

“LAND AND PROPERTY RIGHTS FOR SUSTAINABLE DEVELOPMENT”

W O R K S H O P R E P O R T



Oslo, January 30, 2020

FACILITATED BY:

UN HABITAT
FOR A BETTER URBAN FUTURE



Presentations: The speakers

Edited by: Vendula Hurnikova, Habitat Norway, Oslo, March 2020

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Photos by: Odd Iglebæk, Habitat Norway

Preface

On 30 January 2020 the Global Land Tool Network (GLTN) in partnership with the United Nations Human Settlement Programme (UN Habitat), the Norwegian Mapping Authority (NMA) and Habitat Norway (HN) organized a workshop on “Land and Property Rights for Sustainable Development”. The event marked the global partnership entry into the “SDG Action Decade towards 2030”. It was also the first activity organized under the new agreement of co-operation between the NMA and HN.

The workshop highlighted practical cases and approaches to address emerging challenges in the land eco-system (conflict, displacement, climate change). With the purpose to ensure tenure security for all within the framework of the SDGs from technologically advanced information systems to concrete experiences and practices in the field.

The workshop was arranged in conjunction with GLTN’s annual Steering Committee (SC) meeting. It thus benefitted vastly from the presence and participation of the SC members, from contributions of representatives of Norwegian academia, development agencies and civil society. The Organizers are grateful for all efforts and pleased to enclose the respective contributions in their diverse forms.

We would like to thank Ms. Sabrina Grimsrud and Jean du Plessis for having collected the presentations, Mr. Odd Iglebæk for providing the photos and Ms. Vendula Hurnikova for having edited the material.

At the onset of the Action Decade the workshop resulted in a strong “march order” to all participants to continue to stimulate exchange of policy and practical tools to realize the SDGs.

IF WE ARE ABLE TO ADDRESS LAND AND PROPERTY ISSUES – THE REST WILL FOLLOW.

The Organizers

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Welcome and Opening Remarks

Victor Kisob

Victor Kisob is Assistant Secretary-General & UN Habitat Deputy Executive Director

It is a great honour to participate in this highly relevant workshop on *Land and Property Rights for Sustainable Development*.

I would like to acknowledge the representatives of the Norwegian Ministry of Foreign Affairs, the Norwegian Mapping Authorities, Habitat Norway, the representatives of our Technical and Financial partners, and the Members of the Global Land Tool Network (GLTN) Steering Committee.

UN-Habitat has, since its inception, promoted land tenure security as key prerequisite for inclusion, housing development and overall for sustainable urbanisation. Land is also crucial for addressing the global challenges of sustainable and inclusive development, climate change, and peace and stability.

This workshop is an important step in our joint work on reducing the gap in tenure security between men and women, including making provision for the younger generation. Many of the organisations represented here are part of this work, including quite a few of number of the 85 plus GLTN partners

The timing of this workshop and the GLTN Steering Committee meeting tomorrow is excellent, as the Secretary-General has declared this the *Decade of Action to Deliver the Sustainable Development Goals*, mobilising all sectors at global, national and local levels.

This workshop can highlight the key land challenges facing us and distil fresh ideas for galvanising joint action during this decade. Together we have already achieved a great deal, but there is so much more that should be done.

Some key documents that can guide our reflection on joint action are:

- The Secretary-General's Guidance Note on Land and Conflict
- The *GLTN Strategy 2018-2030: "A World in which Everyone Enjoys Secure Land Rights"*
- The *GLTN Gender Strategy 2019-2030: "Towards Securing Women's and Girls' Land and Property Rights"*

“This workshop is an important step in our joint work on reducing the gap in tenure security between men and women, including making provision for the younger generation.”

- The vision of the *Arab Land Initiative* that “All the people in the Arab countries enjoy equal and affordable access to land, peace, stability and economic growth, to be achieved with good land policies and transparent, efficient and affordable land administration systems”

I would like to express our thanks for the financial support to the GLTN by BMZ, GIZ, IFAD, SDC, SIDA, Norway, Netherlands, UN-Habitat and the United Nations Development Account.

Specific thanks also go the Norwegian Mapping authorities and Habitat Norway, with the support of the Norwegian Ministry of Foreign Affairs, for hosting this GLTN Steering Committee.

With the engagement of all partners, and the donor community through the Global Donor Working Group on Land, I am confident the global land agenda will gain in prominence in achieving sustainable development.



Victor Kisob



Erik Berg

Erik Berg is Chair of Habitat Norway

Deputy Directors, friends, colleagues, ladies and gentlemen,

On behalf of Habitat Norway it is an honour and a pleasure to welcome all of you to this workshop. A particular welcome to the two Deputy Directors Marit Brandtzæg of NORAD and Victor Kisob of UN Habitat. With colleagues Oumar Sylla and Jean du Plessis from Global Land Tool Network. A great welcome also to the latter's International Steering Committee that will meet tomorrow. I hope we are all committed to action not only today but in the decades to come.

Almost 15 years ago at Vetre hotel in Asker – I, on behalf of the Norwegian Ministry of Foreign Affairs and the Swedish International Development Agency, organized the first preparatory GLTN encounter. It took place in the middle of a winter storm, with one and a half meters of snow and temperatures of minus 15 – that is outside. Exactly 15 years later – on the month – at Vetre there is no snow, temperatures are above zero but there are more storms – not snow but rain storms. This brings us to an increasing challenge for humanity – the issue of climate change. Land and property – today's main workshop theme – is disappearing because of extreme weather, erosion, melting of coastal ice, sea level rise also in Norway and Northern countries. The bells are tolling.

Climate is not the sole threat, although influential power-holders would like us to believe that. Global biodiversity is according to recent UN reports endangered. Most important causes are not poisonous pollution, oil disasters nor climate change. It is the physical destruction of nature: water, air and land. Caused by industrial agriculture and forestry, building of new fantasy cities, dams and energy plants, mines and motorways. It is the sum of all accelerating land use interventions that threatens biodiversity. Not only climate.

Population growth in our world of increasing inequalities, particularly in Africa and Asia, adds to the challenge. But as Susan George underscores in her book "How the Other half Dies" (1972), the structure of land ownership has far more to do with erasing hunger and poverty than the amount of population. George refers to four countries in Asia with the least land per person. They are all feeding their population successfully. The four have effectively implemented land reforms which also laid the basis for developing their "Tiger economies". To promote land reforms will also for the future be of crucial importance for GLTN's work. Governments that do not regulate access to land and its use, leaving everything to the market and the elites, and that do not benefit from increased land value, cannot influence development. These governments do increase the risk of conflicts, social instability and unrest, negative impacts on climate and disasters, which we will discuss today.

“Global biodiversity is according to recent UN reports endangered. Most important causes are not poisonous pollution, oil disasters nor climate change. It is the physical destruction of nature: water, air and land.”

Youth will inherit the Earth. We have all noted with interest the work done by GLTN to provide a more in depth understanding of the land issues that matters most to young people. A deeper understanding is needed of the barriers to land in particular for young women such as inheritance, rental markets and the lack of housing options.

The global financial crises in 2008 signalled a new phase in the development of cities and regions. World known sociologist Saskia Sassen points to the following: quote “In this new phase city space is being dehumanized and privatized — no matter the added density. It forces people out of areas where they have been living for years. It destroys the economic activities upon which ordinary people base their lives. It reduces opportunities for a decent future for children” unquote. Forced and market evictions or land grabbing — just another word for the same practice — are the daily tsunamis for ordinary people all over the world. Part of the problem is that with privately owned public spaces (POPS) the rights of the citizens using them are severely hemmed in.

For Habitat Norway this is of major concern. In December last year we forwarded a statement to a Government committee set up to assess the ethical guidelines of the Norwegian Pension Fund — the biggest investment fund in the world. Our statement criticised existing guidelines for a narrow imbalanced human rights perspective. For an incidence — a one case focus — on violent forced evictions neglecting long term systematic market evictions. As in Spain, where the housing bank system since 2008 with investment capital from the Norwegian Pension Fund, has evicted 2 million people. Of which a considerable number are pensioners. Despite repeated condemnation of Spanish policies and practices by UN ECOSOC and rulings by the European Court of Justice, the Pension Fund is increasing its stock investments in for instance CAIXA Bank.

Friends of Habitat Norway use to say that we are the most important of all small organisations. Others say that of all important organisations we are the smallest. But, irrespectively, with the biggest Board. This reflects our voluntary character. For 30 years we have been the sole Norwegian NGO advocating urban social sustainability on a global scale



Erik Berg

trying to “lift” this neglected challenge in Norwegian foreign and development policies. Thanking UN Habitat/ GLTN and the Mapping Authority of Norway for an effective co-operation in preparing this workshop, we invite — although small is beautiful — more partners and members. Please join in.



Marit Brandtzæg

Marit Elisabeth Brandtzæg has since 2017 served as Deputy Director General of the Norwegian Agency for Development Cooperation (Norad).

Thank you for inviting me to inaugurate this important workshop on “Commitment to Action: Land and Property Rights for Sustainable Development”. On behalf of the Norwegian Agency of International Development (NORAD) it is an honour to welcome UN Habitat Deputy Executive Director Victor Kisob, the Global Land Tool Network (GLTN) team and the distinguished representatives of its International Steering Committee. A great welcome to all speakers and of course the audience.

I would like to congratulate the organizers Habitat Norway, The Mapping Authority of Norway and UN Habitat for having taken the initiative of organizing a workshop in connection with the GLTN Steering Committee meeting in Oslo. And for having put together a very relevant, important and challenging agenda that points towards a better future for all, leaving no one behind. The Government of Norway has been a proud initiator and supporter of GLTN during the last 15 years, and we are happy to see the work of the Global Land tool Network evolve and that the practical approaches are being made available through the platform partner organizations.

Norad has a new director who is emphasising knowledge-based decisions in development. The model for GLTN to include the work of academic partner institutions with land professionals and civil society is very much in line with the thinking: namely to use research findings to develop practical solutions and implement, learn and adapt.



Marit Brandtzæg

The challenges of the SDGs and growing concerns of climate change are very much land issues. Persistent conflicts and climate change are putting already fragile countries at further risks. Raising water levels poses challenges to small island states, conflict economy is allowing depletion of valuable rain forest. Leveraging land for climate solutions and financing development are two of the ways Norway is working with UN-Habitat and GLTN.

Late last year Norad entered into an agreement with UN-Habitat to promote land-based taxes in fragile states as a way of generating revenue and building systems for service delivery and social contracts. The project is based on already good results in Afghanistan and Somalia and will explore how these results can be scaled up, within these countries and to new countries. Local governments are pivotal to delivering the SDGs and with the lack of transfers from national government budgets to local governments, building the systems and capacity for local governments to collect revenue, engage with citizens and deliver services are essential.

Norad is supporting the Central Africa Forest Initiative (CAFI) to protect forest degradation, building on a regional framework (involving DRC, Central Africa Republic, Gabon, etc.) The framework of this support is the REDD+. We cannot achieve a sustainable forest management without defining and securing community land rights along with the appropriate policies.

Norad is also funding UN-Habitat in DR Congo to develop a land policy and to support land administration and the National Land Commission in order to develop an integrated approach to the issues of forest degradation.

Important to acknowledge are the efforts being made by global actors, such as UN-Habitat, GLTN, and others, to establish the linkages between land and climate change. Land tenure security is key not only in developing mitigation measures but also to respond to the negative impacts of climate change (resettlement, reintegration, etc.). The Intergovernmental Panel on Climate Change (IPCC) 2019 report stressed the consequence of mismanagement of land as an aggravating factor to the negative effects of climate change.

“Land tenure security is key not only in developing mitigation measures but also to respond to the negative impacts of climate change.”

Innovations and digitalization are presenting opportunities for development. This is something that both these initiatives have in common. And as it relates to land, digitalization is contributing to improved inclusion of marginalized groups in planning and land management while giving tenure security and improving access to services. GLTN partners have been at the forefront of digital solutions to local taxes and land registration through the Social Tenure Domain Model. These are important contributions to the SDGs.

In addition, Norway has a focus on statistics and data registration. Registration of people, properties and businesses are the starting point for all national statistics, national budget planning and service delivery. Data registration is also central to identify individuals and groups who are at the risk of being excluded (SDGs and “Leave no one behind”). Registers are necessary for effective national resource mobilization in the form of collection of taxes from individuals and businesses. Statistics is a national common good and provides a necessary basis for openness and accountability.

We are certainly at a turning point. Use of and access to land need to be managed with care and responsibility in order to harness the transformative potential of the SDGs and the new urban agenda, in particular in situations where cities have to grow. From the Norwegian side we particularly appreciate the contribution of GLTN in bringing about a more in depth understanding on the importance of land issues that matters most to women and young people. The innovative work on the land rights of Muslim women particularly stands out. This is in line with Norway’s commitment to the principle of “leaving no one behind”. It implies reaching everyone. Going beyond averages, reaching each and every individual. It is closely linked to the human rights principles of equality and non-discrimination — to guarantee that human rights are exercised without discrimination of any kind.

Land, property and SDGs

Toril Iren Pedersen - Land based taxes: Financing the SDGs

Toril Iren Pedersen is a governance expert currently working with Norad as senior advisor for the Tax for Development program.

Norad

Land based taxes- financing the SDGs

Toril Pedersen - Tax for development

1

(Emerging) paradigms of development

- **Leaving no country behind**
- **Financing for development**
- **Resilience focus through adaptive development**
 - Financing for Development – global commitment and promises
 - Land based and local taxes as a financing potential
 - Land based taxes in fragile states

2

Financing gap of the SDGs

- The financing gap for the SDGs is estimated to be around 3 trillion USD per year 2,6 trillion USD just for the needed investments in health, education, roads, electricity, water and sanitation.

"So far, we are not keeping pace. We face serious challenges and evolving risks"
UN SG FFD forum 2019

- More than 70 % of financing for the MGDs came from domestic resources (primarily tax) and it is estimated that 90% of funding for the SDGs have to come from domestic resources

3

Addis Abeba Action Agenda

- Addis Ababa Action Agenda focuses on domestic resource mobilization as one of the pillars of financing the SDGs.
- Multi-level government resource mobilization strategies and the role of local governments in domestic resource mobilization, it is largely an uncoordinated effort and an untapped potential
- Resource mobilization picture and potential is difference between developing countries and more developed countries

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Potentials for developing countries

- Low tax to GDP ratio -> potential for increase
- Fewer tax sources -> widening the tax base
- On average local governments provide around 40% of public investment, but in less developed countries the contribution is limited to 7%.
- Land based taxes developing countries revenue from recurrent property taxes is still far below that of developed countries

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Widening the revenue base – land and local taxes

- The potential contribution of land-based financing to the development of sustainable and equitable cities and properly serviced communities is not often fully realized, particularly in many developing countries.
- The role of sub national government finances and the role of land have untapped potential to contribute to financing the SDGs : property tax
- One of the major challenges with levying property taxes in LDCs is the lack of proper titles for residential premises and tax exemptions for low-value properties.
- Another challenge is if it is treated purely as a revenue stream without consideration to the social dynamics and implications

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Fragile states

- Domestic resource mobilization is critical for fragile countries for several reasons: it enables sustainable development financing, and when linked to providing public goods, can enhance government accountability and state-building.
- Challenges—such as distrust of government, lack of public accountability, weak administrative capacity and complex tax policies—prevent fragile countries from collecting the revenues they need.
-
- Twenty two out of 36 total fragile conflict and violence affected countries still have tax-to-GDP ratios below 15%, which is barely enough to carry out basic state functions.
-

Norad

7

Doing it right from the start – conflict sensitive approach

- Tax and land issues are also both known conflict drivers, so the way it is introduced and managed at the local level is of critical importance.
- Turning it from a conflict driver to a resource for state building and stabilisation In conflict prone areas where there are parallel systems of governance including tax collectors (eg. Insurgent groups in Somalia and Mali)
- Adaptive approach to land administrations and building resilience. No one size fits all

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8

Social contracts and inclusive governance

- **Strengthening land administrations, management and registration is in line with the “resilience paradigm”** With the widening evidence shows that “social capital” is the core driver in building resilience to conflict and disaster through mutually-reinforcing functions of “bonding” within communities, “bridging” across communities, and “linking” between communities and formal institutions for access to information, resources, and responsive action.
- Participating individuals demanded more public goods and more accountability from the government, consistent with a process of tax bargaining. Evidence also shows that expenditure from local collected taxes to a large extent is spent on social sectors all critical to the SDGs.

