GLOBAL
LAND TOOL
NETWORK

The Global Land Tool Network (GLTN) aims to establish a continuum of land rights, rather than just focus on individual land titling; improve and develop pro poor land management, as well as land tenure tools; unblock existing initiatives; assist in strengthening existing land networks; improve global coordination on land; assist in the development of gendered tools which are affordable and useful to the grassroots; and improve the general dissemination of knowledge about how to implement security of tenure.

Introduction and Brief Overview

The main objective of the network is to facilitate the attainment of the Millennium Declaration and the Millennium Development Goals through improved land management and tenure tools for poverty alleviation and the improvement of the livelihoods of the poor. The core values of the GLTN are pro poor, governance, equity, subsidiarity, affordability, and systematic large scale approach as well as gender sensitiveness. GLTN originates from requests made by Member States and local communities world-wide to UN-HABITAT, who together with the Swedish International Development Cooperation Agency (Sida) and the World Bank initiated the network idea. The network is a long term initiative to support and upscale ongoing initiatives on land tool development.

Discussions with partner organisations and Member States led to the production of a comprehensive initial report that was produced by a team of consultants.

This has been followed by stakeholder workshops to firm up GLTNs agenda, methods and institutional shape. The institutional framework of GLTN comprises the International Advisory Council, the GLTN management unit at UN-HABITAT (Steering Committee and Network Coordination) and an Administrative Counterpart. GLTN partners will be represented through the International Advisory Council. GLTN will facilitate sharing of information across different silos within the land industry. The GLTN web page will contain databases of existing pro poor land tools, links to key partners, discussion forums on land tool development and much more.

Addressing Obstacles to Land and Tenure

There are few more contentious and complex problems in the world than those dealing with land and secure tenure. Many religions have firm rules on land and inheritance, most communities have deeply ingrained cultural traditions, and every government faces the challenge of land differently with its own vast array of laws and with varying degrees of political will. In many countries the rules work against women owning land for a range of reasons from poverty to custom. In wealthy countries land records cover most of the territory and are generally well kept. However, few developing countries have more than 30 per cent of their land accounted for by land records. Land records are also often linked to the middle and commercial classes. In many countries, there is large-scale corruption associ-

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ated with land. In post conflict societies, land is a key issue as it is often closely associated with the conflict. Sound land governance approaches are therefore primary in building peace.

The GLTN initiative is driven by three underpinning factors. Firstly, there are insufficient pro poor tools to implement the land policies found in the Habitat Agenda. This is limiting the ability of governments to implement the Habitat Agenda. In addition, land policies tend to focus on description and analysis, rather than implementation and tool development at scale. Finally, although land tool development is taking place, it generally lacks a human rights framework.

Objectives, Themes and Priorities of GLTN

A number of different objectives are essential for the GLTN work plan. A continuum of rights has to be established, while land management and land tenure tools have to be developed. Existing initiatives within the sector need to be unblocked and existing networks on land development need to be strengthened. Global coordination and integration, as well as the dissemination of knowledge need to be improved. Six themes will be utilized when developing the tools, namely i) land rights records and registration, ii) land use planning, iii) land management, administration and information, iv) land law and enforcement, v) land tax and valuation, and vi) cross cutting issues.

The key priorities for GLTN is the following;

i) Enable affordable national state land record management for transactability (land access and land reform),

ii) Offer rigorous land administration and governance tools,

iii) Manage land administration approaches for post conflict societies,

iv) Manage regional/national/city wide land use planning,

v) Affordable gendered land tools e.g. adjudication,

vi) Affordable and just estates administration (especially for HIV/AIDS areas),

vii) Enable pro poor expropriation and compensation, and

viii) Establish pro poor regulatory frameworks for the private sector.

Develop a Range of Pro Poor Land Tools

While GLTN seeks to support the development of generic land tools that are universal, flexible and responsive to a variety of contexts and needs of diverse constituencies, it recognises the demand for targeted tools. Among them are gendered tools, grassroots participation, culture or religiously formatted tools and land tools in post-conflict situations. It is well recognised that implementation of women's land, property and housing

rights is often frustrated by the lack of effective gendered land tools. One of the Global Land Tool Network's values and priorities to reach a point where every tool must be gendered, as must be the process of tool development. The challenge therefore is three fold – to genderise existing land tools and those under development; to evaluate and upscale existing gendered tools and to create new gendered tools in response to identified 'gaps'.

Land Tools in Post Conflict/Disaster Context

Land tools are mostly predicated on the existence of functioning institutions, systems and processes during peace time. If such tools are difficult to access and their delivery at best only partly effective, even during normal situations, the introduction of war, conflict or displacement dramatically alters the conditions in which the tools can operate to secure tenure. Mostly in such conditions, there is a breakdown of support systems and the exacerbation of land theft and invasion, in addition to newer threats to security of tenure. The Global Land Tool Network is considering how land tools, specific for post-conflict situations, can work without the assumed land agencies or guarantees. It is in the process of developing UN wide guidelines that recognises the specific land challenges faced by post-conflict, reconstruction or transition States and the modified land tools that can be workable in such contexts.