



Designing and Implementing a Pro-Poor Land Recordation System

A WORLD IN WHICH EVERYONE ENJOYS SECURE LAND RIGHTS

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TABLE OF CONTENTS

ACRONYMS/ABBREVIATIONS	iv
PREFACE	v
01 INTRODUCTION	1
1.1. Background	1
1.2. What Is the Publication About?	2
1.3. Why do we need Pro-Poor Land Recordation?	3
1.4. Positioning of Pro-Poor Land Recordation and Fit-For-Purpose Approaches	3
02 LAND REGISTRATION AND RECORDATION SYSTEMS – TRENDS AND DEVELOPMENTS	5
03 CORE REQUIREMENTS FOR PRO-POOR LAND RECORDATION	8
04 DESIGN OF A PRO-POOR LAND RECORDATION SYSTEM	14
05 GOOD IMPLEMENTATION PRACTICE FOR PRO-POOR LAND RECORDATION	22
06 IMPROVED AND SCALED IMPLEMENTATION OF PRO-POOR LAND RECORDATION THROUGH THE APPLICATION OF STDM	39
07 CONCLUSIONS	43
REFERENCES	45
BOXES	
Box 1.1: The continuum of land rights	1
FIGURES	
Figure 1.1: Complementarity of pro-poor land recordation and fit-for-purpose approaches for recognizing, recording and reviewing land rights	4
Figure 4.1: Diagram pro-poor land recordation system	14
Figure 5.1: Major steps to acquire a Certificate of Customary Right of Occupancy	23
Figure 5.2: Major steps in application process Certificate of Customary Right of Occupancy	23
Figure 6.1: The STDM conceptual model	39

ACRONYMS/ABBREVIATIONS



CSO	Civil society organization
FAO	Food and Agriculture Organization of the United Nations
FIG	International Federation of Surveyors
FFP	Fit-for-purpose
GIS	Geographic information system
GPS	Global positioning system
GLTN	Global Land Tool Network
IFAD	International Fund for Agricultural Development
ITC	Faculty of Geo-Information Science and Earth Observation of the University of Twente
MWEDO	Maasai Women Development Organization
NGO	Non-government organization
STDm	Social Tenure Domain Model
UNECA	United Nations Economic Commission for Africa
UN-Habitat	United Nations Human Settlements Programme

PREFACE

The challenges to tenure security in both urban and rural areas are not only large, but they are increasing due to the different types of pressures making land more and more scarce. There is growing acceptance that only by recognizing and supporting a continuum of land rights, can tenure security be reached for all people in an inclusive way.

GLTN's partner network began implementing this vision in 2006 with the development of land tools, 18 of which have now been designed and tested, and are increasingly implemented at scale. The pro-poor land recordation system outlined in this publication is one of these tools, and is designed to be implemented on its own or, better, in combination with other land tools to reach inclusive tenure security.

In an ideal scenario, a national level, inclusive land policy would exist or be established, and prepared in a participatory way in consultation with all stakeholders.¹ Depending on the priorities in such a policy, the existing land sector needs to be assessed, for example with regard to the cost of running the system², the capacity available and needed to run and improve the system³. In addition, the frameworks of a fit-for-purpose land administration approach should be taken up⁴. With an unacceptably low percentage of landholders worldwide being women, it is crucial that every step is scrutinized

for both the obvious and the more systemic gender biases, via the Gender Evaluation Criteria⁵, one of the earliest GLTN land tools.

Systematic land administration approaches take time and often prioritise areas of value for the formal economy. To be truly inclusive, the land policy needs to allow for demand-driven initiatives tackling local challenges in a case-by-case manner, where the need is urgently felt within the particular community. The pro-poor land recordation tool focuses on a more bottom-up approach that starts from local community practices, but needs attention and support in a variety of areas, as described in this publication. Depending on the local situation, special attention might need to be given to issues of (spatial) planning⁶, (upgrading) informal settlements⁷, and (evolving) customary practices⁸.

