



# *Stories of Change*

Global Land Tool Network  
Phase 2

*A WORLD WHERE EVERYONE ENJOYS SECURE LAND RIGHTS*

**UN HABITAT**  
FOR A BETTER URBAN FUTURE



**GLTN**  
GLOBAL LAND TOOL NETWORK

## STORIES OF CHANGE: GLOBAL LAND TOOL NETWORK PHASE 2

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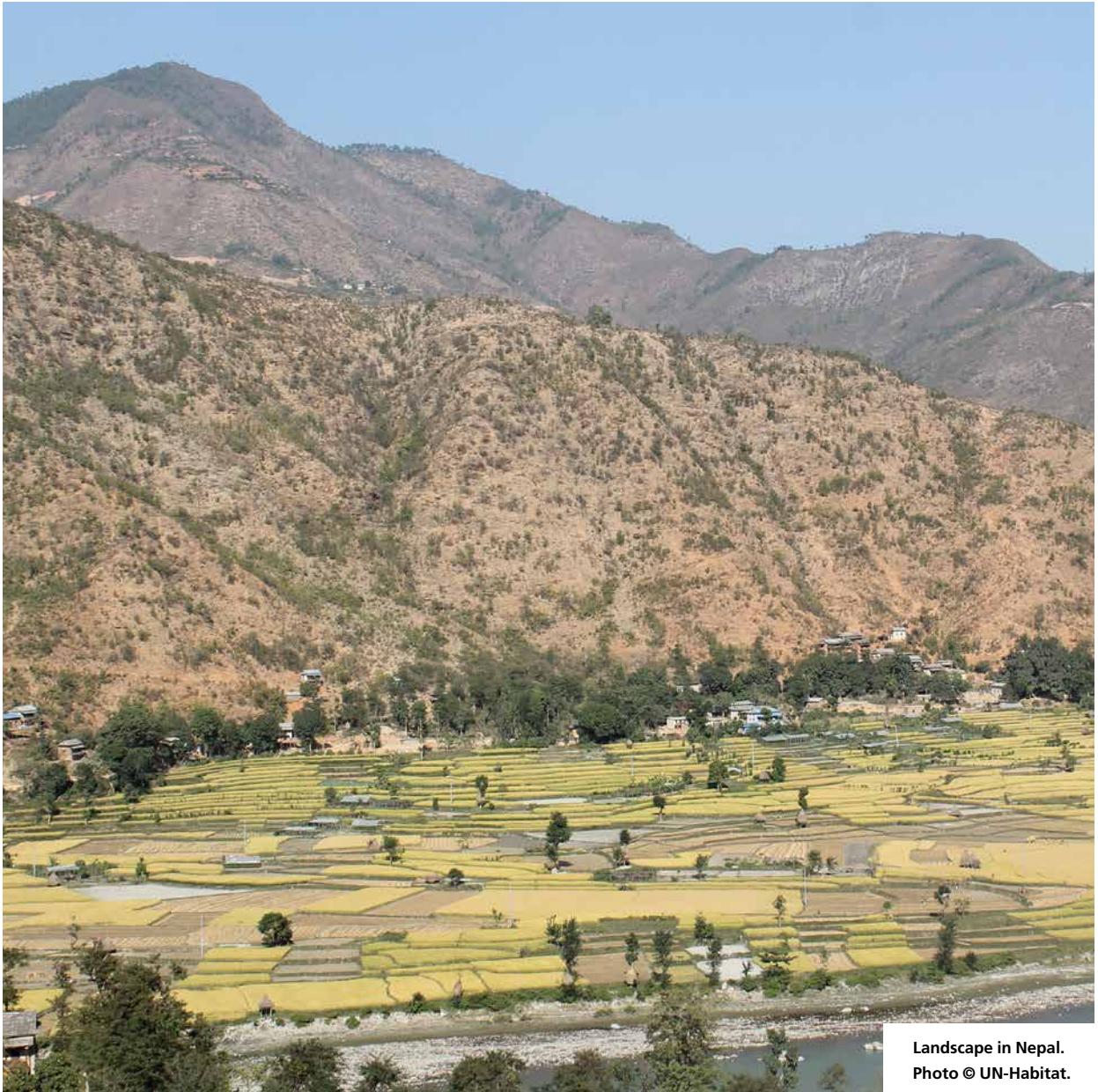


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Global Land Tool Network  
Phase 2

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Landscape in Nepal.  
Photo © UN-Habitat.

# THE GLOBAL LAND TOOL NETWORK

The Global Land Tool Network (GLTN) is an alliance of global and regional partners that promotes land reform, tenure security and improved land management in rural and urban areas. We develop tools and approaches to ensure that land rights are guaranteed for everyone. We do this in order to alleviate poverty, ensure food security, and further the causes of peace and sustainable development.

