“LAND AND PROPERTY RIGHTS FOR SUSTAINABLE DEVELOPMENT”

WORKSHOP REPORT

Oslo, January 30, 2020
Presentations: The speakers

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

Cover photo by: Joshua Hanson via Unsplash.

Photos by: Odd Iglebæk, Habitat Norway
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
# Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preface</td>
<td>3</td>
</tr>
<tr>
<td>Contents</td>
<td>5</td>
</tr>
<tr>
<td>Welcome and Opening Remarks</td>
<td>6</td>
</tr>
<tr>
<td>Victor Kisob</td>
<td>6</td>
</tr>
<tr>
<td>Erik Berg</td>
<td>8</td>
</tr>
<tr>
<td>Marit Brandtzaeg</td>
<td>10</td>
</tr>
<tr>
<td>Land, property and SDGs</td>
<td>12</td>
</tr>
<tr>
<td>Toril Iren Pedersen - Land based taxes: Financing the SDGs</td>
<td>12</td>
</tr>
<tr>
<td>Eugene Chigbu - Land, property and SDGs: Opportunities to reduce the gap between urban and rural development</td>
<td>14</td>
</tr>
<tr>
<td>Advancing land and property rights:</td>
<td>17</td>
</tr>
<tr>
<td>The position of women</td>
<td></td>
</tr>
<tr>
<td>Mino Ramaroson - Building multi-stakeholder approach to strengthen women’s and girls’ land and property rights</td>
<td>17</td>
</tr>
<tr>
<td>Javier Molina Cruz - Women’s land rights in the VGGT: Lessons from countries</td>
<td>20</td>
</tr>
<tr>
<td>Discussant’s notes: Jane Katz</td>
<td>21</td>
</tr>
<tr>
<td>Advancing land and property rights:</td>
<td>24</td>
</tr>
<tr>
<td>The position of youth</td>
<td></td>
</tr>
<tr>
<td>Prof. Stein Holden - Lifting barriers for youth access to land: The Ethiopian Experiences</td>
<td>24</td>
</tr>
<tr>
<td>Land Administration Tools</td>
<td>27</td>
</tr>
<tr>
<td>Solutions for inclusive land administration and affordable access to information</td>
<td>27</td>
</tr>
<tr>
<td>Diane Dumashie - Fit-for-Purpose land administration: An approach to reduce the data gap</td>
<td>27</td>
</tr>
<tr>
<td>Helge Onsrud - Tools for improving land administration in transition economies in Europe</td>
<td>33</td>
</tr>
<tr>
<td>Facing emerging issues in the land sector:</td>
<td>37</td>
</tr>
<tr>
<td>Climate change, conflict, peace and stability, indigenous land rights</td>
<td></td>
</tr>
<tr>
<td>Prof. Siraj Sait - Land tenure and climate vulnerability</td>
<td>37</td>
</tr>
<tr>
<td>Nonette Royo - Securing Indigenous people's land/forest rights in the context of forest degradation</td>
<td>40</td>
</tr>
<tr>
<td>Discussant’s notes: Prof. Arild Angelsen</td>
<td>43</td>
</tr>
<tr>
<td>Christian Graefen - Integration of land and property in the context of reconstruction in the Arab Region</td>
<td>44</td>
</tr>
<tr>
<td>Oumar Sylla - The land-peace-development nexus: Lessons from the UN</td>
<td>45</td>
</tr>
<tr>
<td>Summary and closing remarks</td>
<td>49</td>
</tr>
<tr>
<td>Jean Du Plessis - Some insights and key questions</td>
<td>49</td>
</tr>
<tr>
<td>Ambassador Mona Brother - Summary</td>
<td>50</td>
</tr>
<tr>
<td>Attachments</td>
<td>52</td>
</tr>
<tr>
<td>Workshop program</td>
<td>52</td>
</tr>
<tr>
<td>Workshop invitation</td>
<td>57</td>
</tr>
</tbody>
</table>
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 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.
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.

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.
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 matter 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: “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 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.
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 Toll 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.

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.

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.
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.

(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

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 FYD 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

Addis Abeba Action Agenda
- Addis Abeba 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

Potentials for developing countries
- Low tax to GDP ratio -> potential for increase
- Fewer tax sources -> widening the tax base
- On average, low government 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

Widening the revenue base – land and local taxes
- The potential contribution of land-based financing to the development of sustainable and equitable cities and property 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 levy 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
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.

