



GLTN

GLOBAL LAND TOOL NETWORK

SECURING LAND AND PROPERTY RIGHTS FOR ALL

LAND TENURE IN ASIA AND THE PACIFIC
CHALLENGES, OPPORTUNITIES AND WAY FORWARD

Workshop on Land Administration and Management

20th United Nations Regional Cartographic Conference for Asia and the Pacific
4th Plenary Meeting of Regional Committee of the United Nations Global Geospatial
Information Management for Asia and the Pacific
5th October 2015, Jeju Island, Republic of Korea

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OUTLINE

- The Global Land Tool Network
- The Regional Land Tenure Initiative
- Key Findings of the Scoping Research
 - *Key Challenges*
 - *Key Opportunities*
- Way Forward/Conclusion



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Core Values:

- **Pro-poor**
- **Governance**
- **Equity**
- **Subsidiarity**
- **Affordability**
- **Systematic large scale approach**
- **Gender sensitiveness**
- **Sustainability**

- Coalition of **70** international partners
- Focuses on tenure security
- Promotes good land governance and continuum of land rights
- Works in both urban and rural areas
- Moving towards regional/country level engagement

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Conventional land systems cannot deliver tenure security at scale:

- Limited coverage (*30% globally, some countries like Nigeria 3%*)
- Complexity of land rights, claims and records (*e.g. customary, statutory, informal - Liberia*)
- Systemic inequalities (*e.g. women's limited access/control over land, youth not addressed*)
- Rapid urbanization is increasing pressure on land (*e.g. urban sprawl 175% by 2030*)
- Food security and pressures on agricultural land (*need 70% increase in food production by 2050*)
- Large scale land investment (*78% in agriculture but majority in non-food corps*)

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



“Securing Land and Property Rights for All”



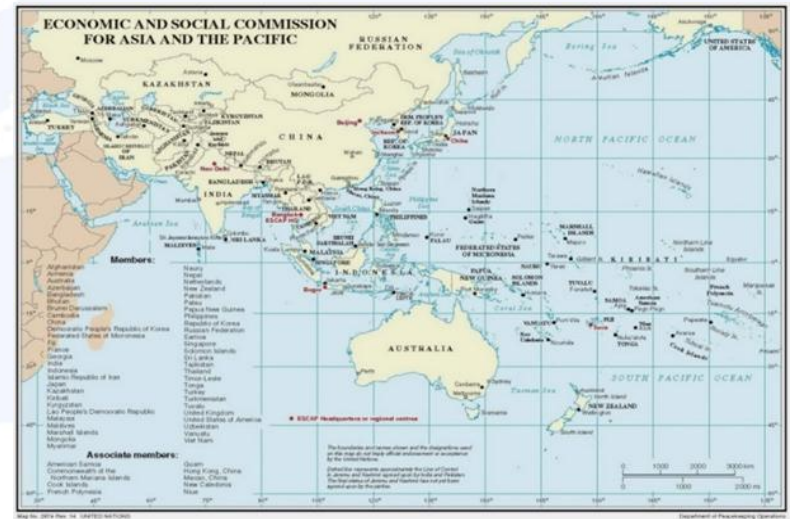
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THE ASIA AND THE PACIFIC

- Covering 30% of total land mass
 - Stretching from Turkey to Kiribati and from Russia to New Zealand
- Home to 2/3 of world's population
- Increasing level of urbanization
 - 2011: 13 of world's 23 megacities
 - 2025: 7 of world's 10 largest cities
- About 80% farming households are small scale farmers
- Key challenges:
 - Economic transformation with growing inequality
 - Vulnerability, risk exposures
 - Environmental degradation & declining quality of growth