Our main goal is to promote tenure security for all. We advocate a paradigm shift away from simply focusing on the titling of individually held private property, to the more inclusive recognition of a “continuum of land rights”. This can include socially legitimate rights that are documented as well as undocumented, formal as well as informal, for individuals as well as groups, including pastoralists, residents of slums, etc. We combine this with fit-for-purpose land-administration approaches and a set of gender responsive “land tools” (techniques to deal with particular land-related issues). Together, this makes it possible to implement land policies that respond to the needs of women, youth and vulnerable groups.

Less than 30% of the world’s population has access to formal land registration. One in seven resides in an urban slum. A similar number of people are undernourished and lack clean water or adequate housing. Over 60% of Africa’s urban population lives in slums, 30% of Asia’s, and 24% or more in Latin America. Global urban population is expected to grow to 5.1 billion by 2030. In Africa, the number of new city dwellers is projected to increase by 300 million, in Asia by more than 600 million and Latin America by 90 million by 2030.<sup>1</sup> Population growth, skewed land distribution and urban expansion will mean that even more rural and urban poor will have to make do without basic services. Food insecurity and population displacements add to these problems.

Pro-poor land rights and tenure security are increasingly reflected in global and regional development frameworks and initiatives. They play an important role in the United Nations 2030 Agenda for Sustainable Development: the Sustainable Development Goals (SDGs) call for substantive changes in land tenure security and land governance. Land rights and tenure are also part of the New Urban Agenda, the African Union Declaration on land issues and challenges, the Voluntary Guidelines on the Responsible Governance of Tenure, the Secretary General’s Guidance Note on the United Nations and Land and Conflict, and other government- and donor-driven programmes.

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1 United Nations, Department of Economic and Social Affairs, Population Division (2015). Population 2030: Demographic challenges and opportunities for sustainable development planning (ST/ESA/SER.A/389)

GLTN's growing network currently comprises more than 80 international partners, including professional associations, research and training institutions, multilateral and bilateral organizations, and urban and rural civil society organizations. Our partners provide technical support and oversight by participating in thematic work clusters and a governance body. At the country level, we work with a broad range of national entities that promote pro-poor land rights in urban informal settlements and rural areas.

## **PHASE 1, 2008–11**

Since its inception in 2006, GLTN has completed two programme phases. Phase 1 focused on networking, land tool development, knowledge management and capacity development. This phase supported the network's expansion on a global scale, and the design and validation of pro-poor land tools. We have supported the development of a range of land tools and approaches covering various land-related issues.

## **PHASE 2, 2012–18**

In Phase 2, we expanded our strategic partnerships and supported capacity development, advocacy and the piloting of land tools in selected countries in Africa, Asia, Latin America and the Caribbean, and the Arab world. By 2018 we had developed and tested 20 tools (see Box 1). The in-country initiatives were executed by national organizations, often affiliated with international GLTN partners, as well as by local and national governments. We also provided technical support to incorporate the continuum of land rights and fit-for-purpose land-administration principles into the design of national land policies.

Phase 2 served to validate land tools on the ground and demonstrate the direct and indirect impacts of improving tenure security. An estimated 300,000 urban and rural households – approximately 1.5 million people - in 13 countries benefited from these initiatives either by receiving a form of tenure document recognised by relevant local authorities or by having their settlement information made available to authorities for negotiation and decision making on settlement improvements. The pilot implementations of land tools and approaches has also shown they are very cost-effective. For each US\$ 1 invested, the communities leveraged on average US\$ 28 in parallel investments for service and infrastructure improvements (UN-Habitat, 2018).

This publication is a collection of stories from selected GLTN projects that illustrate how our interventions during the Phase 2 influenced changes in institutions, practices and communities, the way they handle land and tenure security challenges as well as benefits they have gained.

## BOX 1. GLTN LAND TOOLS

A land tool is a practical way to solve a problem in land administration and management. It is a method of putting principles, policies and legislation into effect. The term “land tool” covers a wide range of methods, from a simple checklist to use when conducting a survey, software and accompanying protocols, to a broad set of guidelines and approaches. The emphasis is on practicality: users should be able to take a land tool and apply it or adapt it to their own situation. GLTN emphasizes the development and implementation of pro-poor and gender-responsive land tools as the key intervention to address land governance, land management and land administration challenges at country level.

