



**MINUTES FROM THE  
NETWORK EVENT ON:**

**GLOBAL LAND TOOL NETWORK (GLTN)  
DEVELOPMENT OF PRO POOR LAND TOOLS**

**AT THE THIRD SESSION OF THE  
WORLD URBAN FORUM,  
VANCOUVER, 20 JUNE 2006**

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## **Executive summary**

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This document serves as a summary of the network event “Global Land Tool Network, development of pro poor land tools”, World Urban Forum III, 20<sup>th</sup> June 2006, Vancouver.

Estimated no of participants:	146
Expected objectives:	To gain a common understanding on the GLTN work programme and to officially launch the Network.
Achievements:	Reached a common understanding on the GLTN work programme and the Network was officially launched.

The lack of pro poor land tools hampers poverty alleviation initiatives globally. The Global Land Tool Network (GLTN) hence aims to address the gap between current land policy approaches and the phase of implementation, by creating spaces of interaction between various stakeholders involved in land development and by lending support to existing pro poor land tools. The Global Campaign for Secure Tenure (GCST) by UN-HABITAT and the Millennium Development Goals (MDGs) provide the overall framework of the GLTN and the network is outlined in accordance with the principles provided by the Paris Declaration on the harmonization of donor involvement in developing contexts.

### ***Main points raised by panellists and participants***

Invited speakers such as Jan Meeuwissen (Asia-Pacific), Sergey Melnichenko (Russia, CIS) and Mohamed Elewa (Arab States) presented reviews of Expert Group Meetings (EGM) held on GLTN themes during 2005. In summary, the EGM-meetings addressed issues such as the key role played by land policies in achieving sustainable socio-economic growth, the need for innovative as well as effective land tools to realize this goal but also that the GLTN-initiative needs to conduct a bottom-up approach in order to be sustainable in the long term. Dan Lewis from UN-HABITAT drew attention to the need to address land tenure issues in post-conflict contexts, as there is very little cohesive material on the subject and strategic tools are lacking on how to deal with such development obstacles.

Siraj Sait, UN-HABITAT, presented the draft Gender Mechanism of GLTN. The mechanism proposes a framework; methodologies and strategies that can be employed by GLTN partners to support gendered land tools, which will enhance women’s rights and security of tenure. Features built into the mechanism consist of a multi-stakeholder approach, systematic multi-stage methodology, the building on current tooling processes by partners and the prerequisite that tools are gendered in women-led processes.

Kaori Izumi, speaking on behalf of FAO, raised the needs by HIV-positive groups in terms of land development and how inheritance structures, as well as land grabbing, affect women and children in access to resources.

Holger Magel and Richard Sliuzas, from FIG and ITC respectively, drew attention to the need to need for innovation, unconventional approaches and an emphasis on capacity-building in order to achieve the objectives of the Global Land Tool Network. Professor Magel also indicated that FIG believed that a new type of land administration infrastructure need to be developed to accommodate pro poor approaches.

On another note, the Huairou Commission’s Jan Petersen anticipated that there would be positive outcomes by the GLTN, more specifically in recent projects in partnership with UN-

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HABITAT and FAO in Africa, which places gender and genderised tooling processes as a central priority.

The G77 and China representative, Agnes Kalibbala, stated that the tools supported in the Global Land Tool Network should assist in slum upgrading programmes, as it is key to significantly raise the living conditions among the world's urban poor.

Beth Chitekwe of Slum Dwellers International drew attention to the resourcefulness of local communities in driving their own initiatives, i.e. realizing delivery of basic services, through for example applying different tools on information generation.

***Process steps that were identified that could help turn ideas into operational reality***

GLTN will bring together networks, organizations and research institutions to develop new tools, as well as support and upscale ongoing initiatives on systematic, innovative, pro-poor, affordable and gender sensitive land tools.

The World Bank discussed the agreement on a “continuum of land rights”, which has implications for policy development and implementation on a country level, as the Global Land Tool Network will have a central role in bringing on board relevant stakeholders on tool development. By working together with key partners on pro poor land tool development the network event concluded that GLTN will be able to turn ideas into action.

***Statements at the launch of GLTN***

Inga Björk-Klevby, Assistant Secretary General and Deputy Executive Director UN-HABITAT stated that a long-term approach is required for pro poor land tool development and the long-term commitment of our partners needs to be matched with equal perseverance by donors and by Member States. The intention by UN-HABITAT is that GLTN and its partners will be able to provide this long-term commitment. She further commented that many countries with large poor populations will find it hard to break out of the vicious circle of overdue land reform, chaotic urbanisation and poverty without international support. This requires that we exploit every opportunity to raise the profile of the poor, thereby enhancing the momentum for international action to fulfil past promises and to meet newer challenges such as the Millennium Development Goals. The Deputy Executive Director then declared the Global Land Tool Network to be officially launched.

Anne Stenhammer, State Secretary for International Development, Norway congratulated UN-HABITAT, its staff, and all the other stakeholders that have believed in the network idea and contributed to its realization through an open and participatory planning process. She further announced that in the new Programme Co-operation Agreement with UN-HABITAT Norway have set aside 3 million USD for GLTN for the coming two year period. Norway thus fully believes in the rationale for the creation of the network she concluded.

Thomas Melin, Chief, Urban Division, Sida, stated that GLTN has the potential to become a key vehicle in changing the public conception - or rather misconception - that formal ownership is the only solution to the land crisis in the world. In its place, the Network aims at establishing the notion of a continuum of rights which in a more organic manner can adjust to the specific needs of a specific population. Sida strongly support the initiative in its endeavour to embrace all stakeholders, with a focus on the poor. It is key that slum dwellers and urban poor have the possibility to participate and influence the land delivery so it fits their need and financial ability. Melin concluded by articulating that Sida has, as a sole donor, supported UN-HABITAT to lead the preparation phase of the Network and is in favour of continuing this support in the implementation phase.

## **1. Introduction and Overview of GLTN**

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Moderator Ben Dotsei Malor, Chief Executive Producer, United Nation Radio, welcomed all participants to the launch of the GLTN network as well as introduced the first speakers: Clarissa Augustinus and Ulrik Westman from UN-HABITAT.

### **a) Clarissa Augustinus, Land and Tenure Section, UN-HABITAT**

GLTN focuses on pro poor land tool development. The reason for this particular focus is the following:

Rural and urban areas are in need of a land information system as a social and economical tool to deal with pro poor gendered land issues. This is integrated and interlinked to land distribution and management. Moreover GLTN focuses on slum areas and on preventing slums developing and land distribution is a very critical factor when it comes to dealing with poverty in slums.

Land, when linked to strategic urban planning, can be discussed under a number of themes such as land policy, land tenure, land administration, land management, land tax and land re-distribution or land reform. All of these themes are inter-linked when applied to strategic urban planning and slums. For example, if a country wants to upgrade a slum area they would need a land policy as to how state land can be used for the urban poor and/or how private land can be acquired and/or expropriated. What form of land management should take place? Without a proper land administration system slum upgrading is impossible. This aspect brings in compensation policies and issues of land tax.

To be able to deliver food security and agricultural policy reform, land rights, the land administration system and land reform are critical issues. These cannot be put in place without affordable land tenure options, and transparent, accountable and affordable land administration systems which serve the majority of the population.

Appropriate land information systems also need to be developed which should be supplied as a public good to facilitate the development of economic and social services both in the rural and urban areas. For example electrification and the development of a road infrastructure, both of which are key to improving agricultural productivity and the distribution of agricultural inputs and outputs. Also, without good land administration sound land management for the combat of desertification and the overuse of grazing land is not possible.