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THE REGIONAL INITIATIVE

Regional Land Tenure Initiative in the Asia-Pacific

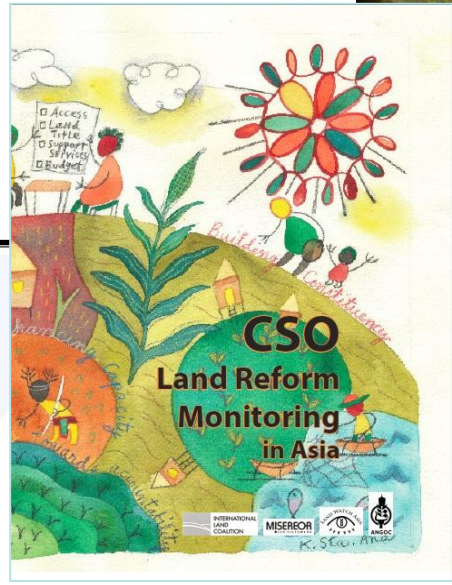
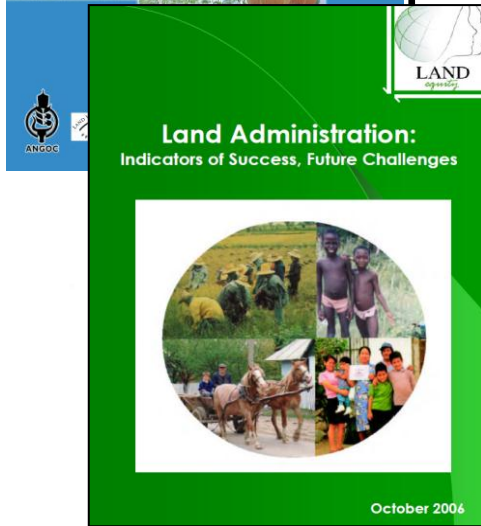
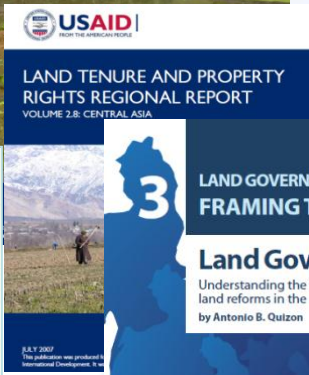
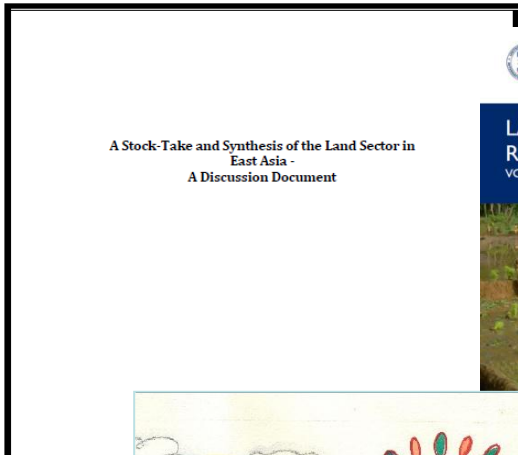
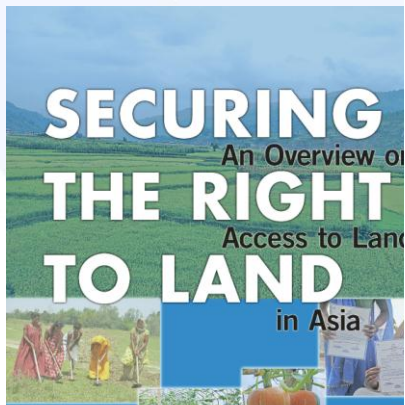
- ***Initiated by UN-Habitat, GLTN, UNESCAP, FIG, RMIT and other partners in late 2013***
- ***Initial Objectives:***
 - ***Provide consultation platform for Asia and the Pacific***
 - ***Further knowledge and discussion on regional entry points for land tenure interventions***
- ***Increasing interest (and engagement) by partners***



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KEY FINDINGS OF THE SCOPING RESEARCH