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Land and SDGs beyond financing

- So, while there is no silver bullet, responsible management of land resources is critical in many different ways for achieving the SDGs:
 - Taxes and fees levied on land and property has redistribution effect and improves public spending on services
 - Tenure security gives access to services, it improves health and education outcomes
 - Building the capacity of local governments in both registry services and revenue collection ensures
 - State building and peace building through social contracts

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Toril Iren Pedersen



Eugene Chigbu - Land, property and SDGs: Opportunities to reduce the gap between urban and rural development


Dr. Eugene Uchendu Chigbu is PhD Program Coordinator at the Technical University of Munich and the Co-Chair of the Global Land Tool Network (GLTN/UN-Habitat).



Land, property and SDGs: opportunities to reduce the gap between urban and rural development


TUM Uchendu Eugene Chigbu

LAND AND PROPERTY RIGHTS FOR SUSTAINABLE DEVELOPMENT LEARNING EXCHANGE WORKSHOP
30 January 2020 | Oslo, Norway

SUPPORTED BY: 


Content

- 1 Global land challenge
- 2 The state of rural-urban gap
- 3 Rural-urban interdependencies & dimensions of the gap
- 4 The land, property and SDGs relationships with urban/rural
- 5 Linkages between land tenure security to SDGs
- 5 Land tools for addressing the gap & the role of actors

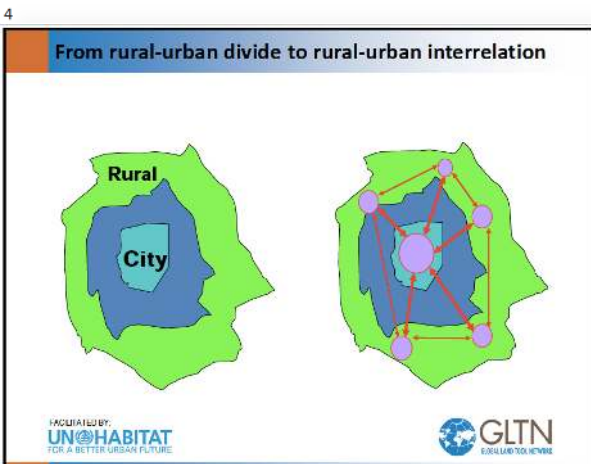
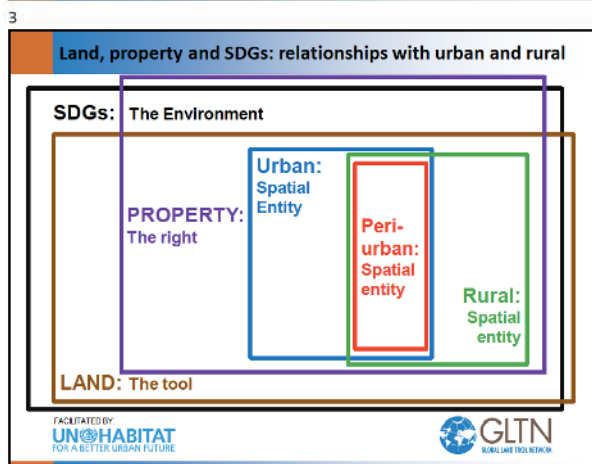
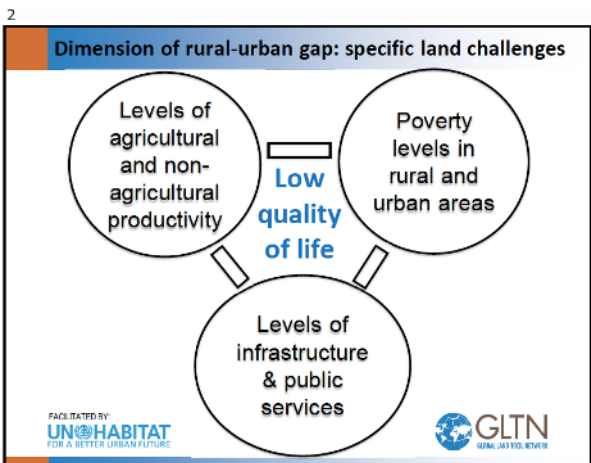
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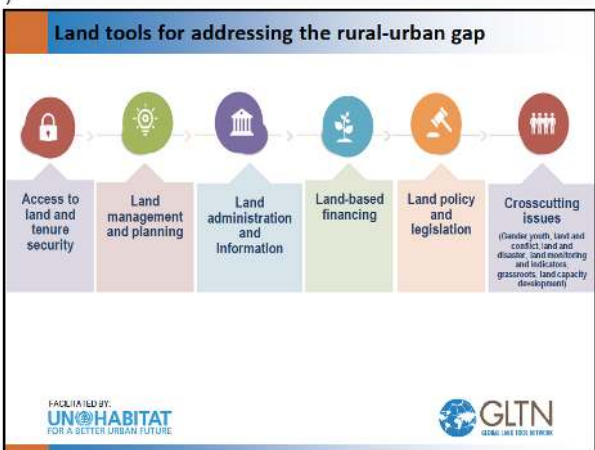
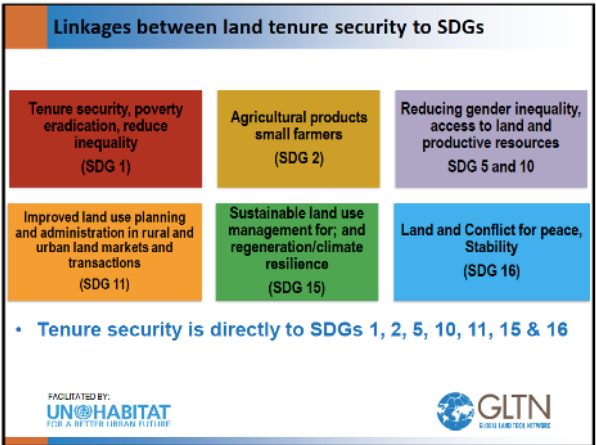
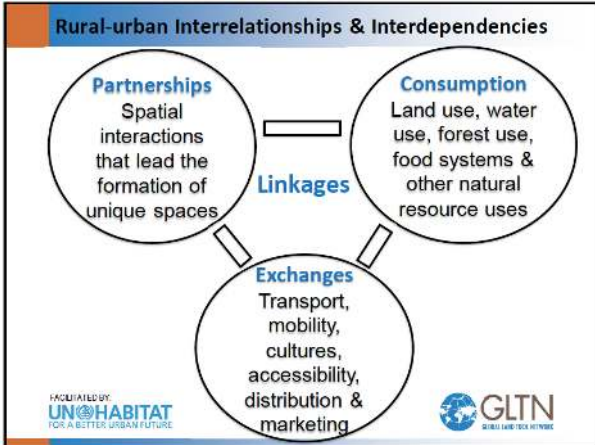
1 The global land challenge - developing country perspective

- 90% landholdings countries are not documented, administered or protected.
- Complex land rights with overlapping rights and claims
- Women and youth continue to have limited access over land
- Urbanization is putting pressure on land, and people living in cities expected to grow by 175% by 2030
- 70% more agricultural land is needed to increase food production by 2050



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Conclusion

A realistic way to bridge the gap will be to:

- Embrace “pro-poor land tools” or approaches that are responsive to local realities (those that promote tenure security)
- Secure the tenure of all (including women, youth and vulnerable groups) by treating “land rights as human right”
- Engage in territorial (area-based) approaches to spatial planning and development to ensure “urban-rural continuum” for cohesion in urban and rural societies.
- Pursue policies of “equivalent living conditions” at the country level in development planning and implementation.

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Eugene Chigbu



Advancing land and property rights: The position of women

Mino Ramaroson - Building multi-stakeholder approach to strengthen women's and girls' land and property rights

Mino Ramaroson is the Huairou Commission's Regional Coordinator for Africa & Global Land Specialist.

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A WORLD WHERE EVERYONE ENJOYS SECURE LAND RIGHTS

Building Multi-Stakeholders Approach to Strengthen Women's and Girls' Land and Property rights

Presented by:
Ramaroson Mino

HUIAROU COMMISSION
Women, Homes & Communities

LAND AND PROPERTY RIGHTS FOR SUSTAINABLE DEVELOPMENT LEARNING EXCHANGE WORKSHOP
30 January 2020 | Oslo, Norway

SUPPORTING:
NORWEGIAN MINISTRY OF FOREIGN AFFAIRS, Kartverket, HABITAT FOR HUMANITY

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**GLOBAL LAND TOOL NETWORK
GENDER STRATEGY (2019-2020)**

THE GLTN STRATEGY FOCUSES ON SECURING WOMEN'S AND GIRLS' LAND TENURE, LAND-RELATED RESOURCES AND PROPERTY RIGHTS, INCLUDING HOUSING IN RURAL, PERI-URBAN AND URBAN CONTEXTS.

UN HABITAT | GLTN

1 WHY WOMEN'S AND GIRLS' LAND AND PROPERTY RIGHTS MATTER?

- Securing the rights of women and girls to land and property is vital to:
 - overcome poverty and inequality
 - ensure justice and human rights
 - counter trends that further undermine their rights and wellbeing
- GLTN partners including Huairou Commission are committed women's empowerment by supporting grassroots women to secure their land and property rights through strategic partnerships.
- Women's rights and needs vary:
 - Family status, cultural and religious context
 - Land tenure regimes, rural versus urban
 - Conflicts and post conflicts, etc.

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3 GLTN: A PLATFORM TO ADVANCE WOMEN'S AND GIRLS' LAND AND PROPERTY RIGHTS

- GLTN: a network which promote and facilitate the implementation of the Gender Agenda through the development of gender responsive and fit for purpose tools such as
 - **GEC**: a flagship land tool that check wether land policies and programmes are gender responsive
 - **STDM** for participatory enumeration of land tenure rights
 - **Youth and Land Responsiveness Criteria**
 - **Women and Land in the Muslim World**: to increase women's access to land
- Since 2006, GLTN partners played a important role in **integrating gender and land** through **monitoring the implementation of gender sensitive land policies** in more than 40 countries
- Global and regional initiatives** such as the concerted efforts of partners to secure land in SDGs targets and indicators – via Global Land Indicators Initiative (GLII); and the New Urban Agenda

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4 GLTN GENDER STRATEGY OBJECTIVES

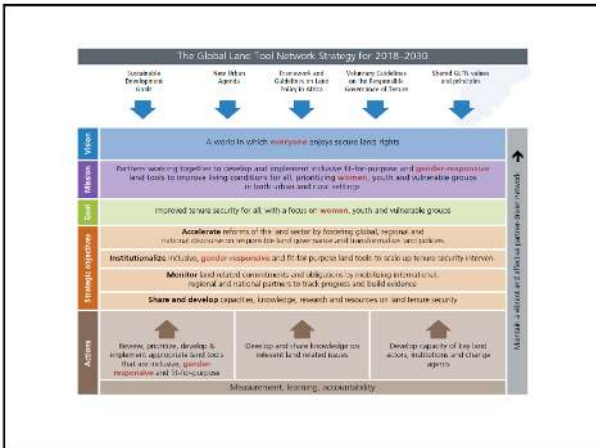
- Engender the implementation of GLTN Phase-III Strategy to deliver gendered outcomes** based on specific commitments to secure women and girls land tenure and property rights.
- Increase use and Institutionalize land tools and approaches for gender responsive land governance** and legal frameworks strategies and programs.
- Increase the number of women and girls whose land tenure and property rights are secured** regardless of tenure regimes, context or situations at country level.
- Strengthen knowledge and capacities for mainstreaming of gender equality and human rights principles** and monitoring progress in local, national, regional and global policy and governance processes that secure women and girls land, natural resources and property rights.

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6



- ### Gender Strategy- 10 Commitments/actions
1. Strengthening innovative partnership as anchored in GLTN overall mission.
 2. Embed gender further into the **governance and management of GLTN**.
 3. Continue to develop and **promote gender responsive and fit-for-purpose land tools**.
 4. **Scale up country-level initiatives** for sustainable gendered outcome.
 5. Strive to **integrate secure land rights for women and girls in other key sector – agric, economics etc**
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- ### Cont: Commitments/actions
6. Facilitate the **capacity development of women leaders, including grassroots women and young professionals**, through institutional placement in our network and with our partner.
 7. Strengthen the **capacity of policymakers and practitioners** on women's and girls' land and property rights
 8. Convene and facilitate our **partners' access to policy and decision-making platforms**.
 9. Mobilize and **lead efforts towards joint advocacy, influencing and campaigning** to secure women's and girls' land rights ... **Stand for Her Land Campaign – led by GLTN Partners**.
 10. Boost our efforts for **research and knowledge management** on land issues that concern women.
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- ### Delivering Land and Property Rights for W and G?: Opportunities and Overcoming Challenges
- **Reflection of Strengths/Opportunities**
 - Shared vision and commitment by GLTN Partners, over 80 partners.
 - Provisions in the VGGT, SDGs and NUA – specific targets to secure land rights for women and girls, keep global attention.
 - Tested/proven gendered and fit for purpose land tools and approaches to secure W and G land & property in different contexts – customary tenure, informal settlements, post-conflict, GEC for assessment, STDM, guide for youth and land etc.
 - GLTN partners, clusters and champions – “Stand for Her Land” global campaign to secure women's land rights; Arab Land and Conflict Initiative, the GLTN Initiative.
 - Knowledge products – securing women's land in Muslim world, Guides for measuring individual land rights in the SDGs, pro-poor land recordation, valuation of unregistered lands, land use planning,
 - GLTN – UN-Habitat – with UN convening power for direct engagement with other UN agencies, governments, CSOs including grassroots organizations, women and youth, private sector, professional organizations like FIG among others.
 - Strengthened partnerships/growing interest – to support of Gender work – e.g. donors, private sector etc.
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- ### OVERCOMING THE CHALLENGES AND NEED TO IMPLEMENT THE GENDER STRATEGY
- High number of women and girls with undocumented and legally recognized land and property tenure rights – customary land/ urban informal settlements/ post conflict countries/limiting inheritance laws etc
 - Young women and girls; in the youth bracket often are forgotten/risk of generalization of their land rights/needs and strategies for support.
 - Limited resources – financial and technical resources required to support women's and girls' land and property rights agenda
 - High expectations to achieve global commitments and regional targets with limited local/national resource investments – e.g. Link to SDGs, NUA and AU-FG/Agenda2063 etc
 - Limited data available to show the profile and status of women's and girls' land and property rights in different contexts
 - Need for more north-south – young professionals with-technical capacity in addressing gender and land, women's and girls' rights issues.
 - GLTN Gender Strategy = Partners commitment– more coordinated efforts required= more resource needs = more gendered outcomes in land and property rights
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- ### Questions for Reflection
1. How can GLTN partnership be further strengthened to ensure effective implementation of the gender strategy?
 2. Who is willing to do what?
 3. How to can we better prioritise available resources to ensure the gender strategy is implemented along the GLTN Phase III Strategy?
 4. How can we mobilize more resources – financial and technical to do more, scale up this efforts especially at the country level?
- FACILITATED BY:

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FACILITATED BY:



Mino Ramaroson



Javier Molina Cruz

Javier Molina Cruz - Women's land rights in the VGGT: Lessons from countries

Javier Molina Cruz is the Leader of the Land Tenure Unit, Partnerships and South South Cooperation Division, of the Food and Agriculture Organization of the United Nations in Rome, Italy.