Also, to upgrade slums it would have to be decided what type of land tenures would suit the newly upgraded residents (of course upgrading itself is a form of land management). Without an adequate land administration system providing information about state land, private land, existing slums etc it will be difficult, if not impossible, to create a physical upgrading plan of the area. Equally it will be difficult to service the area sustainable, both in terms of maintenance of infrastructure and for cost recovery purposes.

Finally, as the cities poor population generally occupy a very small proportion of the total land of the city, the issue of land re-distribution is often a key element of city wide planning and upgrading and of creating cities where all are treated as citizens. Slum prevention would equally involve all these aspects of land - to prevent slums requires a systemic approach.

### ***Historical development of the global land agenda***

Many partners involving the many aspects of the land sector have come together over the last 15 years. At the global level there has been a lot of good land policy work done in both urban and rural areas. However, the key problems are implementation and going to scale. Partners in GLTN have identified some of these obstacles such as poor land records, poor regulatory frameworks, the lack of gender considerations in land governance and land use planning and

management, and inequitable land taxation systems. They have also agreed to develop specific tools to address these blockages.

There are few more contentious and complex problems in the world than those dealing with land and secure tenure. If we do not deal with this most politically sensitive and difficult agenda we will fail to address a root cause of poverty in many countries, especially in Africa. A recent World Bank study entitled 'Land Policies for Growth and Poverty Reduction' (2003) underscores the importance of land reform for achieving the economic growth required for sustainable human settlement development. Many countries with large poor populations will find it hard to break out of the vicious circle of overdue land reform, chaotic urbanisation and poverty without international support. This requires that we exploit every opportunity to raise the profile of the poor, thereby enhancing the momentum for international action to fulfil past promises and to meet newer challenges such as the Millennium Development Goals.

Furthermore, civil society has been lobbying governments to deal with rural and urban poor land issues. Experts, prominent land lawyers and planners have been promoting the land tool agenda. FIG identified that technical tools are needed for pro poor land administration approaches and an FIG working group was established. Approximately 15 countries in Africa developed pro poor policies and tenure types and now they are in search of pro poor instruments and methods for implementation. The UN General Assembly Resolution 59/239 encourages countries to promote the administration of land and property rights. All this laid the foundation of the creation of GLTN as an attempt to create a comprehensive global focus to move the land agenda forward and to put a global focus on pro poor gendered land tools.

Key objective of the GLTN and its partners is to facilitate the attainment of the Millennium Declaration through improved land management and tenure tools for poverty alleviation and by strengthening global comprehensiveness on land issues (Paris Declaration), critically at a large scale approach, land rights issues, exploring other ways of secure tenure, unblocking existing obstacle, to genderise existing land tools and those under development; to evaluate and upscale existing gendered tools and to create new gendered tools at the grass root level. The key priorities of GLTN are to enable affordable national state land record management, offer land administration and governance tools, manage land administration in post conflict societies, land use planning on every level, affordable gendered tools and administration, Enable pro poor expropriation and establish a pro poor regulatory framework.

***GLTN mission statement:***

- Develop pro poor gendered land tools
- Unblock existing initiatives, add value
- Research, documentation, dissemination
- Strengthen global comprehensiveness (Paris Declaration)
- Improve security of tenure for the poor (Global Campaign on Secure Tenure)
- Millennium Development Goals - indicators/benchmarks

***GLTN aims to establish***

- Continuum of land rights, rather than just focus on individual land titling;
- Improve and develop pro poor land management as well as land tenure tools;
- Unblock existing initiatives;
- Assist in strengthening existing land networks;
- Improve global coordination on land;
- Assist in the development of gendered tools which are affordable and useful to the grassroots;
- Improve the general dissemination of knowledge about how to implement security of tenure.

***GLTN core values are***

Pro-poor, Governance, Equity, Subsidiary, Affordability, Systematic large scale approach and gender sensitiveness.

**b) Ulrik Westman: Land and Tenure Section, UN-HABITAT**

Ulrik Westman started by introducing the six themes on land tool development that are agreed upon within GLTN. The themes are:

1. Land rights and records
2. Land information/planning
3. Land management/administration
4. Land law and enforcement
5. Land tax/valuation
6. Cross cutting issues

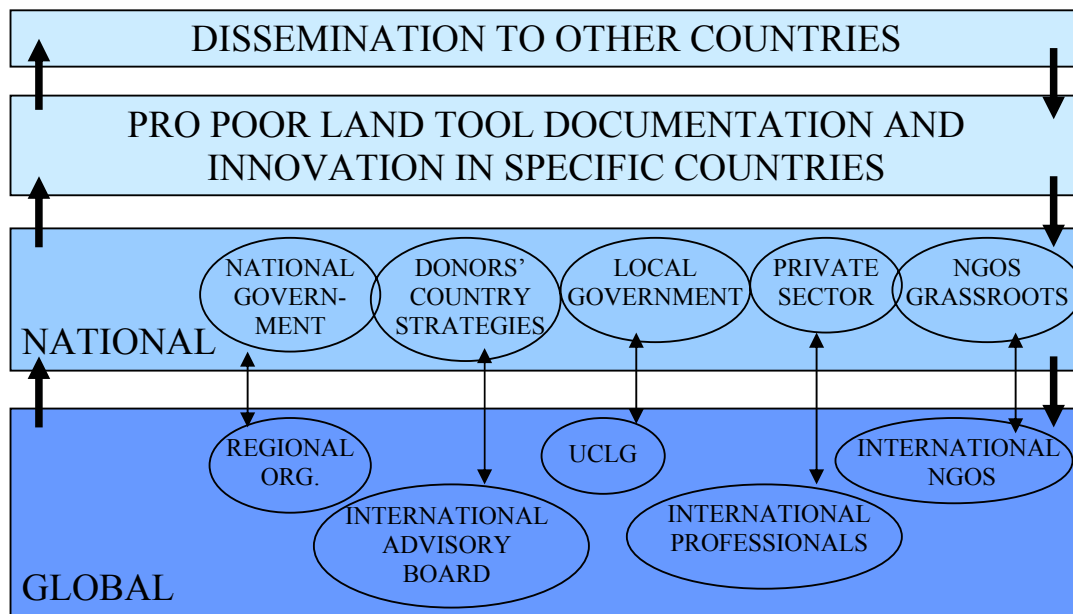
Westman further gave a few examples of pro poor innovative land tools such as:

- Enable affordable national state land record management for transactability (land access and land reform).
- Offer rigorous land administration and governance tools.
- Manage land administration approaches for post conflict societies.
- Manage regional/national/city wide land use planning.
- Affordable gendered land tools e.g. adjudication.
- Affordable and just estates administration, esp. for HIV/AIDS areas.
- Enable pro poor expropriation and compensation.
- Establish pro poor technical/legal policy e.g. user fees.
- Establish pro poor regulatory framework for private sector (e.g. public good for the delivery of economic and social services).

The key partners of GLTN would agree to the following principles of a) agreement on GLTN values, b) land tool development at scale/upscaleable, c) financial and/or knowledge input, d) representing institutions, organisations or networks and e) non commercial.

As of now the draft list of key partners is as follows: CASLE, COHRE, FAO, FIG, Habitat International Coalition, Huairou Commission, IFAD, IIED, ILC, International Union of Land Value Taxation, ITC, Lincoln Institute, MCC, Norway, RDI, SDI, Sida, Terra Institute, The Inter-American Alliance for Real Property Rights, UN-HABITAT and the World Bank.