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 (e.g., insurgent groups in Somalia and Mali)
- Adaptive approach to land administrations and building resilience. No one size fits all.

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 key 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.

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

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).
**Rural-urban Interrelationships & Interdependencies**

- Partnerships: Spatial interactions that lead to the formation of unique spaces.
- Consumption: Land use, water use, forest use, food systems, and other natural resource uses.

**Linkages between land tenure security to SDGs**

- Tenure security, poverty eradication, and peace and conflict management (SDG 1).
- Agricultural productivity and small farmers (SDG 2).
- Enhancing land tenure security, access to land and productive resources (SDG 5 and 10).

- Sustainable land use and management for and regenerative climate resilience (SDG 15).
- Land and Conflict for peace and stability (SDG 16).

**Land tools for addressing the rural-urban gap**

- Access to land and tenure security.
- Land management and planning.
- Land administration and information.
- Land-based financing.
- Land policy and legislation.

**Agents needed for action**

- Thinking about what people think problems or solutions (abstraction of problems and solutions).
- Indulging in the theoretical side of the problem.
- Focusing on developing methods, tools, and approaches for solving problems.
- Engaging with solving daily problems to resolve immediate challenges in daily life.

- Facing the immediate consequences of challenges that exist in their environment.
- Constituting objects and subjects for research, policy, and practice for alleviation, elimination, or improvements.

**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 rights’.
- 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.

**Contact**

Email: eu.chiaba@gltn.de
Website: www.gltn.net
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.

GLTN GLOBAL LAND TOOL NETWORK

A WORLD WHERE EVERYONE ENJOYS SECURE LAND RIGHTS

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

Table 1: GLTN Gender Strategy Objectives

1. Gender the implementation of GLTN Phase II strategy to deliver gendered outcomes based on specific commitments to secure women and girls’ land tenure and property rights.
2. Increase use and institutionalize land tools and approaches for gender responsive land governance and legal frameworks, strategies and programs.
3. Increase the number of women and girls whose land tenure and property rights are secured regardless of tenure regime, context or situations at country level.
4. 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.

Table 2: 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 to women’s empowerment by supporting grassroots women to secure their land and property rights through collective action.
  - Women’s rights and needs vary:
    - Family status, cultural and religious context
    - Land tenure regimes, rural versus urban
    - Conflicts and post-conflicts, etc.

Table 3: GLTN: A Platform to Advance Women’s and Girls’ Land and Property Rights

- GLTN is a network that promotes and facilitates the implementation of the Gender Agenda through the development of gender responsive and fit-for-purpose tools such as:
  - GLB: a flaghip land tool that checks whether land policies and programmes are gender responsive
  - GTMR: for participatory enumeration of land tenure rights
  - UN-Habitat’s Land Recognition and Security Framework
  - Women and Land in the Muslim World: to increase women’s access to land
- Since 2008, GLTN partners played an 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 MDGs targets and indicators – via (GLTN) and the New Urban Agenda.
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.

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 partners.
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.
10. Stand for Her Land Campaign – led by GLTN Partners.
11. Boost our efforts for research and knowledge management on land issues that concern women.

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 40 partners.
  - Provision in the UNCT and UNOH’s work: global strategies to secure land rights for women and girls, keep global attention.
  - Strong partnerships and fit for purpose land tools and resources to support and at local level.
  - GLTN partners and UNOH’s work: shared global vision of GLTN partnership, GLTN’s role.
  - GLTN’s partnership in developing a global campaign to advocate women’s land rights.
  - GLTN’s work and UNOH’s role.
  - Knowledge exchange through various channels: UN-Habitat, GLTN, UN and others.

- Overcoming the Challenges to Implement the Gender Strategy
  - High number of women and girls with unacknowledged and legally recognized land and property tenure rights: Kinship networks and informal arrangements.
  - Land conflict over marriage, inheritance, change, etc.
  - Young women and girls in the youth bracket often are forgotten, if not subject to violence, abuse, etc.
  - Limited access to financial and technical resources required to support women’s and girls’ land and property rights.
  - Allocations and agreements to support women’s and girls’ land and property rights.
  - High expectations to achieve global commitments and national targets.
  - Limited information on how to resolve conflicts in the context of women’s and girls’ land and property rights.
  - Limited reach and impact of global campaigns on the ground.