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KEY CHALLENGES

ISSUE 1: CHANGING RURAL POPULATIONS AND ACCESS TO LAND

- ***80% of farming households are smallholders who are ageing and increasingly women***
- ***Previous land reforms led to unequal land distribution, fragmentation and duality of tenure systems***
- ***Rural poverty highest in rural landless, marginal farmers, tenants, IPs, IDPs, and ethnic minorities***
- ***Large scale land acquisitions – forest dwellers, IPs***
- ***Many programmes such as REDD+ minus tenure security***

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KEY CHALLENGES

ISSUE 2: WOMEN'S TENURE SECURITY AND ACCESS TO LAND AND RESOURCES

- ***Most formal records in men's name, or joint***
- ***Women's ability to inherit property is restricted in many countries across the region***
- ***Often not involved in dialogue***
- ***Largest marginalised group***

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OVERVIEW OF KEY ISSUES

ISSUE 3: URBAN GROWTH AND TENURE INSECURITY

- ***Informal land occupation and informal land markets***
- ***Constant threat of eviction, and land grabbing***
- ***Inability to control the location & spread of informal settlements (land use planning)***
- ***Settlement in areas of high hazard-risk***
- ***Western land use planning approaches ineffective***

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KEY CHALLENGES

ISSUE 4: *TENURE INSECURITY OF INDIGENOUS PEOPLES*

- *Dispossession - risk of eviction, lost of livelihoods, and pressure to assimilate*
- *Large scale land-based development projects – history of land acquisitions or concessions that undermine IPs tenure rights*
- *Climate change – changes in livelihoods, food security, resettlement*

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KEY CHALLENGES

ISSUE 5: THE IMPACT OF CLIMATE CHANGE AND NATURAL DISASTER ON TENURE SECURITY

- **Informal development on hazard-prone land**
- **Places greater pressure on rural landless and IDPs**
- **REDD potential due to large forest areas. Tenure security concerns.**
- **Disaster risk not adequately integrated into planning**

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KEY CHALLENGES

ISSUE 6: ISLAMIC LAND TENURE SECURITY ISSUES

- **Lack of rights for women to hold, use, inherit and sell property in practice**
- **Youth, children's access to land - assumed family will provide**
- **Marginalised groups, migrants, and IDPs - at risk of losing their land rights**
- **Islamic inheritance laws - uneconomical subdivisions & excessive land fragmentation**

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KEY CHALLENGES

ISSUE 7: LAND ADMINISTRATION ISSUES

- Main land administration issues raised:
 - **Quality of land records** – paper-based, inaccurate, out-of-date,
 - **Limited coverage** – most without formal records.
 - **uncertain demarcation** - informal tenures and public land.
- Problems with policy and legal frameworks :
 - **Formal tenures only** – only serves the elite.
 - **don't adequately protect** the tenure rights of the vulnerable – poor, women, elderly, children, IPs, IDPs, ethnic minorities.
 - **limited recognition of cultural norms** - customary & religious land principles
- Land valuation records very limited.

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KEY CHALLENGES

ISSUE 8: CROSS CUTTING ISSUES

- ***The urban-rural divide***
- ***Capacity limitations across all organisations particularly public sector***
- ***Many of the issues above lead to disputes – improved resolution mechanisms needed***
- ***Technology drives policy and practice – the need for Fit-For-Purpose Land Administration and Continuum of Land Rights Approach***

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KEY BARRIERS

- **Capacity limitations in government agencies**
 - **Inadequate capacity in local land institutions across the region.**
 - ***How to achieve sustainability of projects?***
- **Disconnection between development, climate change, land use planning and the land sector.**
- **Lack of understanding of the role of private sector**
 - **Huge economic growth in the region - many drivers.**
 - ***How can this lead to improved tenure security?***
- **The large number of people outside formal land administration systems**
 - **More than 70% of people without formal recognition of tenure.**
 - ***How do we bring them into the formal land administration system AT SCALE?***