The GLTN partner dialogue and the communication process work at a global scale, but tool development is based on national level with specific member states. The GLTN approach is about documenting, evaluating and if needed developing large scale and affordable land tools.



Finally Westman pointed out that GLTN is not starting from scratch and emphasized that GLTN is about unblocking and scaling up existing initiatives.

## **2. Report back on preparatory meetings and activities**

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### **a) Secure Tenure: New Legal Frameworks and Tools, Jan Meeuwissen, UN-HABITAT**

In preparation of the WUF III a prior meeting was held in Bangkok in December 2005 where an Expert Group Meeting discussed a broad variety of land tools. The objective was to learn more about the tools that are already in place in Asia and to gain more knowledge on current experience in the field. The origin of the meeting was to agree on the importance of land policies for sustainable growth. The rationale for the meeting was that "land policies are of fundamental importance to sustainable growth, good governance and economic opportunities for poor people" (World Bank Report on Land Policies for Growth and Poverty Reduction) and that "people living in slums have a right to be in the city and this recognition will begin to make slum dwellers legitimate citizens, which will start with legalizing their tenure" (UN-Habitat Guide on Pro-Poor Land Management).

The objectives of the Bangkok meeting was to look into what kind of tools is needed to support new legal frameworks (e.g. land policies in Asia)? What are innovative ideas about land information systems and procedures? How can we improve existing land administration systems?

Aim of the meeting was to a) discuss new legal frameworks on access to land and security of land tenure, b) to discuss new ideas about tools supporting the implementation of these legal frameworks, c) to identify pro-poor land administration models, d) to learn from other countries and e) to encourage decision makers to pay adequate attention to pro-poor land management.

More than 50 experts from 20 countries were invited to the EGM. 22 papers were presented and discussed. The meeting was organised by FIG Commission 7, World Bank, UN-Habitat and UNESCAP.

The following examples were presented at the meeting:

- ACEH: protection of rights for vulnerable groups
- CAMBODIA: land sharing possession rights
- EAST TIMOR: land records reconstruction
- FIJI: community life-style land planning
- INDIA: the Bhoomi approach with kiosks
- INDONESIA: community-driven land adjudication
- MONGOLIA: protection of traditional land life-style
- PHILIPPINES: community involvement in land titling
- SRI LANKA: involuntary resettlement policy
- VIETNAM: simple procedures

The following conclusions were agreed upon:

- Benefits of land reform can only be achieved in context of broader development policy
- Conventional approaches proved not to work well
- Only innovative institutional arrangements can cope with growing pollutions, land investment
- No innovations will lead to land grabbing, misuse of resources, reduce economic potential
- Exclusive focus on formal titling is inappropriate
- Greater attention is needed to improve existing institutional arrangements and to address the rights of women, herders and indigenous people

- Emphasize balance between sale and rental land market providing more equity, productivity
- Adopt innovative definitions of property rights
- Develop simple procedures, low transaction costs, transparent and participatory systems
- Customary tenure is an issue in Asia-Pacific
- Rights to access to land need improvement
- Introduction of new technologies hampered by resource constraints
- Results of EGM to be published for further analysis
- Conclusions of EGM to be presented at WUF in Vancouver

**b) Innovative land tools and urban cadastre, Sergey Melnichenko, City of Moscow**

Sergey Melnichenko presented the results of the Expert Group Meeting and workshop on Innovative Land Tools and Urban Cadastre held in Moscow 25-27 October 2005. The meeting dealt with “Innovative pro poor land tools” and special attention was given to Moscow city land cadastre (which provides background to the planning process and decision making).

The Moscow Cadastre system was presented to the Executive Director of UN-HABITAT, Dr. Anna Tibaijuka, at the World Urban Forum in Nairobi 2002. The Under Secretary-General displayed her interest in the initiative and visited Moscow the summer of 2002 to learn about the model. Furthermore she suggested that it be presented at international level. Thanks to this support, the Expert Group Meeting in Moscow was a success and became an event on the threshold of the World Urban Forum III.

The Moscow City - Planning Cadastre is an urban information system including: city-planning documentation, initial permitting of documentation, design documentation and other documents. It is a “one-window” system meaning that the applicant can get all necessary information in one organization. The information on the cadastre has been widely accepted as a symbol of the re-formation of the society. The information provided by the urban cadastre includes data related to the existing situation and land-use pattern of the city, town planning regulations, ongoing projects and town projects. Under the growing variety of land ownership types in Russia the Urban Cadastre is acting as the key mechanism enabling cities to achieve sustainability and transparency in course of managing urban development. The cadastre system is both cost efficient and easily transferable.

The EGM focused on the development and practical implementation of innovative land tools for sustainable urban development, on conditions and specific needs of different countries, including countries in economical transition. The participants addressed problems related to territorial development planning, land legislation, land taxes derived from increased value together with mechanisms to reduce corruption. The participants noted that land tools existed and helped to tackle the challenges of cities but that the implementation was limited and insufficient and that mechanism for cities to learn from each other was not sufficiently developed. The report on the outcome of the meeting has been published.

**c) Post-conflict Issues and Land Administration, Dan Lewis, UN-HABITAT**

Dan Lewis started with commenting on the fact that there is relatively little material supporting the intervention of land affairs and administration in a post-conflict situation and that this is a great concern for a number of reasons. The system of land administration is at all times multidimensional but in a post-conflict situation the disruption of structure and chaotic context makes it even more complex. One important feature of these environments is the lack of information on the totality of situation.

In a post conflict environment, it is even more elemental that these issues are addressed in a strategic manner. There is a limited understanding of land situation; it's not part of the guidelines of the peacekeeping missions by UN. Therefore, we are grateful to GLTN for addressing these issues.

Lewis further stated that we are a minority in the field addressing this, but it has huge humanitarian consequences. We have been struggling for a couple of years to understand the complexity. It means struggling in a small field without resources and instruments. It is really important that we have an international venue to raise the issues to national member states. Here peoples' land rights can be addressed and member states can agree on what challenges peoples rights tenure secure are to people. Not only by restitution, but also through multidimensional system and land administration.

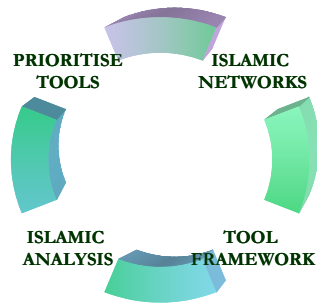
Lewis asked the question; what are we doing about it? We are using partners in this group to draw lessons from Kosovo, Somalia, Sudan – were today we are only beginning to grapple with land rights and competition over land. We aim to develop a prototype tool for experts that may be applied as part of an integrated approach. The GLTN will be a venue where these issues may be shaped, reshaped and disseminated and finally reach the people working in the field.

#### **d) Islamic land tools, Mohamed Elewa, Government of Egypt**

About 20% of the world population is Muslim. Islam varies in relevance for land property and housing issues but impacts land management and security of tenure (Sharia land law, informal practices etc.) which raises the need for innovative, pro-poor and gendered tools for specific Islamic contexts. Islamic land principles intersect in dynamic ways with state, customary and international norms. Hence, their relationship with other systems of formal and informal land tenure needs further study. The Islamic Research facilitated through GLTN looks into the possibility of using Islamic legal and human rights systems for the development of inclusive, pro-poor approaches to land rights. It also focuses on Muslim women's rights to property and inheritance systems. Engaging with institutions such as the Islamic endowment (waqf) and principles of Islamic microfinance, the workability of 'authentic' Islamic proposals were tested. Located in human rights as well as Islamic debates, the study offers a well researched and constructive appraisal of property and land rights in the Muslim world.

