



CELEBRATING A TEN YEAR JOURNEY



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**SECURING LAND &
PROPERTY RIGHTS FOR ALL**



FACILITATED BY:
UN HABITAT
FOR A BETTER URBAN FUTURE

Securing land tenure and property rights is fundamental for the realisation of human rights, poverty reduction, food security, sustainable urban development, economic prosperity and environmental sustainability; it is highly critical for developing countries' quest for socio-economic development. Securing land and property rights is particularly important in addressing gender and youth discrimination and the disadvantages faced by the poor linked to inequitable and insecure access, and land tenure.

While there are many examples of good land policies, there are few policies that have been fully implemented due to a lack of pro-poor, gender sensitive and large-scale land tools. Further, conventional land titling approaches have largely failed to deliver the expected results as existing conventional solutions are too expensive, are inappropriate for the range of tenure found in developing countries, are unsustainable financially or in terms of available capacity, and instead a range of land tenure options is more appropriate. Most developing countries use conventional land administration systems that cover less than 30 per cent of the country, leaving up to 70 per cent of citizens looking to informal and/ or customary approaches for their tenure security.

Facilitated by UN-Habitat, the Global Land Tool Network was established in 2006 to address these challenges. GLTN contributes to securing land and property for all through the recognition of the continuum of land rights approach and the development and implementation of pro-poor and gender-responsive land tools centred on strategic partnerships.



KEY GLOBAL ACHIEVEMENTS

- Since 2006, the Network has grown from 24 to 70 global partners who have adopted and endorsed GLTN core values and objectives.
- GLTN has influenced a major paradigm shift from the conventional titling approaches towards the continuum of land rights approach, and more and more stakeholders recognize this approach as the most effective way to provide tenure security at scale.
- GLTN has influenced the global discourse towards the adoption of pro-poor, fit-for-purpose, affordable, gender responsive and sustainable land systems.
- The capacity of GLTN partners has increased in the development and implementation of pro-poor and gender-responsive land tools and approaches.
- GLTN partners have contributed to the endorsement of unprecedented international frameworks in the area of land governance, land policy and tenure, such as the FAO/CFS initiated Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security. As well as the Framework and Guidelines on Land Policy in Africa through the Africa Land Policy Initiative, a joint programme of the tripartite consortium consisting of the African Union Commission (AUC), the African Development Bank (AfDB) and United Nations Economic Commission for Africa (ECA).
- GLTN has supported the Global Land Indicators Initiative (GLII) - composed of 45 partners - that produced 15 global indicators for land monitoring in the area of land tenure security and land governance.
- The GLTN programme has received increased funding that scaled up its operations, including at country level. From a USD 3.6 million budget in 2008, GLTN funding increased to USD 8.8 million in 2015. GLTN is currently financed by the Netherlands, IFAD, Sida, Norway, SDC and UN-Habitat.

The Global Land Tool Network (GLTN) is an alliance of global, regional and national partners contributing to poverty alleviation through land reform, improved land management and security of tenure, particularly through the development and dissemination of pro-poor and gender-sensitive land tools.

It is a partnership of international civil society organizations, international research and training institutions, development partners and professional bodies.

KEY REGIONAL AND COUNTRY LEVEL ACHIEVEMENTS

- GLTN has supported the lifting of regional platforms. Land issues are discussed in a more coordinated and comprehensive way in four regions: Africa, Asia-Pacific, Arab States and Latin America.
- In Uganda, 83 settlements have been mapped across 19 cities and 10,255 households received government waste management services.
- In Northern Uganda, 50 certificates of customary ownership of land have been issued, which contributes to increased tenure security of the respective households.
- In Kenya, in Mashimoni settlement of Nairobi, the community of 1,600 households engaged the authorities to get commitment for formalization of their occupation of the land.
- In Mombasa County, Mnazi Moja community of 840 households, who had been under threat of eviction from private developers, reached an agreement with Mombasa County to protect them from further threats of eviction.
- In the Democratic Republic of the Congo, the community of Luhonga has recorded their land rights and generated certificates of residency for the resettlement of over 600 households. The community recognizes that this has positively contributed to land mediation processes.
- Women in eastern DRC have increased their prospects for tenure security with the increased information and recognition of issues by local authorities.