Questions for Reflection

1. How can GLTN partnership be further strengthened to ensure effective implementation of the gender strategy?
2. Who or whom is willing to do what?
3. How to we better prioritise available resources to ensure the gender strategy is implemented along the GLTN Phase I strategy?
4. How can we mobilize more resources - financial and technical to do more, scale up this efforts especially at the country level?

Contact:

Email: [Insert email]
Website: www.gltn.net
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.

SECURING WOMEN’S LAND RIGHTS AT COUNTRY LEVEL

- In the last 10 years, they are being worked to improve land policies and ensure women’s rights to land. Women are taking more control over land and improving access to land for their families.
- Policies and legislation to promote gender equality at national and subnational levels have been endorsed in 52 countries in Europe.
- There are National VGGT Committees in 51 countries.
- In partnership with national and subnational organizations, efforts are being spearheaded to reduce gender imbalances and help women in Afghanistan, Kenya, Senegal, Malawi, Kwa Xhosa, Soweto, Nigeria, South Africa, and Tanzania.
- In Latin America, Bolivia, Paraguay, Argentina, and Brazil, women’s participation in land disputes is increasing.

SECURING WOMEN’S LAND RIGHTS: MOVING FORWARD

- Cultural context: women holding their tenurty rights due to lack of legislation, have gained their property rights because of local pressure or the belief that they have the right to own land.
- Role of data: lack of disaggregated data, in some cases, female ownership as low as 2%, and not more than 30% of agricultural workers are women. Land-related data determines the level of female participation in community decision-making, and it is critical to address the issue of gender imbalances.
- Capacity development: women leaders need to be more accountable and responsible for transparency in decision-making.
- Multi-sectoral approaches and platforms at country level: an example to follow is the Gender Support Platform.
- New technologies: Open Tenure Tools, for instance.

SECURING WOMEN’S LAND RIGHTS: KEY MESSAGES

- The VGGT is fundamentally a tool that advances the agenda of gender equality by empowering women to access secure tenure rights, stabilize communities, and foster peace building.
- Access to and control of data is imperative as new technologies have a role in this regard. Digital technology must be fair and must be widely available, and it must provide transparency and increased accountability. There is a need to adapt project approaches that increase the digital literacy of women and integrate gender into project designs.
- Collaboration among stakeholders at national, regional, and global level to advance women’s land rights is essential. The VGGT helps to facilitate this dynamic.

Contact:
Email: Javier.MolinaCruz@fao.org
Website: www.fao.org/tenure
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 Ramoroson, 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
• 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.
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 at 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

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 unemployment 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. Wolaita)
- 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

Our youth research

Are Rural Youth in Ethiopia Abandoning Agriculture?


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

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

Rehabilitation of Degraded Land in Tigray

- Until 2015, close to 555 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)
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, treasurer
- 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 gives 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

Yero T. Balder (1), Modeling T. Tareke

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

Training RCTs in our Project

- We run three Randomized Control Trials (RCTs)
  - 1) Empowerment of female members
  - 2) Production planning and marketing skills
  - 3) 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
Information about our research

- Website of Centre for Land Tenure Studies at NMBU:
  - [www.nmbu.no/clts](http://www.nmbu.no/clts)
- Working papers
- Journal papers
- Reports
- Summaries
- News
- ResearchGate: Project link:
- Homepage: [www.steinholder.com](http://www.steinholder.com)

References

- Journal papers
- Working papers

*Note: Links and references are placeholders for illustration purposes.*
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.
2. Mind the Gap

- "There is an urgent need to build systems which can:
  - identify the way land is occupied and used;
  - provide security of tenure and control of the use of land."

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 purpose: Include at land provide security tenure for all, and control the use of land.
- Flexibility: Scale and accuracy relate to geography, density of development, and human 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 has the way with about 10 million parcels democratized and registered in about five years — with costs of 0 USD per parcel.

"As little as possible — as much as necessary"

Guiding Principles

for Building Country Specific Land Administration Solutions.

Meeting the Global Agenda

Contributing to effective and efficient land administration

- Connected: the power of partnerships (GLTN)
- Collaborate & Create: developing action tools
- Communicate: Generational diversity
- Coordinate: International policy (FAO, UN), and
- Connected: emerging & going forward......

