



GLTN
GLOBAL LAND TOOL NETWORK

LAND GOVERNANCE
Challenges, Opportunities and the GLTN's
Response

By

Simon Peter Mwesigye

UN-Habitat/Global Land Tool Network

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FOR A BETTER URBAN FUTURE

Global Challenges

- **Poverty**
- **Food, Water and Energy Insecurity**
- **Conflict**
- **Climate Change**
- **Rapid Urbanization**
(Housing, Infrastructure, access to basic services etc.)
- **Corruption**



Land Governance Challenges

- **Limited cadastral coverage (30% globally)**
- **Complexity of land rights, claims and records**
- **Systemic inequalities (*e.g. women's limited access/control over land*)**
- **Rapid urbanization is increasingly putting pressure on land (*e.g. urban sprawl 175% by 2030, slums*)**
- **Food insecurity and pressures on agricultural land (*need 70% increase in food production by 2050*)**
- ***Inefficient and weak land administration systems***
- ***Landlessness and inequitable land distribution***
- ***Corruption in the land sector***

Conventional land systems cannot deliver tenure security at **SCALE!**

The Global Land Tool Network

GLTN, as facilitated by UN-Habitat, was established to address these challenges



“Securing Land and Property Rights for All”

www.glttn.net



Land Governance

‘land governance concerns the rules, processes and structures through which decisions are made about access to land and its use, the manner in which the decisions are implemented and enforced, the way that competing interests in land are managed.’

Palmer, Friccka and Wehrmann (2009)

It is about ‘power dynamics’ and ‘politics’ surrounding land management and administration.



Land Governance is a fundamental pre-requisite for sustainable development, poverty eradication, sustainable urban development and fulfillment of human rights.



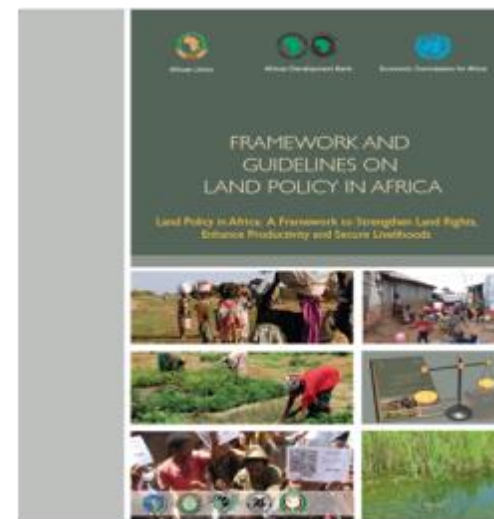
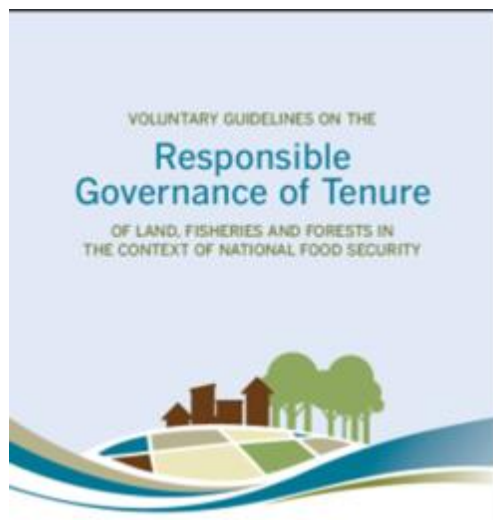
Tenure Security is key.

The Urban Divide



Image: Tuca Vieira/David Fenng

Global Frameworks – Opportunities for Change



Global Frameworks – Opportunities for Change

SDGs – 17 goals, 169, targets, 240 indicators

2030 Agenda contains land-related targets and indicators under SDGs 1, 2, 5, 11 and 15 (see GLTN-GLII and Land Portal Joint Initiative on info on land and SDGs -

<https://landportal.info/book/sdgs>)

SDGs 1, 2, 5, 11 and 15

8 Targets and 12 indicators related to land

Targets – **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, 11.3.1 and **11.7.1** urban informality, access to housing, open spaces and land consumption rate.

Target **15.1** (indicators 15.1.1, 15.1.2 and **15.3.1** onforest areas, biodiversity and land degradation neutrality.



WHERE IS LAND IN THE SDGs?

Goal 1: End poverty in all its forms everywhere

Target 1.4 By 2030, ensure that all men and women, in particular the poor and the vulnerable, have **equal rights** to economic resources, as well as access to basic services, **ownership and control over land and other forms of property, inheritance, natural resources**, appropriate new technology and financial services, including microfinance.

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.

