



The Computer-Based Flexible Land Tenure System

September 2022

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Content



Urbanisation in Namibia and the FLTS



Selection of STDM and GLTN



Milestones, Lessons-learned



Capacity Development



Way Forward



Demographic Change

In the years after independence, Namibian towns, formerly rather exclusive places, have seen significant **influx from rural areas**.

Now, the **natural growth of the urban population** is likely to outweigh that of the rural areas soon (if not already), and almost certainly outweighs the influx from rural areas.

More than
50% of
population live
in urban areas

By 2050 the
country will be
70%
urbanised

60% of
population live
Informal
Settlements



23 %



1 out of 3



29% shared

Inclusive and Sustainable urban Development (ISUD)

Objective: Improving living conditions in informal settlements.



National Level

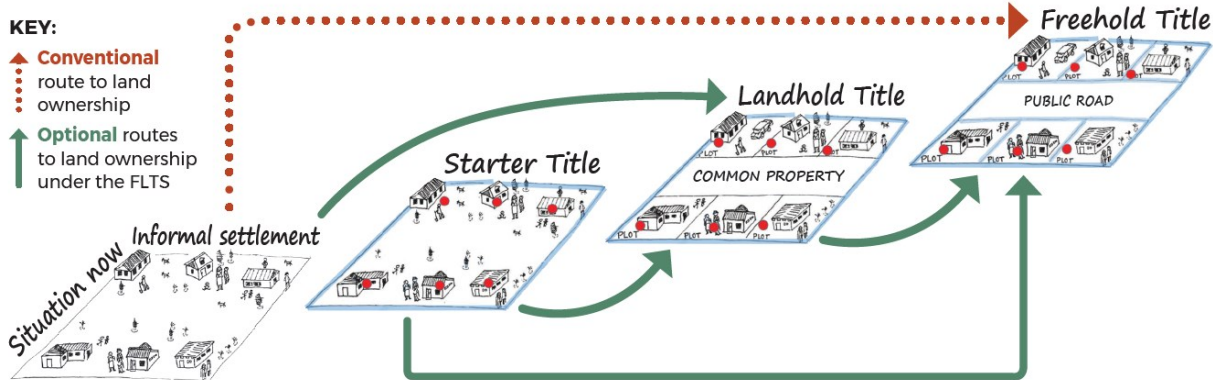
- improved guidance for towns on inclusive and sustainable urban development through an enabling and cohesive **policy and institutional framework**
- **tenure rights** of households have been registered through the implementation of the FLTS, by a **fully operational Land Rights Office and all business processes digitised**

Local Level

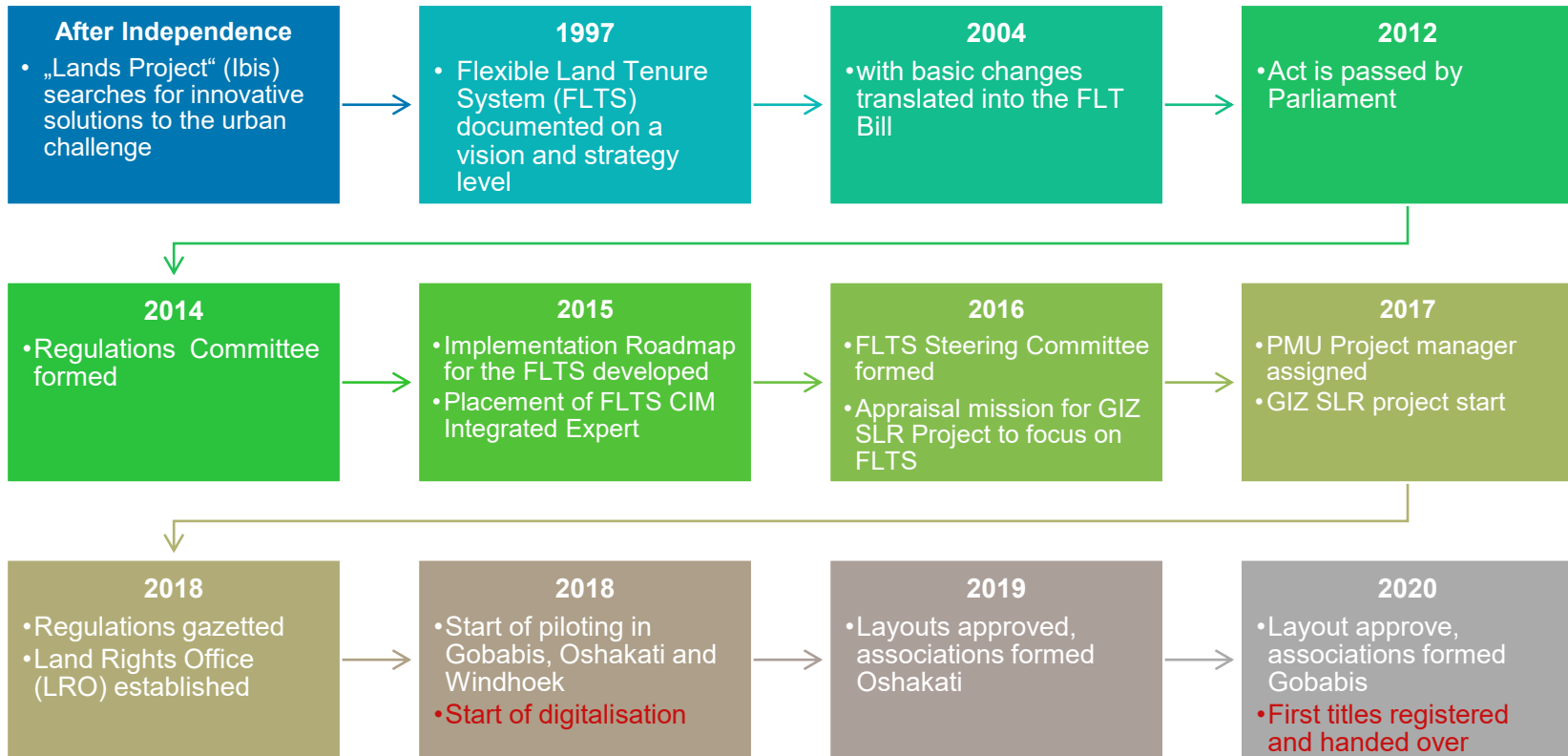
- selected settlements have an inclusive and **sustainably planned physical structure** and land use
- selected **neighbourhood-oriented upgrading** measures have been implemented
- preconditions for the residents of selected informal settlements to **access mobility infrastructure** and services has improved.