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

"From 30% of the world covered by secure tenure in 2015 to 80% in 2030"
4. Fit-For-Purpose Approach (FFP)

Fit For Purpose Land Administration - Country Implementation Strategies

Acknowledging GLTN partners from:
- Nepal
- Uganda

**Fundamental Characteristics**

- Focus on Purpose
- Flexibility
- Incremental Improvement

**i) Characteristic - Purpose**

Country-specific context: Nepal
- FFP was necessary: "draft National Land Policy but without action" (Ministry of Land Affairs & Management).
- LAS has undergone 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 (2019).
- Aiming to implement progressive provisions on land tenure and management as outlined in.

**Purpose: Why in Nepal**

An approach drawing upon VGT’s and other international commitments. Identified clear purposeful outcomes to address:
- Lack of secured land tenure e.g. 3,000+ 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.

**Uganda: Implementation Strategy**

- 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 6 years.
  - Identify requirements and priority actions for institutionalising a legal framework that supports flexible recognition 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 FFP implementation strategy.

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.

**Uganda - Land Tenure Regimes**


- Freehold Ownership
- Leasehold Ownership
- Customary Ownership
- Multi-Ownership
- Squatters
- Non-written Guarantee

- Registered land title
- Registered household contract
- Registration of land use
- Ownership subject to land or lease (accessibility rights, registration rights, leases from the land)
FPF - Building the Frameworks

- Flexure (physical) boundaries rather than fixed boundaries
- Aerial/remote sensing imagery rather than field surveys
- Accuracy relates to the purpose rather than technical standards
- Demands for updating and opportunities for upgrading and ongoing improvement
- Each framework has 4 key principles

Building the Spatial Framework - A Continuum of Accuracy
- Visual boundaries rather than fixed boundaries
- Visual/remote sensing boundaries will be established for the most efficient and cost-effective purposes
- Aerial/remote sensing imagery rather than field surveys
- Aerial images and LiDAR data can be used to generate high-resolution data for a range of substantive requirements
- 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 in small steps
- Good governance frameworks will facilitate a fully integrated land administration system
- This is the framework

Nepal Strategy - Spatial
- Improvements clearly needed in existing spatial component of the Nepalese land administration system (LAS)
- Formal LAS avoid trend of using very expensive and proprietary software and managing with necessary modification and customization
- Noting scaling up - 753 Rural Municipalities and Municipalities to deliver direct land related services
- Free and Open Source software (such as QGIS)

Nepal's new provisions for administering informal land tenure
- Use of high-resolution satellite images / aerial images
- Participatory methods
- Point cadastral data is an effective and efficient record maintenance
- Open source software can be used for implementing the data e.g. STDM

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, capturing all formal and informal land rights
- All data shall be integrated into the national land information system
- Emphasis will be on customary land and occupancies on Mballo
- The land rights recording system should be pro-poor

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 understood through administration rather than court decisions
- A continuum of tenure rather than just the formal
- The above concept should be applied to ensure legal rights as well as social tenures for securing tenure of formal and informal use
- Ensuring gender equity for rights in land

Gender equity
- Women own two-thirds of the world’s land
- Women’s access to land must be based on equal tenurial tenure rights
Uganda Issues – Legal

Legal Status of Land Administration:
- Multiple rights on the same piece of land
- Registration process cumbersome
- Not all rights are recorded
- Local 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

Building the Institutional Framework – a continuum of services

- Good land governance rather than bureaucratic barriers
  - The term “land governance” indicates for government to be logical, transparent, accountable, and dedicated to poverty alleviation
  - Applying the AIP Guidelines on land private property
  - Integrated institutional framework rather than sectorial silos
  - Increasing the quality of land and natural has served as a collective whole
- Flexible IT approach rather than high-end technology solutions
  - Clear and comprehensive data entry, work processes and standard forms
  - Automation of processes such as survey 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

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 transparency in land information with easy and affordable access for all
- Capacity Development of land institutions
- Promoting participation of Civil Society and Private Sector

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

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!

