



# GLTN

GLOBAL LAND TOOL NETWORK

*SECURING LAND AND PROPERTY RIGHTS FOR ALL*

## THE CONTINUUM OF LAND RIGHTS APPROACH

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# SITUATION TODAY...



70%



# FALLING OFF THE REGISTER

- In Sub-Saharan Africa: more than 60% of urban dwellers live in informality and poverty
- Flexible tenure systems not legal
- Customary tenure systems not recognized in urban areas
- Inadequate recognition of customary, communal, secondary, group rights, etc.



***Need to develop an affordable, inclusive, scalable approaches***

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# GLTN OVERVIEW

The **Global Land Tool Network (GLTN)** is a multidisciplinary global alliance **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

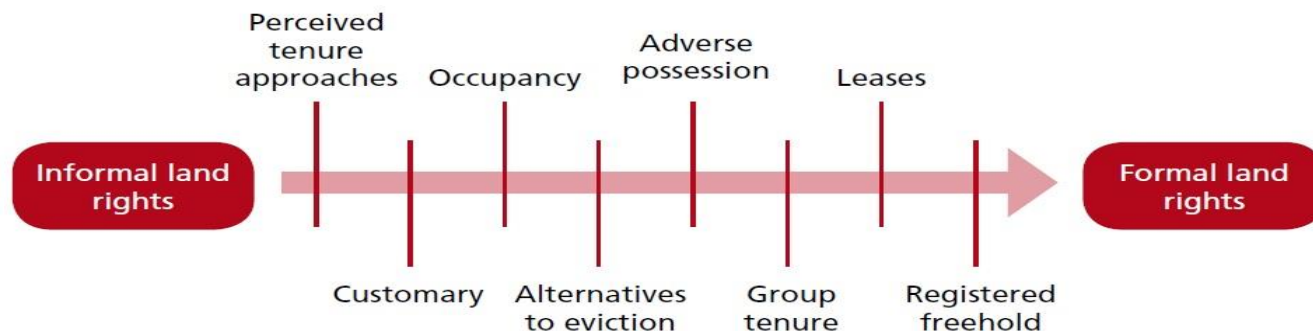
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# CONTINUUM OF LAND RIGHTS

- The continuum of land rights is a powerful **concept or metaphor** for understanding this rich land tenure diversity
- It is also a **LENS** which helps us to see what is actually there
- Tenure can take a variety of forms along this continuum - **...documented as well as undocumented, formal as well as informal, for individuals as well as groups, including pastoralists, residents of slums and other settlements, may be legal or extra-legal...**
- The rights do not lie on a single line, and they may overlap
- Registered freehold should not be seen as the preferred or ultimate form – it is one of a number of appropriate and legitimate forms (customary, leasehold, group tenure, others)



# KEY COMPONENTS

- **Perceived tenure security** - an individual's or group's experience of their tenure situation or their estimate probability that their land rights will not be lost
- **Legal / de jure tenure security** - the legal status of tenure and its protection backed up by state authority
- **De facto tenure security** - the actual control of land and residential property, regardless of the legal status in which it is held (the length of time of occupation, its socially accepted legitimacy, the level and cohesion of community organization)

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# A POWERFUL ALTERNATIVE APPROACH

- The continuum offers a powerful and practical **alternative approach** to the dominant focus on titling of individually held private property as the ultimate form of tenure security, or the end goal of land tenure reforms
- It recognises that there are a number of tenure forms that are appropriate, robust, effective, legitimate – it builds on **what is there**
- It promotes increase of security **across the continuum**, with opportunity for **movement** between tenure forms
- The concept and approach are now widely accepted, as part of a global **shift in understanding of land tenure**

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# GROWING ACCEPTANCE WORLDWIDE

The continuum concept and approach are increasingly visible in key resolutions, statements, tools, programmes, law and practice. Examples include:

- Framework and Guidelines on Land Policy in Africa
- New Urban Agenda
- Voluntary Guidelines (FAO and others – *governance of all forms of legitimate tenure*)
- Social Tenure Domain Model concept and tool (GLTN partners)
- Fit-for-Purpose Land Administration approach (FIG, WB, Kadaster International, others)

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# SUSTAINABLE DEVELOPMENT GOALS

1 NO POVERTY



## Improving Land Tenure Security To End Poverty



Global Recognition of the Importance of Land Rights  
for Sustainable Development

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# KEY INGREDIENTS FOR IMPLEMENTATION

- A continuum of land rights can be said to have been implemented in a particular country situation once:
  - *the full spectrum of formal, informal and customary rights are catered for within the land information management system; and,*
  - *the range of rights in the country constitutes legally enforceable claims which can be asserted and defended in a forum such as a court*

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# EGYPT



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# UGANDA



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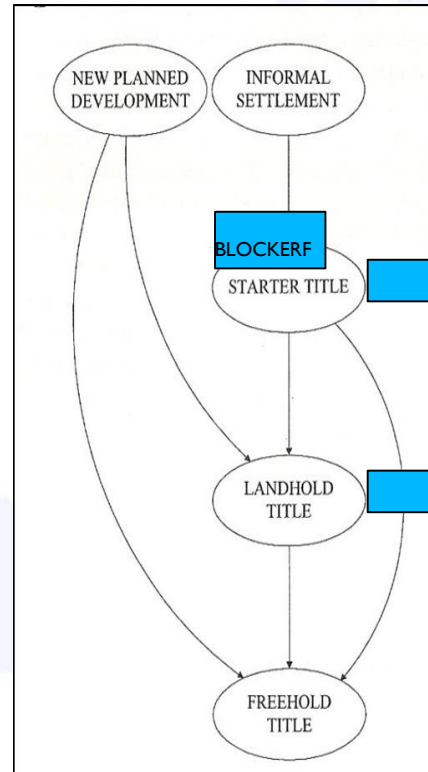
# NAMIBIA

## **Starter Title**

Statutory form of tenure gives the holders the rights to perpetual occupation of a site which is not defined and to transfer the right.

## **Landhold Title**

A statutory form of tenure which includes similar rights of freehold ownership, without meeting the full subdivision requirements. Title can be mortgaged.



Households living in an informal settlement can obtain a starter title once the boundaries of their blockerf have been identified and registered as such.

A land measurer prepares a layout indicating the location of every plot to be allocated as part of the scheme, including streets and any servitudes. The layout should contain relevant information to facilitate establishment of each plot boundary and streets on the ground.

***FLTA provides for incremental registration of rights that can be improved as development takes place***

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# THE CONTINUUM IN SUMMARY

The continuum of land rights offers a potential pathway to tenure security, through

***Recognising, recording and administering a variety of appropriate and legitimate land tenure forms***

From an operational perspective, a continuum of land rights can be said to exist

***“When the full spectrum of formal, informal and customary rights are catered for within a land information management system”*** and

***“When a range of rights in a country constitutes legally enforceable claims which can be asserted and defended in a forum such as a court”***

Success will depend on contextual challenges and opportunities.

***A well supported, sustained, locally driven strategy involving multiple partnerships and innovative land tools is essential***

# ***THANK YOU***

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