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Women's land rights in the VGGT: Lessons from countries.

Presented by
Javier Molina Cruz
Senior Land Tenure Officer

LAND AND PROPERTY RIGHTS FOR SUSTAINABLE DEVELOPMENT LEARNING EXCHANGE WORKSHOP
30 January 2020 | Oslo, Norway

SUPPORTED BY:


VOLUNTARY GUIDELINES ON RESPONSIBLE GOVERNANCE OF LAND TENURE: ADVANCING WOMEN'S LAND RIGHTS

Gender equality is one of the ten core implementation principles of the VGGT.

- The VGGT are key to promoting women's rights to land and progress has been made from changes in the land policies and law to assessing the national legislation (SDG land indicator concerning women's land rights).
- The VGGT have been used as reference in the development of capacity development tools, including a Technical guide (the very first TG was precisely on Women's land rights), learning programs, and training of trainers, which have been used extensively in more than 20 countries and translated in all the UN languages. More importantly such tools are now widely used by FAO partners and customized to local needs.
- The VGGT have promoted dialogue in particularly complex context, such as the recognition and protection of women's rights in customary tenure systems, enabling women's leaders to know, promote and defend their rights to land and natural resources.

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SECURING WOMEN'S LAND RIGHTS AT COUNTRY LEVEL

- In over 19 countries, they are being used to review and improve land policy and promote legal reform (in 6 countries the review and improve process is done, in 13 is ongoing).
- Roadmaps to improve governance of tenure at national and subnational level have been elaborated in over 15 countries.
- There are National VGGT Platforms (on land policy review) in over 13 countries.
- Through partnerships with national Civil Society Organizations, efforts at strengthening capacities of CSOs to engage in national processes on tenure-related issues are taking place in:
 - Africa:** Guinea, Kenya, Liberia, Malawi, Mali, Mauritania, Niger, Senegal, Sierra Leone, South Africa, Tanzania, Togo and Uganda;
 - Asia & Pacific:** Indonesia, Mongolia, Myanmar, Nepal, Philippines;
 - Central Asia:** Kyrgyzstan;
 - Latin America:** Colombia, Guatemala, Grenada, Saint Vincent and Saint Lucia.

Uganda case shows how women strengthened their land rights under customary tenure once 4,000 Customary Ownership Certificates issued to both women and men.

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SECURING WOMEN'S LAND RIGHTS: MOVING FORWARD

- **Cultural context:** women losing their tenure rights due to lack of legislation, have renounced their property rights because social pressure or the belief they have no right to own land.
- **Role of Data:** lack of sex-disaggregated data. In some cases, female ownership as low as 3% and not more than 30% although 51% of agricultural workers are women. LandPortal described how data worked as a crucial tool to support community demands so that they improve their position at the negotiation table and be recognized by institutional powers. Also, when women interact with data proactively, it allows them to hold their leaders accountable and promote transparency in decision making.
- **Capacity development of stakeholders:** policy review/change and implementation
- **Multi-stakeholder processes and platforms** at country level: an entry point to make change happen.
- **New technologies:** Open Tenure Sola application for instance

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SECURING WOMEN'S LAND RIGHTS: MOVING FORWARD

New Technologies: Some Results SOLA Open Tenure Application

- **Ghana, Volta estuary**
127 fishing farms mapped
- **Sierra Leone**
11,750 hectares customary tenure rights demarcated, validated and approved by the Ministry of Land, Housing and Environment
- **Uganda**
3,183 Certificates of Customary Ownership were validated by Ministry of Lands Housing and Urban Development
- **Guatemala**
554 hectares mapped

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SECURING WOMEN'S LAND RIGHTS: KEY MESSAGES

- The VGGT are fundamental in advancing the agenda of gender equality. Empowering women through secure tenure can reduce vulnerability, stabilize societies and foster peace building.
- Access to and control of data is imperative and new technologies have a role in this regard. Digital literacy must be built and must be easily comprehensible thereby increasing transparency and reinforcing accountability. There is a need of adapting project approaches to stakeholder digital literacy levels and integrating gender into project design.
- Collaboration among stakeholders at national, regional and global level can advance women's land rights and support the achievement of SDG targets. Leveraging partnerships between the UN, non-UN Organizations and national actors is essential and the VGGT helps to facilitate this dynamic.

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Discussant's notes: Jane Katz

Jane Katz is Director of International Affairs and Programs in Habitat for Humanity

Habitat for Humanity is a global non-governmental organization working in more than 70 countries. We are not part of the United Nations Habitat. Our vision is a world where everyone has a decent place to live. As previously mentioned, Habitat for Humanity will be launching a targeted campaign on SDG 11 and other urban indicators at the World Urban Forum with UN Habitat.

Mino Ramorosan, Huairou Commission, addressed Women and Girls' Land and Property Rights

Why it matters

1. Overcome poverty and inequality
2. Ensure justice and human rights
3. Counter trends that undermine rights and well-being

GLTN has played a significant role in addressing and promoting the gender agenda — with tools and resources, integrating gender and land through implementation of gender sensitive land policies, and global and regional initiatives

Many partners came together to develop the GLTN strategy for 2019-2030 — The GLTN Gender Strategy (2019-2030) provides a framework for designing land tenure and governance interventions around women's and girls' land and property rights — led by Siraj and Mino and many other contributors. Habitat for Humanity contributed to the development of the GLTN gender — also participating in the expert group meeting in Kuala Lumpur after the World Urban Forum. Habitat has also been leading a global campaign called Solid Ground in which gender is one of its themes along with secure tenure, disaster resilience and slum upgrading.

In Lesotho,

- while women can legally rent and own property in Lesotho, there is a significant implementation gap due to cultural norms and a lack of information distribution regarding women's rights.
- women have decreased tenure security which could result in disinheritance, or loss of property rights following the death of their spouse.

Therefore, Habitat Lesotho has found that land laws must be created and implemented in conjunction with marriage laws, and property and inheritance rights.

One of our colleagues experienced customary practice when her husband died. She had no rights to her home and a male uncle took possession as she was left homeless with little to no assets. Instead, she joined Habitat for Humanity working for the rights of women to overcome these practices.

Mino also spoke about

- Commitments and Actions
- Challenge of engaging young women and girls
- Limited data, and diversified in different contexts
- High expectations to meet global goals

Javier Molino Cruz addressed Voluntary Guidelines on Responsible Governance of Land Tenure (VGGT)

Where gender is one of the 10 core principles

Key to promoting women's land rights and progress has been made in policies and laws (including the SDG indicators on gender and land)

Capacity development tools and learning

VGGT has promoted dialogue in complex contexts (such as customary practices)

National and subnational platforms, roadmaps

At country levels, there are civil society partnerships to strengthen capacity -- and going forward more stakeholder partnerships as an entry point, policy change/review, as well as data disaggregation, need to continue to address the social pressure of women renouncing property rights because of social pressure.

Key messages

- Importance of VGGT to advance gender equality
- Access to and control of data, new technologies



Jane Katz

- Collaboration of stakeholders at all levels — support of SDGs

Questions to discuss

- Women are still routinely and systematically denied equal rights to access, use, inherit, control and own land -- This means that women and children miss out on the vast advantages that come with property rights, putting their health, safety, economic security and political rights in jeopardy. How do we mobilize and prioritize limited resources and build capacity to address these issues?
- We are launching a new campaign with Huairou Commission, World Bank, Landesa and GLTN – Stand for Her Land – to close the gap between policy and practice that Mino mentioned – Ask the audience to join us ?
- How do we mobilize government to get engaged?
- Continue to raise awareness – how do we raise awareness at the country level – still around
- What about women in Disaster Risk-Reduction? Women and youth are disproportionately affected in disasters.



Stein Holden

Advancing land and property rights: The position of youth

Prof. Stein Holden - Lifting barriers for youth access to land: The Ethiopian Experiences

Prof. Stein Holden is a Professor in Development and Resource Economics the Norwegian University of Life Sciences. He is also an active member of the new Centre for Land Tenure Studies.



Lifting barriers for youth access to land: - The Ethiopian Experiences

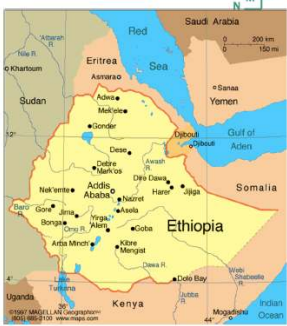
Stein T. Holden
Professor
Centre for Land Tenure Studies/
School of Economics and Business
NMBU
Email: stein.holden@nmbu.no
Homepage: www.steinholden.com


Norwegian University of Life Sciences 1

1

Ethiopia

- 110 million people
- Strong economic growth the last 15 years
 - Industrialization started
- **Need to create 2 million new jobs every year**
- **Youth employment is essential for political stability –**
- **Multiple actions are needed to achieve this**
 - Evidence-based solutions are needed





Lifting Barriers to Youth Access to Land – The Ethiopian Experience Norwegian University of Life Sciences 2


2

Facts on the ground

- The majority of youth in Ethiopia live in rural areas
- Youth have **limited access to agricultural land** regardless of their constitutional guarantee
- Nonfarm employment opportunities are limited in rural areas
- Youth un(der)employment is high in urban areas

Youth response

- We observed a **sharp increase in youth outmigration** from areas where land scarcity is the worst (e.g. Wollaita)
- Change in livelihood aspiration and strategy
 - Only a minority are able to continue in the footsteps of their parents
 - **Main reason:** Difficulty of accessing sufficient land



Lifting Barriers for Youth Access to Land – The Ethiopian Experience Norwegian University of Life Sciences 3

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Our youth research


World Development Vol. 64, pp. 229–272, 2014
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<http://creativecommons.org/licenses/by-nc-sa/2.0/>

Are Rural Youth in Ethiopia Abandoning Agriculture?
SOSINA BEZU and STEIN HOLDEN*
Norwegian University of Life Sciences, Aas, Norway

- **Rapid growth in (near) landless youth in rural areas**
- **Accelerating youth migration: Rural-urban & international**

• Bezu, S. and Holden, S.T. (2014). *Rural-urban Youth Migration and Informal Self-Employment in Ethiopia*. CLTS Report No. 1/2014. Centre for Land Tenure Studies, Norwegian University of Life Sciences, Aas, Norway

• Bezu, S. and Holden, S. T. (2015). *Street based self-employment: A poverty trap or a stepping stone for migrant youth in Africa?* CLTS Working Paper No. 4/2015. Centre for Land Tenure Studies, Norwegian University of Life Sciences, Aas, Norway.




Lifting Barriers for Youth Access to Land – The Ethiopian Experience Norwegian University of Life Sciences 4

4

Alternative source of land for youth

- **1) Inheritance** from parents (shrinking especially in the most densely populated areas)
- **2) Land redistribution** (depend on availability & political will)
 - Agricultural land
 - Land for house or business
 - Communal (rehabilitated) lands
- **3) Land renting** (depend on access and market activity)
- **4) Land purchase** (land sales are prohibited in Ethiopia)
- A combination of **1, 2 and 3**

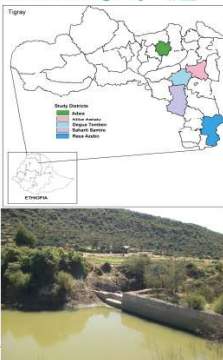



Lifting Barriers for Youth Access to Land – The Ethiopian Experience Norwegian University of Life Sciences 5

5

Rehabilitation of Degraded Land in Tigray

- Until 2015, close to **551 thousand ha** of land, or 13.3% of the total land area of Tigray, was rehabilitated with labor contributions of rural people in the region (Holden and Tilahun, 2018).
- A policy to allocate up to **0.5 ha of rehabilitated land per landless person** has been practiced in the region. Our census in 5 districts:
 - 440 youth groups were allocated communal lands
 - 300 youth groups were allocated a mineral resource (for mining stones, sand)





Lifting Barriers for Youth Access to Land – The Ethiopian Experience Norwegian University of Life Sciences 6

6

Contributed to Documenting Award-winning policy



- Thanks to a unique combination of collective action, voluntary labor and the involvement of young people, the people of Tigray in northern Ethiopia are restoring land on a massive scale
- For its remarkable achievements under harsh conditions, Tigray's policy was recognized with the
- **Future Policy Gold Award 2017** awarded by the **World Future Council** in partnership with the **UNCCD**
- [Link. Info about the award](#)
- [Youtube](#)

What is the “Youth Business Group Model” in Tigray?



- **Landless or near landless rural residents** (mostly youth) that seek a rural livelihood within their home community and apply for land access
- **Communities set aside rehabilitated communal land for distribution to groups**
- **Self-selection of group members most common in a village (got)**
- **Local administration/experts allocate land and define a suitable production activity on that land**
- **The group establishes a primary cooperative, based on cooperative law, that is given the land area**

Primary cooperatives



- Elect a **board of five members**
 - Leader, vice leader, secretary, accountant, treasury
- Develop their **own bylaw**
- Are required to prepare a **business plan** that has to be accepted by the local authorities
- Are required to **protect the land** area they are given
- After two years of good performance the group is given a letter that give them a **conditional right to the allocated land**
- Are subject to **auditing** (likelihood depends on administrative capacity)

Our youth research: Youth business groups



The importance of Ostrom's Design Principles: Youth group performance in northern Ethiopia

Stein T. Holden^{1,2*}, Mesfin Tilahun^{1,2†}
¹School of Economics and Business/Centre for Land Tenure Studies, Norwegian University of Life Sciences, P.O. Box 5003, 1432 Ås, Norway
²Mekelle University, Department of Economics, P.O. Box 451, Mekelle, Ethiopia

- **Compliance with Ostrom's Design Principles in youth business groups is correlated with higher within-group trust & other performance indicators**

Youth Business Groups for Sustainable Development: - Lessons from the Ethiopian Model



- New Research Project (2019-2022) funded by the Research Council of Norway (NORGLOBAL2)
- Build on our Youth Business Group study
- Can the model create sustainable livelihoods for youth?
- What are the key success factors?
- What policy and other support is needed to enhance its success?
- Is the model replicable elsewhere?