The process so far has included consultations with partners at the Cairo Initiative on Islamic Land Tools (December 2005) as well as at the GLTN workshop in Oslo (March 2006). The initiative was explained and exposed for non Muslim participants which led to a very constructive discussion. New ideas came up and among them the need for focusing on best practises. Examples on best practices would be muslim sisterhood and women inheritance. The study have received support from Al Azhar, the Arab League and IDB.

Elewa continued by looking at the preparation for tool building and the way forward. When we speak of GLTN the most fundamental issue is to construct networks of scholars, communities and other stakeholders. Priorities should be set on what is most urgent and what needs to be focused on. This should be analyzed and agreed upon.



Elewa concluded by saying that this initiative is practical and about empowerment. The initiative has to come through the ownership of the Muslim countries themselves in an open and cross-cultural manner. The process will have to continue to be participative, objective and productive and to cross-fertilise between Islamic and other relevant tools within GLTN. Best practices need to be disseminated and mechanisms put in place countering injurious cultural practices. This type of pioneering work needs strong partnerships where trust can develop over time. GLTN has made a good start on this endeavour which we look forward to be a central part of.

**e) Report on GLTN Internet forum - main findings from the internet discussion, Alain Durand-Lasserve, Centre National de la Recherche Scientifique**

In June 5-15th 2006, GLTN had an open Internet forum to contribute to the development of pro-poor land management and land tenure tools, to widen the debate by learning from experience worldwide. The intention was not to come up with final solutions but rather widen the debate. The partners in the GLTN Internet Forum were invited to describe their ongoing initiatives and to introduce questions on the way forward.

The seven themes, subdivided into 29 sub-themes that were discussed are:

1. Land rights records and registration
2. Land use planning
3. Land management, administration and information
4. Land law and enforcement
5. Land tax and valuation
6. Cross cutting issues
7. Institutional issues

235 persons from 60 countries took part in the discussion between and contributions were made from participants all over the world. The process was monitored and aided by six moderators who also created background papers to initiate the discussions.

The most frequently discussed issues related to Land rights records and continuum of land rights, Citywide slum upgrading and citywide spatial planning, Land value taxation, Tools and objectives of land reforms and Opportunities and challenges to developing gendered land tools.

The main orientations of the discussion were on a) Economic liberalisation and globalisation of economies have major impacts on land markets (provides new development opportunities but makes access to land more difficult for the urban poor); b) Existing land tools not adapted to new challenges; c) No single and simple responses to the questions raised; d) Diversity of interests and objectives of urban social groups must be acknowledged (critics of the concept of “stakeholders”) and; e) Diversity of responses must respond to diversity of situations: not to think in the singular, but in the plural.

### **3. GLTN draft Gender mechanism, Siraj Sait, Gender Officer, GLTN, UN-Habitat**

The GLTN gender mechanism is a proposed framework, methodology and strategy for the process of systematically developing land tools promoting women's security of tenure. The objective is empowerment of women through rights and land governance.

The GLTN Gendering agenda consist of teh following: a) Every tool must be gendered; b) Process must be women-led; c) Multi-stakeholder Approach (Civil Society, State, Land Professionals & Analysts); d) Systematic multi-stage methodology and; e) Focus on scalable land tools.

Siraj Sait pointed out that one of the most important issues of land tools is that they have to be gendered and that there is a dire need to do so. In accordance an inventory of gendered land tools do not exist. Every single tool must be gendered, both existing tools and those to be developed. The mechanism is pioneering in offering a systematic approach on gendering land tools which has never before been structured this way.

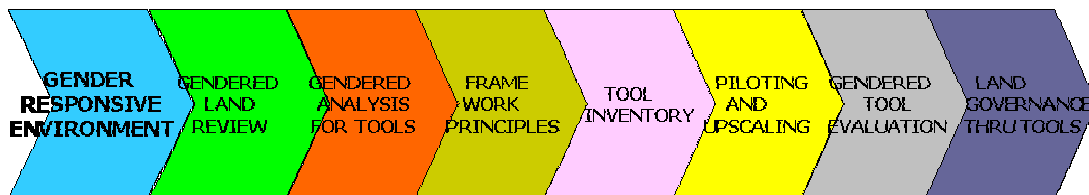
To develop gendered tools is a request by member states and stakeholders, by the Global Campaign for Security of Tenure, by UN-HABITAT and its partners, by the GLTN partners' discussion held in Oslo March 2006, the GLTN Internet forum June 5-15 June 2006.

The mechanism is a framework which seeks to point out the objectives, the processes and stakeholders as well as the answers for gendered land tools.

Gendered tools can help translating principles into practice. There are different stages and strategies of gendering tools. The mechanism proposes a multi stakeholder approach where the grassroots participants play an important role. However, the importance of the land professionals and decision makers may not be underestimated. One important issue is the creation of a gender responsive environment.

Sait described the stages of gendering tools as the following:

- a) Preparation; b) Tooling process and c) Implementation.



Sait concluded by saying that GLTN can add value by facilitating the multi-stakeholder process and discussion to be carried out using inclusive and participative approaches. The implementation of the gender mechanism will require strong commitment by many stakeholders together with robust political will.

#### **4. Statements by Panel on GLTN Work Plan and Way Forward**

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##### **a) HIV/AIDS by Kaori Izumi, FAO (Food and agriculture organization of the UN)**

The FAO works in Southern and Eastern Africa, a region with 1/3 of the population affected by HIV/ Aids. As a result of the stigma associated with the disease women's ability to defend rights and willingness of others to support women weakens. As HIV increases the land and property evictions are increasing. The dire situation in the region is the cause of a rapidly increasing number of widows and orphans together with the fact that women more often than not loose ownership of their land when they become widowed.

Women deprived of their homes are moving to urban areas, which is increasing evident in cities as Dar es Salaam. The result of this migration is poverty and an increasing number of slum dwellers. Interventions are needed: need to strengthen legal and political frameworks, legalize land grabbing. And it is urgent -This must be resolved before they die.

FAO has identified, through grassroots women, a number of tools - for example community workshops and GROOTS Kenya, children's courts, etc. The FAO have drafted a regional programme for partners. The GLTN, it is an excellent opportunity to work and complement each other. As tools are developed dissemination and improvement is a key element of the process. Tools are means, not an end in itself. Though, the real objective is to improve the rights of the people.

##### **b) Innovations on spatial units and secure tenure domain model, by Holger Magel, FIG (The International Federation of Surveyors)**

Holger Magel began by congratulating UN-HABITAT for the GLTN initiative. FIG is very strongly committed to the millennium development goals and to support the implementation. FIG acts globally and is a serious and loyal partner of UN-HABITAT and a leading umbrella organization of land surveys, administration, spatial infrastructure and cadastre, inclusive of issues on secure tenure.

FIG has a long history of involvement in good governance, rural-urban interrelations and women's access to land. FIG has a long standing cooperation with LTS at UN-HABITAT. Commission 7 has its own working group on pro poor land tenure systems and a number of publications covering these issues. FIG appreciates the idea of GLTN and is willing to support its implementation intensively. There is a need for innovative and unconventional approaches.

In principle there is a need for large-scale answers and not only micro solutions. FIG has developed new ideas and modules on Land administration systems and cadastre domain models that include legal rights in addition to customary and informal tenure systems.

The challenge is now to further develop the Social Tenure Domain Model. There is a need for solutions that are flexible and fulfil the needs of poor people in developing countries. This should involve communication, methodology and standardization as well as a variety of social relationships of people and land. Magel concluded by a strong statement that FIG is a part of the GLTN and eager to complement to assist the initiative.