Ideally, when there is large buy-in for a first step of recordation, an area-wide participatory enumeration process could be organized by community groups⁹; when the use of information-technology tools fits the local situation, the Social Tenure Domain Model¹⁰ can really

1 See UN-Habitat (2008). How to Develop a Pro-poor Land Policy - Process, Guide and Lessons. <https://gltn.net/2016/11/28/how-to-develop-a-pro-poor-land-policy/>

2 See UN-Habitat, GLTN and FIG 2015, Framework for Costing and Financing Land Administration Services (CoFLAS). <https://gltn.net/2018/09/26/framework-for-costing-and-financing-land-administration-services-coflas/>

3 See UN-Habitat and IHS 2012, Manual: Training Needs Assessment and Training Outcome Evaluation in an Urban Context. <https://unhabitat.org/books/training-needs-assessment-and-training-outcome-evaluation-in-and-urban-context/>

4 See FIG and World Bank (2014). Fit-For-Purpose Land Administration <https://www.fig.net/resources/publications/figpub/pub60/figpub60.pdf>; and UN-Habitat, Kadaster and GLTN (2016), Fit-For-Purpose Land Administration. Guiding Principles for Country Implementation. <https://gltn.net/download/fit-for-purpose-land-administration-guiding-principles-for-country-implementation/>

5 See UN-Habitat, FIG, UEL and GLTN (2011). Designing and Evaluating Land Tools with a Gender Perspective: A training package for land professionals. <https://gltn.net/download/designing-and-evaluating-land-tools-with-a-gender-perspective-2011/>; and UN-Habitat, Huairou Commission, FIG, UEL and GLTN (n.d.) Gender Evaluation Criteria for large scale land tools. <https://gltn.net/download/gender-evaluation-criteria-for-large-scale-land-tools/>

6 See UN-Habitat, GLTN, GIZ, TU München, GIZ (2016), Tenure Responsive Land-Use Planning – A guide for country-level implementation. <https://gltn.net/2016/11/09/tenure-responsive-land-use-planning-a-guide-for-country-level-implementation/>

7 See https://www.mypsup.org/About_US

8 See UN-Habitat, FIG and GLTN (2015). Certificates of Customary Ownership. Experiences from the District Livelihood Support Programme in Uganda. <https://gltn.net/download/certificates-of-customary-ownership/>

9 See UN-Habitat and GLTN (2010). Count Me In: Surveying for tenure security and urban land management. <https://gltn.net/download/count-me-in-surveying-for-tenure-security-and-urban-land-management/>

10 FIG, UN-Habitat and GLTN (2010). The Social Tenure Domain Model. A pro-poor land tool. <https://gltn.net/download/the-social-tenure-domain-model-a-pro-poor-land-rights-recording-system-eng-2010/>; and <https://stdm.gltn.net/>.

support such an enumeration and form the beginnings of a land management information system.

The pro-poor land recordation tool starts to address local land challenges, when the need is felt locally. With the involvement of local authorities, the records so created can contribute to an increase in tenure security without going to so-called “full titles”, which are hard to attain and may be even harder to maintain for most members of more vulnerable groups.

The impact of using this tool varies depending on the type and level of threat to the tenure security in question and on the flexibility of rules of evidence applied in dispute-resolution processes and by the courts. Often, local and municipal authorities buy into the recording process earlier than national authorities, especially the

conventional, formal land sector. Awareness-raising with those actors on the importance of administering the on-the-ground realities of tenure along the continuum of land rights needs to continue to allow for the eventual incorporation of data from local records into an innovative national land information system which will eventually be rolled out nationwide via a fit-for-purpose approach.

There are no quick fixes. All concerned land actors need to commit sustained time and effort to equitably document land tenure rights in line with Sustainable Development Goals’ Indicator 1.4.2. The documentation of these rights is needed as part of responsible land governance and to support the realization of many other SDGs as well as the New Urban Agenda.¹¹

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