Training RCTs in our Project



- We run three **Randomized Control Trials** (RCTs)
 - 1) **Empowerment of female members**
 - Production planning and marketing skills
 - 2) **Group leader training**
 - 3) **Risk management and investment DM**
- We think that skills are important before groups are encouraged to take loans and make bigger investments

Vision on Potential



- The Youth Group Model may help facilitate rural transformation
 - Establishment of larger and more professional businesses (from micro farms to small commercial farms)
 - Contract farming may be one option
 - Marketing & processing (value chain) development is essential
 - Clusters of groups may organize joint marketing (e.g. dairy cooperatives)
 - Potential for Replication

Eucalyptus + beehive group



Eucalyptus enriched forest



15

Bee hive group



16

Rehabilitated land, horticulture group



17

Dairy group: Mostly women



18

Animal fattening group



19

Shed for livestock during night



20

Information about our research



- Website of Centre for Land Tenure Studies at NMBU:

– www.nmbu.no/clts

- Working papers
- Journal papers
- Reports
- Summaries
- News

- ResearchGate: Project link:

– <https://www.researchgate.net/project/Youth-Livelihood-Strategies-in-a-Transforming-World>

- Homepage: www.steinholden.com

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Bezu, S. and Holden, S. T. (2014). Are Rural Youth in Ethiopia Abandoning Agriculture? *World Development* 64: 259-272. [Link](#)

• Working papers:

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Land Administration Tools: Solutions for inclusive land administration and affordable access to information

Diane Dumashie - Fit-for-Purpose land administration: An approach to reduce the data gap

Dr. Diane Dumashie is Vice President of International Federation of Surveyors (FIG) for the term 2015-2022.




Fit-for-Purpose Land Administration: An approach to reduce the data gap

Dr Diane Dumashie, FRICS
FIG Vice President

GLTN Workshop
Land and Property Rights for Sustainable Development
Oslo 30 January 2020

SUPPORTED BY:




Oslo, January 2020

The 2030 Global Agenda

17 Goals, 169 targets, and about 240 indicators



GOAL 1 End poverty in all its forms everywhere
GOAL 2 Zero hunger; achieve food security and improved nutrition and promote sustainable agriculture
GOAL 3 Good health and well-being; ensure healthy lives and promote well-being for all at all ages
GOAL 4 Quality education; ensure inclusive and equitable quality education and lifelong learning for all
GOAL 5 Gender equality and empower all women and girls
GOAL 6 Clean water and sanitation; availability and sustainable management of water and sanitation for all
GOAL 7 Affordable and clean energy; access to affordable, reliable, sustainable and modern energy for all
GOAL 8 Decent work and economic growth; sustained, inclusive economic growth, full and productive employment and decent work for all
GOAL 9 Industry, innovation and infrastructure; resilient infrastructure, inclusive and sustainable industrialization and innovation
GOAL 10 Reduced inequality within and among countries
GOAL 11 Sustainable cities and communities; make cities and human settlements inclusive, safe, resilient and sustainable
GOAL 12 Responsible consumption and production; sustainable consumption and production patterns
GOAL 13 Climate action; combat climate change and its impacts
GOAL 14 Life below water; conserve and sustainably use the oceans, seas and marine resources for sustainable development
GOAL 15 Life on land; protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and biodiversity loss
GOAL 16 Peace, justice and strong institutions; peaceful, inclusive societies for sustainable development, access to justice for all and effective, accountable and inclusive institutions at all levels
GOAL 17 Partnerships for the goals; strengthen the means of implementation and revitalize the global partnership for sustainable development



Fit for the Purpose



The SDG's may be the crowning global achievement of 2015; but land practices are dealt with in local realities...

- **Effective:** Good land governance
- **Efficient:** Land administration systems (LAS)
- **Enabling:** Time quality & capacity
- **Encompassing:** People

Oslo, January 2020

Overview

*Fit For Purpose –
Land administration;
For the benefit of society:
Nations states, Secure tenure,
Livelihoods.*



Our brief journey today:

1. SDG and global land agenda
2. Mind the gap
3. What is FFP
4. FFP Approach-
 - Discovery
 - Nepal and Uganda
5. Visuals

Oslo, January 2020



FIG- Who and What: International Federation of Surveyors



FIG:

- Members organisation
- Comprising national associations, academics, and corporate members
- Drawing from over 120 countries
- Contribution: Professional, Institutional & Global Development

Oslo, January 2020

The World Awakes to Land...



6 SDG goals with land component:

- G1: Ending Poverty (tg4)
- G2: Zero Hunger (tg3)
- G5: Gender Equality
- G11: Sustainable Cities
- G13: Climate Action
- G15: Life on land

But

- The 2030 Agenda is in the context of a wider global agenda.....

Oslo, January 2020

The Global Agenda

Promoting human rights and gender equity

Applying responsible governance of tenure

Applying the social tenure domain model

Climate change mitigation and adaptation

Rapid urbanisation and slum upgrading

Building Fit-For-Purpose LA systems - fast, affordable and upgradeable

Meeting the Global Agenda

Contributing to effective and efficient land administration

- i. **Connected:** the power of partnerships (GLTN)
- ii. **Collaborate & Create:** developing action tools
- iii. **Communicate:** Generational diversity
- iv. **Coordinate:** International policy (FAO, WB), and
- v. **Connected:** emerging & going forward.....

But There remains an urgent need to build systems to provide security of tenure & control of the use of land.

2. Mind the Gap

- “There is an urgent need to build systems which can
 - Identify the way land is occupied and used, and
 - provide security of tenure and control of the use of land”.

FIG /WB Declaration

A fit for purpose approach includes the following elements:

- Flexible** in the spatial data capture approaches to provide for varying use and occupation.
- Inclusive** in scope to cover all tenure and all land
- Participatory** in approach to data capture and use to ensure community support.
- Affordable** for the government to establish and operate, and for society to use.
- Reliable** in terms of information that is authoritative and up-to-date.
- Attainable** to establish the system within a short timeframe and within available resources.
- Upgradeable** with regard to incremental improvement over time in response to social and legal needs and emerging economic opportunities.

<http://www.fig.net/pub/figpub/pub60/figpub60.htm>

Fit-For-Purpose – why is it needed?

- The cadastral gap:** Only about 40 countries in the world have well functioning land administration systems in most developing countries less than 10 per cent of the land is included in formal systems.
- Limitations:** Western style systems are too costly and too time consuming and capacity demanding – and they do not serve the millions of people whose tenure are predominantly social rather than legal.
- Benefits:** A Fit-For-Purpose approach will ensure that basic and appropriate land administration systems are built within a relatively short time frame and at affordable costs ... they can then be incrementally improved over time.

“From 30% of the world covered by secure tenure in 2015 to 80% in 2030”

3. Fit-For-Purpose – what is it ?

- Fit-for-purpose:** The systems should be designed for managing current land issues – and not guided by high tech solutions and costly / time consuming field survey procedures.
- Basic purposes:** Include all land; provide secure tenure for all; and control the use of land.
- Flexibility:** Scale and accuracy relate to geography, density of development, and budgetary capacity
- Incremental improvement:** Advanced Western style concepts may well be seen as the end target but not as the point of entry.
- Good practice:** Rwanda leads the way with about 10 million parcels demarcated and registered in about five years - unit costs of 6 USD per parcel

“As little as possible – as much as necessary”

The Message and the Concept

Dictionary

fit for purpose

fit for purpose

phrase of 11

1. (of an institution, facility, etc.) well equipped or well suited for its designated role or purpose.

Transcribe fit for purpose to Spanish

1 fit for purpose

Feedback

www.mcmr.lanternproject.com/encyclopedia/fit-for-purpose/

Thesaurus: something that is fit for purpose is good enough to do the job it was designed to do

European law defines that goods must be fit for purpose when sold

[fit for purpose | Definition of fit for purpose in English by Oxford ...](http://www.oxforddictionaries.com/definition/fit-for-purpose)

1. (of an institution, facility, etc.) well equipped or well suited for its designated role or purpose.

A high quality attractive "fit for purpose" estate does not come cheap.

Oslo, January 2020

Fit-For-Purpose Land Administration

Part 1: Understanding the FFP Approach

- 1. Introduction:** Background, purpose and evidence of the Guide. A land introduction to FFP and the benefits to a range of stakeholders.
- 2. Land Governance & Global Agenda:** How FFP approach supports the global land agenda and strong land governance.
- 3. Understanding the FFP Approach:** An in-depth understanding of the FFP approach describing the 3 frameworks and their corresponding principles.

Part 2: Building the FFP Frameworks

- 4. Spatial Framework**
- 5. Legal & Regulatory Framework**
- 6. Institutional Framework**

Principles Underpinning Frameworks

Part 3: Implementing the FFP Approach

- 7. Developing Capacity & Managing Change:** How to develop effective and sustainable capacity and guidance on how to manage change.
- 8. Adapting the FFP Approach:** Advocacy and knowledge sharing approaches to accelerate the adoption of the FFP approach.

Appendices

- A. Developing ICT Infrastructure:** How to incrementally build sustainable ICT solutions for less-developed countries.
- B. Delivering FFP Land Administration:** Lessons learned from countries implementing the FFP approach.

Guiding Principles for Building Country Specific Land Administration Solutions.

```

    graph TD
      CC[Country Context] --> CSS[Country Specific FFP Strategy for Land Administration]
      ES[Existing Spatial / Legal / Institutional Frameworks] --> CSS
      CSS --> CSF[Country Specific FFP Spatial / Legal / Institutional Frameworks Entry Level]
      CSF --> CD[Capacity Development]
      CSF --> IFFA[Implement FFP Land Administration]
      CSF --> CSIM[Country Specific Instruction Manuals]
      CD --> IFFA
      CSIM --> IFFA
  
```

4. Fit-For-Purpose Approach (FFP)



Fit For Purpose Land Administration - Country Implementation Strategies

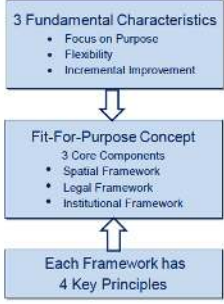
Acknowledging GLTN partners from:

- Nepal
- Uganda




Date: January 2020

4. Fit-For-Purpose Approach



3 Fundamental Characteristics

- Focus on Purpose
- Flexibility
- Incremental Improvement

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Fit-For-Purpose Concept

- 3 Core Components
- Spatial Framework
- Legal Framework
- Institutional Framework

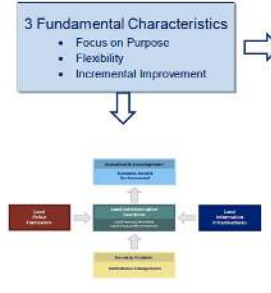
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Each Framework has 4 Key Principles

- **Focus on Purpose:** Focusing firstly on the "what" in terms of the end outcome, and then designing the "how" to be the most "fit" for achieving the purpose.
- **Flexibility:** It is about flexibility in terms of demands for accuracy; for recording of a range of different tenure types, and for shaping the legal and institutional framework to best accommodate societal needs.
- **Incremental Improvement:** A Fit-For-Purpose approach will ensure that basic and appropriate land administration systems are built within a relatively short time frame and at affordable costs ... and the systems can then be incrementally improved over time..

Date: January 2020

Fundamental Characteristics



3 Fundamental Characteristics

- Focus on Purpose
- Flexibility
- Incremental Improvement


⇒

- **Focus on Purpose:** Focusing firstly on the "what" in terms of the end outcome and then designing the "how" to be the most "fit" for achieving the purpose.
- **Flexibility:** It is about flexibility in terms of demands for accuracy; for recording of a range of different tenure types, and for shaping the legal and institutional framework to best accommodate societal needs.
- **Incremental improvement:** A Fit-For-Purpose approach will ensure that basic and appropriate land administration systems are built within a relatively short time frame and at affordable costs ... and the systems can then be incrementally improved over time..

Date: January 2020

i) Characteristic - Purpose

Country specific context- Nepal



- FFP was necessary: "draft National Land Policy but without action" (Ministry of Land Reform & Management),
- LAS has to undergo a thorough transformation to address:
 - Allocation of land and recognition of tenure to all,
 - State restructuring into a federal system
- Post 2015 Earthquake reviewed the draft Land policy with technical and financial support UN-Habitat/GLTN (2018)
- Aiming to implement progressive provisions on land tenure and management as outlined in:

Date: January 2020

Purpose: Why in Nepal




An approach drawing upon VGGT's and other international commitments, Identified clear purposeful outcomes to address,

- Lack of secured land tenure e.g
 - 3000+ public schools destroyed/ damaged by 2015 Nepal Earthquake.
 - Absence of land owner certificate means
 - 1000+ unable to gain building permits to rebuild permanent classrooms
- Landlessness, squatters and informal tenure

Date: January 2020

Uganda: Implementation Strategy


Purpose



- low cost but appropriate approaches and actions for Land Administration that will result in tenure security for all the land rights holders in Uganda.
- Objectives
 - Identify key requirements and priority actions for generating a consistent national spatial framework within a period of 10 years.
 - Identify requirements and priority actions for instituting a legal framework that supports flexible recordation of land rights.
 - Identify requirements and priority actions for capacity development for land administration institutions to deliver affordable and accessible services in a transparent manner.
 - Provide cost estimates for operationalising the Fit for purpose implementation strategy.

Date: January 2020

ii) Characteristic -Flexible



To meet actual needs for specific functions and locations,

- What is the Tenure regime in your country?
- Assess the demands for:
 - accuracy,
 - interoperable spatial information
 - recording range of tenure types.....
- 'Have in mind' this will shape the legal and institutional framework to accommodate societal needs

Date: January 2020

Uganda- Land Tenure Regimes

The Constitution of the Republic of Uganda of 1995 vests land in the citizens of Uganda.




Freehold Ownership	Registered land title
Leasehold Contract of land use	Registered leasehold contract
Mailo Ownership	Ownership subject to lawful or bona fide occupancy rights; Registration requires consent from the land lord.
Customary ownership	Mainly not registered but offers CCOs CLAs and Trustee as options
Squatters / slum dwellers	Enumeration Non-eviction guarantee

Date: January 2020

FFP - Building the Frameworks

Fit-For-Purpose Concept

3 Core Components

- Spatial Framework
- Legal Framework
- Institutional Framework

Fit-for-Purpose Land Administration – the Concept

Each Framework has 4 Key Principles

Chika, January 2010

KEY PRINCIPLES		
Spatial Framework	Legal Framework	Institutional Framework
<ul style="list-style-type: none"> ▪ Visible (physical) boundaries rather than fixed boundaries ▪ Aerial / satellite imagery rather than field surveys ▪ Accuracy relates to the purpose rather than technical standards ▪ Demands for updating and opportunities for upgrading and ongoing improvement 	<ul style="list-style-type: none"> ▪ A flexible framework designed along administrative rather than judicial lines. ▪ A continuum of tenure rather than just individual ownership ▪ Flexible recordation rather than only one register ▪ Ensuring gender equity for land and property rights. 	<ul style="list-style-type: none"> ▪ Good land governance rather than bureaucratic barriers ▪ Holistic institutional framework rather than sectorial siloes ▪ Flexible IT approach rather than high-end technology solutions ▪ Transparent land information with easy and affordable access for all

Chika, January 2010

Building the Spatial Framework

- a continuum of accuracy

- **Visual boundaries rather than fixed boundaries**
- Visual (General) boundaries will be sufficient for most land administration purposes..
- **Aerial/ satellite imageries rather than field surveys.**
- Aerial imageries are 3-5 times cheaper and less capacity demanding than field surveys.
- Aerial imageries provide not only the framework of the parcels but also the general topography to be used for a range of land administration functions

- **Accuracy relates to the purpose rather than technical standards**
- Accuracy should be seen as a relative term related to the use of the information
- **Opportunities for updating, upgrading and improvement**
- Building the spatial framework is **not** a one stop process
- In turn, incremental improvement will establish a fully integrated land administration system.
- This could be named as a **"Continuum of Accuracy"**

Chika, January 2010

Nepal Strategy - Spatial

- **Improvements** clearly needed in existing spatial component of the Nepalese land administration system (LAS)
- Formal LAS- **avoid** trend of using **very sophisticated hardware and software** e.g. many expensive commercial and proprietary software are used for cadastral data processing and management
 - Noting scaling up - **753 Rural Municipalities** and Municipalities to deliver direct land related services
 - Free and Open Source software (such as QGIS) with necessary modification and customization should be encouraged

Chika, January 2010

Nepal's new provisions for administering informal land tenure

- Use of High resolution **satellite images/ UAV** images
- **Participatory methods**
- Point cadastre can as an alternative for fast and efficient record maintenance
- Opensource software can be used for keeping the **data e.g. STDM**

Source: Didier Sagasthy, Rwanda

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Chika, January 2010

Uganda Strategy - Spatial

- **Visual or low cost boundaries** shall be used for demarcation of land parcels - Image or handheld GPS,
- Adjudication and demarcation shall be undertaken in a systematic manner, capture all formal and informal land rights
- All data shall geometrically **integrate into the national land information system,**
- Emphasis will be on **customary land** and occupancies on Mailo,
- The land rights recordation system should be pro-poor.

