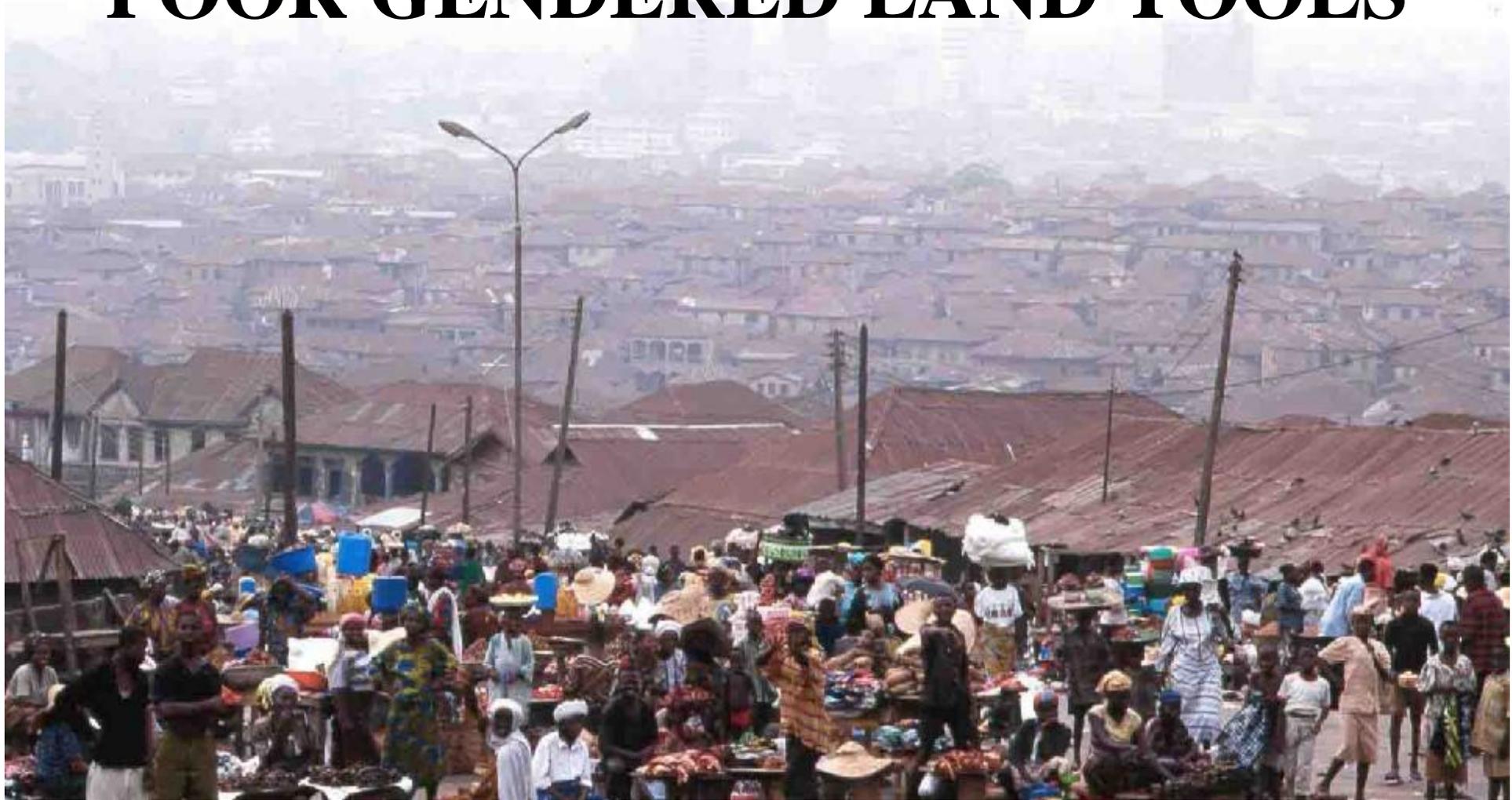
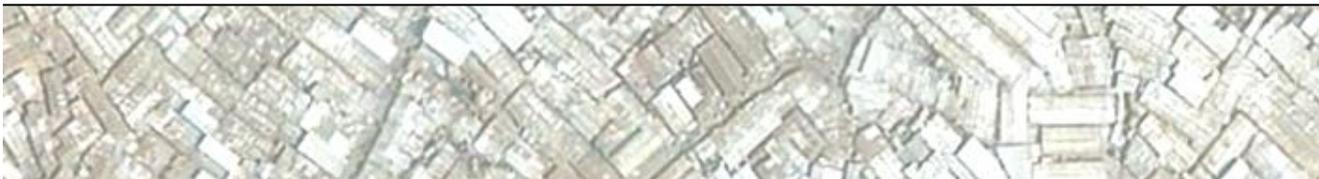


