SECURING LAND AND PROPERTY RIGHTS FOR ALL

Land Governance towards the Implementation of the New Urban Agenda

“Leave no one behind”

Working Party on Land Administration (WPLA)

Genève 8th of March 17

FACILITATED BY:

UN-HABITAT
FOR A BETTER URBAN FUTURE
HANDLING LAND ISSUES IN THE CONTEXT OF URBANIZATION

• Increase informal tenure (Demographic pressure, slums, unplanned settlement, peri-urban concept)-
• Urban Land and property rights a need for clarification (overlapping property rights regimes/claims)
• Access to formal titling still a challenge: cost, time consuming and affordability, burden on land transfer and transaction.
• Opaque and inadequate land database/information system: distortion on land markets, transparency and responsible land governance.
• Cumbersome land related regulations: property laws and land use regulation along with the design and enforcement of urban plans, Zoning regulations.
• Distortion between physical planning, land management and administration (city extension, densification, housing development).
• Conflicts, migration, natural disasters: eviction, resettlement, competition on urban lands
POPULATION: RURAL / URBAN

1970
- RURAL: 63%
- URBAN: 37%

2000
- RURAL: 53%
- URBAN: 47%

2030
- RURAL: 40%
- URBAN: 60%
<table>
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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>World</td>
<td>2.13%</td>
<td>2.27%</td>
<td>2.20%</td>
<td>2.05%</td>
<td>2.16%</td>
</tr>
<tr>
<td>High-income countries</td>
<td>0.78%</td>
<td>1.00%</td>
<td>1.00%</td>
<td>0.76%</td>
<td>0.88%</td>
</tr>
<tr>
<td>Middle-income countries</td>
<td>2.74%</td>
<td>2.77%</td>
<td>2.61%</td>
<td>2.42%</td>
<td>2.63%</td>
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<tr>
<td>Low-income countries</td>
<td>3.54%</td>
<td>3.70%</td>
<td>3.70%</td>
<td>3.77%</td>
<td>3.68%</td>
</tr>
<tr>
<td>Africa</td>
<td>3.25%</td>
<td>3.42%</td>
<td>3.55%</td>
<td>3.55%</td>
<td>3.44%</td>
</tr>
<tr>
<td>Asia</td>
<td>2.79%</td>
<td>3.05%</td>
<td>2.79%</td>
<td>2.50%</td>
<td>2.78%</td>
</tr>
<tr>
<td>Latin America</td>
<td>2.19%</td>
<td>1.76%</td>
<td>1.55%</td>
<td>1.45%</td>
<td>1.74%</td>
</tr>
<tr>
<td>Europe</td>
<td>0.10%</td>
<td>0.34%</td>
<td>0.34%</td>
<td>0.33%</td>
<td>0.31%</td>
</tr>
<tr>
<td>North America</td>
<td>1.63%</td>
<td>1.15%</td>
<td>1.15%</td>
<td>1.04%</td>
<td>1.24%</td>
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<tr>
<td>Oceania</td>
<td>1.43%</td>
<td>1.49%</td>
<td>1.78%</td>
<td>1.44%</td>
<td>1.53%</td>
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**Land Governance** is a fundamental pre-requisite for sustainable development including sustainable urbanization, poverty eradication and fulfillment of human rights. **Tenure Security is key.**

**It facilitates:**
- Social inclusion and equity
- Financial sustainability
- Physical Planning
- Peace building and conflict prevention
- Economic progress
- Environment sustainability
- Nation building

Image: Tuca Vieira/David Fennig
“Public authorities can decide on the allocation and use of urban land and derive considerable income from it. This is somehow the miracle of urbanization, that it can feed itself by producing its own fuel and its own financing”.

“Well-planned and well-managed cities are a powerful lever of economic growth, a factor of social harmony and environmental balance, and a condition for positive regional synergies”.
• Rural/Urban Linkages as the basis for economic transformation and sustainable urbanization

• Grounded in the Universal Declaration of Human Rights (Right to property, right to the city, Realization of the right to adequate housing, Right to food)

• Linking policy, legal frameworks, planning and financing

• Balancing profit and citizens interest (reconciling economic and social functions of land/ Public and Private Partnership)
ADDRESSING THE URBAN/RURAL LAND LINKAGES

- Market value chain
- Good production/transformation

Urban Land → Peri-Urban Land → Rural Land

- Informal Settlements / Insecurity of Tenure
- Small scale producers
- Land for housing development / Investment
- Land for city extension/Planning
- Migration pull factor
WHERE IS LAND IN THE NEW URBAN AGENDA?
ROLE OF LAND IN URBAN DEVELOPMENT

- Access to Land for All (Secure Tenure Rights of Land)
- Responsible Land Governance
- Land based Revenues
- Sustainable Land Use

LAND AND THE NEW URBAN AGENDA

FACILITATED BY:
UN-Habitat
For a Better Urban Future

GLTN
GLOBAL LAND TOOL NETWORK
KEY COMMITMENTS IN THE NEW URBAN AGENDA

- increased **security of tenure for all**, recognizing the plurality of tenure types
- developing **fit-for-purpose and age-, gender- and environment-responsive solutions** within the continuum of land and property rights,
- particular attention to **security of land tenure for women** as key to their empowerment, including through effective administrative systems” (Para 35)
- Support **the effective use of public resources for affordable and sustainable housing**, including land in central and consolidated areas of cities with adequate infrastructure, and encourage mixed-income development to promote social inclusion and cohesion (p 106).
“Secure Tenure for All” through the Continuum of Land Rights Approach
• inclusive management frameworks and accountable institutions that deal with land registration and governance, applying transparent and sustainable management and use of land, property registration and sound financial systems.

