



The Global Land Tool Network (GLTN) contributes to the implementation of pro poor land policies to achieve secure land rights for all. [Read more...](#)

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10th September 2010

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What is the vision of GLTN?

To provide appropriate and scalable land tools (i.e. from local to regional, national and/or global) to implement pro-poor land policies.

Why GLTN?

Three main factors underpin GLTN initiative:

1. There are insufficient pro poor tools to implement the land policies found in the Habitat Agenda. This is limiting the ability of governments to implement the Habitat Agenda.
2. Land policies tend to focus on description and analysis, rather than implementation and tool development at scale. This is further complicated by a discourse and practice favoring individual property rights (e.g. titling) against other continuum of rights.
3. Although land tool development is taking place, it generally lacks a human rights framework, coordination amongst actors and lack of involvement of grassroots and women.

What is the mission of GLTN?

To work with GLTN partners to assist members states in implementing land policies that are pro-poor, gender sensitive and at scale.

What are the aims of the GLTN?

GLTN aims to:

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

What are the core values of the GLTN?

The core values of GLTN are: pro poor, governance, equity, subsidiarity, sustainability, human rights, affordability, gendered sensitiveness and systematic large scale.

What are the priority themes for land tool development?

GLTN has identified six priorities areas for land tool development:

1. Land rights, records and registration.
2. Land use planning.
3. Land Management, Administration and Information.
4. Land law and enforcement.
5. Land Value Taxation.
6. Cross cutting issues.

What is a tool?

There is no final definition of a tool, given the range of GLTN partners and their expectations. GLTN considers that a tool is a practical method to achieve a defined objective in a particular context. More precisely, a tool facilitates decision processes based on knowledge to move from principles, policy and legislation to implementation. For instance an 'expropriation, eviction and compensation' tool will consist of principles and guidelines (e.g. manual) for a fair and due expropriation, eviction and compensation. The law that would enable this would be a tool, as would the regulations, the administrative procedures, training of the government officials, the guidelines/manuals/to do this, etc.

What is a land tool?

A land tool is a way of doing something – an administrative procedure, a method to organize people, or a way

to make decisions – on land issues. Examples might be a method to allocate land to people who live in slums, a way to work out how much tax landowners should pay, or a set of rules to ensure that women can inherit land. A pro-poor land tool is one that is not biased against the poor – it may be simple and quick to use (so poor people can afford the fees), easy to understand, or involve local people in making decisions.

What is land tool development?

Land tool development can be understood as the processes of reviewing, developing, documenting, implementing (including piloting and upscaling), disseminating, evaluating and monitoring the tools.

What is a "scalable" land tool?

A scalable land tool is a land tool that is suitable to be scaled up to regional (within the country) or national level in cooperation with relevant government institutions and with multi-stakeholder involvement. Global, and especially regional, best practices are also useful resources and these methodologies can often be adapted to the national context.

What are the characteristics of land tools?

The tools have differing characteristics. A large number of the tools focus on the direct provision of pro-poor and gendered land approaches, such as pro-poor continuum of land rights, land access/land reform and allocation of assets of deceased persons. Others are more focused on building the capacity of government and others to provide appropriate and sustainable land administration and management, for example the tools addressing co-management approaches, land record management, land tax, and capacity building for sustainability. Lastly, a number of tools assist with planning and monitoring, i.e., enumerations for tenure security and measuring tenure security for the MDGs. As will be seen in this paper, all of the tools have a clear space and need for grassroots participation in their design and implementation. While some tools demand high levels of participation (e.g. co-management approaches) other seemingly technical tools (e.g. land tax, regional land use planning, enumerations) have clear roles for grassroots participation.

What is a pro-poor land tool?

A pro poor land tool is a tool that will improve the lives of people living in poverty. In particular, a pro-poor land tool should strive (or should be seen) to:

- Empower the poor and vulnerable part of the community.
- Meet the needs of all the population including the poor.
- Put emphasis on development sectors which have positive impacts and bearing on marginalized and vulnerable groups in a community. These sectors include agriculture (livelihood), education, health and water and sanitation.
- Be sensitive to the needs and situation of the poor.
- Protect the poor from abuse (human rights).
- Encourage participation (voice) of the poor and grassroots communities.
- Lead to an increase welfare of the less well-off in the community.
- Increase net benefits/opportunities for the poor rather than further marginalize them.
- Lead to poverty reduction.
- Promote social justice in the access to urban land and housing.
- Promote social inclusion.

What is a gendered land tool?

