



UN-GGIM
Expert Group on Land
Administration and
Management



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SECURING LAND AND PROPERTY RIGHTS

Continuum of Lands Rights

**UN-GGIM Expert Group on Land
Administration and Management**

Delft 14-15 March 2017

FACILITATED BY:

UN HABITAT
FOR A BETTER URBAN FUTURE

NEED FOR INCLUSIVE LAND ADMINISTRATION

- The continuum concept emerged from a background of massive challenges and many actors grappling with a concerted, coherent approach to tackle
- A framework was urgently needed to include the land interests of the majority world's citizens, particularly the poor, in rural and urban.
- Social tenures of the majority of people not recognized or legally and institutionally supported.
- An urgent need for change, including recognition that a number of tenure forms are inappropriate, not robust, ineffective, illegitimate
- The continuum concept and approach allow for migration between tenure types that are appropriate to context (time, place, history, culture, etc.)
- Need for regulatory environment, administration and land records systems to support land governance.
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CONTINUUM TO ADDRESS CRITICAL LAND CHALLENGES

- Tenure Security is a pre-requisite for sustainable development, poverty eradication and fulfilment of human rights
- 70% of land units outside formal register only 1.5 billion out of 6 billion have rights registered
- Conventional land administration too expensive and are unsustainability to developing countries.
- Where they exist, formal, statutory records systems are in many cases cumbersome, inaccessible and out of date, even redundant
- Formal systems are in most cases not able to record multiple or overlapping interests in traditional systems
- Need to develop affordable scalable approaches – the continuum, fit for purpose land administration



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MOVING FORWARD

CONTINUUM ARTICULATION GAINING GROUND:

- Un-habitat Governing Council Resolution, April 2011 (GC 23/17)
- Land Governance Assessment Framework (LGAF)
- Namibian Flexible Land Tenure Act, 2012
- Voluntary Guidelines (VGGTs)
- Social Tenure Domain Model
- Fit-for-purpose Land Administration Approach

COMPLEMENTARY LAND TOOLS FOR ACTUALISING OF THE CONTINUUM

- The Social Tenure Domain Model – to accommodate and record a range of different land relationships
- Participatory Enumeration Methodologies – generating land tenure information through a participatory process
- The Gender Evaluation Criteria – addressing gender issues in land management

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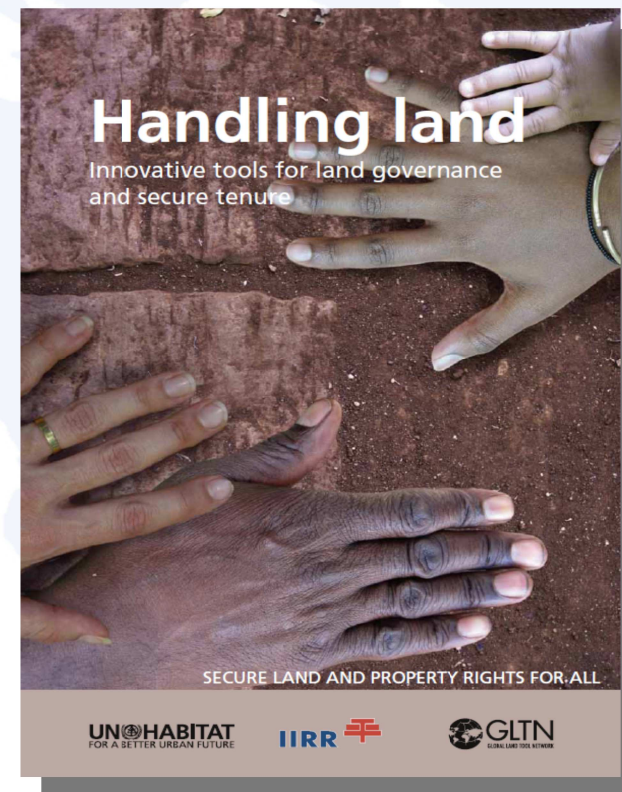
THE CONTINUUM OF LAND RIGHTS

WANT TO KNOW MORE?

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