THE GLOBAL NETWORK FOR PRO POOR GENDERED LAND TOOLS

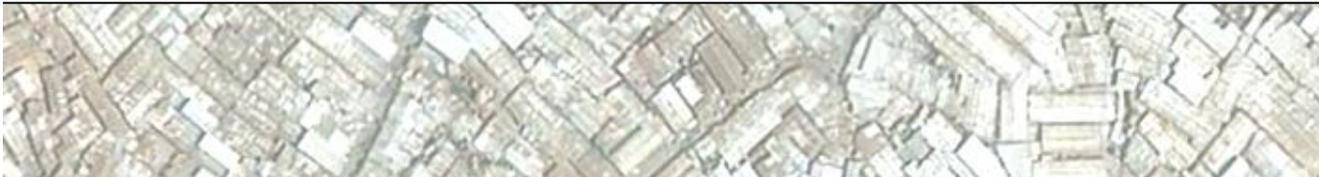


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Section, Shelter Branch,
Global Division
UN-HABITAT



OUTLINE

- Why
- Land Innovations in Sub Saharan Africa
- Inter-disciplinary challenges
- Global Network of Pro Poor Land Tool Developers



LAND INNOVATIONS IN SUB SAHARAN AFRICA

- Multiple systems problem
- New affordable innovations
- Common pro poor characteristics in Land Administration
- Gender issues



INTER-DISCIPLINARY CHALLENGES

- Need for multi-disciplinary teams
- Optimal solutions across silos
- New methods -not business as usual



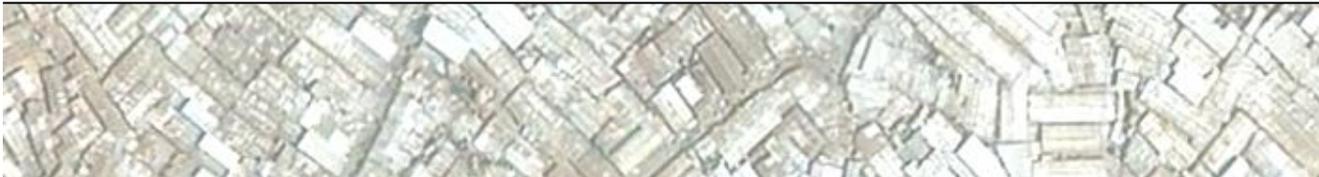
WHY A GLOBAL NETWORK?

- Develop innovative pro poor & gendered land tools
- Unblock existing initiatives
- Strengthening existing networks
- Global coordination and integration
- Dissemination of knowledge
- Raise the profile
- Scale up existing work



GLOBAL NETWORK: POTENTIAL PARTNERS

- UN bodies
- Research institutions
- Donors
- NGOs
- Professional bodies



GLOBAL LAND TOOL NETWORK

Thematic focus

1. Management/administration
2. Information/planning
3. Rights and records
4. Law and enforcement
5. Tax/valuation



INNOVATIVE LAND TOOLS

Ongoing work by UN-HABITAT and potential network partners

1. Land management/administration:

- ✓ a) Land records management for transactability
- ✓ b) Post conflict land administration
- c) Estates administration (HIV/AIDS areas)
- ✓ d) Land administration and governance tools
- ✓ e) Technical/legal policy e.g. user fees
- f) Management of state land

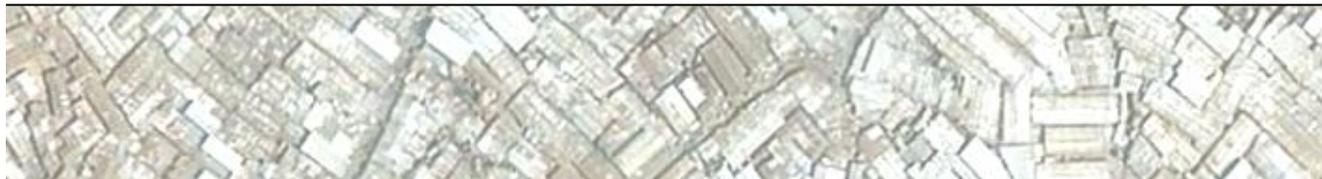


INNOVATIVE LAND TOOLS

Ongoing work by UN-HABITAT and potential network partners

2. Land information/planning:

- a) Geodetic for Africa
- ✓ b) Spatial units
- ✓ c) City wide slum upgrading
- d) City wide spatial planning
- e) Regional land use planning
- f) Cost benefit analysis, GIS tools
- g) Non customized GPS tools