A gendered land tool is a tool that explicitly and successfully incorporates and mainstreams gender into the tool development and implementation processes. Such a tool should contribute to improve the lives of men, women and their children to achieve the same standard of living as men. The gender dimension is of importance to the GLTN on the basis that no citizen should be deprived of property on the basis of gender, marital status or age or any other reason created by history, policy, tradition or custom.

What is gendering land tools?

Gendering land tools is a process of ensuring that tools can deliver on women's rights to land, property and housing. For existing land tools, for instance, GLTN will assess the degree to which they can be modified to satisfy gender equity and balance, by removing all gendered biases. For land tools under development, it is important that gender considerations are fully observed.

What does GLTN mean by mechanism?

GLTN considers a mechanism as a proposed framework (or guideline) and includes instruments, strategies and processes for achieving a desired outcome. Amongst others, GLTN has developed Islamic land tools, gender and grassroots mechanisms. For instance, a gender mechanism could be a set of instruments, strategies or processes, by which the gender dimension is systematically mainstreamed in land tool development, implementation and dissemination. This could be through men and women's participation in the process of tool development, implementation and dissemination.

What is a gender mechanism?

A gender mechanism is a set of instruments, strategies or processes, by which interested parties can assess to what extent the gender dimension is mainstreamed in policies, programmes and projects. The main purpose of a gender mechanism is to ensure that the gender dimension is systematically mainstreamed in the land tool development, implementation and dissemination. This could be through men and women's participation in the process of tool development, implementation and dissemination. That is, GLTN members will use the mechanisms (e.g. gender and grassroots) to assess their own performance and that of others on a particular land issue, against a set of criteria and principles.

Why Islamic land tool?

The main reasons justify the development of Islamic Land Tools:

1. Islam (20 % of World Population) is one of the global religions which has an established sets of land related 'laws', religious dispositions, ruling and practices with major impacts on land administration property rights land fragmentation, land finances, gender, inheritance, especially in countries where Islam is the State religion.
2. Additionally, Islamic land tools will contribute to address the exclusion of Islamic law and systems from modern debates about access to land and security of tenure. 'Authentic' Islamic land tools can support the campaign for the realization of fuller land rights for various sections of Muslim societies including women.
3. There are many lessons to be learnt from the Islamic land Law, particularly the pro-poor and the gender sensitiveness. For example, Initial funded research in Islamic land law (Siraj and Lim, 2006)

pointed that Islamic land tenure regimes offer a variety of options relating to the protection of rights of occupation, possession, use and full ownership for a wide range of constituencies, including the urban poor, squatters and slum dwellers. Furthermore, Islamic jurisprudence, with its emphasis upon partnership and a concern for community welfare, together with the expansion in Islamic banking and microfinance, has the ability to respond creatively to the needs of the urban poor. On the gender aspect, all the key Islamic legal materials generally support women's right to acquire, hold, use, administer and dispose of property, though the implementation might differ.

[Land Property And Housing Rights In The Muslim World](#)

Who are the grassroots?

The grassroots should ordinarily be seen as those groups who are the intended beneficiaries of the relevant pro-poor land tools. In urban areas, this would include women residents of informal settlements, low-income tenants, low-income owners in slum conditions and marginalised groups affected by urbanisation such as indigenous peoples and small farmers. In rural areas, the categories would cover small farmers (tenants, freehold, informal) small and nomadic pastoralists, landless labourers, Indigenous peoples, informal settlements, refugees and Internally Displaced People (IDPs). Within each of the listed categories of persons, the majority tend to be women, so ensuring that grassroots tools are gendered is crucial.

Why emphasize the continuum of land rights?

For the purpose of delivering security of tenure to the majority, GLTN is of the view that land rights are not restricted solely to registered rights, and especially not to individual property rights. They must be seen as a continuum. For instance, land tenure involves a complex set of formal and informal rights, ranging from various rights of use to conditional or full rights (e.g. title and deeds) to dispose of the land. It is, therefore, important to recognize the continuum, pluralism and progressive land tenure as an instrument for conflict prevention and resolution, long term political and social stability (peace building, especially in post conflict situation), social equity and people empowerment. The figure below illustrates a possible continuum of rights from 'informal' to 'formal' rights. It is important to note that 'registered freehold' should not be understood as the 'preferred' or the ultimate rights, but just as other form of rights.

Who are the key GLTN partners?

GLTN has more than a dozen global partners. These partners include: CASLE, COHRE, FAO, FIG, Habitat International Coalition (HIC), Huairou Commission, IFAD, HIS, 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, UNECA, UN-HABITAT, UEL and World Bank. New partners are gradually coming on board.