FLTS Principles

- ✓ **flexible** – choice of tenure type at the discretion of beneficiaries in consultation with relevant authority (RA)
- ✓ **interchangeable** – tenure types can be upgraded
- ✓ **parallel/complementary** – parallel institutions responsible for the registration and surveying within the blocks, complementary as being embedded with the freehold system (blocks registered in Deeds Office and endorsed by Surveyor General)
- ✓ **community participation** – strong emphasis on community support and involvement (desirability, internal layout planning, association formation), initiative to cause consideration for scheme establishment by RA, formed associations to represent community towards RA and right to manage internal affairs



Evolution of the Flexible Land Tenure System (FLTS)



Decision on how to digitise?

The 2018 regulations allow for the use of a computer system for the registration of rights in the Land Rights Office

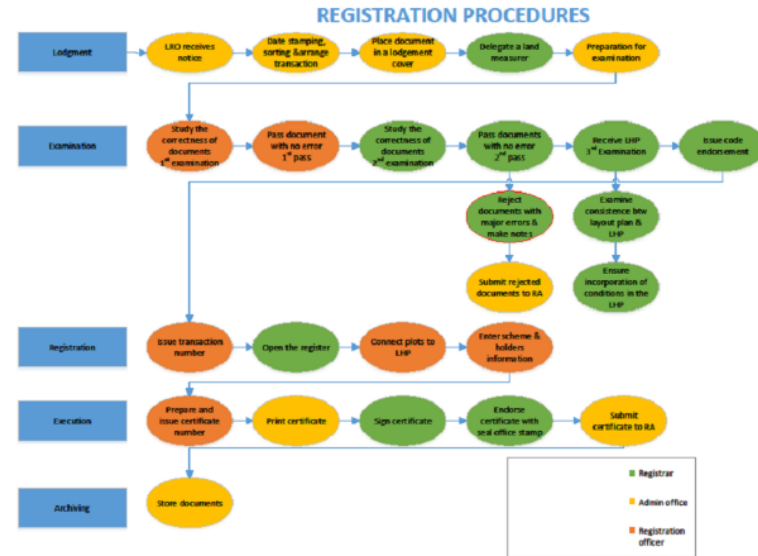
Computer system

5. (1) Subject to subregulation (2) and (3), a computer system may be used with relation to registers kept in terms of the Act and must be maintained in such a manner that the system reflects the information in the register.

Different options were considered based on the following criteria:



- Open source without risk of future commercialisation
- Compliance with ISO Land Administration Domain Model (LADM)
- Optional geographic data storage (GIS)
- Support through a trusted partner
- Previous involvement of UN Habitat in FLTS and in Namibia

Decision was to team up with GLTN and adapt the STDM. Development started in November 2018 and is continuing, now in the second phase (first phase 2018-2020).




