GLTN contributes to the implementation of pro poor land policies to achieve secure land rights for all
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Towards a design for a pro-poor land recordation system

Geospatial Workshops @ World Bank Conference on Land and Poverty
Spatial enablement to sustainably support the continuum of land rights

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Need for non-conventional land administration

1. 70% of land in developing countries not recorded or registered
2. Land titles mainly accessible to those with money or connections
3. To get a title takes a lot of time and money
4. Need to involve ‘gatekeepers’ like land surveyors, notaries, planners, valuers
5. Customary and informal tenure types can not be registered
Need for non-conventional land administration

1. Expansion of existing systems often very slow
2. At current pace it takes decades or centuries for full coverage
3. Updating of included parts is very limited
4. Registration and even regularization projects might even threaten tenure of poor and marginalized
Development process for the pro-poor land recordation system

- Evidence Gathering
  - Literature Review
  - Practical Experience
  - GLTN Workshops
  - UN-HABITAT Experiences

- Requirements
- Design
- Refinement
- EGM
- Dissemination and Forward Plan
Requirements

1. Grassroots affordability
2. State affordability
3. Complex layered tenures
4. Preventative justice
5. Optional sporadic or systematic implementation *
6. Flexible index map *
7. Transparent, inclusive, and equitable
8. Co-management *
Optional sporadic or systematic implementation
build on increase of local, informal papers (witnessed, kept, ..), or
start simple; enumeration, community demarcation, participatory mapping, community drive adjudication

Flexible index map
potential of spatial index map is inviting
but: needed expertise, equipment, drivers
is the spatial index to identify land, to determine neighbors or to demarcate boundaries?
use new technologies to create, keep on paper?
Requirements

Co-management

How can co-management work in a balanced way?
Use all the local community activities already happening
Avoid top-down overkill, but start to work towards standardized approach
Create bi-directional information flow
Train barefoot land officers and record keepers (in many locations)
Supply them with minimal equipment
Raise awareness in community on land issues and recordation
Enhance trust by inspection by state and community
Encourage state organs to use the land record information
Design elements

1. Assessment of national and community conditions
2. Build on community tenure practices
3. Introduce formalization and a land officer
4. Recordation
5. Land records, indexes and the record keeper
6. Inspection
7. Multiple sources of evidence
8. Dispute Resolution
9. System ownership by state and community
10. Emphasis on Continuum of land recording
(can be clustered in figure of land management paradigm, linking to formal LA)
The ten design elements of the pro-poor land recordation system (re-worked from Williamson et al 2010)

Pro-Poor Land Policy Framework
1. Emphasis on continuum of land recording
2. System ownership by state and community

Pro-Poor Land Recodarion System Functions
3. Introduce formalization and a land officer
4. Recordation
5. Land records, indexes and a record keeper
6. Inspection
7. Multiple sources of evidence
8. Dispute resolution

Establish Pro-Poor Context
1. Assessment of national and community conditions

Improvements for the Poor
Economic, Social and Environmental

Pro-Poor Information Records
2. Build on community tenure practices
First design Pro Poor Land Recordation System

Built on community tenure practices
  local tenure system is applied (unwritten, flexible, adaptive, ..)
Use community leadership as the local gatekeepers
  community leadership verifies seller, the right, buyer, etc.
  barefoot land officer helps to put it in paper (form), advices and ‘warns’
Recording of this paper (by land officer)
Land records, index and the barefoot record keeper
  recorded paper is kept; indexes are updated (on name, land ID, ..)
  record keeper has a look and discusses with land officer
Further developments

Idea was validated by mainly legal registry experts in EGM March 2011

More understanding is needed of communities and co-management

Lessons from bottom-up experiences need to be documented

Finally pilots should be started

Field visit to river basin and forest management around Mount Kenya (IFAD supported) confirmed (new) community structures, local records (partly updated), co-management, informal land transactions, nearly no access to formal land sector agencies, ..

Let communities volunteer for a next step in continuum of land recording a/o on the property ladder when they are ready for it.
Continuum of land rights needs a continuum of land recording

(Van der Molen 2006)
Thank you for your attention!

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