

The Honorable President of the Government Council  
Your Excellencies  
Distinguished Delegates  
Ladies and Gentlemen

Honorable President,

The Federation welcomes this dialogue and this focus on the special theme - Sustainable Urban Development through expanding equitable access to land, housing, basic services and infrastructure at this 23<sup>rd</sup> session of the Governing Council. The Federation urges Governments to formulate, implement and deliver land policy that will further expand access to land and the security of tenure in an inclusive and equitable manner.

Land (and the seas, the coastal zones and her natural resources) is the source of all production, the provider of sustenance and dignity as well as a contributor to both physical and economic wellbeing. Land is also finite and given the challenges of the times, good and ethical practices and tools, transparency and good governance, remains fundamental.

Honorable President.

The Federation represents a membership from over 120 countries throughout the world seeking to collaborate to ensure that the disciplines of surveying and all who practise them are relevant and meeting the needs of both the places and the people we serve. With our science, technologies, knowledge and practices, we aim to extend the usefulness of surveying for the benefit of society, environment and economy.

The Federation is indeed privileged to work with UN-Habitat and the Global Land Tools Network in a number of initiatives including the work on gender evaluation criteria framework that explores how to judge whether a large-scale land tool is sufficiently gender-responsive, to identify where more work needs to be done, and possible entry-points to make a tool equally beneficial to women and men.

The security of tenure of people in many areas relies on forms of tenure different from individual freehold. Most off register rights and claims are based on social tenures. The UN-Habitat Global Land Tool Network and its partners that include the International Federation of Surveyors support a continuum of land rights, which include rights that are documented as well as undocumented, from individuals and groups, from pastoralist, and slums dwellers, that are formal and informal, that may be legal as well as extra-legal.

This range of rights generally cannot be described relative to a parcel, and therefore new forms of spatial units are needed. A model has been developed by the Global Land Tools Network to accommodate these social tenures, termed the Social Tenure Domain Model (STDM).

Honorable Minister,

The Federation further urges Governments to promote security of tenure for ALL by identifying and adopting intermediate forms of tenure arrangements, adopting innovative and alternative forms of land administration and land recording as well as creating mechanisms to broaden land-based revenue streams.

Land still has the potential and the capacity to provide opportunity and dignity, particularly within efforts to reduce hunger, give warmth and provide shelter.

Thank you, Honorable President.

*CheeHai TEO  
President,  
International Federation of Surveyors  
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*UN-Habitat 23<sup>rd</sup> Governing Council Dialogue on Sustainable Urban Development through Expanding Equitable Access to Land and Housing, Basic Services and Infrastructure.*