##### **c) The political dimension and the need for pro poor land tools, by Agnes Kalibbala, G77**

Agnes Kaliballa spoke on behalf of G77 and China. In her speech she focused on the urbanization of poverty, political dimension of land and the need for land tools. G77 and China recognizes that slum development happens due to failure to recognize the situation and present solutions. Improving the lives of slum dwellers must be put high on the political on the agenda. In this regard, GLTN is highly critical to improve conditions in slum areas. Secure tenure, land

titling etc. are ways to solve the situation. But it is not enough in many counties. Occupancy rights, evictions rights etc. also have to be addressed.

Kaliballa further stated that we as governments need to strengthen the political will of member states maintain the political will over time. Much is left to be done. Legislation and policies are still missing. GLTN will bring all of us together to solve sustainable land administration systems.

Her concluding recommendations were as follows: a) Need for political will to evolve and develop policies and legislation and that government should take a lead on this; b) Security of tenure should move on from declarations to planning, policies and implementation; c) Rural policy makers should create enabling environment to meet the Millennium Development Goals and provide political leadership and; d) Regulatory framework has to be outlined to realize pro poor land tools.

#### **d) The gender dimension, by Jan Petersen, Huairou Commission**

In Vancouver 1976, when the first WUF meeting was held, women and land rights were not on the agenda. Today, Jan Petersen comments, she is here as an expert but recognizes that the real experts are in the room. "A lot of people have worked for many years to illustrate to professionals that women are important part of this process. Sweden and Norway together with Clarissa Augustinus, Ulrik Westman and Siraj Sait have ensured that we are here and not outside the room. Women have multiple faceted ways of working and add important issues to the pot. Grassroots women have long been working on linking these issues and putting synergy and energy into linking land development to women. Petersen further stated that the type of land tool development we have been talking about here today is simply a matter of life or death.

The World Bank validated that if you invest in women you will reach success. The Huairou Commission is initiating an experiment in Africa together with UN-HABITAT and FAO which operate on different levels: What have women already done? Who are the participants? Who has done what where how?

The grassroots and the community level is critical as shown in prior projects in e.g. Rwanda, Zimbabwe and Kenya. Here we encouraged the effected grassroots women to map out what was needed which proved to be more successful than investigations led by consultants. The work to be undertaken by GLTN and its partners is of great importance and the Huairou Commission are willing to facilitate and participate in tool documentation, evaluation and development wherever suitable Petersen concluded.

#### **e) Capacity building on land administration, by Richard Sliuzas, ITC (International Institute for Geo-Information Science and Earth Observation)**

The land sector is very complex and there is a lot to be done by ITC and other partners such as universities, NGOs, organizations, institutions and individuals. ITC deals with capacity building and how to improve cadastre and LIMS. ITC works mainly in the very technical aspects but we realize that that is just one part of the greater solution. When working with communities you learn what has been done on land tenure in rural environments. Furthermore Sliuzas stated that the ITC is producing a multilingual CD on these matters that will be available in a few months. It will give access to people who need resources. ITC believes that by working together through GLTN we can learn a lot from each other he concluded

**f) Grassroots involvement, by Beth Chitekwe-Biti, Slum Dwellers International**

Slum Dwellers International in Zimbabwe has brought a powerful tool to the networks tool kit, namely community generated information. You can not over emphasise the role of this kind of locally collected and maintained information.

Community generated information on inheritance, security of tenure, ownership etc. empowers the community to better negotiate with key stakeholders such as e.g. the local authorities. Information is an effective tool and ordinary people can do a lot themselves. One example is a community in Zimbabwe, where people living in shacks came together to do an enumeration after which they approached the city to discuss land. This way the city came to see the people living in the shacks and not only to see the shacks. The result was that water was delivered, sewerage installed etc.

Slum Dwellers International also uses exchanges between communities to enable local authorities to find solutions regarding water. This is one aspect that GLTN can look at to address issues of poverty. Finally Chitekwe-Biti concluded, as a follow-up the Slum Dwellers International hope that the GLTN can assist the poor and connect them to others in a partnership to learn from each other.

**g) Implementation of pro-poor land policies, by Klaus Deininger, World Bank**

Implementation of pro-poor land policies incorporates three important key issues: Continuum of rights, New legislation and; Technological advances. Continuum of rights is very important. New legislation paves the way to recognition of customary tenure and to women's rights. Knowledge has huge impact but there is still demand for certificates. Technological advances are of importance. IT and data management and spatial data open completely new possibilities.

Today more and more key stakeholders agree on the continuum of rights as the proper way to deliver security of tenure to the majority. GLTN with strengths come in on the implementation of new technologies that are affordable and scalable. In many countries, new legislation has been passed, communal land rights exist etc. and to a large extent technological advances (IT and data management) will have to be in place to enable the implementation of these new land policies.

Deininger continued by providing an example from Ethiopia where a massive registration effort is ongoing where 6 million households have accessed land registration at extremely low cost (\$1 per parcel) over the last 2 years. It impacts women's empowerment, conflict resolution/reduction and land-related investment has increased.

Furthermore Deininger gave an example from India where 500 million land parcels exists today. Certainly these parcels are key to livelihood for millions of people. More than 200 million hectares have been computerized in the last 4 years. A small fee is paid but much less than before when the system was analogue. There has been huge impact on corruption, improved security and credit, which is also a springboard to integration.

The role of GLTN will be to jointly develop land tools through multiple stakeholders and disciplines. GLTN and its partners can carefully assess impact, needs involvement in design stage and the World Bank has a comparative advantage here. The challenge is to scale up successes rapidly and ensure quality controls through peer review and cross-country learning and dissemination of what works.

## **5. Open Floor Session and Questions**

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### **Michael Barry, University of Calgary, Canada,**

Michael Barry started by saying he was a bit disappointed with the government representatives at the opening ceremony of the WUF III who did not acknowledge that British Columbia have unsettled land claims which is currently not dealt with. In developing countries there are much more complexities and it is far more difficult to address these matters. Gender is major item but has to be extended to all vulnerable and disempowered groups.

### **Warren Gaskhille, Terra Institute, USA**

Warren Gaskhille asked questions on the principles of GLTN on pro poor approaches and its specific tools and how they will be employed. He wanted the World Bank in particular to comment on this.

### **Katherine Ichoya, COMESA, Zambia**

Katherine Ichoya raised two questions. Firstly, to the World Bank, the issue of poverty reduction must be looked in to. Poverty reduction strategies linkages to land policies need to be addressed. Secondly, right from the word "go" we need to ensure that ownership of the process is at grassroots level. Those at that level, especially the women, need to ask themselves how this process is ensured. We need to look at traditional set-ups and issue of land grabbing. How is the land tenure system designed in these countries and are affected women complaining on what is happening or not? We need to dig deep to understand the underlying problem and how to best deal with them.

### **Alanna Hartzok, International Union for Land Valuation and Taxation, USA**

Alanna Hartzok asked how we best organise tools on land value taxation? She suggested a dialogue to take place via Internet, in specific countries etc. She further asked how we move forward from the Habitat Agenda where LVT is mentioned as a key instrument on poverty alleviation and wealth distribution.

