Security of Tenure

“Security of tenure is the right of all individuals and groups to effective protection by the state against evictions.”

“Security of tenure can be defined as an agreement or understanding between an individual or group to land and residential property, which is governed and regulated by a legal and administrative framework.”

Source: HABITAT III, Issue Paper 9
WHY IS TENURE SECURITY SIGNIFICANT?

✓ **Human Rights**: Promote equity, inclusion and protection
✓ **Food security**: allows entrepreneurship and sustainable rural development
✓ **Poverty Reduction**: enables investment in land & livelihoods
✓ **Economic Prosperity**: provides confidence for long-term investment
✓ **Gender**: facilitates women’s empowerment
✓ **Reduces conflicts**: Prevents forced eviction, corruption, ‘land grabbing’
The Agenda 2030

People – Planet – Prosperity – Partnerships – Peace

Land Governance
Linkages between Land and the 2030 Agenda

- **Tenure security, poverty eradication, reduce inequality (SDG 1)**
- **Agricultural products small farmers (SDG 2)**
- **Reducing gender inequality, access to land and productive resources (SDG 5 and 10)**
- **Improved land use planning and administration in rural and urban land markets and transactions (SDG 11)**
- **Sustainable land use management for; and regeneration/climate resilience (SDG 12 and 15)**
- **Land and Conflict for peace, Stability (SDG 16)**
Tenure documentation: Approx only 50 percent of the population in developing regions report having documented property rights.

Men are 60 per cent more likely to have documented land rights compared to women.

Legal Frameworks: 26 per cent of countries reported scarcely protecting the equal rights of women to own property (score of 2 of less out of 6).

SDGs ARE OFF TRACK
**SDGs ARE OFF TRACK**

**Slums:** 1.1 billion people lived in slums or slum-like conditions in urban areas,

Additional 2 billion expected to live in slums or slum-like conditions over the next 30 years.

**Conflict and displacement:** in 2023, there are 110 million forcibly displaced people worldwide.

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[Graph showing slum proportion and slum population over the years.]
Land degradation:
Between 2015 and 2019, the world has been losing an area twice the size of Greenland lost over four years.

1.3 billion people, directly exposed to land degradation.

In Southern and Western Asia & Sub-Saharan Africa the rate of land degradation is much higher.
OUR FOUNDING PREMISE

Finding ways to Recognise, Record and Administer a variety of appropriate and legitimate land tenure forms to achieve security of tenure for all
1 WHAT IS GLTN?
Formed in 2006, the Global Land Tool Network (GLTN) is a dynamic and multisectoral alliance of international partners committed to increasing access to land and ensuring secure tenure for all.
MISSION

To develop and implement inclusive, fit-for-purpose and gender-responsive land tools to improve living conditions

VISION

A world in which everyone enjoys secure land rights

GOAL 2030

Improve tenure security for all, focusing on women, youth and vulnerable groups
FOUR BROAD OBJECTIVES

1. Accelerate reforms of the land sector through responsible land governance, policies and frameworks
2. Institutionalize land tools
3. Monitor land-related commitments
4. Share and develop capacities, knowledge, research and resources
2 PRINCIPLES
Tenure is frequently understood in **binary** terms: formal vs informal, legal vs extra-legal, secure vs insecure, *de facto* vs *de jure*

In practice a *diversity* of appropriate, legitimate tenure arrangements exists between these extremities
The continuum of land rights is a concept for understanding the rich land tenure diversity.

In between these lies a wide and complex spectrum of rights.

CONTINUUM OF LAND RIGHTS

![Diagram of land rights continuum]
FIT-FOR-PURPOSE LAND ADMINISTRATION

Legal Framework
Enshrine the FFP approach in law
Secure all land rights for all
Human Rights and Gender Equity
Continuum of Land Rights/Social Tenure Domain Model

Spatial Framework
Aerial images
Participatory field adjudication
Incremental improvement
Continuum of accuracy

Institutional Framework
Holistic, transparent and cost-effective
Sustainable IT approach
Ongoing capacity development
Continuum of services

UN-HABITAT
GLTN GLOBAL LAND TOOL NETWORK
SOCIAL TENURE DOMAIN MODEL

A Concept: to bridge the land registration gap

A Model: a specialization of the ISO-approved Land Administration Domain Model (LADM)

An Information Tool: front-end interface, open source, cost-effective
GLOBAL FRAMEWORKS SUPPORTING LAND GOVERNANCE

• Sustainable Development Goals
• New Urban Agenda
• Voluntary Guidelines on the Responsible Governance of Tenure
• General comment No. 26 on land and HR
• UNCCD decision 26/COP14 on Land Tenure
FRAMEWORKS SUPPORTING LAND GOVERNANCE

United Nations Integrated Geospatial Information Framework (UN-IGIF)

United Nations Framework for Effective Land Administration (FELA)
THANK YOU FOR YOUR ATTENTION

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