Chika, January 2010

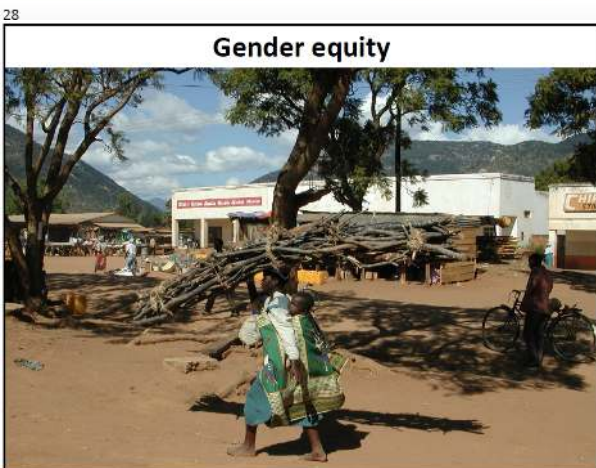
Building the Legal Framework

- a continuum of tenure

- **A flexible framework designed along administrative rather than judicial lines**
- The legal framework needs to be flexible; and managed through administration rather than court decisions..
- **A continuum of tenure rather than just freehold.**
- The **STDM** concept should be applied to ensure that legal as well as social tenure be secured independent of formality and technical accuracy.

- **Flexible recordation rather than only one register**
- The FFP approach will require a flexible recordation system
- Applying the continuum of land rights will require innovative pro-poor recordation systems
- **Ensuring gender equity for rights in land**
- Women make two thirds of the worlds poor.
- Women's access to land must be **seen as a universal human right.**

Chika, January 2010



Uganda Issues – Legal

Legal Status of Land Administration:
Issues

- **Multiple rights** on the same piece of land
- Registration Process **cumbersome**
- Not all rights are recorded
- Land Laws are **outdated** and inconsistent with the constitution and government policies
- Justice System still too complicated and **expensive** for the poor
- Many recent provisions not implemented




Odiro, January 2020

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Uganda Strategy – Legal

- Review of Land Laws to support FFP LA
- Recordation of formal and informal rights
- Promoting use of ADR for dispute resolution
- Promoting **establishment of customary databases** at sub-county level
- Promoting **Gender Equity for Land and Property** rights




Odiro, January 2020

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Building the Institutional Framework - a continuum of services

- **Good land governance rather than bureaucratic barriers.**
- The term "good governance" includes for government to be legitimate, transparent, accountable, and dedicated to integrity
- Applying the FAO Guidelines on Responsible Governance of Tenure
- **Integrated institutional framework rather than sectorial siloes**
- Focusing on treating land and natural resources as a coherent whole

- **Flexible IT-approach rather than high-end technology solutions**
- Clear description of mandates, work processes and responsibilities
- Alternatives such as open source solutions should be considered
- **Transparent land information with easy and affordable access for all**
- Applying an open data policy – subject to the protection of privacy.



Odiro, January 2020

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Uganda FFPLA Strategy – Institutional

Strategies for Institutional Framework

- Promoting good land governance rather than bureaucratic barriers
- **Promoting integrated** institutional framework rather than sectorial silos
- **Promoting transparent** land information with easy and affordable access for all
- **Capacity Development** of land institutions
- **Promoting participation of Civil Society** and Private Sector




Odiro, January 2020

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Fit-For-Purpose Land Administration

Spatial	
From:	Sporadic field surveys
To:	Visible boundaries on aerial imagery covering all land
Legal	
From:	Focus on land titling
To:	Recording legal as well as legitimate land rights for all
Institutional	
From:	Serving mainly the elite
To:	Responsible land governance with equal access for all

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iii) Characteristic - Incremental



- FFP does not limit the ambitions for the ultimate solution, it is
- Designed to **initially** meet the fundamental needs of society **today**;
- But ability to be incrementally improved over time
- Have in mind: the Time and Quality and Cost triangle,
 - achieving only 2 at any given point!

Odiro, January 2020

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The Business Case

Fit For Purpose Land Administration - Country Implementation Strategies



Acknowledging GLTN partners from:

- **Nepal**
- **Uganda**




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Nepal -People & Nation

Fit-For-Purpose approach is to bridge the gap by providing a standard for **representing 'people – land' relationships independent of the level of formality, legality and technical accuracy**

To Note:

- Transaction in informal markets leading to
 - **Unsecured land tenure**
 - The state is **losing large amount of royalties**
 - Poor, landless and vulnerable dwellers and peasants are in constant **fear of eviction** despite decades of use and possession

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FFP LA – Nepal’s Approach




- FFP approach to land administration *offers a viable, practical solution:*
 - Security of tenure for all
 - Quick and affordable
 - Enable control of use of all land
 - Highly participatory
 - FFP approach can start quickly using a low-risk entry point
 - Directly aligned with country specific needs: cheap, flexible to accommodate several types of land tenure
 - Can be upgraded when economic opportunities or social requirements arise

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FFP LA – Uganda’s Approach



- Approx. 2 trillion Uganda shillings required to secure all land rights in Uganda in a period of 10 years
- “ONLY possible with FFP LA”

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Uganda FFP LA- Proposed Budget


	Phase I	Phase II	Phase III	Phase IV
Summary	Review of laws strengthening of institutions, piloting (4m parcels)	Mapping a recordation (8m parcels)	Mapping and recordation (7.5m Parcels)	Finalisation & evaluation(0.5m Parcels)
Budget(000 USD)	87.140	190,085	172,445	16.120

TOTAL BUDGET USD 465,790,000
1,723,423,000,000 UGX Approx. **2 trillion UGX**

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Rwanda – leads the way



10 million parcels demarcated, adjudicated and registered in about five years
Unit costs were about 6 USD per parcel

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Fit-for-purpose land administration:

- Flexible
- Inclusive
- Participatory
- Affordable
- Reliable
- Attainable
- Upgradeable




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5. FFP stories: Land rights in Uganda



Available languages: English

<http://webtv.un.org/news-features/in-in-action/watch/uganda-securing-land-tenure-for-rural-households/6096584891001>

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FFP stories: Mapping land rights in Kenya



<http://www.youtube.com/watch?v=GSEjttavTo>

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Thank You

- VP FIG: Dr D Dumashie
- ddd@dumashie.co.uk
- www.fig.net




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Helge Onsrud - Tools for improving land administration in transition economies in Europe

Helge Onsrud is a board member of Habitat Norway. He was Director of the Norwegian Mapping Authority's International Services section from 2000 until 2019.


Tools for improving land administration in transition economies in Europe

Helge Onsrud

Kartverket's International Services

- Projects in former Soviet Union republics and in former Yugoslavia since year 2000
 - Kartverket administers projects. Goods and services procured internationally from private sector
- Only projects with funding from the Norwegian government;
 - Programs for former socialist countries in Europe
 - 5 former Soviet republics
 - All former Yugoslav republics
 - EEA financial mechanism for EU member states
 - Turnover 3-4 million EUR per year
- Mainly targeting solutions for public services to the emerging markets in newly privatised/restituted property
 - IT systems for real estate registers, orthophoto, large scale maps, GPS for land surveying, address registers

Largest number of properties ever registered in such short time - Europe and Central Asia (ECA) Region



Countries 30	Land area (sq km) 27,381,299
Population 893,314,335	Properties registered Estimated at 300 million

Formalizing property rights

- Privatization in former Soviet republics
- Restitution of private ownership in other former socialist countries in Europe
- Formalizing property rights largely completed throughout the region, but
 - Data quality remains a big issue
 - Discrepancies between legal information and maps
 - Ineffective structures in the agricultural sector
 - Unbuilt urban land and forest remain in state or municipal ownership
- Largely satisfactory services to the land markets
 - Very sophisticated solutions in some countries
 - Taking up loans using property as collateral still at a comparably low level
 - Interests on loans coming down – a result of many factors

Doing Business (WB 2013) shows 11 of the top 30 countries for registering property are in ECA.

1. Georgia	11. Kyrgyzstan
3. Belarus	14. Estonia
4. Armenia	16. Moldova
5. Lithuania	27. Czech R.
8. Slovakia	28. Kazakhstan
9. Azerbaijan	

However, the Balkans does less well (WB Doing Business 2013).

41. Serbia	76. Kosovo
50. Macedonia	93. Bosnia & Herzegovina
61. Slovenia	104. Croatia
68. Bulgaria	117. Montenegro
72. Romania	121. Albania



Key success factors

- Technical tools for initial registration and for register systems generally not a big issue any more
- Orthophoto, satellite data, standardized IT-systems, large scale maps, GPS
 - Technical tools have generally become much cheaper
 - Understanding "Fit for Purpose" in mapping properties
 - High resolution satellite images becoming relevant for real estate registration
 - Low cost GPS devices and tablets will substitute other methods for recording parcels boundaries
- Countries with single institution for land register (legal information) and cadaster (property maps and technical information) do best

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Key success factors

- Build modular and centralised IT systems using SOA architecture and web services
 - Clarifying business processes up front critically important
 - IT systems should ideally be accompanied with legal and organizational reforms – but not too many reforms
- Prepare large scale topographic maps for real estate registration
 - Servicing as well as many other usages
 - Topographic mapping has become very much cheaper
 - Combined with preparing orthophoto
 - however hitherto only done in few countries. Norway in Moldova, Georgia, Kyrgyzstan
- Maintenance is critically important
 - Technical solutions and funding of maintenance should always be in place before mass registration of real estate. In parallel with preparing maps and investing in IT systems or in GPS/CORS systems
 - However, maintenance often neglected by countries and by donors

10

Key success factors

- Use public – private partnership
 - Use local private companies when relevant and available
 - Competences for public procurement critically important - topic for foreign support
 - Combined contracts for establishing solutions and for subsequent operation and maintenance should be explored (ref Scotland LR)
- Apply a holistic approach
 - Registers of citizens, businesses and addresses are also needed for functioning land markets
 - Norwegian initiative of owners of key public registers to join forces in foreign development aid supported by Norad's knowledge bank; "Registers for development"
 - Address solutions for conflict resolution – still a big potential for improvements
- Address corruption

11

Key factors for success

- Setting priorities right
 - Focus on effects to economic development – also geographically
 - General economic development also needed for fighting poverty, improving women rights etc
 - Underpin entrepreneurship and job making
 - Facilitate domestic and foreign investments
 - Prioritise urban areas and properties in buildings before rural areas?
- Consider the capacity of public institutions in the land sector
 - Many institutions too ambitious in addressing other topics than supporting the land market
 - Foreign interventions should be better co-ordinated - donors competing for their share
 - Should real estate registration and services continue to belong to the mapping sector?
 - Could mandatory use of notaries be abolished?

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It is doable

But depends heavily on:

1. Political will and support
2. Good managers of public institutions involved

Finally, it is doable ; **The story of Armenia reforming land registration in one year**

- Removing bureaucratic barriers to registering transactions
 - Removing mandatory use of notaries
 - Stopped requiring a new survey of properties before transaction
 - Setting maximum handling times
- Centralising registration, keeping remote client contact points
- Addressing corruption

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Armenia



14



15



Yerevan Cadastre Office opened on 2. January 2012

16



Find the information you need for your case

17

18



Draw a queue number and make your payment at an ATM

19



Watch for your number to come up

20



Deliver your documents

21



Watch the daybook being filed

22



Meet a public notary/registrar if needed

23



The documents are scanned

24



Scanned documents are transferred to the registration office for checking and registration

25



Diane Dumashie



Helge Onsrud



Facing emerging issues in the land sector: Climate change, conflict, peace and stability, indigenous land rights

Prof. Siraj Sait - Land tenure and climate vulnerability

Professor Siraj Sait is Director at Noon Centre of Equality and Diversity, University of East London

Professor Siraj Sait presented on “Land Tenure and Climate Vulnerability”, noting the increasing recognition that land reforms are fundamental to effective climate change responses. He introduced the Noon Centre for Equality and Diversity at University of East London which was one of the founder members of GLTN, and was coordinating and co-leading the GLTN Climate Change and Land stream work. SDGs and Climate Change are among the key priorities of UEL Vision 2028. He noted that the environmental sustainability stream had been a cross-cutting issues for the Global Land Tool Network since its inception in 2006, but given the deepening crisis and increasing demands of urgent action, land and climate action was become central to GLTN mission. GLTN, through its activities and publications, had contributed evidence on vital links between land governance and climate resilience and is developing climate change adaptation tools meeting global benchmarks. Its strategic role with the land focus and expertise is further relevant owing to its pro-poor, multi-stakeholder, gender and age responsive approaches. Looking forward, GLTN would be piloting and scaling up local best practices, using a human rights based approach, which University of East London (UEL) with RMIT (Royal Melbourne Institute of Technology), Technical University Munich (TUM) and other GLTN partners are carrying out.

“Climate change cannot be seen in isolation, it intersects poverty, conflict, health, discrimination and is contingent on sustainable land and environmental policies.”

Climate change is one of the most far-reaching environmental challenges of our time. Extreme events such as violent storms and floods, wildfires, rising sea levels, coastal erosion, rising temperatures, ocean acidification, heatwaves, floods are happening in many parts of the world. Significant damage has already happened and is projected to increase in frequency and intensity in many parts of the world. But climate change cannot be seen in isolation, it intersects poverty, conflict, health, discrimination and is contingent on sustainable land and environmental policies. Sait noted the various dimensions impacting climate resilience and land sustainability, including human mobility, gender inequality, food and water insecurity, threat to indigenous

Peoples and Tribal Peoples, environmental degradation and ecological integrity and conflict over land and natural resources.