• developing and using basic land inventory information, such as cadastres, valuation and risk maps, and land and housing price records, to generate the high-quality, timely and reliable data – disaggregated

• Needed to assess changes in land values, while ensuring that these data will not be used for discriminatory land use policies. (Para 104)

• We will promote 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 (P137)
NUA TO LOCALIZE SDG’S
<table>
<thead>
<tr>
<th>Sub-theme</th>
<th>Relevant 2030 Sustainable Development Agenda Goals and Targets</th>
<th>Relevant New Urban Agenda Paragraphs</th>
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</thead>
<tbody>
<tr>
<td>Secure tenure and equitable access to and control over land</td>
<td>1.4, 2.4, 5.a, 11.1, 11.3, 11.7, 17.16</td>
<td>34, 35, 105, 106, 107, 109, 111</td>
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<td>Sustainable use of land</td>
<td>15.2, 15.3, 17.16</td>
<td>14.c, 49, 51, 69, 76, 88, 98, 104</td>
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<tr>
<td>Responsible land governance</td>
<td>5.a, 17.18, 17.16</td>
<td>14.b, 34, 88, 98, 104, 138, 156</td>
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<tr>
<td>Land based revenues for the benefit of all</td>
<td>17.1</td>
<td>104, 137, 152</td>
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KEY CHALLENGES

- Lack of clear guidance on the means for implementation: how the result may be achieved or how the principle could be applied/operationalization (Action oriented).
- Capacity development not properly addressed
- Lack of target and monitoring systems.
- Lack of provisions on the funding mechanism
GLOBAL PARTNERSHIP NETWORK FOR THE IMPLEMENTATION OF THE NUA

GLOBAL LAND TOOL NETWORK

- **75 Partners**
  - Bilateral & Multilateral Organizations
  - Universities and research institutions
  - International Professional Bodies
  - Urban International Civil Societies
  - Rural International Civil Societies

FACILITATED BY:

- UN-HABITAT
- GLTN

FOR A BETTER URBAN FUTURE
WHO ARE WE?

The Global Land Tool Network (GLTN) is an alliance of global, regional and national partners, established in 2006 to contribute to poverty alleviation through land reform, improved land management and security of tenure.
WHAT ARE THE KEY AREAS OF INTERVENTIONS?

OBJECTIVE is to enable governments, international organizations and other land actors to improve tenure security of urban and rural poor populations:

• through strategic global, regional and country partnerships.
• develop and pilot innovative land tools.
• research together to develop new knowledge and raise awareness on land tenure issues.
• develop capacity of national governments and other land actors to implement innovative land tools in their specific contexts and to address their specific land tenure challenges.
WHAT ARE THE EXISTING LAND TOOLS?

- Participatory and Inclusive Land Re-adjustment
- Land-based financing
- Gender Evaluation Criteria
- Social Tenure Domain Model
- Land Use Planning
- Fit-For-Purpose Land Administration
- Participatory Enumeration
- Pro-Poor Land Recordation
- Land in the Islamic Context
- Youth and Land
- Pro-Poor Land Policy
- Valuation of Unregistered Lands
- Land and conflict/disasters
- Others
KEY ACHIEVEMENTS THROUGH PARTNERSHIP

Bringing Land into the SDGs / Global Land Indicators (GLII)

**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.

New Urban Agenda:

“We will encourage UN-Habitat, other United Nations programmes and agencies, and other relevant stakeholders to generate evidence-based and practical guidance for the implementation of the New Urban Agenda and the urban dimension of the Sustainable Development Goals, in close collaboration with Member States, local authorities, major groups and other relevant stakeholders, as well as through the mobilization of experts. We will build on the legacy of the Habitat III conference and the lessons learned from its preparatory process, including the regional and thematic meetings. We note, in this context, the valuable contributions of, inter alia, the World Urban Campaign, the General Assembly of Partners for Habitat III and the Global Land Tool Network” (Para 128)
HOW DO WE MOVE FORWARD?

- UN Member States and many partners provide us the necessary guidance and priority through the various international frameworks.
- GLTN has established a global partnership on land that can respond to land governance issues in the context of the urbanizing world.
- GLTN and other international partners have developed relevant pro-poor and gender responsive land tools; ready for implementation at country level.
- The global momentum is building up including the need for a people-centered approach for sustainable urban development.
- Lessons learned are available to build upon the new strategy for implementation.
- Acknowledgment of the role of land governance in aid effectiveness (Global Donor Working Group on Land)
NEXT STEPS/ POSSIBLE ENTRY POINTS

- Development of Framework of Implementation and Road Map
- Implementing Participatory and Inclusive Land Re-Adjustment (PILaR) and Land-Based financing tools together with other relevant tools
- Strengthen tenure security of urban poor and women through the continuum of land rights and fit-for-purpose land administration
- Support informal settlements and slum upgrading work through the use of pro-poor and inclusive land information system.
- Support land information management/cadasters for municipalities
- Capacity development initiatives across levels
- Strengthen policy and regulatory frameworks
- Support monitoring of the New Urban Agenda
THANK YOU!

NEED TO KNOW MORE?

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