### **Grace B. Tubwita, Member of Parliament, Uganda**

Grace B. Tubwita stated that most of the problems in developing countries origin from lack of proper land use planning. GLTN has to make sure that urban land is well planned to make sure it retain its value. Issues on how grassroots actually can acquire ownership of the land is essential to deal with. On the matter of women owning land we ought to look at unmarried women and how they would be able to own land. Gender issues should look at all interest groups, how land is owned in different circumstances. When you talk about land, you touch a very sensitive matter. If you want to survey land, you need to sensitize people and inform them on what is in it for them, otherwise you may not succeed. In Uganda we have the Land Act, but without grassroots involvement and full understanding you will find resistance. There is a good recent example in Zimbabwe were communities have been involved in post eviction activities much thanks to the success of SDI involvement.

### **Shivani Bardwaj, Sathi All for partnerships (consultant on women and land rights), India**

Shivani Bardwaj addressed two issues namely a) the Islamic land right tools where she stated that the religious teachers should be able to inform on women's rights. How else will we get social transformation to take place? It is not an issue for governments but for the people. These are faith based issues and still we heard nothing on Islamic land tools and the gender issue. b) In most cases, like in India, most land is privatized. This is an issue of land reform. In this

context a women resources agenda that deal with social, economic and information issues, needs to be emphasized by government.

**Filiep Decorte, UN-Habitat**

Filiep Decorte stated that there is urgency for land tools in post conflict countries. If you get involved in the land rights-, like in Somalia you may get killed. Land is a major source of conflict. Adequate tools are needed to be appropriate for post-conflict contexts.

**Eric Makoha, Shelter Forum, Kenya**

Eric Makoha stated that we need rigorous and firm pro poor land tools that can deliver at scale. We need to be real professionals and look at these issues rigorously and also the tool issue needs to be demystified with much more concrete examples presented.

**Devika, Women Lawyers, India**

Devika stated that she would like to voice on countries in conflict where GLTN also is badly needed. How can we assist in the process of land policies? Now, after this presentation, we understand more about what is going to happen. Issue of conflict has to be dealt with seriously. Some people have not had a home for 20 years. How do you begin to develop proper mechanisms for land to be delivered to those who used to own it? How will we be able to see who owns what/who used to own what? Furthermore, you will probably need to address the issue about occupancy rights and the fact that not all women want to own land.

## **6. Wrap Up and Final Comments, Clarissa Augustinus, UN-HABITAT**

Clarissa Augustinus ensured the participants that the dialogue will continue on the GLTN website ([www.glttn.net](http://www.glttn.net)) as an online forum. Furthermore, Augustinus thanked all participants for acknowledging the work of GLTN. The reason for the success is that the platform consists of our partners. We need to increase our administrative capacity over the next 3-5 months and thereafter we will address the development plan of documenting, evaluating, developing and up scaling land tools for the next 15 years.

The overall time frame is:

- 1-3 month      Establishment of administrative capacity
- 3-12 month    Tool documentation, development and dissemination, global
- 2-5 years       Up-scaling of activities
- 5-15 years     Development and completion of the plan of work

We start immediately with documenting and disseminate tools. We will hold conferences, including web conferences on land tool documentation, development and dissemination. We are preparing a position with partners to take to CSD 2008-9 where the thematic focus is Land and Africa.

GLTN will develop its web page as a key hub for pro poor land tool development information and debate. We are also developing other modes of communication aware of the digital divide. Access to information and increased communication is needed to break silos in land development. We will encourage debate and strengthen partners. We have a number of strategies to do this. We need a special methodology to develop large scale tools. This is one of our key issues, along with Islamic land tools and gender mechanisms.

Clarissa Augustinus showed a list of some examples of activities by GLTN partners at country level (Africa) with a comment that this is an example from one region while GLTN is also working in other regions:

<b>Country</b>	<b>Innovative land tool documentation, development and dissemination</b>
1 Burkina Faso	Statutory Customary
2 DRC	Post conflict land administration
3 Ethiopia	Cost benefit analysis
4 Kenya	System for spatial units
5 Madagascar	System for cheap land records
6 Mozambique	Innovations on a variety of technical tools
7 Namibia	A continuum of rights approach
8 Puntland	Innovation on Islamic land law
9 Rwanda	Systems for compensation and expropriation
10 Somaliland	Post conflict land administration system
11 Tanzania	Continuum of rights approach
12 Uganda	Continuum of rights, spatial units
13 Uganda (northern)	Post conflict land administration

Over time, we need to increase the dialogue to develop pro poor tools for implementation. Thank you and please continue the dialogue via [www.glttn.net](http://www.glttn.net).

## **7. Statements at the GLTN launch**

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### **Inga Björk-Klevby, Assistant Secretary General and Deputy executive director UN-HABITAT**

Distinguished Participants, Ladies and Gentlemen,

I would like to welcome you all to this official launch of the Global Land Tool Network, also known as GLTN.

UN-HABITAT has been facilitating the creation of a Global Land Tool Network for the development of Pro-Poor and gendered Land Tools. At the global level there has been a lot of good land policy work done in both urban and rural areas. However, the key problems are implementation and going to scale. Partners in GLTN have identified some of these obstacles such as poor land records, poor regulatory frameworks, the lack of gender considerations in land governance and land use planning and management, and inequitable land taxation systems. They have also agreed to develop specific tools to address these blockages.

GLTN aims to establish a continuum of land rights, rather than just focus on individual land titling; to improve and develop pro poor land management as well as land tenure tools; to unblock existing initiatives; assist in strengthening existing land networks; to improve global coordination on land; to assist in the development of gendered tools which are affordable and useful to the grassroots; and to improve the general dissemination of knowledge about how to implement security of tenure.

However, we are all aware that some of these tools could take years to develop and even longer to be applied where they are most needed. A long-term approach is therefore required and the long-term commitment of our partners needs to be matched with equal perseverance by donors and by Member States. The intention by UN-HABITAT is that GLTN and its partners will be able to provide this long-term commitment.

Ladies and Gentlemen, There are few more contentious and complex problems in the world than those dealing with land and secure tenure. If we do not deal with this most politically sensitive and difficult agenda we will fail to address a root cause of poverty in many countries, especially in Africa. A recent World Bank study entitled 'Land Policies for Growth and Poverty Reduction' (2003) underscores the importance of land reform for achieving the economic growth required for sustainable human settlement development.

My response is that many countries with large poor populations will find it hard to break out of the vicious circle of overdue land reform, chaotic urbanisation and poverty without international support. This requires that we exploit every opportunity to raise the profile of the poor, thereby enhancing the momentum for international action to fulfil past promises and to meet newer challenges such as the Millennium Development Goals.

GLTN provides a forum to hear and learn what poor countries and poor people around the world are faced with in this critical area of concern. This means listening to people.

Ladies and Gentlemen, I am delighted firstly because the agenda is something very close to my heart. I have always pushed the land tenure issue as a critical component for poverty alleviation and economic growth. I am also delighted because UN-HABITAT has for many years been the urban land focal point in the United Nations system.

Land has been a central focus of UN-HABITAT since it was established after the first UN Conference on Human Settlements, here in Vancouver, in 1976. The importance of land was re-emphasized in Istanbul in 1996 with the adoption of the Habitat Agenda and its twin goals of "shelter for all" and "sustainable human settlements development".

The next milestone was Istanbul + 5, and the adoption of the Declaration on Cities and Other Human Settlements in the New Millennium in 2001. The General Assembly recognized the new strategic vision of UN-HABITAT and its emphasis on the two global campaigns on secure tenure and urban governance as strategic points of entry for the effective implementation of the Habitat Agenda.

Finally, UN-HABITAT was designated as the focal point for the Millennium Development Goal 7 Target 11, which aims to significantly improve the lives of at least 100 million slum dwellers by the year 2020.

In summary, UN-HABITAT, through the Global Land Tool Network brings some key contributions for furthering the land agenda issue within the international community.