Strong linkages between tenure insecurity and climate vulnerability; insecure land tenure is an influential variable contributing to vulnerability in the broadest sense. Insecure land

tenure exaggerates vulnerability to climate related hazards - Those without secure land tenure suffer the most exposure to climate risks and are the most sensitive to climate impacts. Improved tenure security is an important enabler of successful climate change adaptation. Good land governance and secure land tenure are fundamental to sustainable and equitable development at macro (livelihood, human rights, poverty reduction) and micro levels (household income, empowerment of women, food security). Peoples' access to land is a core concern beyond a climate-change focus for many international agendas, e.g. human rights, the Sustainable Development Goals, the Sendai Framework, the New Urban Agenda, etc. Investments in responsible land governance enhances climate resilience and improves policy performance when measured against a range of global frameworks.

Good land governance contributes to the Paris Declaration (climate change) and the Sendai Framework (disaster risk reduction) and many of the land-related Sustainable Development Goals (SDGs) e.g. 1 (poverty), 2 (hunger), 5 (gender), 6 (water), 7 (energy), 8 (work), 10 (inequality), 11 (cities and communities), 13 (climate), 15 (life on land) and 16 (peace and justice). It is also an important consideration for Section 35 of the New Urban Agenda, among others.

Climate vulnerability is usefully understood as a function of exposure to a climate-related hazard and the sensitivity of the exposed unit in question to a particular hazard (people, land, economic activity, infrastructure, buildings, etc.), counter-acted adaptive capacity (e.g. access to insurance to respond after an extreme event. The actual "impact" of a hazard is often exaggerated by human influence, e.g. excess heat in high density urban settlements, flooding through factors settlements being built in floodplains, inadequate or blocked drainage, drought amplified by poor management regimes. The *sensitivity* of exposed units determines vulnerability, especially in developing countries. For instance, the difference in the quality of housing will determine the damage caused when two houses are exposed to the same storm. This also apply to different groups of people (children, older, women, youth, disabled, etc.), who are often particularly vulnerable to a variety of climate-related hazards due to a combination of high levels of sensitivity and low capacity to adapt.



Siraj Sait

Individual levels of vulnerability to everyday hazards, disasters and climate-change impacts vary. This is exaggerated in fast-growing cities in developing countries, with low-income households and those without security of tenure having greater exposure to natural hazards; consequently, they are often worst

affected by disasters. Impacts are compounded by sensitivity factors such as poor-quality housing, a lack of hazard-reducing infrastructure and less capacity to cope either through limitations in state provisions and other response agencies, and legal protection. Those who depend on natural resources (both land and sea) for their livelihoods are also adversely impacted by a changing climate. Populations are more likely to be displaced when exposed to extreme weather events and lack the resources for planned migration. In response, Adaptive capacity is reflective of the fact that humans can identify and assess risks and take actions to reduce these risks through adaptation measures. It represents the *potential* of a system or individual to change and adapt and is influenced by factors such as access to information, enabling governance structures, technology and finance. It thereby acts as a counter-balance to the exposure and sensitivity elements.

“Those without secure land tenure suffer the most exposure to climate risks and are the most sensitive to climate impacts.”

GLTN has used reviewed lessons learned from five case studies. Land Tenure and Climate Vulnerability in Karamoja, Uganda; the 2007-2012 Drought in North-Eastern Syria; the 2013 Flash-Floods in Saint Vincent and the Grenadines; typhoon Sendong in Cagayan De Oro City, Northern Mindanao, Philippines; and challenges faced by informal settlements, Honiara, Solomon Islands. GLTN has tools that address the various dimensions of land tenure that improve climate security. These include assessment and mapping of tenure security, pro-poor land recordation, Gender Evaluation Criteria, involving youth in land tenure decision making, understanding customary and faith tenure models, tools and guidelines to support land governance decision-making, participatory enumerations, role of spatial information, tools to support land-dispute resolution, resilience assessment and profiling.

GLTN’s work on land and climate change is an example of normative work contributes directly to at least three (3) domains of change of UN-Habitat’s Strategic Plan (1,3 and 4); and an example of an ‘integrated’ approach. GLTN partners have highlighted through their work that tenure security is clearly an important enabler of climate-change adaptation. Land administration approaches should be informed by climate and hazard risk assessment. Pathways towards more integrated approaches for climate-resilient land governance for potential entry points and collaboration SHOULD include: Policy and Institutional frameworks - investments in responsible land governance will enhance climate resilience & improve policy performance when measured against a range of global frameworks. Land tenure should be explicitly considered during climate vulnerability assessments and adaptation-planning processes. Mainstreaming in plans and programmes. GLTN next steps would be in promoting integration and ‘mainstreaming’ within UN-Habitat and partners, through awareness and knowledge building and development of priority land tools. Sait thanked the GLTN team especially David Mitchell of RMIT and Danilo Antonio who coordinated the GLTN study.



Nonette Royo - Securing Indigenous people's land/forest rights in the context of forest degradation

Nonette Royo is executive director for The International Land and Forest Tenure Facility.

the TENURE FACILITY



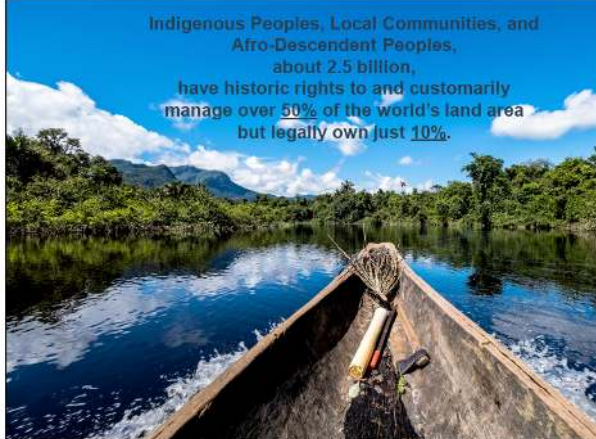
Securing Indigenous Peoples land/forest rights in the context of forest degradation

UN-HABITAT GLTN, WORKSHOP

Oslo, Norway, January 30, 2020

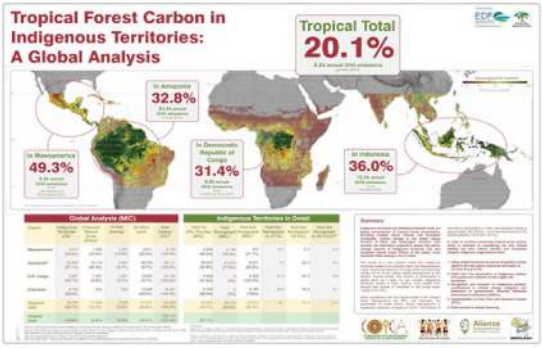
Nonette Royo
Executive Director
nroyo@thetenurefacility.org

Indigenous Peoples, Local Communities, and Afro-Descendant Peoples, about 2.5 billion, have historic rights to and customarily manage over **50%** of the world's land area but legally own just **10%**.



Why Securing IPLC Land Rights Important

Tropical Forest Carbon in Indigenous Territories: A Global Analysis



Tropical Total **20.1%**

Region	Percentage of Tropical Forest Carbon in Indigenous Territories
Amazonia	32.8%
Borneo	49.3%
Democratic Republic of Congo	31.4%
Indonesia	36.0%
Global Total	20.1%

Forest cover and indigenous land area in DRC



INDIGENOUS LAND AREA
FOREST COVER

Why Securing IPLC Land Rights Important to tackle forest degradation

- An essential condition for achieving:
 - Sustainable development,
 - Address climate goals
 - Reduce conflicts

IPLC held forests:

- Lower rates of deforestation
- Higher rates of carbon and biodiversity
- Lower risks for investors
- Stronger the rights, stronger the protection (particularly for women – who are both vulnerable and powerful)

IPLC land rights: Key to achieve climate and biodiversity goals (can put this in notes)

2020

- New York Declaration on Forests
- REDD+FCPF
- FLEGT/PA
- Bonn Challenge (2020/2030)
- AICHI (2020/2030)
- Amsterdam Declaration

2030

- Sustainable Development Goals
- 2015 Paris Agreement (UNFCCC)

the TENURE FACILITY

Securing IPLC Land Rights now accepted as global "Norm"

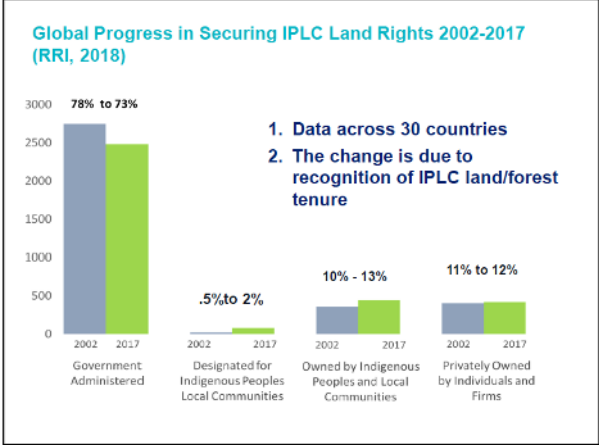
- Global: IPCC, IPBES, major donors, major international companies
- Global: will be part of NDCs, future FLEGT, CBD targets, REDD+?



IPCC Agrees with Indigenous Peoples and Local Communities on Climate Change

5

6



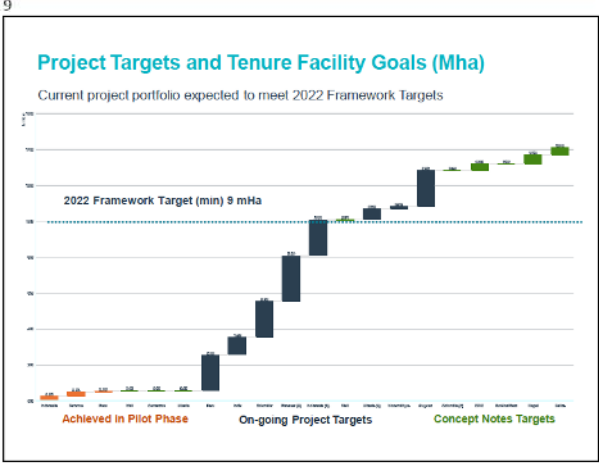
Mechanism for Securing Rights in Addressing Forest Degradation

the TENURE FACILITY

Our Goal
Indigenous and local communities thrive and expand the sustainable management and protection of their forests

Key Tenure Instruments

1. Scale up implementation of land and forest tenure reform policies and legislation
2. Enable governments and communities to test new models, tools, strategies and approaches



11

On-going projects status

Country	Start	End	Budget (M\$)	Hectare Target	Community Target	Consultation	Mapping	Validation & submission	Titling
Peru	Oct-17	Oct-19	1.94	2,000,000	500				
India	Jan-18	Jun-20	1.99	1,000,000	1334				
Colombia	Aug-18	Jul-20	1.66	2,000,000	271				
Panama (2)	Aug-18	Jul-20	1.68	2,538,934	5				
Indonesia (2)	Nov-18	Dec-20	2.00	2,000,000	2300				
Mali	Jan-19	Dec-21	1.50	10,000	100				
Liberia (2)	Jan-19	Dec-21	1.99	583,934	24				
Mozambique	Jul-19	Dec-21	2.22	120,000	60				
Guyana	Jul-19	Jun-21	1.65	2,000,000	1				

12

Conclusion

1. Securing IPLC land rights will not automatically lead to reduced deforestation and forest degradation if efforts are not sustained by complementary actions.
 - Reform of the legal and policy framework;
 - Integrated land use planning
 - Income generation and capacity development
 - Identification and facilitation of access to markets for local enterprises, among others.
2. It is important to remember that higher level decisions to promote IPLC land rights are political.
 - Threats, pressures huge, and increasing – private sector, some governments;
 - Governments constrained by politics and funding – not a priority; donors/development assistance constrained by risk-aversion – not a priority

The situation across regions and within each country differs greatly, and solutions must be tailored accordingly.

the TENURE FACILITY





Nonette Royo



Arild Angelsen

Discussant's notes: Prof. Arild Angelsen

Prof. Arild Angelsen is professor of economics at the Norwegian University of Life Sciences (UMB) and a senior associate at CIFOR, Indonesia.

Thanks for two nice presentations, to which I only have time to make a few pointed comments.

First on land-tenure and climate change (by Siraj Sait), I think the overall claim about weak tenure increasing climate vulnerability is credible. I here follow the IPCC definition about vulnerability being defined in terms of ability to cope with and adopt to shocks. The argument can partly be that lower stock of assets (such as land) increase vulnerability, but also that low ownership security to the assets one regularly use reduce the ability to cope with a crisis. These are plausible links, but I would also like to see more research, not at

“While secure land tenure is important for many reasons, one cannot assume that it automatically reduce deforestation.”

least to see how important tenure is relative to other factors that determine vulnerability. We should be careful not to just assume that “good (or bad) things come together”.

The presentation on indigenous land rights and forest degradation (by Nonette Royo) raises important issues, and this is an area where I have done more research myself. I would like to highlight two findings from the large body of empirical studies on deforestation (much larger

than the degradation literature). First, forests under some form of forest protection, such as indigenous land reserves, experience less deforestation. This is not just due to passive protection (e.g. protected areas being located far from roads and markets), but there is also a causal effect: protected areas protect forests.

Second, the link between tenure and deforestation is ambiguous, and reviews of the literature do not find a clear association. That was one of the conclusions in a review David Kaimowitz made more than 20 years ago, and the same conclusion was reached in a more recent review by Busch and Ferretti-Gallon (2017). One might think that more secure tenure gives better management of the resource (forest), but we forget an important fact about deforestation. Forest clearing to create agricultural land is an investment. If the security of that investment increase (= more secure land tenure), then farmers might want to invest more (= more deforestation). Thus, while secure land tenure is important for many reasons, one cannot assume that it automatically reduce deforestation.



Christian Graefen - Integration of land and property in the context of reconstruction in the Arab Region

Christian Graefen works for German development agency (GIZ) that provides capacity building services in the field of international development cooperation.

Talking points

- Arab region with poor percentage of women land use rights (past inheritance laws are restricting women from rural lands); modern inheritance laws are being stipulated in e.g. Tunisia, Morocco, Oman and allow for a more equal ownership structure in the future
- Politically extremely difficult and challenging
- Former projects on land regularization and pastoral land use security (North Sinai, Egypt; Morocco Trans Atlas; Palestine, Land regularization) had mixed results/impacts
- Concentration of BMZ now on capacity building in the Arab region (through GLTN and with NELGA) is very promising; on Housing, Lands and Property (HLP) targeting Syrian refugees in Lebanon, Turkey and Jordan is progressing well (an APP for ownership registration and real estate registration of lost property is developed and piloted) and on Expertise exchange in the region is dynamic. First time a real cooperative spirit in land governance, benchmarking of concepts/institutions and results and experience exchange and cooperation of universities is realized.
- BMZ involvement in the region is outstanding, substantial and increasing. Delegation of some political sensitive tasks is delegated to GLTN and UN Habitat successfully. The Arab Land Initiative is progressing more dynamically as foreseen originally. Partners (World Bank, UN Habitat, GLTN, Arab Surveyors, FIG etc.) stay highly engaged and committed.



Christian Graefen



Oumar Sylla - The land-peace-development nexus: Lessons from the UN

Oumar Sylla is leader of the Land and Global Land Tool Network (GLTN) Unit within the Urban Land, Legislation and Governance (ULLG) branch of UN-Habitat.