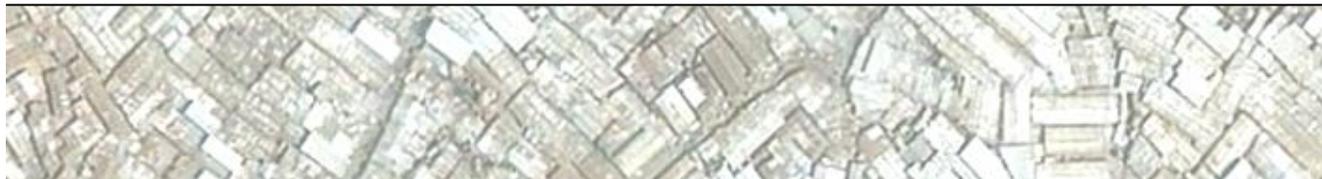


INNOVATIVE LAND TOOLS

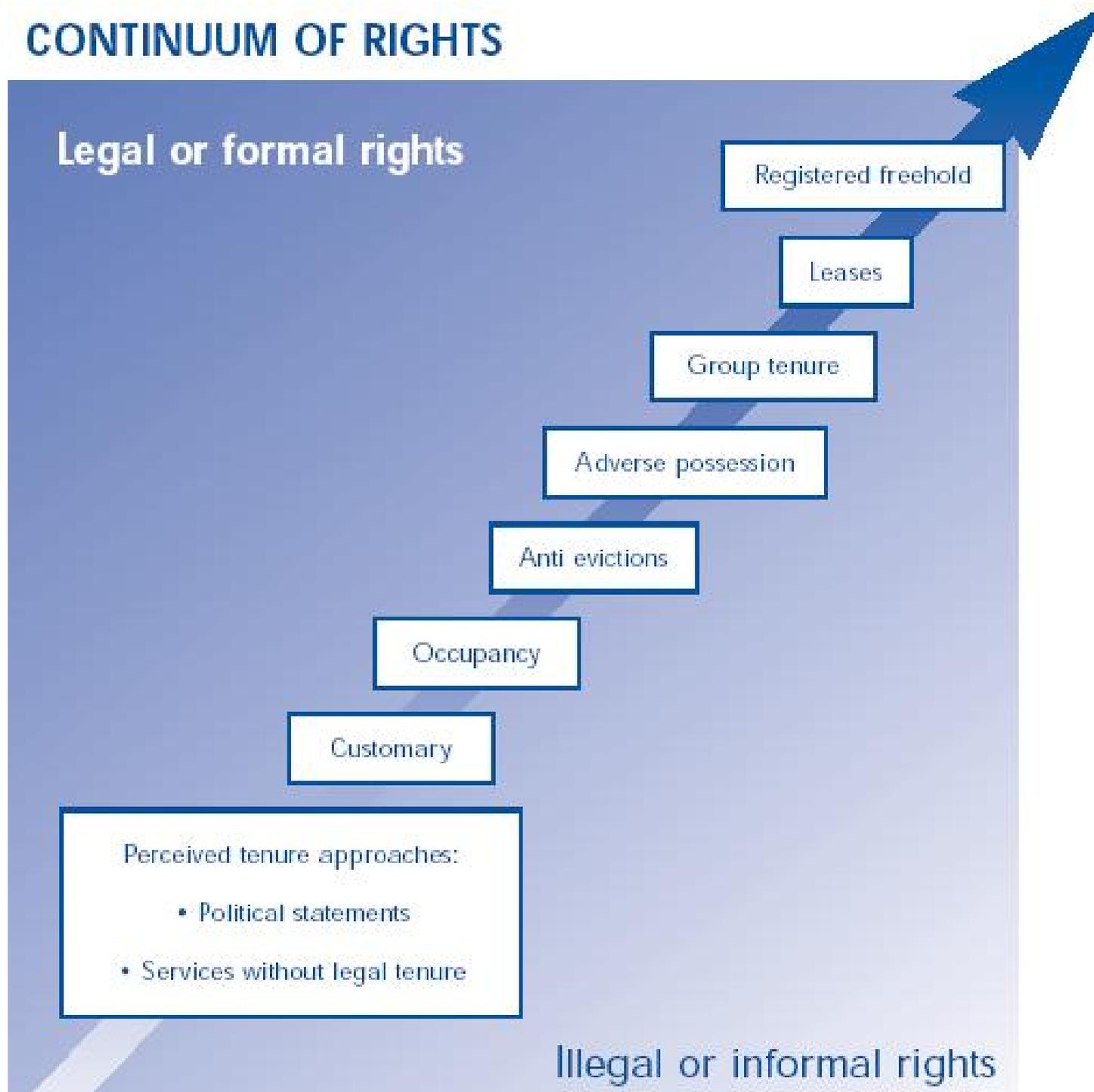
Ongoing work by UN-HABITAT and potential network partners

3. Land rights and records

- ✓ a) Enumerations for tenure security
- b) Gender friendly affordable adjudication
- c) Expropriation and compensation
- ✓ d) Measuring tenure security for the MDGs
- ✓ e) Land readjustment (slum upgrading and/or post tsunami)
- f) Deeds or titles
- ✓ g) Continuum of land rights



