

## GLOBAL LAND TOOL NETWORK PARTNERS' LAND TOOLS REVIEW WORKSHOP

Venue: Room CR-9, UN-Habitat HQ, Nairobi

5 and 6 September 2022

11h00 – 15h30 EAT

(Hybrid format – online and in-person)

### A Summary Report



### WORKSHOP PURPOSE, OBJECTIVES AND OUTCOMES

The purpose of the workshop was to provide a forum for GLTN partners and colleagues to review progress made in the development of innovative and appropriate land tools and learn about their uptake and impact at country level in enhancing capacity within the land sector to promote land tenure security for all. The assessment was based on GLTN's value proposition which includes: a flexible and inclusive view of land tenure security based on the continuum of land rights, a focus on pro-poor, gender and youth responsiveness and the recognition of the interconnections between urban, peri-urban and rural land.

The workshop drew on a range of normative and operational expertise and experiences. Presenters highlighted recent advances in GLTN land tools development, and shared examples of successful uptake, application, and impact of the tools. They also identified gaps, challenges and possible solutions to deployment and uptake of certain tools. The specific objectives of the workshop were to:

1. Review overall progress made in the development, piloting and application and upscaling of GLTN land tools over the years.
2. Celebrate the development and launch of new land tools developed by partners and propose actions to mobilize necessary support for their piloting, upscaling and success.
3. Assess, through information exchange, experience and perspectives, successes achieved in the piloting and application of GLTN tools in various contexts, considering good practices and lessons learnt.
4. Identify land tools developed but not yet adequately field-tested, considering challenges faced, and deliberating on possible solutions for enhanced deployment where necessary.
5. Identify priority actions for further land tool development, testing and deployment.

<b>PROGRAMME</b>		
<b>DAY 1: Monday 5, September 2022</b>		
Moderator: Jean du Plessis		
<b>Time (EAT)</b>	<b>Subject</b>	<b>Who</b>
10:45	<b>Arrival / Logging in</b>	All Participants
11:00	<b>Welcome and introduction (5 min)</b>	Shipra Narang Suri
11:05	<b>Objectives, Outcomes, Workshop Methodology (5 min)</b>	Jean du Plessis
11:10	<b>Overview of the status of GLTN tool development (20 min)</b>	Danilo Antonio
11:30	<b>Presentation of New Tools:</b> 1. Land and Climate Change – (25 minutes) 2. Tenure Responsive Land Use Planning – (25 minutes) Q&A (10 min)	David Mitchell Uchendu Eugene Chigbu Moderator
<b>12:30</b>	<b>Group Photo Lunch Break</b>	<b>All Participants</b>
13:30	<b>Presentation of New Tools (continued...):</b> 3. Valuation of Unregistered Land – (25 min) 4. Commonhold tool for vertical urban development (25min) Q&A (10 min)	Ben Elder & Peter Wyatt Catherine Soares Moderator
14:30	Interactive discussion: Potential, limitations and testing of the new tools presented (45 min)	Moderator
15:15	Discussant: key lessons and insights from Day 1 (15 min)	Jaap Zevenbergen
<b>15:30</b>	<b>End of Day 1</b>	
<b>DAY 2: Tuesday 6, September 2022</b>		
Moderator: Jean du Plessis		
<b>Time (EAT)</b>	<b>Subject</b>	<b>Who</b>
10:45	<b>Arrival / Logging in</b>	All Participants
11:00	Recap and programme for day 2 (15 min)	Participants and Moderator
11:15	<b>Case studies on implementation and impact of GLTN and complimentary land tools:</b> 1. Land policy development: Uganda (20 min) 2. Land policy development: Nepal (20 min) 3. Digitalization of the Namibia Flexible Land Tenure System (20 min) 4. Land rights' registration successes in Zambia and Philippines (20 min) 5. Fit-for-purpose land rights' recordation for displaced communities (examples from Iraq, Lebanon, Syria and Sudan) (20 min) 6. Land-based finance tools applied in fragile states (20 min)	Simon Mwesigye Raja Ram Chhatkuli Judith Middleton David Katungula & Nathaniel Don Marquez Ombretta Tempra Giulia Lavagna
<b>13:15</b>	<b>Lunch Break</b>	<b>All Participants</b>
14:15	Interactive discussion: How far have we come, what are the gaps, priority areas (25 min) Proposed actions: What, why, who, by when? (25 min)	All participants and Moderator
15:00	Discussant: key lessons and insights from Day 2 (15 min)	Diane Dumashie
15:15	Summary, way forward and closing (15 min)	Robert Lewis-Lettington Moderator
<b>15:30</b>	<b>End of Workshop</b>	

## **PARTICIPATION**

GLTN partners, members and supporters were invited, along with specific experts involved in the development of the newly launched tools. Attendance was a hybrid combination of online through MS Teams and in-person at the United Nations Human Settlements Programme (UN-Habitat) headquarters in Nairobi. More than 90 people participated.