GLTN
GLOBAL LAND TOOL NETWORK

SECURING LAND AND PROPERTY RIGHTS FOR ALL

The Land-Peace-Development Nexus
Lessons from the UN

Presenter: Oumar Sylla,


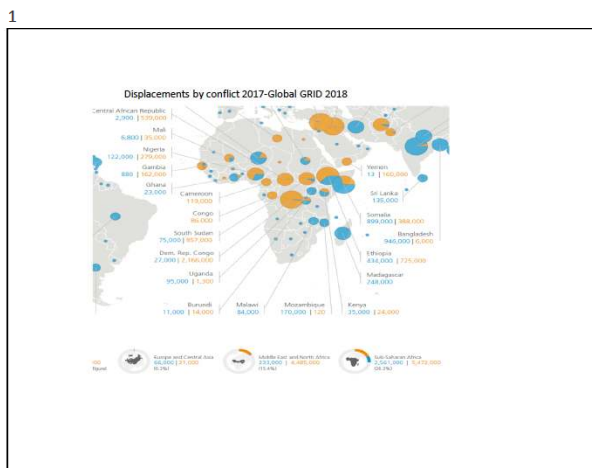
Oslo, 30 January 2020

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LAND AND CONFLICT NEXUS

- Land issues can be drivers of conflict and obstacle to peace, stabilisation and recovery in counties affected by war.
- Land issues are increasingly acknowledged as crucial in peace-making and peace-building
- If not addressed, land-related issues can contribute to protract crises and hamper social reconciliation.
- Global challenges such as population growth, urbanization, rural-urban migration, increasing food insecurity and climate change will generate more competition over land
- Because of these trends, increasingly large numbers of people will be forcefully displaced, as recent trends already indicate.
- Displacement is also becoming an increasingly urban phenomenon, with most people being displaced into urban centres, requiring new approaches and solutions to access to land and housing (protection of HLP rights) in cities.
- Women, youth, children and other vulnerable groups, such as indigenous people, will be affected the most.

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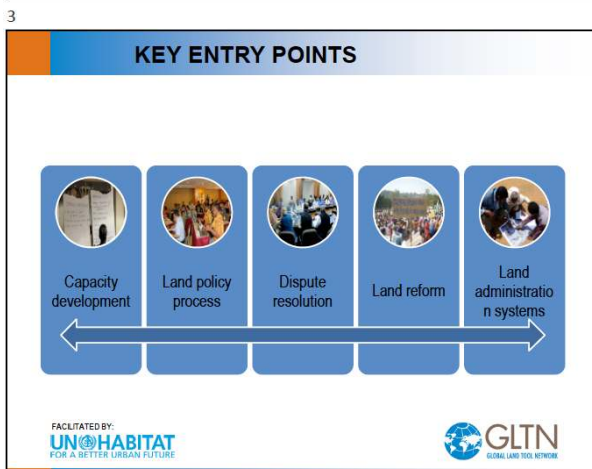



2

LAND AND CONFLICT NEXUS: WHAT IS AT STAKE?

- Peacebuilding, reconciliation and social cohesion
- Return and reintegration for displaced persons: resettlement
- Radicalism and violent extremism (youth and armed groups)
- Investment and economic recovery
- Emerging global trends that can trigger more land conflicts: climate change, land degradation, increase tensions (political and economic tensions)
- Alignment with SDGs Goal 16





4

APPROACH TO ADDRESSING LAND AND CONFLICTS

- Improving the understanding, coordination on conflict-sensitive land governance in conflict-affected contexts among UN agencies (UNDP, UNEP, UNDP, UNDP)
- Evidence building : knowledge generation, targeted studies to support tool development .
- Capacity development on land and conflict
- Develop conflict sensitive land tools
- Partnership and networking : GLTN/Land and conflict coalition






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Addressing HLP discrimination in Iraq

- In 2014, approximately 250,000 Yazidis were forced to abandon their homes in Sinjar, due to violence by the so-called Islamic State of Iraq and Levant (ISIL).
- It is estimated that 3,000 houses were razed in the Sinjar District, and another 3,000 houses were burned. Unlawful seizures and sales, and systematic looting and destruction of Yazidi houses, land and properties were common.
- Even after the liberation of Sinjar, Yazidis face challenges to return because (a) they cannot prove their land/housing ownership or occupancy rights through official documents, and (b) their houses and infrastructure are destroyed or damaged.



Sinjar City after liberation from ISIL

7

UN HABITAT FOR A BETTER URBAN FUTURE

- UN-Habitat has been working in Sinjar since immediately after its liberation to rehabilitate war-damaged houses and infrastructure, and to address housing, land and property rights of vulnerable returnees.

- Activities on housing, land and property rights include:
 - Awareness-raising session with special consideration to women
 - Issuance of occupancy certificates endorsed by local administration and communities
 - Peaceful resolution of land and property disputes through local mediation initiatives



Left: Awareness-raising session targeting women Right: A sample of Occupancy Certificate



8

UN HABITAT FOR A BETTER URBAN FUTURE

UN-Habitat's achievements in Sinjar



21 Towns/Villages Covered
3,124 Certificate of Occupancies issued
1,312 Houses Rehabilitated
22,248 Individuals Benefited

9

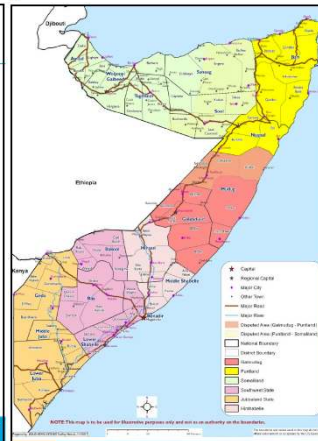
UN HABITAT FOR A BETTER URBAN FUTURE

JUBALAND, SOMALIA

How to Address Land Issues to Promote Peace and Stability in Kismayo and Jubaland

Partners: UN-Habitat, Global Land Tool Network, UNDP/PPA

Content incorporated into a conflict mediation training EU & DPPA



GLTN GLOBAL LAND TOOL NETWORK

10

OVERVIEW OF ROOT CAUSES OF CONFLICT

ROOT CAUSES OF CONFLICT IN JUBALAND

ENVIRONMENTAL

- Scarce natural resources including (fertile) land and water
- Natural resources exploitation

SOCIO ECONOMIC

- Population pressure
- Poverty
- Criminality and terrorism
- Unregulated and exploitative investment

GOVERNANCE-RELATED

- Weak governance
- Weak land administration
- Politics of exclusion
- Capture of state instruments
- Chaotic urbanisation

11

BOTTOM UP APPROACH IN EASTERN DR CONGO: MEDIATION TO LAND POLICY

- Ethnicity: Central question related to possible return and repatriation in the DRC.
- Armed groups are linked to local competition for land and mineral (historical grievances).
- Scarcity of land for cultivation and demographic pressure (North Kivu-Virunga National Park).
- Competition between various use of land (pastoral, agriculture, forest, mining and extractive).
- A strong regional influence: impact of conflicts in neighboring countries and access to mineral res

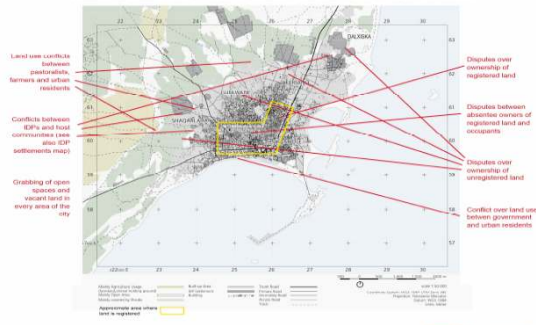


UN HABITAT

GLOBAL LAND TOOL NETWORK

13

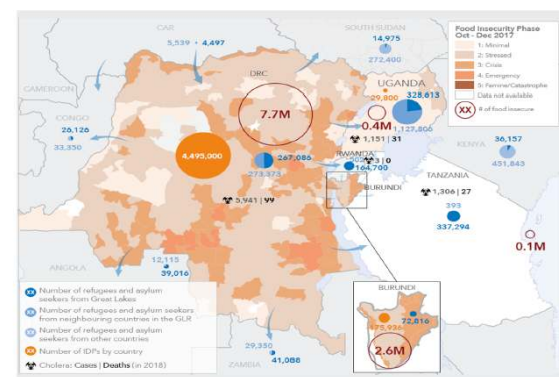
SCHEMATIC REPRESENTATION OF THE MOST COMMON TYPOLOGIES OF LAND CONFLICTS IN KISMAYO



UN HABITAT FOR A BETTER URBAN FUTURE

GLTN GLOBAL LAND TOOL NETWORK

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Source: Humanitarian Outlook GLR: June 2018

UN HABITAT

GLOBAL LAND TOOL NETWORK

14

Filing the justice gap: Mitigating community land disputes through ADR

- Establishment of Community Land Mediation Center
- Training of paralegal to assist community/ judiciary
- Capacity development for local authorities (including customary authorities) and Civil Society Organizations
- Data base to collect land disputes cases

Outcomes:


- Reinforce trust and confidence among community members
- Data analysis: type of land disputes, hot spot identification.
- Draft National Land Policy



FONDS NATIONAL REDD+
UN HABITAT

15


Initial impacts – Fit For Purpose Digital cadaster



UN HABITAT FOR A BETTER URBAN FUTURE
GLTN

16

ENHANCING WOMEN'S ACCESS TO LAND TO CONSOLIDATE PEACE IN SOUTH SUDAN




UN HABITAT FOR A BETTER URBAN FUTURE
NRC NORTHERN REFUGEE COUCH

17

SG GUIDANCE NOTE ON LAND & CONFLICT

BACKGROUND

- UN-Habitat led Scoping study under SG office – UN not fit for purpose (2016)
- SG Note Guidance Note on land & con. (2019)
- UN entities: Department of Political and Peacebuilding Affairs (DPPA), Department of Peace Operations (DPO), DESA, FAO, OHCHR, Peacebuilding Support Office (PBSO), UNDP, UN Environment Programme (UNEP) & UNWOMEN - led by UN-Habitat
- "Over coming decades conflict over land is likely to intensify with growing pressure of climate change, population growth, increased food insecurity, migration & urbanization"



UN HABITAT FOR A BETTER URBAN FUTURE
GLTN GLOBAL LAND TOOL NETWORK

18

UN FRAMEWORK FOR ACTION ON LAND & CONFLICT

KEY PROCESSES IDENTIFIED

- Entry points to integrate land into conflict processes (e.g. planning & assessments)
- Consistent engagement by Senior UN leadership
- UN institutional mechanisms, joint programmes & financing instruments
- Key activities – peace agreements, mediation, human rights, rule of law, governance
- Practical tools for analysis, coordination & programming
- Expand partnerships between UN, non-UN organizations & national actors
- System-wide capacity development
- Develop & use practical tools



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Lessons learnt

- Majority of interventions are only tackling symptoms of land conflict and not root causes; and interventions related to land always marginal.
- Community mobilization is key in achieving lasting resolution of land disputes.
- Without political will, difficult to sustain land related approach.
- Being strategic on the entry points: where to start?
- Need to develop an integrated approach to conflict analysis: extractive, land degradation, water and environmental security.
- Resolving land related conflict is a long term agenda and shall articulate different phase of interventions (Humanitarian, recovery and development) and shall be embedded into land governance apparatus.

20



Oumar Sylla



Jean Du Plessis

Summary and closing remarks

Jean Du Plessis - Some insights and key questions

Jean du Plessis is a land and capacity development expert in the Global Land Tool Network Secretariat, based at UN-Habitat, Nairobi.

Take home learning

- The consistent emphasis on local participation
- Macro-economic context and capacities were lacking, just a touch on youth employment
- Out of a population of 17 million in Kenya, only 25000 registered mortgages
- Land regularisation can be done incrementally (not all problems have to be solved at once, and things don't have to be perfect at first)
- Networking is a necessity for achieving global peace on land
- Land administration system — any project in a country has to start with building maintenance systems
- Set priorities right to successfully implement projects
- The empirical and conceptual debates to project property rights of vulnerable groups are not yet over
- We shall try to organise this type of exchange in a more systematic way, for which we can mobilise the support and contributions of partners such as other UN agencies, donors, private sector, etc.

Questions

- What are good examples of participatory land-tax management (beyond just participatory budgeting)?
- How to integrate ecosystem services into land-tax (using them as a base for reducing the tax base or as a condition for exemption)
- Pastoral land or communal land — land at the margins and vulnerability overlooked
- GLTN work — specific tools have supported to build momentum, yet these are pilot projects. The question is how do we make the programmes go to scale at national levels.

Ambassador Mona Brøther - Summary

Mona Elisabeth Brøther is a professional diplomat with 40 years of experience of Norwegian diplomacy.

The seminar clearly showed, that much has happened since Norway together with other donor countries launched the specific focus on Land rights and created the Legal Empowerment Commission in 2005. This commission, led by M. Albright and H de Soto, delivered its report to the Secretary General of the UN in 2008. Since then, some UN bodies and many NGO's have worked bottom-up with the formalization of property rights. Most importantly within this development (and as the seminar has shown) is:

- The idea that Land rights contribute to fight poverty is now universally recognized and integrated in the portfolio of sustainable developments globally.
- The agenda has thus been interlinked with the global challenges (SDGs), together with climate issues, land degradation and forced evictions; displacements, urbanization, and fight against corruption.
- The agenda started out from an individual approach where property rights could lift people out of poverty and was about individual dignity, to the building of sense of community and the obligation by authorities to provide tenure security.

The seminar brought some good examples of action (from theory to action), such as:

- Tangible, local improvements are necessary to spur interest and support
- Quick pilot projects are largely helped by the toolkit of the GLTN.
- Political support is crucial and there is still a way to go.
- An obvious weakness is still that the bottom-up approach only reach specific areas and initiatives.

“The idea that Land rights contribute to fight poverty is now universally recognized and integrated in the portfolio of sustainable developments globally.”

And my personal remark; any reform creates enemies (stated as early as by Machiavelli). There was an undue resistance 15 years back, as the agenda was considered a right-wing approach. Today, the resistance has changed. Not all are benefited from universal land rights to individuals. Black economies, land grabbers, investors, big money, transnational finance fear the extension of rights to poor people. But some can turn into supporters. Diplomacy and support on the highest political level must be the next step in the agenda, as well as a focus on urban development, as rapid and unregulated urbanization is one of the biggest global threats to sustainable development and the fight against poverty.