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KEY OPPORTUNITIES

- *Land is in the global discourse; global conventions/frameworks exist (e.g. SDGs, VGGT, LGAF, GLTN, Land Watch, etc.)*
- *Existing platforms, forums and partnerships at regional and sub-regional level*
- *Existing land programmes and initiatives in the region – where lessons can be learned*
- *Vibrant academic and civil society organizations*
- *Capacity development will allow for more sustainable changes*



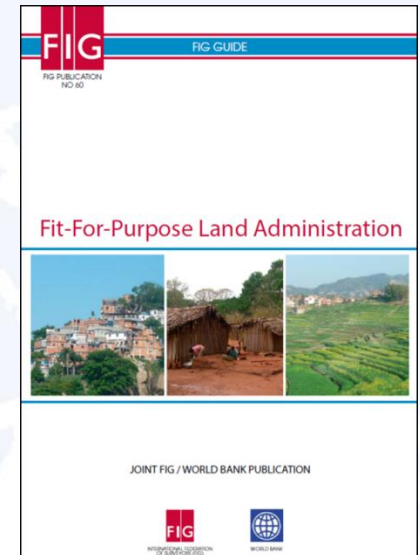
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KEY OPPORTUNITIES

- ***Fit-for-purpose through spatial innovations***
 - *Low-cost recording of land rights for informal tenures*
 - *Complete spatial frameworks*
 - *Digitisation of land records*
 - *Mobile access to land records*
 - *Alternative dispute resolution*
 - *Valuation of non-formal lands*
- ***Key pro-poor land tools exist and are ready for implementation at country level***



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WAY FORWARD

- ***Multi-stakeholder dialogues and meetings (also at country level)***
- ***Establishment of a Regional Forum including a Secretariat***
- ***In-depth and context specific studies and research (e.g. climate change)***
- ***Capacity development initiatives (e.g. education, organizing groups).***
- ***Implement measures to improve land records (digitalization) where appropriate.***
- ***Knowledge sharing (e.g. web portal, good practices, learning exchanges)***
- ***Advocacy and awareness building***
- ***Monitoring and evaluation***

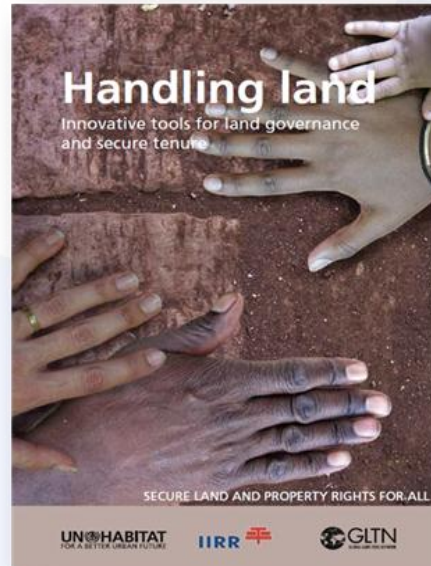
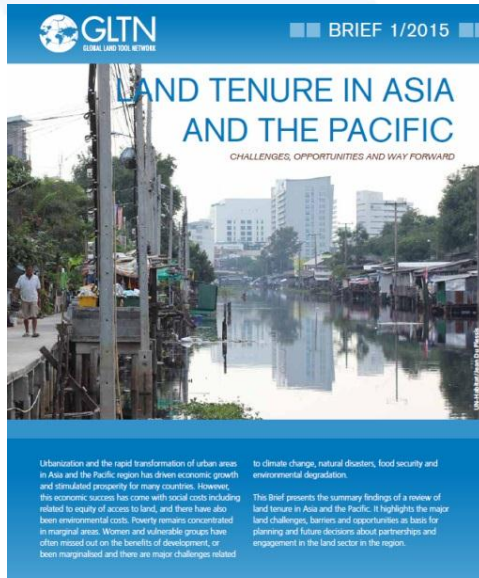
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