Ladies and Gentlemen,

Before I hand over to my colleagues, I would like to conclude by thanking the key financial supporters of the GLTN, namely particularly the Governments of Sweden and Norway. Without their support and understanding of the land sector and its key challenges, it would have been very difficult for us to launch the Global Land Tool Network here today. We look forward to work closely together with you and all the GLTN partners on this most important agenda for many years to come.

I wish to recognise some of our partners including IFAD, the International Institute for Geo-Space and Earth Sciences, the International Federation of Surveyors, FAO, the Lincoln Institute, the Millennium Challenge Corporation, the Huairou Commission, the Rural Development Institute, Sida, Norway and the World Bank. I am pleased that the GLTN is expanding and I wish you all the very best in reaching out to the real beneficiaries, the people.

I hereby declare the Global Land Tool Network to be officially launched!

**Anne Stenhammer, State Secretary for International Development, Norway**

Dear development friends and colleagues,

It is a great honour for me to speak to you on the occasion of the launch of the "Global Land Tool Network". This launch represents a milestone: the first planning phase has ended, funding for the coming years is in place and UN-HABITAT can embark on the noble task of implementation. I would like to congratulate UN-HABITAT on this occasion, its staff, and all the other stakeholders that have believed in the network idea and contributed to its realization through an open and participatory planning process.

I would like to take this opportunity to announce that in our new Programme Co-operation Agreement with UN-HABITAT, signed on Monday here in Vancouver, we have set aside 3 million USD for the coming two year period. Norway thus fully believes in the rationale for the creation of the network.

Present day land policies tend to focus on description and analysis rather than implementation and tool development at scale. Where new tool development is taking place, it generally lacks a human rights perspective, is not pro poor and very rarely gendered. Existing human rights networks in this regard tend to focus mainly on the violation of international human rights law, while failing to provide tools and recommendations that could help states to improve land delivery to the urban and rural poor.

It is the expectation of Norway's new red green coalition government that the Global Land Tool Network can contribute towards the development of new and effective land tools for change. And thus contribute to broad holistic approaches that deals with the structural causes of poverty at global, national, local and household levels. It is not enough any more only to make the "pie" bigger, it must also be distributed in a pro poor manner. Sustainable growth with re distribution

is probably the most important pre-condition for achieving the MDGs. The significant differences between the global winners and the global losers turn on such basic issues as the provision of land, clean water, access to shelter and health care and the chances of surviving infancy. Certainly, our current phase of global development is a long way from alleviating such deprivations. It is my hope that the Global Land Tool Network can have an impact and set its imprint on poverty reduction.

I wish UN-HABITAT all possible success with this initiative.

**Thomas Melin, Chief, Urban Division, Sida**

Ladies and gentlemen,

I would like to start this speech by stating the obvious: the core reasons as to why we at Sida and other donors feel that an initiative such as the Global Land Tool Network is necessary and should be supported. A quick statistic glance around the world gives us figures of urban poverty and deprivation that is not just figures but the reality for an increasing part of the world's population. More than 900 million people live in slums. In the least developed countries around 80 percent of the urban population is poor and also excluded from many social goods such as water and sanitation, health service, education and adequate housing. Yearly around 5-6 million persons are evicted, often violently, from their homes. They do not only lose their homes, but also in many cases all of their belongings, not to mention the disruption of social bonds.

Formal land delivery systems have in many cases proven to be inadequate in addressing the demands of secure tenure for the growing urban population. Outside the regulatory framework, the "informal land delivery system", squatting, has often been the only answer. There is now need to better understand how formal and informal systems - and everything between - operate and how new solutions to secure land for poor people can be developed and implemented.

Security of land tenure does not necessarily have to be in the form of titles. Experience shows that the conventional approaches to tenure security based on access to land ownership have achieved limited results. Freehold is not a universal remedy - instead a number of different options are requested and should be made available.

Most land and housing policies depart from ownership as the preferred tenure choice, without even taking into consideration the fact that many urban poor might not even want to gain individual property titles. Most commonly, their demands are for safety from eviction, access to basic services and the right to sell or transfer the house they occupy; all of which could be achieved without ownership. Therefore, other alternatives need to be looked into and we must find alternatives that can operate at large scale.

The Global Land Tool Network has the potential to become a key vehicle in changing the public conception - or rather misconception - that formal ownership is the only solution to the land crisis in the world. In its place, the Network aims at establishing the notion of a continuum of rights which in a more organic manner can adjust to the specific needs of a specific population.

Sida strongly support the initiative in its endeavour to embrace all stakeholders, with a focus on the poor. It is key that slum dwellers and urban poor have the possibility to participate and influence the land delivery so it fits their need and financial ability.

Sida has been instrumental in stressing on gender mainstreaming in the Network and subsequently agrees entirely on the necessary, but often overlooked, emphasis on women's access to land. It is important to keep in mind that there are many factors limiting women's access to land, even in cases where proper legislation exists. Not only is a gendered view

indispensable in policies, laws, regulation and registration systems, but it must be implemented on the ground, which calls for change of perceptions, and other less tangible transformations both in government and in the society as a whole. The Network will fill a gap even in this respect.

The rights based approach is, together with the poverty perspective, the foundation of all Sida's work. Practically, for land issues, this entails to ensure that local and national governments are held accountable for their actions regarding land delivery, that there is a transparent and non-discriminatory system, that people get access to information and knowledge of their rights to access secure tenure and housing. Finally, it means to support processes where people could challenge and influence the power structures.

Therefore, in appreciation of the need for a global network on pro-poor, gendered and rights based land tools, Sida has, as a sole donor, supported UN-HABITAT to lead the preparation phase of the Network and is in favour of continuing this support in the implementation phase. A lot of thinking has been devoted to the design of the Global Land Tool Network and it is Sida's hope and expectation that we soon will see tangible results. But not only results as in nice documents and clever reports. The thinking must be turned into action, the best practices must be given an active support to go to scale.

It is with great pleasure that we take part in the launch of the Global Land Tool Network. Now the challenge is that in the very near future we must make the Network operational. More donors need to unite and make a joint effort towards the same goal. Confidence must be built between all actors in the Network. Finally, individual efforts should be supported in order for good examples to be sharpened, replicated and expanded.

The first milestone has been reached, now it is time to go down to the specific.

## 7. Attachments

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### Agenda

#### GLOBAL LAND TOOL NETWORK (GLTN)

#### Development of pro poor land tools

#### Networking event at the third Session of the World Urban Forum (WUF III)

20th June 2006, 16:30–18:30, Room: MR14

Launch and reception 18.30-19.00

- 16:30-16:40 Introduction of GLTN and its work plan; *GLTN secretariat*
- 16.40-17.10 Report back on preparatory meetings/activities:  
a) Secure Tenure: New legal frameworks and tools; *Jan Meeuwissen (UN-HABITAT)*  
b) Innovative land tools and urban cadastre; *Sergey Melnichenko (City of Moscow)*  
c) Post Conflict; *Dan Lewis (UN-HABITAT)*  
d) Islamic Land Tools; *Mohamed Elewa (Government of Egypt)*  
e) Report on GLTN Internet discussion; *Alain Durand-Lasserve (Centre National de la Recherche Scientifique)*
- 17:10-17:20 GLTN gender mechanism; *Siraj Sait (UN-HABITAT)*
- 17:20-17:50 Statements by the panel on GLTN work plan and way forward (3 min/panellist)  
a) FAO, Kaori Izumi (HIV/AIDS and urban-rural land rights)  
b) FIG, Holger Magel (innovations on spatial units and social tenure domain model)  
c) G77, Agnes Kalibbala (the political dimension and the need for pro poor land tools)  
d) Huairou Commission, Jan Petersen (gender dimension)  
e) ITC, Richard Sliuzas (capacity building on land administration)  
f) Slum Dwellers International, Beth Chitekwe-Biti (grassroots involvement)  
g) World Bank, Klaus Deininger (implementation of pro-poor land policies)
- 17:50-18:25 Open plenary discussion on GLTN work plan and way forward
- 18:25-18:30 Way forward; *GLTN secretariat*
- 18.30-19.00 GLTN launch and reception:  
  