The full Workshop Concept and Programme, together with the names, organizations and other details of Presenters, Partners and other Participants, can be accessed [here](#).

## **SUMMARY OF THE PROCEEDINGS**

### **DAY 1, WELCOMING REMARKS AND INTRODUCTION**

Shipra Narang Suri welcomed everyone present at the workshop. She highlighted how the world is rapidly changing and the importance for GLTN to adapt to this transformation. She asked the participants to consider whether a new UN Resolution on land is necessary. Shipra acknowledged the importance of the work of GLTN and emphasized the value of demonstrating its achievements in developing normative tools and how they triggered systemic transformation around land rights such as in policies, laws, and practices in the land sector. She said telling the stories is important, including lessons on how such achievements can be scaled up. Finally, Shipra encouraged GLTN to strengthen its key messaging, including which countries are reporting on the land indicators, are committed to using the land tools, and have institutionalized them.

The moderator, Jean du Plessis then presented the objectives, outcomes and methodology of the workshop, and outlined the programme of the two days.

### **DAY 1, PRESENTATION OF NEW LAND TOOLS**

Danilo Antonio gave a thought-provoking overview of the Status of GLTN Tool Development, which set the scene for the sessions to come.

This was followed by detailed presentations of four new land tools, as follows:

1. David Mitchell, on Land and Climate Change
2. Uchendu Eugene Chigbu, on Tenure Responsive Land Use
3. Ben Elder and Peter Wyatt, on Valuation of Unregistered Land
4. and Catherine Souares, on a Commonhold Tool for Vertical Urban Development.

\* Copies of the five speakers' slides can be accessed in sequence [here](#)

The presentations were followed by interactive discussion on the potential, limitations and testing of the new tools presented, and concluded by a summary of key takeaways by a discussant, Jaap Zevenbergen.

### **KEY TAKEAWAYS**

Jaap Zevenbergen reflected on the presentations and discussions of day 1 as follows:

- GLTN was conceived in a context where pro-poor and gender responsive land policies were seldom formulated, with the excuse that there were no technically implementable solutions available with which to implement such policies. The

Network was established to bridge this gap and has since its formation in 2006 made great strides by developing land tools with which to implement pro-poor and gender responsive land policies and programmes.

- These tools were developed through expert group meetings and field tested through in-country implementation. This led to various development actors and partners taking up these tools in the field, a development the extent of which has not yet been adequately documented.
- Certainly, the concept and approach of the Social Tenure Domain Model and Fit-for-Purpose Land Administration have been widely successful in the geo-spatial industry. So the work of the network is definitely making an impact and is continuing to make an impact in securing tenure rights. What is critically important is for the tools being developed by GLTN should be tested and used in the field. Keeping those tools hidden “in the drawer” will not change the lives of people.
- Tools integration has been widely discussed, such as in conflict, post-conflict, and disaster contexts. Currently climate change is clearly a high-level priority, as well as rapid urbanization in terms of the need to reduce urban sprawl (smart urbanization”).
- Countries such as Uganda presented work on how tools are being integrated. The results show that tools developed by GLTN have worked and are being implemented at country level. Thus, experiences are increasing. Yet, capacity is scattered.
- GLTN is relevant and can contribute to land solutions in numerous sectors. How do we make sure that land tools are recognized as solutions in other sectors and how do we identify and work with those other sectors?
- What happens post 2030, will land still be seen as relevant? Obviously yes, because securing land rights is the basis of promoting sustainable land management and equitable urban development. The land rights in an area need to be known before development such as housing can occur on that land.
- When GLTN first started, the focus was on tools dealing with land tenure, and then on use and value. We now need to move on to tools concerning development. Development means change, which is inevitable due to growing demography, climate change, etc. Conventional land administration systems are not flexible in dealing with these new trends.
- So how do we introduce tools that offer solutions to such issues to create more equitable rights to land? The issues of gentrification in urban areas were also highlighted, particularly if we move into urban densification.
- Community land associations, common pool resources, and commonhold should be explored more for their potential role in supporting more densified cities.
- The issue of climate change was highlighted in terms of which rights are we to protect when it comes to “giving back land to nature”? Which rights are we protecting, as this often does not entail a win-win situation. These aspects are political (public vs private interest) and need to be tackled.
- Lastly, we need to package the tools better, “sell” them better, and demonstrate their impact. It is important to note that many of GLTN’s tools are used by other organizations, so the impact is there, but we are not very good at monitoring how and where our tools and approaches are being used.