Custodian: World Bank and UN-Habitat

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WHERE IS LAND IN THE SDGs?

Goal 5: Achieve gender equality and empower all women and girls

Target 5.a Undertake reforms to give **women equal rights to economic resources**, as well as access to **ownership and control over land** and other forms of property, financial services, inheritance and natural resources, in accordance with national laws.

Indicator 5.a.1:

(a) Proportion of total agricultural population **with ownership or secure rights** over agricultural land, by sex; and

(b) Share of **women among owners or rights bearers** of agricultural land, type of tenure

Indicator 5.a.2:

Proportion of countries where the legal framework (including customary law) **guarantees women's equal rights to land ownership and/or control**.

Custodian: FAO

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Global Frameworks – Opportunities for Change



Where is Land in the **New Urban Agenda**?

Global Frameworks – Opportunities for Change

“We commit ourselves to promoting, at the appropriate level of government, including subnational and local government, increased **security of tenure for all**, recognizing the plurality of tenure types, and to developing **fit-for-purpose and age-, gender- and environment-responsive solutions** within the **continuum of land and property rights**, with particular attention to security of **land tenure for women** as key to their empowerment, including through effective administrative systems” (Para 35)



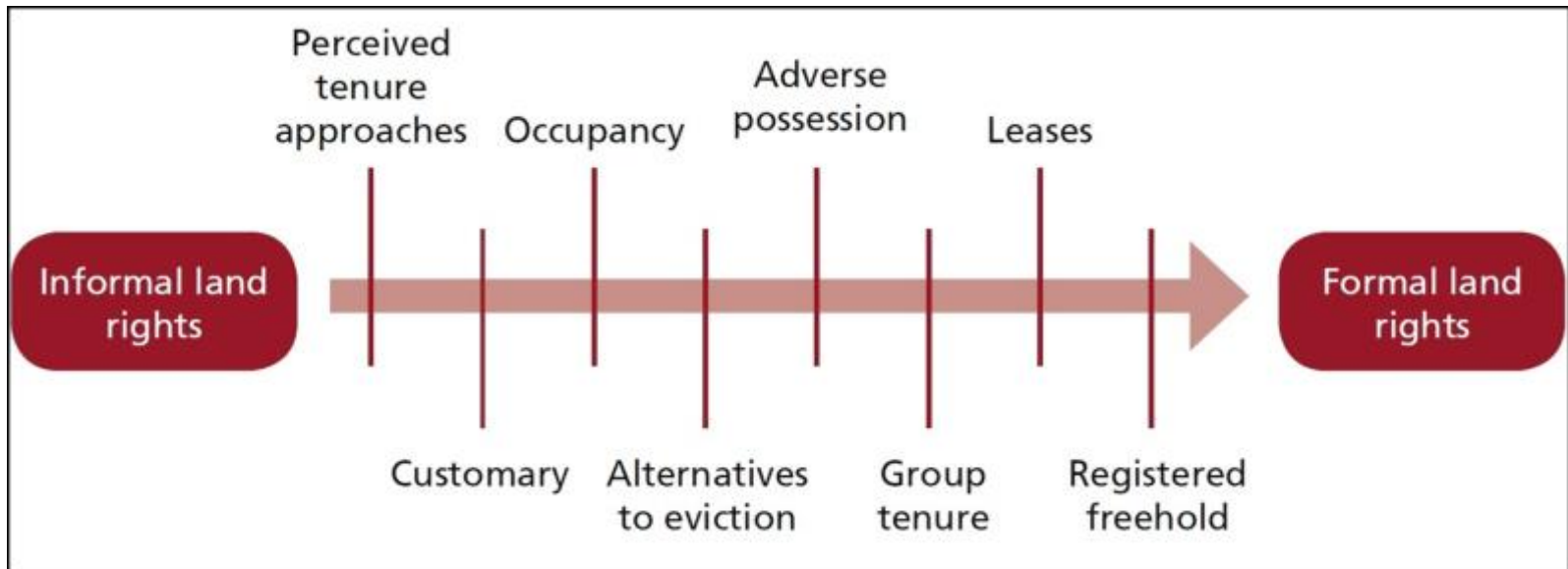
NUA commits to promote:

- “...promoting sustainable management and use of natural resources and land...” (para 49)
- “*best practices to capture and share the increase in land and property value generated as a result of urban development processes, infrastructure projects, and public investments*” (para.137)