The Business Case

Fit For Purpose Land Administration - Country Implementation Strategies

Acknowledging GLTN partners from:
- Nepal
- Uganda

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
**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

**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"

### Uganda FFP LA- Proposed Budget

<table>
<thead>
<tr>
<th>Phase</th>
<th>Summary</th>
<th>Phase I</th>
<th>Phase II</th>
<th>Phase III</th>
<th>Phase IV</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Review of laws, strengthening of institutions, piloting (5m parcels)</td>
<td>87,140</td>
<td>190,085</td>
<td>172,445</td>
<td>16,120</td>
</tr>
</tbody>
</table>

**TOTAL BUDGET USD 465,790,000**

1,723,423,000,000 UGX Approx. 2 trillion UGX

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

### 5. FFP stories: Land rights in Uganda

- Flexible
- Inclusive
- Participatory
- Affordable
- Reliable
- Attainable
- Upgradable


### FFP stories: Mapping land rights in Kenya

http://www.youtube.com/watch?v=63jTzjIA

**Thank You**

- VP FIG: Dr D Drameh
  - dadrakemah@gmail.com
  - www.fig.net
- GLTN Email:
  - Website: www.gltn.net
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 soviet countries in Europe
    - Former Soviet republics
  - Programs for central European countries
    - EU countries
  - The former Yugoslav states
  - Total turnover from 2000 to 2019
  - 2-3 million EUR per year
- Mainly targeting solutions for public services to the emerging markets in mainly privatized/real-estate property
- GIS systems for real estate, registers, orthophotos, large scale maps, GPS for land surveying, address registries

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

<table>
<thead>
<tr>
<th>Countries</th>
<th>Land area (sq km)</th>
<th>Population</th>
<th>Properties registered</th>
</tr>
</thead>
<tbody>
<tr>
<td>ECA</td>
<td>27,383,299</td>
<td>975,347,939</td>
<td>Estimated at 200 million</td>
</tr>
</tbody>
</table>

Formalizing property rights

- Privatization in former Soviet republics
- Restriction of private ownership in other former socialist countries in Europe
- Formalizing property rights largely completed throughout the region, but
  - Data quality remains a long issue
  - Differentiation between legal instruments and maps
  - Ineffective structures in the agricultural sector
  - Land registries and land ownership in cities or municipal ownership
- Largely satisfactory services to the land markets
  - Very good land market services in some countries
  - Normal market functions in all countries at a comparable level
  - Nationwide services coming closer - a result of many factors

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

1. Georgia 11. Kyrgyzstan
4. Armenia 15. Moldova
5. Lithuania 27. Czech Republic
8. Slovakia 28. Kazakhstan
9. Azerbaijan

However, the Balkans does less well (World Bank 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 “it’s for you” in mapping properties
• High resolution satellite images becoming released for real estate registration
• Low cost GPS devices and tablets will substitute other methods for recording parcel boundaries
• Countries with single institution for land register (legal information) and cadastral (property maps and technical information) do best

Key success factors

• Build modular and centralised IT systems using ODA architecture and web services
  - Training packages provided are often costly and important
  - IT systems must be flexible to accommodate legal and operational reforms – but not too many reforms
• Prepare large scale topographic maps for real estate registration
  - Existing as well as new office platforms
• Biographic mapping has become very much cheaper
  - Combined with mapping orthophotos
• Increased familiarity with the use of new technologies: Norway in Moldova, Georgia, Kyrgyzstan
• Maintenance is critically important
  - Technical solutions and handling of maintenance work always lie in place before mass registration of real estate. It grows with presenting maps and integrating IT systems on in GPS/GIS platforms
  - However, maintenance is often neglected by countries and by donors

Key factors for success

• Setting priorities right
  - Focus on effects for economic development – also geographically
  - General economic development also needed for fighting poverty, improving women rights and etc.
• Undertake entrepreneurship and job making
  - Facilitate domestic and foreign investments
  - Privatise urban areas and properties in buildings before rural areas
• Consider the capacity of public institutions in the land sector
  - Many institutions thus established in addressing other issues than supporting the land market
  - Foreign investors should be better co-ordinated closer competing for their share
• Should real estate registration services continue to belong to the mapping sector?
  - Could it be an out of scope function then?

It is doable

But depends heavily on:
1. Political will and support
2. Good managers of public institutions involved
3. 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

Armenia

Yerevan Cadastre Office opened on 2 January 2012

Find the information you need for your case
1. Draw a queue number and make your payment at an ATM
2. Watch for your number to come up
3. Deliver your documents
4. Watch the diary being filed
5. Meet a public notary/registrar if needed
6. The documents are scanned
7. Scanned documents are transferred to the registration office for checking and registration
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 issue 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 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 adaption. 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.

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.

