressing urban informality and access to housing; open spaces and land consumption rate.)
• Target 15.1 (indicators 15.1.1, 15.1.2) and Target 15.3 (indicator -15.3.1) on .......forest areas, biodiversity and land degradation neutrality).
The Global Land Tool Network (GLTN) is a multidisciplinary global alliance of 79 partners contributing to poverty alleviation and sustainable development through land reform, improved land management and security of tenure, in rural and urban areas.

GLTN conceived in early 2004 and launched in 2006.

- Land tools development and implementation
- Awareness raising and knowledge building (e.g. Global Land Indicators Initiative (GLII), Continuum of Land Rights Approach)
- Championing global and regional land governance initiatives (e.g. VGGTs, LPI)
- Regional and country engagement
- Capacity development
CONTINUUM OF LAND RIGHTS

Ownership

Possession

State

Customary

Dispute

Informal

Occupation

Condominium
GLTN land tools relate to the *HOW* of implementing pro-poor and gender-responsive land policies for tenure security.

They are developed to accommodate and support the continuum concept and its in-country application.

**GLTN land tools for application of the continuum include:**

1. **The Social Tenure Domain Model** – to accommodate and record a range of different land tenure rights
2. **Participatory Enumeration Methodologies** – generating land tenure information through a participatory process
3. **The Gender Evaluation Criteria** – addressing gender issues in land management
4. **Capacity Development** – to operationalise in countries
As a **Concept** – Flexible approach to represent people-to-land relationships independent of the level of formality, legality and technical accuracy.

As a **Model** – Based on the ISO-approved Land Administration Domain Model (LADM).

As an **Information Tool** – It provides the front-end interface for applying the STDM Concept and Model.
SOCIAL TENURE (RIGHT) - CONTINUUM

- Ownership
- Apartment - Right
- Co-operations
- Occupation
- Tenancy
- Possession
- Restriction Types
- State Property
- Etc. (can be extended)

- Non-formal and informal rights
- Customary Types
- Indigenous Rights
- Certificate of Comfort
- Disagreement
- Overlap
- Conflict situations
- Etc. (can be extended)
RANGE OF SPATIAL UNIT TYPES

- Parcel
- Apartment
- Building
- One Point - inside polygon
- One point - street axes
- Set of Lines e.g. stream, river
- Polygon (low accuracy)
- Polygon (high accuracy)
- Etc. (can be extended)
RECOGNISING, RECORDING, REVIEWING LAND RIGHTS
Recognising, Recording, Reviewing Land Rights

- Local Recognition of Tenure Types
- National Recognition of Tenure Types
- Iterative Revision of Legislation
- Separate Local Pro-poor Recording Initiatives
- Adjudication and Recording in the Field
- Unresolved Disputes
- Review for Integration
- Registration of Rights in National Land Register
- Land Certificate to Citizen
- Review for Conversion
RECOGNISING, RECORDING, REVIEWING LAND RIGHTS

1. Local Recognition of Tenure Types
   - Separate Local Pro-poor Recordation Initiatives
   - Review for Integration
     - Review for Conversion

2. National Recognition of Tenure Types
   - Adjudication and Recordation in the Field
   - Registration of Rights in National Land Register
     - Review for Conversion

3. Iterative Revision of Legislation
   - Unresolved Disputes
   - Land Certificate to Citizen

FACILITATED BY:
UN-HABITAT
FOR A BETTER URBAN FUTURE

GLOBAL LAND TOOL NETWORK (GLTN)
CAPACITY DEVELOPMENT

FACILITATED BY:
UN-HABITAT
FOR A BETTER URBAN FUTURE

GLTN
GLOBAL LAND TOOL NETWORK
Framework for Country Interventions

Cross-Cutting Interventions
- Capacity Development
- Awareness Raising
- Knowledge Management

Support to National Land Reforms

Tools Application and Implementation

Tenure Security

Monitoring and Evaluation

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GLOBAL LAND TOOL NETWORK
FOR A BETTER URBAN FUTURE
Post Disaster Context in Nepal

Location: Dolakha District, Nepal

Objectives:

I. Support land reform interventions in Nepal including: (a) land policy development; and (b) strategy development for Fit For Purpose Land Administration

II. Support interventions towards the improvement of earthquake recovery

Partners: UN-Habitat; Global Land Tool Network; Kadaster International; International Federation of Surveyors (FIG); HURADEC; Ministry of Agriculture, Land and Cooperative; University of Kathmandu; National Reconstruction Authority

Process: Planning and consultation; awareness raising; data collection; capacity development; development of manuals; validation; data analysis; documentation; data update
POST DISASTER CONTEXT IN NEPAL - RESULTS

KEY FINDING 1A:
1/3 of the Households in the 3 pilot areas do not have land documents.

<table>
<thead>
<tr>
<th>Location</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Phulappa</td>
<td>60%</td>
</tr>
<tr>
<td>Bulungkhan</td>
<td>50%</td>
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<tr>
<td>Jilu</td>
<td>80%</td>
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</tbody>
</table>

KEY FINDING 1B:
Because of the lack of documents 1/3 of the Households in the 3 pilot areas could not access the reconstruction grants.

KEY FINDING 4A:
Women’s ownership of land not only enhances their livelihood options, but also the socioeconomic wellbeing of their families and societies. Policy interventions and improvements are for instance, the Eleventh Amendment of the Muluki Ain (Civil Code) in 2002, Gender Equality Act 2006, the Interim Constitution of Nepal 2007 and the Constitution of Nepal 2015 which includes provisions ensuring women’s equal access to parental or inherited property.

However, due to prevailing patriarchal traditional practices in Nepal, women continue to be marginalised in terms of land ownership. Therefore this study collected and analysed the number of joint ownership in the three pilot areas. Only 16% of land ownership in Phulappa, Bulungkhan and Jilu is with spouse.

133 out of 421 houses in the three pilot areas were not eligible for the reconstruction grants.

16% 84%
### OTHER COUNTRY APPLICATIONS...

<table>
<thead>
<tr>
<th>Country</th>
<th>Context/Purpose</th>
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<tbody>
<tr>
<td>Kenya</td>
<td>Settlement improvement and tenure security</td>
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<td>Land records management in irrigation schemes</td>
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<td>Land and property taxation</td>
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<tr>
<td>Democratic Republic of Congo</td>
<td>Land mediation in post-conflict context</td>
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<td>Provincial land information system</td>
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<tr>
<td>Uganda</td>
<td>Urban planning, settlement planning/upgrading, monitoring project impact in rural agricultural context</td>
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<td>Zambia</td>
<td>Customary land certification, occupancy certificates in informal settlements</td>
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<td>Namibia</td>
<td>Piloting implementation of Flexible Land Tenure Act</td>
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<tr>
<td>Philippines</td>
<td>City-wide planning and settlement upgrading</td>
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<tr>
<td>Nepal</td>
<td>Development of District Cadastre System</td>
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<tr>
<td>Iraq</td>
<td>Security of tenure for displaced populations in the Sinuni town</td>
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<tr>
<td>Sudan</td>
<td>Peace and stabilization programme in 50 villages, Darfur</td>
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</table>
1. **Accelerate reforms** of the land sector by fostering global, regional and national discourse on responsible land governance and transformative land policies

2. **Institutionalize** inclusive, gender-responsive and fit-for-purpose land tools to scale up tenure security interventions

3. **Monitor land-related commitments** by mobilizing international, regional and national partners to track progress and build evidence

4. **Share and develop capacities**, knowledge, research and resources on land tenure security.
THANK YOU

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SECURING LAND AND PROPERTY RIGHTS FOR ALL