GLTN's Response: New Innovations and Tools

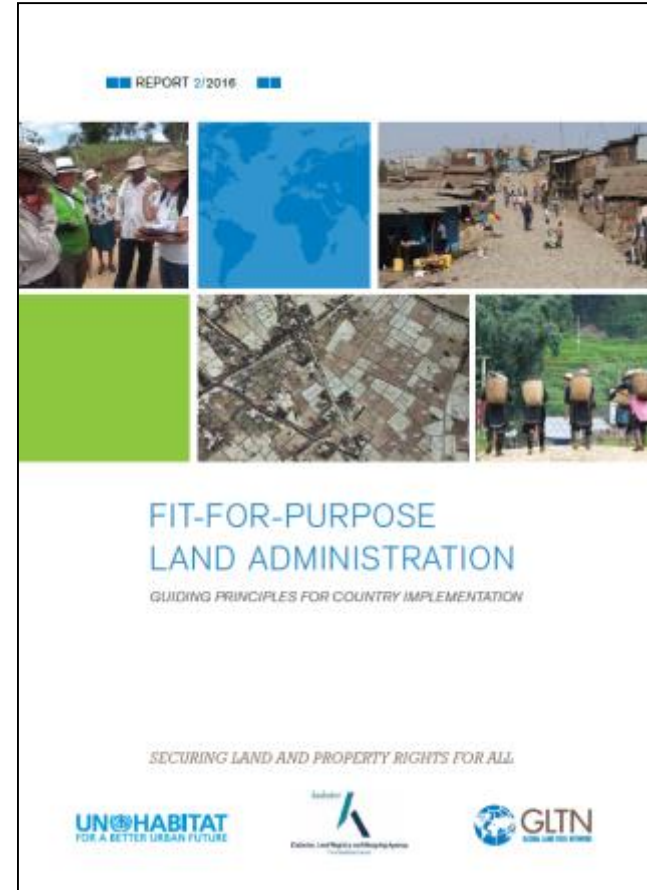
The **continuum of land rights** is not a theory, it is rather a powerful **concept, or metaphor**, for understanding this rich land tenure diversity. Rights to land are regarded as lying on a continuum between informal and formal

- In between these lie a wide and complex spectrum of rights

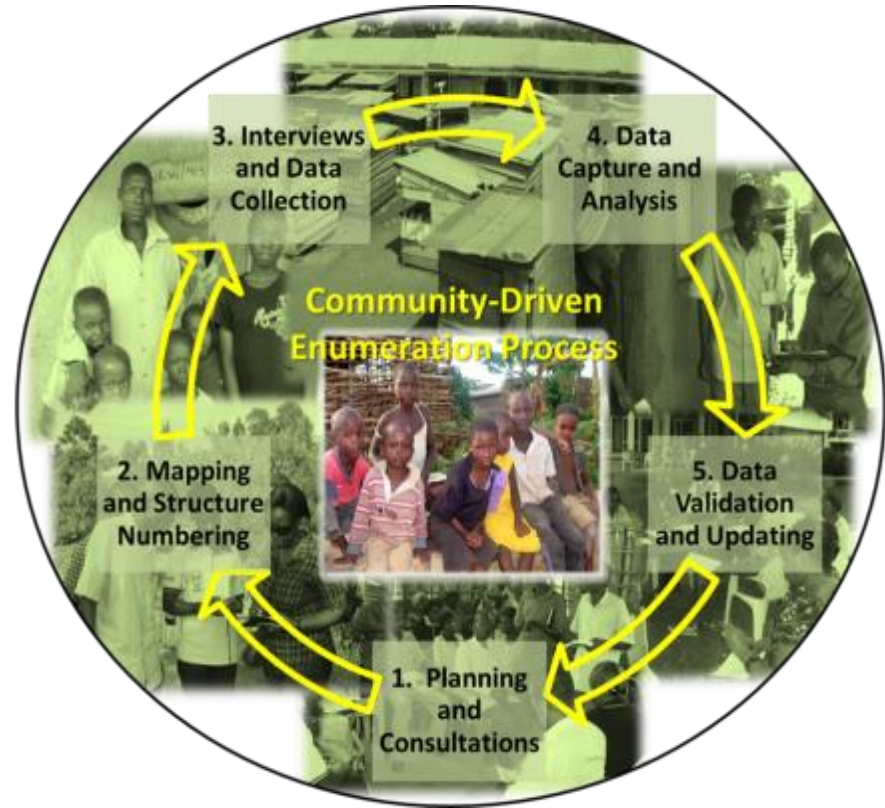
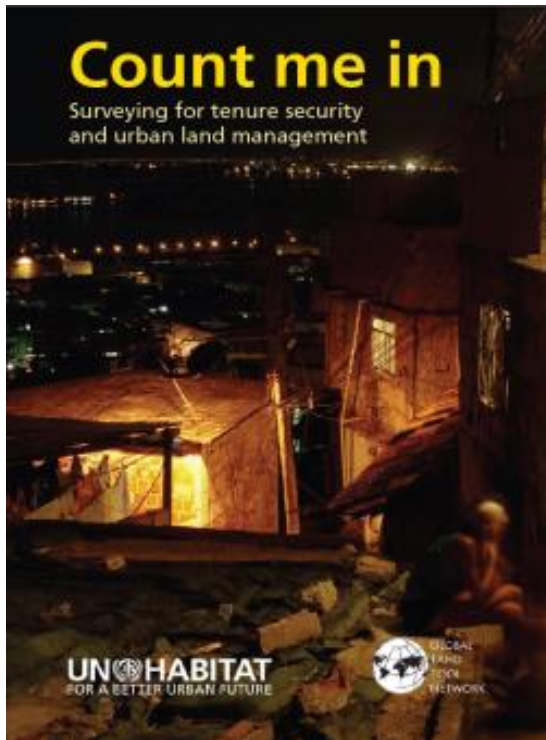