1. Data across 30 countries
2. The change is due to recognition of IPLC land/forest tenure

<table>
<thead>
<tr>
<th>Year</th>
<th>Government Administered</th>
<th>Designated for Indigenous Peoples and Local Communities</th>
<th>Owned by Indigenous Peoples and Local Communities</th>
<th>Privately Owned (Individuals and Firms)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>10%</td>
<td>10%</td>
<td>70%</td>
<td>10%</td>
</tr>
<tr>
<td>2017</td>
<td>10%</td>
<td>10%</td>
<td>70%</td>
<td>10%</td>
</tr>
</tbody>
</table>

Mechanism for Securing Rights in Addressing Forest Degradation

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

Our Visionaries and Doers

Tenure Facility Portfolio
An overview of our completed and ongoing projects

Project Targets and Tenure Facility Goals (Mha)
Current project portfolio expected to meet 2022 Framework Targets

<table>
<thead>
<tr>
<th>Country</th>
<th>Start</th>
<th>End</th>
<th>Total</th>
<th>Grazing</th>
<th>Conservation</th>
<th>Compensation</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peru</td>
<td>Jan 19</td>
<td>Dec 21</td>
<td>9.16</td>
<td>2,000</td>
<td>3,500</td>
<td>5,500</td>
<td></td>
</tr>
<tr>
<td>Kenya</td>
<td>Jan 19</td>
<td>Dec 21</td>
<td>1.94</td>
<td>1,000</td>
<td>200</td>
<td>1,200</td>
<td></td>
</tr>
<tr>
<td>Colombia</td>
<td>May 19</td>
<td>Dec 20</td>
<td>9.86</td>
<td>2,000</td>
<td>200</td>
<td>2,200</td>
<td></td>
</tr>
<tr>
<td>Tanzania</td>
<td>May 19</td>
<td>Dec 20</td>
<td>8.65</td>
<td>2,200</td>
<td>300</td>
<td>2,500</td>
<td></td>
</tr>
<tr>
<td>Indonesia</td>
<td>May 19</td>
<td>Dec 20</td>
<td>2.00</td>
<td>2,000</td>
<td>100</td>
<td>2,100</td>
<td></td>
</tr>
<tr>
<td>Mali</td>
<td>Jan 18</td>
<td>Dec 21</td>
<td>8.30</td>
<td>3,000</td>
<td>300</td>
<td>3,300</td>
<td></td>
</tr>
<tr>
<td>Liberia</td>
<td>Jan 18</td>
<td>Dec 21</td>
<td>9.86</td>
<td>2,000</td>
<td>100</td>
<td>2,100</td>
<td></td>
</tr>
<tr>
<td>MOZAMBIQUE</td>
<td>Jan 18</td>
<td>Dec 21</td>
<td>2.22</td>
<td>1,000</td>
<td>100</td>
<td>1,100</td>
<td></td>
</tr>
<tr>
<td>Mozambiqua</td>
<td>Jan 18</td>
<td>Dec 21</td>
<td>9.86</td>
<td>2,000</td>
<td>100</td>
<td>2,100</td>
<td></td>
</tr>
</tbody>
</table>

On-going projects status

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 legal and policy framework
   - Integrated land use planning
   - Income generation and capacity development
   - Identification and facilitation of access to markets for local enterprises
2. It is important to remember that high-level decisions to promote IPLC land rights are political.
   - Trias, provinces, large, and increasing – private sector, state, governance.
   - Governments constrained by politics and funding – not priority.
   - Development assistance constrained by insurrection – not a priority.

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

“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.
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.
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 the 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 are rampant.
- 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.

UN-Habitat's achievements in Sinjar

- 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 includes:
  - 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

OVERVIEW OF ROOT CAUSES OF CONFLICT

<table>
<thead>
<tr>
<th>ROOT CAUSES OF CONFLICT IN JUBALAND</th>
</tr>
</thead>
<tbody>
<tr>
<td>ENVIRONMENTAL</td>
</tr>
<tr>
<td>1 Scarcity of natural resources (fertile land and water)</td>
</tr>
<tr>
<td>2 Natural resources exploitation</td>
</tr>
<tr>
<td>3 Population pressure</td>
</tr>
<tr>
<td>4 Poverty</td>
</tr>
<tr>
<td>5 Criminality and terrorism</td>
</tr>
<tr>
<td>6 Unregulated and exploitative investment</td>
</tr>
<tr>
<td>GOVERNANCE RELATED</td>
</tr>
<tr>
<td>7 Weak governance</td>
</tr>
<tr>
<td>8 Weak land administration</td>
</tr>
<tr>
<td>9 Politics of exclusion</td>
</tr>
<tr>
<td>10 Capture of state instruments</td>
</tr>
<tr>
<td>11 Chaotic urbanization</td>
</tr>
</tbody>
</table>