CONTINUUM OF RIGHTS



Legal or formal rights

Registered freehold

Leases

Group tenure

Adverse possession

Anti evictions

Occupancy

Customary

Perceived tenure approaches:

- Political statements
- Services without legal tenure

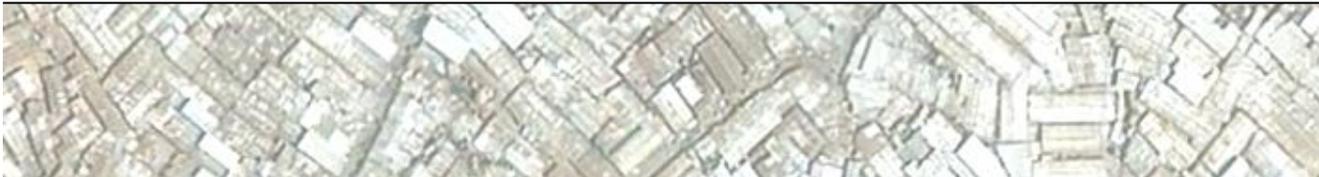
Illegal or informal rights

INNOVATIVE LAND TOOLS

Ongoing work by UN-HABITAT and potential network partners

4. Land law and enforcement:

- ✓ a) Regulatory framework for private sector
- b) Capacity building for sustainability
- c) Land access/land reform
- ✓ d) Key characteristics of a gendered tool

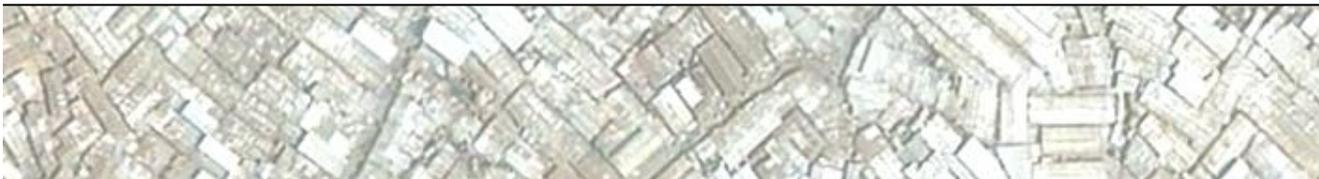


INNOVATIVE LAND TOOLS

Ongoing work by UN-HABITAT and potential network partners

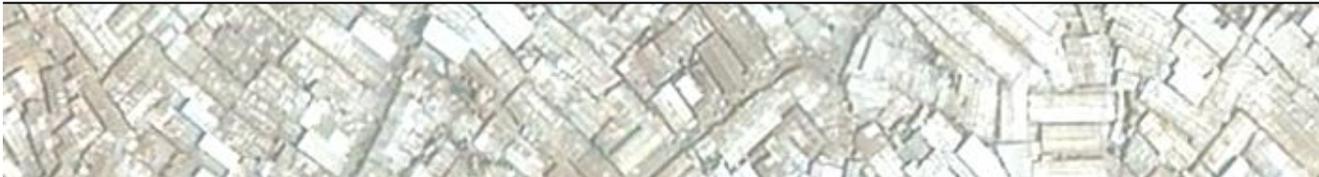
5. Land tax/valuation:

- a) Land tax for financial and land management
- b) Modernization of land agencies budgeting approach



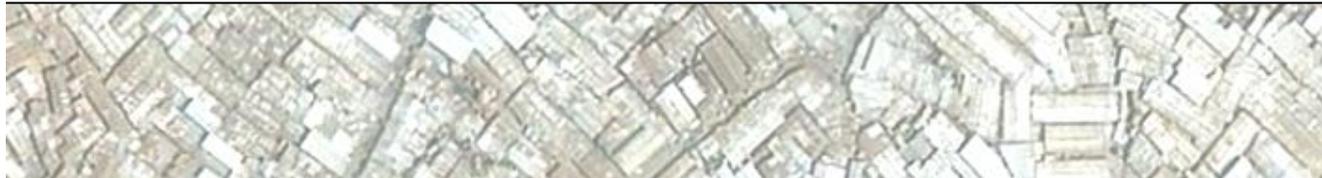
CROSS CUTTING ISSUES

- Developing countries
- Post conflict/disaster situations
- Governance
- Informality (customary/informal)
- Gender aspects



HARD THINGS THE NETWORK MUST DO

- Work through Member States to:
 - develop innovative tools
 - carry out capacity building
 - institutional strengthening
- Introduce gendered pro poor land tools
- Facilitate robust grassroots involvement
- Political will
- Local application



WAY FORWARD

- 10 year programme
- Establish the basket fund
- World Urban Forum III, launch
- EGM is part of series for Network
- Preparatory meeting for WUF

