



VALUATION OF UNREGISTERED LANDS

A Policy Guide

SECURING LAND AND PROPERTY RIGHTS FOR ALL

VALUATION OF UNREGISTERED LANDS

A Policy Guide

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ACRONYMS



AfDB	African Development Bank
AU	African Union
CEDAW	Convention on the Elimination of All Forms of Discrimination Against Women
FAO	Food and Agriculture Organization of the United Nations
FIG	International Federation of Surveyors
GLTN	Global Land Tool Network
HLRN	Housing and Land Rights Network
HRC	Human Rights Council
IFI	International financial institution
IFRS	International Financial Reporting Standards
INGO	International non-government organization
IVSC	International Valuation Standards Council
LSLBI	Large-scale land-based investments
NUA	New Urban Agenda
PPHPZ	People's Process for Housing & Poverty in Zambia
RAI	Responsible Agricultural Investment in the Context of Food Security and Nutrition
RICS	Royal Institution of Chartered Surveyors
SDG	Sustainable Development Goals
UDHR	Universal Declaration of Human Rights
UNECA	United Nations Economic Commission for Africa
VGGT	Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security



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PREAMBLE

This guide is intended to contribute to the achieving the SDGs by identifying policies, principles and some valuation-related remedies that are considered fit-for-purpose for policy makers and practitioners involved in valuing unregistered lands in developing countries.

The Global Land Tool Networks' "continuum of land rights" approach to tenure security describes a range of land rights (e.g. formal, informal, customary), in which the registered ownership of land is just one of many forms of tenure. This approach in turn needs an accepted method of valuation for the range of unregistered lands. It should conform to professional standards and consider communities' values.

The contents of this guide have been under discussion by the international valuation profession for over four years; in that time, valuation principles, frameworks and several methods have been identified which can be used to value unregistered lands. However, because there are unique challenges in valuing unregistered lands, the guide gives only a few possible tools and methods, and a knowledge gap remains to be filled.

The purpose of this guide is to support developing countries that have unregistered lands to be able to value these lands. In many developing countries, only

and development projects. It is vital for improving transparency in non-transparent land markets, which disadvantage the poor. Without a clear approach for valuing their land, poor occupants may lose out on getting the right value for their land and weaken the local community economy and this could entrench poverty even further in their lives.

The need to be able to value unregistered lands is intensifying. Population growth and urban growth rates are increasing the pressure on land and the risk of evictions. More urban and rural development projects are coming on line that need land acquisition, fair involuntary relocation and payment packages, as well as compensation for being moved. Large-scale land-based investments for food and bio-fuels are on the rise and impacting local occupants. Sea-level rise because of climate change is an emerging threat that will involve large-scale relocations of communities. Because of conflict, the international community is currently managing the largest number of displaced people recorded for many decades, all of whom need land for shelter and/or livelihoods.

International organizations have set global goals to address these issues: the Sustainable Development Goals (SDGs) for 2030 (United Nations, 2015) address

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