BOTTOM UP APPROACH IN EASTERN OR 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

JUBALAND, SOMALIA

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

Partners: UN-Habitat, Global Land Tool Network, UNOPPA
Content incorporated into a conflict mediation training EU & GPPA
Filling the justice gap: Mitigating community land disputes through ADR

- Establishment of Community Land Mediation Center
- Training of paralegal to assist community/parish
- 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 analytic type of land disputes, hot spot identification
- Draft National Land Policy

Initial impacts – Fit For Purpose Digital cadaster

UN 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 & conflict (2016)
- UN entities: Department of Political and Peacebuilding Affairs (DPPA), Department of Peace Operations (DPO), DESA, FAO, OCHA, Peacebuilding Support Office (PBSO), UNDP, UN Environment Programme (UNEP), & UN Women - 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

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

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

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
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.
# Workshop program

**WORKSHOP PROGRAM**

**LAND AND PROPERTY RIGHTS FOR SUSTAINABLE DEVELOPMENT**

*Oslo, Norway, Thursday January 30th 2020*

**Venue:** The Norwegian Mapping Authority’s auditorium, Hammersborggata 9

**Moderator:** Jean du Plessis, GLTN Secretariat, UN-Habitat

<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
<th>Speaker(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>08:30</td>
<td>Coffee and tea</td>
<td></td>
</tr>
</tbody>
</table>
| 09:00 | Welcome and Opening Remarks                                           | • 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                                 | • 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 | • 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             | • 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)  
  Discussant: Jane Katz, Habitat for Humanity |
| 11:30 | Advancing land and property rights: the position of youth             | • Lifting barriers for youth access to land from the Ethiopian Experiences, Prof. Stein Holden, Centre for Land Tenure Studies, Norway (20 min)  
  Discussant: Dr. Eugene Chigbu |
| 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 | • 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)  
  Discussant: Henrik Wilg. NIBR Oslo Metropolitan University |
<p>| 13:40 | Facing emerging issues in the land sector: climate change,           | • Linkage between land tenure and climate change, Prof. Siraj Sait, University of East London (15 min) |</p>
<table>
<thead>
<tr>
<th>Time</th>
<th>Session</th>
</tr>
</thead>
<tbody>
<tr>
<td>14:20</td>
<td>Conflict, peace and stability, indigenous land rights</td>
</tr>
<tr>
<td></td>
<td>• Mechanisms for protecting Indigenous land rights in the context of forest degradation, Nonette Royo, Tenure Facility, Sweden (15 min)</td>
</tr>
<tr>
<td></td>
<td>Discussant: Prof. Arild Angelsen</td>
</tr>
<tr>
<td>14:35</td>
<td>(Cont.) Facing emerging issues in the land sector: climate change, conflict, peace and stability, indigenous land rights</td>
</tr>
<tr>
<td></td>
<td>• Integration of land and property in the context of reconstruction in the Arab Region, Christian Graeven, BMZ/GIZ (25 min)</td>
</tr>
<tr>
<td></td>
<td>• Towards a coherent engagement of the United Nations in addressing land and conflict, Oumar Sylla, UN-Habitat (15 min)</td>
</tr>
<tr>
<td></td>
<td>Discussant: Prof. Siraj Salt</td>
</tr>
<tr>
<td>15:15</td>
<td>Q &amp; A, discussion</td>
</tr>
<tr>
<td>15:45</td>
<td>Closing remarks</td>
</tr>
<tr>
<td></td>
<td>Ambassador Mona Brather</td>
</tr>
</tbody>
</table>

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.


Torgil 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 Ramaroson 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,
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 Habitat’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 2006 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 Wig 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 C2Bictrade.
Prof. Siraj Saiit is the Director of Research and Director of the Centre for Islamic Finance, Law and Communities (CIIFAC) 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). Saiit’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 Brether 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
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, 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.
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 Kyrkjeeide
NMA

Oumar Sylla
GLTN

Erik Berg
HN