## **DAY 2, PRESENTATION OF CASE STUDIES ON IMPLEMENTATION AND IMPACT OF GLTN AND COMPLIMENTARY LAND TOOLS:**

Seven fascinating case studies were presented day 2, illustrating the tremendous progress being made globally in the application of GLTN and complimentary land tools, as follows:

1. Simon Mwesigye, on Land Policy Development in Uganda
2. Raja Ram Chhatkuli, on Land Policy Development in Nepal
3. Judith Middleton, on the Digitalization of the Namibia Flexible Land Tenure System
4. Nathaniel Don Marquez, on Land Rights' Registration successes in Philippines
5. David Katungula, on Land Rights' Registration successes in Zambia
6. Ombretta Tempra, on Fit-for-Purpose Land Rights' Recordation for displaced communities, with examples from Iraq, Lebanon, Syria and Sudan
7. and Giulia Lavagna, on Land-based Finance tools applied in fragile states.

\* Copies of the speakers' slides can be accessed in sequence [here](#)

The presentations were followed by interactive discussion on the progress made, successes and challenges of the projects and initiatives described, and concluded with a summary of key takeaways by a discussant, Diane Dumashie.

### **KEY TAKAWAYS, DAY 2**

Diane Dumashie reflected on day 2 as follows:

- Tremendous effort has been taken and progress made in the development of tools by GLTN partners and their subsequent uptake at country level
- The central question now facing us is whether the GLTN network is still adding value.
- To enhance and upscale its success, the network needs to evolve. This could mean considering, for instance, the growing push on communities providing technical data and the relevance of this, which has been a top agenda in discussions for a few years. The lens through which it is being viewed is that civil society should go beyond grassroots operations.
- While the Network has a collection of tools that have been greatly received and taken up, the provocative question is whether there is need for new tools, considering the evidence from the field pointing to scattered capacity within organizations and communities.
- The network needs to consider better mobilization of all partners and potential partners and enhance capacity building within local government and across sectoral expertise.
- Having started, developed and evolved on the foundation of reacting to policy agendas, the network needs to find a new critical entry point. This could for example be the need for a new resolution on land? Particularly in the context of the fast-approaching 2030 deadline of the SDG's While that would take a lot of work and engagement, it might be worthwhile doing?
- In other words, we need to get better at a finding if a new tool we plan to develop is what is really needed or whether what is needed is to recognise that our existing tools are leaning toward becoming more foundational tools, so any new tools are likely to evolve from this emerging foundational platform. This will assist with targeting a wider audience.

- The Network needs to put its message out more effectively, create awareness where things stand, and integrate the message with enhanced action.
- We should encourage collaboration by all partners present to take the opportunities identified during the workshop, at both micro and macro levels.

## **CLOSING**

Robert Lewis-Lettington closing remarks

- Land is important for our economic social, cultural well-being. Land is therefore multidimensional. Thus, not only a physical construct. This is what the GLTN tools are all about.
- Land as a cultural and social object competes with the land as being an economic object. Hence, our tools try to strike a balance between these competing interests to find solutions to the challenges. The work of GLTN (tools) is critical in this regard in finding responses to the ever-growing challenges our world is facing.
- The tools of GLTN does quite a good work in providing solutions to the many challenges. We have proved we can fix much of the challenges around land through the tools we developed.
- Still much needs to be done to achieve the targets of the SDGs, particularly on land tenure security. Our work and tools are therefore still relevant to achieve the goals.
- As a result, we need to maintain the position and political commitment of governments to continue the work on land and for GLTN to continue developing the necessary solutions to the ever-growing land challenges.
- Robert finally thanked all the organizers, participants, and donors for contributing to the two days' workshop.

## **ASSESSMENT AND REFLECTIONS**

Subsequent to the workshop a participant survey was done. the results of which can be viewed [here](#)

During the workshop a number of GLTN Secretariat staff had also reflected on and listed their key lessons and takeaways, which can be viewed [here](#).

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