GLTN's Response: New Innovations and Tools

The **Fit-for-Purpose solutions** provide opportunities for land administration systems to deliver benefits, including secure tenure rights, to a wide range of stakeholders within a relatively short time and for a relatively affordable costs in a flexible manner.



GLTN's Response: New Innovations and Tools



Community Driven PARTICIPATORY ENUMERATIONS

GLTN's Response: New Innovations and Tools



Gender evaluation criteria for large-scale land tools

How can we judge if a land tool is responsive to both women and men's needs?

Despite progress on women's rights, rights to land and security of tenure are not enjoyed equally by women and men in many parts of the world. This goes against international human rights, and also impacts negatively on households and the economy.

Gender issues related to land are complicated. They involve sensitive social and cultural territories and challenge deeply rooted power structures. At the same time, we know that for a land tool to be effective, it needs to go beyond a technical lens and also consider social dimensions such as gender.

The Global Land Tool Network's work to date on criteria for designing new, or evaluating existing, land tools from a gender perspective is presented in this brochure. The gender evaluation criteria framework explores how to judge whether a large-scale land tool is sufficiently gender-responsive, to identify where more work needs to be done, and possible entry-points to make a tool equally beneficial to women and men.

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Huabou Commission

GLOBAL LAND TOOL NETWORK

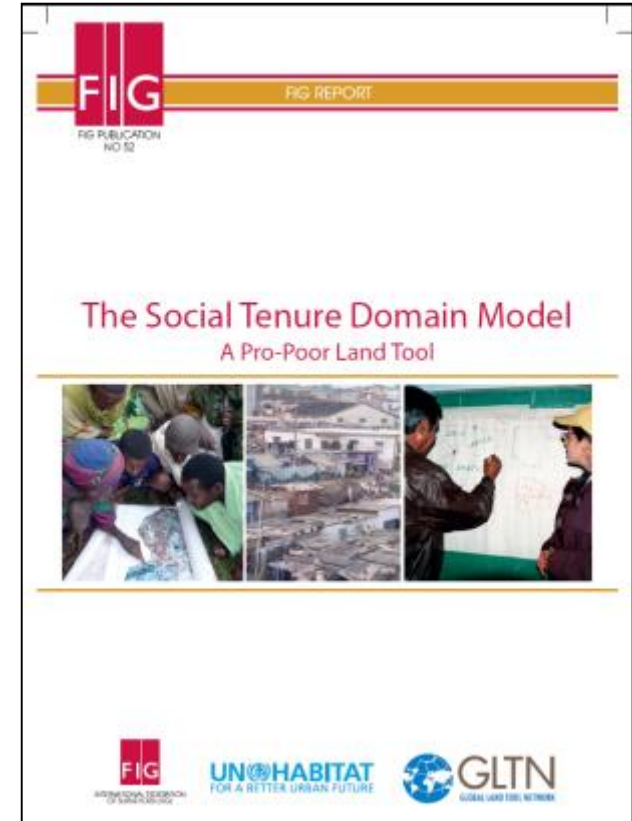
UEL
University of East London

FIG