*Statement by;*  
*Mrs. Inga Bjork-Klevby (Deputy Executive Director to UN-HABITAT)*  
*Mrs. Anne Stenhammer (Norwegian State Secretary)*  
*Mr. Thomas Melin (Chief, Urban Division, Sida)*
- Moderator: Ben Dotsei Malor, Chief Executive Producer, United Nations Radio  
Rapporteur: Annelie Karlsson, Johanna Ödman, GMV, Centre for Environment and Sustainability, Sweden

### Participants at the GLTN Network Event

No.	Name	Organisation	Country
1	Agnes Kalibbala	Uganda High Commissioner	Uganda
2	Agnes Mochama	University Of Toronto	Canada
3	Alain Durand-Lasserve	Centre National de la Recherche Scientifique	France
4	Alexey L. Ovenchuk	Federal Agency Of Immovable Property Cadastek/UNECE	Russia
5	Alison Brown	School Of City & Regional Planning, Cardiff University	UK
6	Allanna Hartzok	Intl. Union for Land Value Taxation/Earth Right Inst.	USA
7	Andre' Maura Fouda	Maetur	Cameroon
8	Ann Wanjiru	Groots Kenya	Kenya
9	Anne F. Stenhammer	MFA Norway, State Secretary	Norway
10	Anne Goeke	Earth rights Institute	USA
11	Anwar Hussain	BMDF	Bangladesh
12	Ardelline Masinde	Swedish Cooperative Centre	Kenya
13	Ayako Kagawa		Austria
14	Ayse Yonder	Brath Institute And Huairou Commission	Turkey/USA
15	Ben Dotsei Malor	UN/DPI	Ghana/USA
16	Bengt Kjellson	Lantmateriet	Sweden
17	Bengundu, Rendogo	Dep. Of Lands	Cameroon
18	Benson Mwangi	Nakuru Municipal M. Cn.	Kenya
19	Beth Chitekwe-Biti	Shack Dwellers International	Zimbabwe
20	Birte Scholz	COHRE	Ghana
21	Bjorn Malbert	Chalmers University	Sweden
22	Branco Dercon	UN-HABITAT	Indonesia
23	Briax Render	Consultant Planner	Canada
24	Brinns Roberts	Professor	Australia
25	Carde Rakodi	University Of Birmingham	UK
26	Catherine Douglas	University Of British Colombia	Canada
27	Chris Jasko	Development Planning Unit - UCL	UK
28	Cissy Taliwaku	Uganda High Commissioner, Ottawa, Canada	Uganda
29	Clarissa Augustinus	UN-HABITAT	Kenya
30	Cllr. Albert Onyango	Local Authority-Kenya	Kenya
31	Cllr. Nyabinda Samuel	Local Authority-Kenya	Kenya
32	Craig Redmond	Mercy Corps	Indonesia
33	D. D. Siaffa	Conservative Society	
34	Damiaan Vreman	SNV-Mali	Mali
35	Dan Lewis	UN-HABITAT	Canada
36	Dave Wetzell	Professional Land Reform Gp	Uk
37	Davinder Lamba	Mazingira Institute	Kenya
38	Devika	Lawyer	India
39	Diane Al-Habieli	Coldwel Banker Homesale Services Group	USA
40	Dr. Akinyi Nzioki	The Centre For Land Economy & Rights Of Women	Kenya
41	Eddie Nsamba-Gayiiya	Consultant Surveyors & Planners	Uganda
42	Elisabeth Belpaire	UN-HABITAT (Kosovo)	Belgium

No.	Name	Organisation	Country
43	Elisabeth Jacobsen	Norwegian Embassy/Ned	Norway
44	Elizaveta Bothkova	ICIWF	Russia
45	Eric Makokha	Shelter Forum	Kenya
46	Esther Mwaura-Muiru	Groots/ Huairou Commission	Kenya
47	Evelyn N. Abagao	Dampa	Philippines
48	Fahima Elshahed	GOPP-EA	Egypt
49	Farouk Tebbal	UN-HABITAT	Kenya
50	FIDA	FIDA Network	Global
51	Filiep Decorte	UN-HABITAT	Kenya
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53	Forbes Davidson	I.H.S.	Netherlands
54	Fredrick Matwang'a	Kenya Mission To Un New York	Kenya
55	G. Stetkiewicz	White House	Canada
56	Geoffrey Payne	GPA	UK
57	Georg E Matovu	Municipal Development Partnership	Zimbabwe
58	Gun-Brint Martensson	SCC/HSB	Sweden
59	Heather Wetzel	Labour Land Campaign	UK
60	Henry Abbott	IPF Consultants	USA
61	Hon. Tibwita Grace B.	Parliament Of Uganda	Uganda
62	Inger Lindgra	Ministry Local Adm.	Norway
63	Inger V. Zapefe	Norwegian Housing Bank State	Norway
64	Iouri Moisseev	International Assembly Of Capitals And Large Cities	Russia
65	Jabril Ibrahim Abdulle	Centre For Research And Dialogue - Somalia	Somalia
66	Jalina Sopazhnikova	ICIWF	Russia
67	Jan Meeuwissen	UN-HABITAT	Japan
68	Jan Peterson	Huairou Commission	USA
69	Jan Turkstra	UN-HABITAT	Netherlands
70	Jason Emmet	Ear To The Ground Planning	Canada
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72	Jill Wiggle	CUGS, Toronto	Netherlands
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79	Joyce Brown	Groots, Canada	Canada
80	Jza Li	Natural Resources Institute	China
81	Kaori Izumi	FAO	Zimbabwe
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83	Kjersti Hammarquist	NBBL	Norway
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92	Ludmilla Kwifko	Planner	Australia
93	Manish Chalana	University	USA
94	Mapule Phora	City Of Tshwane	South Africa
95	Margaret Makokha		Kenya
96	Maria Luisa Zanelli	Habitat for Humanity International	Caribbean Region
97	Markku Villikka	FIG	Denmark
98	Martim Smolka	Lincoln Institute	USA
99	Martin Vega	University Of California	USA
100	Melnichenko S.	Cadastre Of Moscow	Russia
101	Michael F. Crotty	Holy See	Holy See
102	Michael Fuller	GIS Solutions	Canada/Mexico
103	Mike Barry	University Of Calgary	Canada
104	Mila Raquid-Arroyo	Lgu-Naga City	Philippines
105	Mohamed Elewa	MFA, Egypt	Egypt
106	Mona Helland	MFA, Norway	Norway
107	Mor Thioune	SICAP	Senegal
108	Mukul Kumar	University Of California	USA
109	Muron Dunavan	Topeka Kansas	USA
110	Nelson Saule	Lawyer - Professor	Brazil
111	Nicole M. Ganzekaufer	Huairou Commission	USA
112	Oxanes Mobseeva	Moscow Gov.	Russia
113	Patrick Wakely	DPU	UK
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127	Sergey Melnichenko	Moscow Municipality	Russia
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136	Tim Hamstad	RDI	USA
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