Attachments

Workshop program

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WORKSHOP PROGRAM LAND AND PROPERTY RIGHTS FOR SUSTAINABLE DEVELOPMENT <i>Oslo, Norway, Thursday January 30th 2020</i> Venue: The Norwegian Mapping Authority's auditorium, Hammersborggata 9		
Moderator: Jean du Plessis, GLTN Secretariat, UN-Habitat		
Time	Item	Speaker(s)
08:30		Coffee and tea
09:00	Welcome and Opening Remarks	<ul style="list-style-type: none"> • Marit Elisabeth Brandtzæg, Acting Director General, the Norwegian Agency for Development Cooperation (Norad) • Victor Kisob, Deputy Executive Director, UN Habitat • Erik Berg, Chair, Habitat Norway
09:30	Overview, the global state of affairs	<ul style="list-style-type: none"> • Synergy and complementarity to address new challenges in the land sector, reflection from development partners, Toril Iren Pedersen, Norad (20 min)
09:50	Land, property and SDGs: opportunities to reduce the gap between urban and rural development	<ul style="list-style-type: none"> • Dr. Eugene Chigbu, Technical University of Munich (20 min)
10:10		Q & A, discussion (20 min)
10:30		20 minute break
10:50	Advancing land and property rights: the position of women	<ul style="list-style-type: none"> • Building multi-stakeholder approach to strengthen women's land rights, Mino Ramaroson, Huairou Commission (15 min) • Women's land rights in the VGGT: Lessons from countries, Javier Molina Cruz, Head of Land Tenure Section, UN-FAO (15 min) <p><i>Discussant:</i> Jane Katz, Habitat for Humanity</p>
11:30	Advancing land and property rights: the position of youth	<ul style="list-style-type: none"> • Lifting barriers for youth access to land from the Ethiopian Experiences, Prof. Stein Holden, Centre for Land Tenure Studies, Norway (20 min) <p><i>Discussant:</i> Dr. Eugene Chigbu</p>
12:00		Q & A, discussion (20 min)
12:20		Lunch
13:00	Land Administration Tools: Solutions for inclusive land administration and affordable access to information	<ul style="list-style-type: none"> • Fit-for-Purpose land administration approach to reduce the data gap, Diane Dumashie, Vice President FIG (15 min) • Tools for improving land administration in transition economies in Europe. Helge Onsrud, Habitat Norway (former director of International Services, Norwegian Mapping Authority) (15 min) <p><i>Discussant:</i> Henrik Wiig, NIBR Oslo Metropolitan University</p>
13:40	Facing emerging issues in the land sector: climate change,	<ul style="list-style-type: none"> • Linkage between land tenure and climate change, Prof. Siraj Sait, University of East London (15 min)

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	conflict, peace and stability, indigenous land rights	<ul style="list-style-type: none"> Mechanisms for protecting Indigenous land rights in the context of forest degradation, Nonette Royo, Tenure Facility, Sweden (15 min) <p><i>Discussant:</i> Prof. Arild Angelsen</p>
14:20		15 minute break
14:35	(Cont.) Facing emerging issues in the land sector: climate change, conflict, peace and stability, indigenous land rights	<ul style="list-style-type: none"> Integration of land and property in the context of reconstruction in the Arab Region, Christian Graefen, BMZ/GIZ (15 min) Towards a coherent engagement of the United Nations in addressing land and conflict, Oumar Sylla, UN-Habitat (15 min) <p><i>Discussant:</i> Prof. Siraj Sait</p>
15:15		Q & A, discussion
15:45	Closing remarks	Ambassador Mona Brøther

Marit Brandtzæg, has since 2017 served as Deputy Director General of the Norwegian Agency for Development Cooperation (Norad). Ms. Brandtzæg came from the position as Director of the Department for Quality Assurance in Norad. At Norad, Ms. Brandtzæg has been instrumental in developing the quality assurance system for Norwegian development aid. As Deputy Director General she has the overall responsibility of assuring quality in Norad's grant management. She has been posted at the Royal Norwegian Embassy in Guatemala and in Nicaragua. She has also worked in the Programme Department in the Ministry of Foreign Affairs.

Victor Kisob is the current Deputy Executive Director of the United Nations Human Settlements Programme UN-HABITAT at the level of UN Assistant Secretary-General. He was appointed as Deputy Executive Director on 25 July 2018 by the United Nations Secretary-General António Guterres.

Erik Berg has served as Chair of Habitat Norway since 2015. His employment history includes Secretary General National Union of Students, 1976, Executive Secretary Freedom from Hunger Campaign/FAO (1977-79), Information officer, Norwegian Agency for Development cooperation, Senior officer Evaluation Division, 1979-83. Programme officer and vice consul Norwegian Embassies in Zambia, Kenya and Tanzania, 1983-93. Director of Evaluation Ministry of Foreign Affairs 1995 - 1999, Deputy Head of Mission/Country Director Development, Norwegian Embassy, Bangladesh. Senior Advisor, Ministry of Foreign Affairs, Development information 2002-2005, Special Advisor Urban Development/Human Settlements, Ministry of Foreign Affairs 2006-2013. Ambassador in Asmara, Eritrea, 2008.

Toril Iren Pedersen is a governance expert with broad experience from developing inclusive public administration in developing countries with a particular focus on equal citizen participation. She is currently working with Norad as senior advisor for the Tax for Development program responsible for fragile states, local taxes and service delivery as well as partnership with the UN system. She has previously worked in Rwanda, Uganda, Somalia as well as regional and global programs with UNICEF, UNDP, UNFPA and GLTN/UN-Habitat.

Dr. Eugene Uchendu Chigbu is PhD Program Coordinator at the Technical University of Munich. He is a multidisciplinary researcher in land management, land use planning and territorial development themes. He is interested in wider natural resource governance policies and actions towards socioeconomic transformations in urban and rural settlements. Dr. Chigbu is also the Co-Chair of the Global Land Tool Network (GLTN/UN-Habitat),

Mino Ramarosan is the Huairou Commission's Regional Coordinator for Africa & Global Land Specialist. Mino draws from many years of experience in rural development and land governance in Africa. Mino worked with the national NGO HARDI, supported growth of a national land platform,

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national consultations for the FAO Voluntary Guidelines on the Responsible Governance of Tenure (VGGT). International Land Coalition (ILC) in Zimbabwe as Africa Regional Coordinator; grassroots organizing and rural women's empowerment; UNESCO and UNICEF on alternative education programs for youth, economic development, and disaster

Mr. Molina Cruz is the Leader of the Land Tenure Unit, Partnerships and South South Cooperation Division, of the Food and Agriculture Organization of the United Nations in Rome, Italy. Previously he was Liaison Officer at the FAO Liaison Office to the United Nations (UN) in New York, United States. He was a Cabinet Member, Presidency of the 63th UN General Assembly, serving as the Focal Point on food security and rural development. Prior Mr Molina Cruz held the post of Land Administration Officer for Latin America and the Caribbean at the FAO Regional Office for Latin America in Santiago, Chile. Previously he was the Program Manager of land titling program in El Salvador, with CARE International.

Jane Katz is Director of International Affairs and Programs in Habitat for Humanity International's Washington D.C. Office of Government Relations and Advocacy, where she focuses on global housing policies, advocacy issues, including HFHI's "Solid Ground" land campaign, and manages the Global Housing Indicators initiative. Previously, Ms. Katz worked in the public and private sectors at Fannie Mae and in United States government agencies as the Federal Home Loan Bank Board and U.S. Department of Housing and Urban Development (HUD). She serves on a variety of advisory boards and coalitions, including the International Advisory Board of the Global Land Tool Network (GLTN) as co-lead of the Urban Cluster; Vice President of Global Urban Development; Co-Chair of the General Assembly of Partners Civil Society Group; represents CSOs on the standing committee of UN-HABITAT's World Urban Campaign; and the UNDRR Stakeholder Engagement Mechanism Advisory Group.

Prof. Stein Holden is a Professor in Development and Resource Economics the Norwegian University of Life Sciences. He is also an active member of the new Centre for Land Tenure Studies. Countries where he has done most of his research include Ethiopia, Malawi, Uganda, Zambia, South Africa, China, India, Indonesia, and Nepal. Prof. Holden is currently researching youth business groups that have been allocated communal land to establish sustainable businesses in northern Ethiopia.

Dr. Diane Dumashie is Vice President of International Federation of Surveyors (FIG) for the term 2015-2022. Diane is passionate in her commitment to sub Saharan Africa, assisting in programs to alleviate poverty and/ or facilitate gender equality in land and property. Her focus on Africa is through applied land economics and enjoys providing leadership to stimulate global collaboration, to build key stakeholder relationships at both global donor agencies and multinational corporation levels.

Helge Onsrud has a long track of international activities related to land rights and especially to land registration. He was Director of the Norwegian Mapping Authority's International services from 2005 until October 2018. In that position he was responsible for planning and implementing a large number of Norwegian funded projects related to re-establishing private property and related public services to the emerging land markets in former socialist countries in Europe. He has been chairing the UN ECE Working Party on Land Administration. He has also chaired Commission 3 of the International Federation of Surveyors (FIG), and was in 2010 appointed honorary member of FIG. He has been representing Norway as a member to the GLTN International Advisory Board. After Retirement, Helge has been an active member of the Habitat Norway Board.

Henrik Wiig is a senior researcher on rural development at the Norwegian Institute of Urban and Regional Research, which is part of the Oslo Metropolitan University. In 2016 he has on behalf of the Ministry of Foreign Affairs contributed with input on how land reform, which is an important part of the peace agreement in Colombia, should be designed. He has 25 years of experience from Latin America and Africa. In addition, he is now involved in production and marketing of carbon capture biodiesel from Colombia as CEO in C2Biotrade.

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Prof. Siraj Sait is the Director of Research and Director of the Centre for Islamic Finance, Law and Communities (CIFLAC) at the Royal Docks School of Business and Law, University of East London. A graduate of Universities of Madras, Harvard and London, he is a well-known development expert and lawyer with experience of working with the UN, governments and business. Recent appointments include chair of Somalia Benadir laws drafting committee, head of UN Iraq evaluation commission and Member of the UN High Level Advisory Group on Gender Issues (AGGI). Sait's research was highly ranked for impact in the UK Research Excellence Framework 2014.

Nonette Royo is executive director for The International Land and Forest Tenure Facility. Lawyer, activist, and author, Nonette most recently led the Samdhana Institute in Southeast Asia. In the past two decades, Nonette has pioneered civil society initiatives in public interest law and environmental justice in the Philippines, Indonesia, and mainland Southeast Asia. In the Philippines, she co-founded an organization for legal and policy research and advocacy on Indigenous Peoples' rights, and another dedicated to women's rights. Until recently, Nonette also served as Vice President for Research and Social Outreach at Xavier University. In Indonesia, Nonette assisted environmental advocacy and social justice movements. Her work includes facilitating the establishment of NGO networks and multi-stakeholder coalitions in key forested and biodiverse locations. Nonette also helped develop the Indigenous People's Support Fund, which nurtures local indigenous organizations' visions to protect the last contiguous biodiverse landscapes in the region.

Prof. Arild Angelsen is professor of economics at the Norwegian University of Life Sciences (UMB) and a senior associate at CIFOR, Indonesia. Over the past 20 years, he has conducted extensive research into the causes of tropical deforestation and its interaction with poverty, tenure and government policies. Recent work has investigated how Reducing Emissions from Deforestation and forest Degradation (REDD+) can be included in a global climate regime. Angelsen is global coordinator of the Poverty Environment Network (PEN), a CIFOR-led research programme collecting detailed information from about 8000 households in 24 developing countries on forest use and management. He has broad field experience from Southeast Asia and eastern Africa, and has lived in Uganda, Indonesia, Australia and the USA.

Christian Graefen works for Deutsche Gesellschaft für Internationale Zusammenarbeit GmbH (GIZ), a German development agency that provides capacity building services in the field of international development cooperation. Christian is one of GIZ's experts on land reform with more than 20 years of experience and current manager of the Sector Project Land Policy and Land Management.

Oumar Sylla is leader of the Land and Global Land Tool Network (GLTN) Unit within the Urban Land, Legislation and Governance (ULLG) branch of UN-Habitat. Prior to joining the Land and GLTN Unit, Oumar served as a senior advisor in UN-Habitat's Regional Office for Africa. Before that, he was chief technical advisor for the UN-Habitat country programmes in Central Africa.

Mona Elisabeth Brøther is a professional diplomat with 40 years of experience of Norwegian diplomacy. She holds degrees from the University of Oslo in Spanish, History, and Political Science. After postings in Venezuela and Denmark, she was appointed ambassador to Chile in 2000, also covering Peru and Ecuador. In 2008-09 she was the head of mission to Venezuela, and was appointed ambassador to Canada in 2012-16. At home she held various senior positions in the Ministry of Foreign Affairs, among them head of the Section for Sustainable Development and the Section for Culture, and deputy director-general of the Department for Public Diplomacy and Protocol. She also coordinated the Global Initiative on Legal Empowerment led by Madeleine Albright and Hernando de Soto, which delivered its report to the UN Secretary-General in 2008. She is now retired from the Foreign Service and joined NOREF as an associate in 2019.

Jean du Plessis is a land and capacity development expert in the Global Land Tool Network Secretariat, based at UN-Habitat, Nairobi. He draws on more than 25 years of experience in the areas of land, housing, human rights forced evictions and development. He has previously held positions in

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local, national and international NGOs, the South African government's land restitution programme, and the UN Land and Property Unit in Timor Leste. He has country experience in South Africa, Namibia, Zambia, Zimbabwe, Botswana, Rwanda, Ghana, Uganda, Kenya, Tanzania, Egypt, Palestine, Timor-Leste, Cambodia, Thailand, Indonesia, Haiti, Nepal and Iran. He has published on land, housing, human rights, urban finance and development issues. He has been with UN-Habitat since 2011, leading on the continuum of land rights, land-based finance, land readjustment and capacity development.

Workshop invitation

FACILITATED BY:



Invitation to the workshop “Commitment to Action: Land and Property Rights for Sustainable Development”

January 30th, 2020

Hammersborggata 9, Oslo

Dear colleagues and friends,

The Global Land Tool Network (GLTN), in partnership with the United Nations Human Settlement Programme (UN HABITAT), the Norwegian Mapping Authority (NMA) and Habitat Norway (HN) have the great pleasure to invite you to a workshop on “Land and Property Rights for Sustainable Development”, to take place on January 30th, 2020 from 9:00 am to 3:30 pm, in Oslo, Norway. This event will mark the global partnership entry into the “SDG Action Decade towards 2030”.

The workshop is arranged in conjunction with GLTN’s annual physical Steering Committee meeting and corresponds with the Network’s 15th anniversary. GLTN was initiated at an international conference in Vettre, Asker in 2005 organized by the Norwegian Ministry of Foreign Affairs. Since then, its 82 diverse partners have collaborated with a common focus of improving land and tenure security of marginalized groups in both urban and rural contexts.

With more than 70% of the global population lacking legally recognized documentation for the land they live on or use for production, land and tenure insecurity presents a significant obstacle to efforts to create acceptable living conditions for all. Forced evictions and “land grabbing” take place on almost on all continents, resulting in the loss of safe and stable environments for children and youth to grow up in. Women’s rights are particularly vulnerable in these situations, and in particular in contexts affected by human conflict and natural disasters. Guaranteed rights to land and property (secure tenure) will improve ordinary people’s opportunities to invest in and improve their housing situation. These are amongst the challenges and opportunities to be presented and deliberated upon during the workshop.

All three organizers of the workshop – GLTN, NMA and HN – share the goal of promoting sustainable development with a focus on improving living conditions in the rural-urban continuum. The Sustainable Development Goals, the New Urban Agenda, the Sendai and the Paris Declarations on Disaster and Climate respectively constitute a valuable normative frame for our partnership.

The workshop will highlight practical cases and approaches to addressing emerging challenges in the land ecosystem (conflict, displacement, climate change) to ensure tenure security for all within the framework of the SDGs, from technologically advanced information systems to concrete experiences and practice in the field. We kindly request that you register on www.habitat-norway.org or directly on habitatnorway@gmail.com before January 28th, 2020. In addition, we would also like to welcome you to a showing of the film 'The Rebel Optimist' the evening before on Wednesday January 29th at 19:00 pm, at FolkOslo in Youngstorget.

Sincerely,

Kåre Kyrkjæide
NMA

Oumar Sylla
GLTN

Erik Berg
HN

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