PLACING WOMEN AT THE CENTER OF DEVELOPMENT

GLTN's Response: New Innovations and Tools



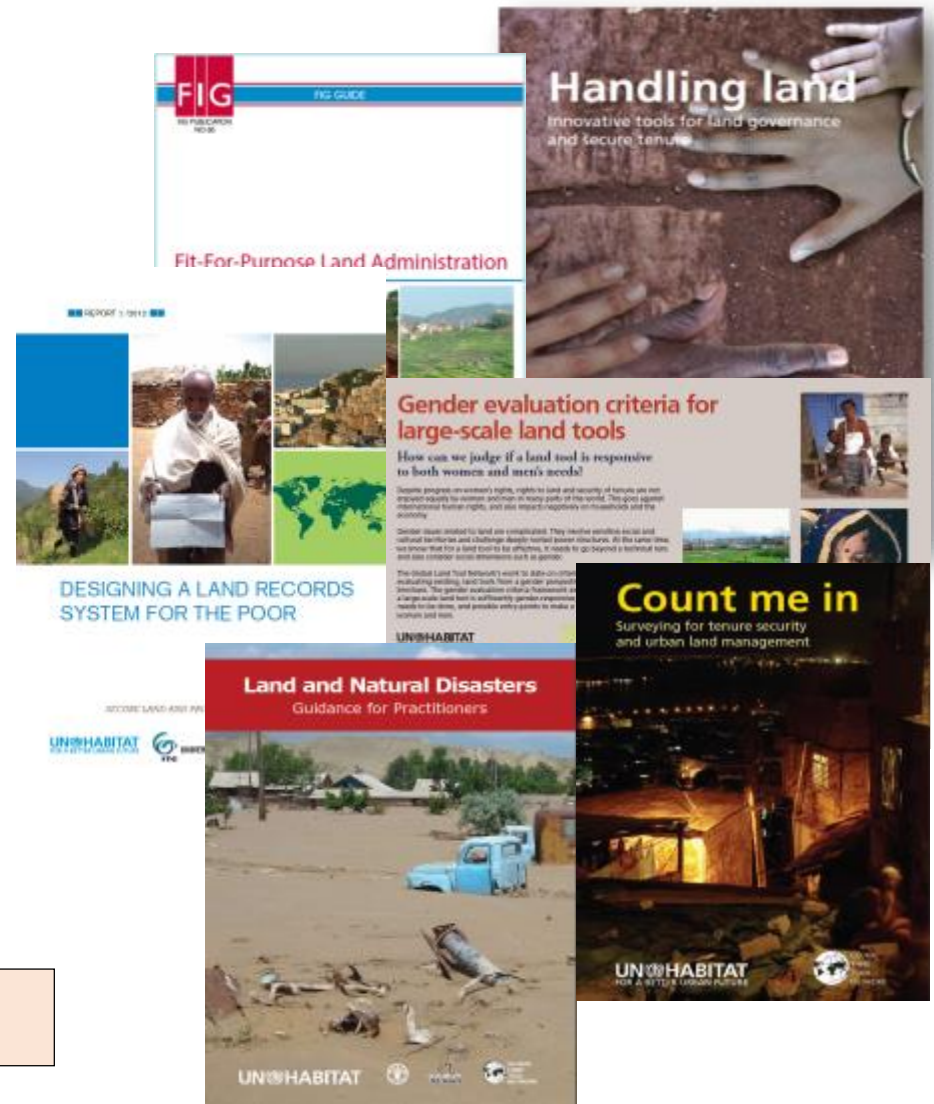
Information is Power!

Shared Information is More Powerful !

GLTN's Response: New Innovations and Tools

- Continuum of Land Rights
- Participatory and Inclusive Land Re-adjustment (PILaR)
- Gender Evaluation Criteria
- Social Tenure Domain Model
- Tenure Responsive Land Use Planning
- Fit-For-Purpose Land Administration
- Participatory Enumeration
- Valuation of Unregistered Lands
- Land-based financing tools
- Land Use Planning
- Pro-Poor Land Recordation
- Youth and Land
- Pro-Poor Land Policy
- Land and conflict/disasters
- Many others

More tools at www.glttn.net



Continuing Challenges, Missed Opportunities

Continuing Challenges

- *Challenges are worsened by climate change, lack of good governance and conflicts; **the poor is affected disproportionately***
- *Capacity and resource constraints*

Missed Opportunities

- *Too much focus on short term vision and planning*
- *Mind set issues; tendency to maintain status quo*

Conclusion and Way Forward

- *Capacity development, resource mobilization are key... **but Paradigm Shift will ensure success***
- *Innovations and land tools exist...let us use and enhance them*
- *Global frameworks + Good Governance + Responsible Land Governance --- key opportunities for change and scaling up*
- *Sustainable Development will not depend on design, planning, resources or expertise...It will depend on **PEOPLE**.*
- *Land Governance is critical for sustainable development therefore all land stakeholders have a critical role to play*



Thank You!

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Visit us: www.gltan.net

Contact us: simon.mwesigye@un.org