CB-FLTS Modules



	Module	Completion
1	Land hold title registration	03/2020
2	Starter Title registration	testing
3	Reporting	testing
4	Amendment of schemes	deployment
5	Mortgage bond registration	development
6	Servitude registration	development
7	Transfer of rights	development
8	Upgrade from starter to land hold	Use case narratives (process development)

 Use Case Narratives
  Working Aids and Templates

GIZ-ISUD

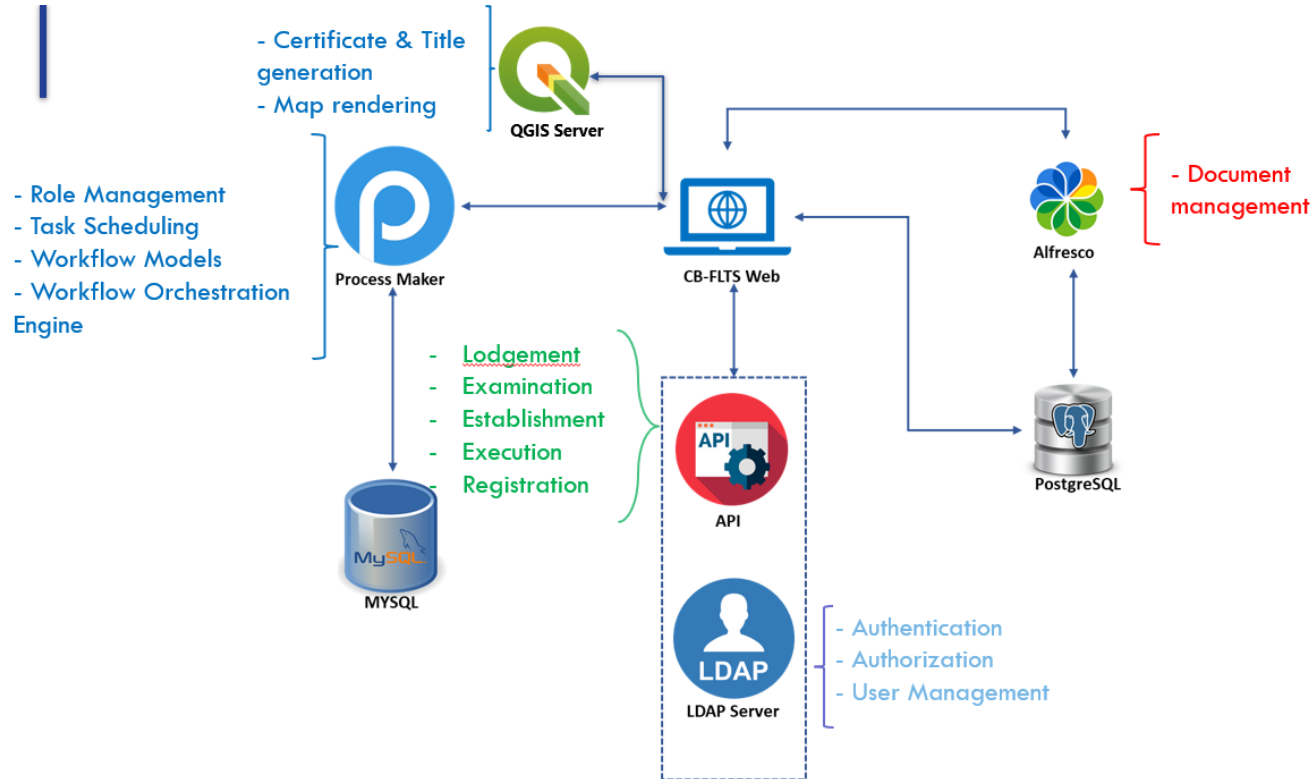
 Development
  Deployment

GLTN

 Testing
  Implementation

LRO

The Computer-Based Flexible Land Tenure System (CB-FLTS)



Milestones / Achievements, Challenges /Lessons-Learned

Milestones / Achievements

- First module developed for first titles to be handed over in March 2020
- Comprehensive capacity assessment in October 2019
- Setting up of Working Group in second phase 2020
- Continuous online engagement 2020-2022
- Collection and reporting of gender and inclusion data
- Potential for incorporation and visualisation of digitally collected data

Challenges / Lessons-Learned

- Mistrust towards digital system in particular open source
- Server capacities at partner institution
- Lack of involvement of IT personnel



Capacity Development

First Phase (2018-2020)

- Capacity Assessment (2019)
- Overall Induction Workshop for appointed staff (2019)

Second Phase (2020-2022)

- Continuous trainings (online and during missions) assisted through overall better acceptance of online tools due to pandemic
- Establishment of working group with regular meetings improved capacities as well as communication and coordination within the partner ministry



Way Forward

- Increase ownership at partner level for system administration and further development
- Continue cooperation with GLTN to further refine the system after the “Controlled roll-out” and possible amendments to the act and regulations
- Accelerate engagement with other local authorities and NGOs and communities to build capacities with data collection and use
- Digitalisation of data collection and digital lodgement will reduce errors and accelerate registration



Thank you



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