- In Colombia, communities of Ciudadela Sucre living in medium/high rise properties, have increased their prospects for tenure security and improved housing, area security, social facilities and increased investment in social amenities.
- In Namibia, the government has introduced a Flexible Land Tenure Act (Act No 4 of 2012 – FLTA) which will bring tenure security to up to 100,000 families in around Namibian cities and towns.



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GLTN partners have achieved all this with the help of GLTN pro-poor and gender sensitive tools such as the Social Tenure Domain Model, participatory enumerations, Gender Evaluation Criteria, Participatory and Inclusive Land Readjustment (PILaR) among others.



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GLTN in Post-2015

The Global Land Tool Network will continue to build on this legacy and be a global resource for land actors at global, regional and country levels.

Through strong partnerships, the Network will strengthen the focus on implementing pro-poor and gender-appropriate land tools in countries at scale.

GLTN will continue to work towards improved land tenure security of all women, men and young people, contributing to the achievement of the Sustainable Development Goals and sustainable rural and urban development, increased food security and nutrition, equal rights to land for women and men, more effective conflict resolution and responsible land governance.



GLTN PARTNERS

BILATERAL ORGANISATIONS

- Bill & Melinda Gates Foundation
- GIZ (German International Cooperation) GmbH
- Millennium Challenge Corporation
- Netherlands Ministry of Foreign Affairs
- Norwegian Ministry of Foreign Affairs
- Swedish International Development Cooperation Agency
- Swiss Agency for Development and Cooperation

INTERNATIONAL PROFESSIONAL BODIES

- Arab Union of Surveyors
- Commonwealth Association of Surveying and Land Economy
- Fédération des Géomètres Francophones
- International Federation of Surveyors
- International Union for Land Value Taxation and Free Trade
- International Union of Notaries
- Kadaster International
- Lantmateriet (National Land Survey of Sweden)
- Open Source Geospatial Foundation
- Royal Institution of Chartered Surveyors
- Statens Kartverk (Norwegian Mapping Authority, Cadastre and Land Registry)
- Regional Centre for Mapping of Resources for Development

RURAL AND URBAN CIVIL SOCIETY ORGANISATIONS

- ActionAid International
- Alliance for Green Revolution in Africa
- Asian Coalition for Housing Rights
- Asian NGO Coalition for Agrarian Reform and Rural Development
- Federation of Women Lawyers
- Groupe de recherche et d'échanges technologiques
- Habitat for Humanity International
- Habitat International Coalition - Housing and Land Rights Network
- Huairou Commission
- International Land Coalition
- Norwegian Refugee Council
- Oxfam International
- Slum/Shack Dwellers International
- World Vision International

INTERNATIONAL TRAINING & RESEARCH INSTITUTIONS

- Aalborg University
- African Institute for Strategic Research Governance & Development
- Association of African Planning Schools
- Centre for Land Tenure Studies
- Comité Technique Foncier-Développement
- Eastern Africa Land Administration Network
- Institute for Advanced Sustainability Studies
- Institute for Housing and Urban Development Studies
- Institute for International Urban Development
- International Alliance on Land Tenure and Administration
- International Institute for Environment and Development
- International Institute of Rural Reconstruction
- International Islamic University Malaysia
- International Research Group on Law and Urban Space
- Landesa
- Les Afriques dans la Monde
- Lincoln Institute of Land Policy
- Netherlands Academy on Land Governance for Equitable & Sustainable Development
- Network-Association of European Researchers on Urbanisation in the South
- RMIT University
- Technical University Munich
- Terra Institute
- University of East London
- University of Florida
- University of Twente, Faculty of Geo-Information Science and Earth Observation
- University of West Indies
- Urban LandMark
- Urban Training and Studies Institute

MULTILATERAL ORGANISATIONS

- Cities Alliance
- Food and Agriculture Organization
- International Fund for Agricultural Development
- United Nations Economic Commission for Africa
- United Nations Entity for Gender Equality and the Empowerment of Women
- United Nations Environment Programme
- United Nations Human Settlements Programme
- World Bank Group
- United Nations Economic and Social Commission for Asia Pacific

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