LAND TOOL	DESCRIPTION
<b>Access to land and tenure security</b>	
1. Continuum of land rights	Recognizes a wide spectrum of tenure arrangements between the extremes of formal, individual titles to private property on one hand, and informal, community-governed, communal rights to land on the other
2. Participatory enumeration for tenure security	Local people gather data on their area, the ownership and occupancy patterns, and the infrastructure and services
<b>Land administration and information</b>	
3. Social Tenure Domain Model, STDm	A way of recording and managing information from various sources, including documents and the community, on who has what rights to what land. Includes software to record and map this information
4. Costing and financing of land administration service	Guidelines for exploring, identifying and prioritizing the provision of land administration services based on costs, resources, staffing and strategic decisions
5. Transparency in land administration	A training package for land administration leaders to improve transparency and combat corruption
6. Fit-for-purpose land administration	Uses appropriate ways of gathering and managing information on land, providing affordable services, and defines rights and responsibilities accordingly

### Land-based financing

- |   |   |
|---|---|
| 7. Land-based financing                           | Training package on how local governments can expand their revenue base by building on the value of land  |
| 8. Valuation of unregistered lands and properties | A method to determine the value of unregistered land and properties so that vulnerable groups can benefit |

### Land management and planning

- |  |   |
|--|---|
| 9. Participatory and inclusive land readjustment | A way to rearrange the ownership and use of fragmented areas of land so as to permit development, slum upgrading and regularization |
| 10. Tenure-responsive land use planning          | Guide on how to improve tenure security through land-use planning   |

### Land policy and legislation

- |   |  |
|---|--|
| 11. Regulatory framework for non-state actors | Guide for governments and international agencies on how to interact with non-government organizations  |
| 12. Pro-poor land policy development          | Process for developing policies relating to land   |
| 13. Land sector coordination mechanism        | Suggestions on how to coordinate actors in the land sector, including non-government organizations, the private sector and professional associations |

### Cross-cutting issues

- |                                    |  |
|------------------------------------|--|
| 14. Gender                         | Criteria to ensure that women as well as men benefit from land-related interventions                             |
| 15. Youth                          | Criteria to ensure that young people benefit from land interventions   |
| 16. Land and conflict              | Guidelines on how to resolve land issues that cause or are caused by conflict                                    |
| 17. Land and disaster              | Guidelines for dealing with land issues after an earthquake, hurricane or other disaster                         |
| 18. Land monitoring and indicators | Indicators for monitoring the status of land-related issues, comparable across countries and land-tenure regimes |
| 19. Grassroots                     | Models for enabling the participation of local people in land-related initiatives                                |
| 20. Islamic land mechanisms        | Guidelines for applying land tools in the Muslim world   |

## THE SOCIAL TENURE DOMAIN MODEL (STDM)

STDM is a pro-poor, gender responsive, participatory and affordable land information tool based on an open source software. It has been developed to bridge the gap between formally registered land and land that is not registered. It is a land tool for representing a people-to-land relationship along the continuum of land rights. It has been developed in recognition of the need for legal pluralism and a broader recognition of people-to-land relationships. STDM implementation is embedded in other GLTN land tools. It operationalizes the continuum of land rights concept, enlists inclusive approaches advocated in participatory enumeration, and highlights the gender status of land relations. STDM has four inter-related characteristics: i) a new way of thinking about land records; ii) a free and open-source software package to record information about land; iii) an approach of collecting data about land; and iv) a way of using and disseminating information about land.

The STDM is a ‘specialization’ of the ISO-approved Land Administration Domain Model (LADM). In this context, specialization means that there are some differences, which are mostly in the terminology and in the application area. LADM development took place in parallel of STDM development as a concept and a model, and that the core developers of both models are the same or supportive of each other. Any form of right, responsibility or restriction in a formal system is considered as a social tenure relationship in STDM. For more information visit <https://stdm.gltn.net/>.



**STDM process in Chamuka Chiefdom, Zambia.  
Photo © People's Process on Housing and  
Poverty in Zambia.**





*Bringing  
Pro-Poor  
Land Rights  
To International  
Attention*

# PROVIDING COLLECTIVE VOICE FOR CHANGE: INCLUSION OF LAND IN GLOBAL DEVELOPMENT FRAMEWORKS AND HOW WE ARRIVED THERE

The **continuum of land rights** concept emerged around 1999 and became a foundation stone for the establishment of GLTN. The concept was informed by a critique of the limitations of the dominant land administration approach to land tenure and of the systems administering it, particularly in developing countries.

Specialists realized that it would be impossible within a reasonable timeframe to deliver fully surveyed parcels to everyone who had hitherto been denied access to ownership. This was true both in rural areas and in the rapidly growing towns and cities. On the one hand this was a question of practicality. Conventional systems were simply unable to deliver at the scale required, while high transaction costs also made incorporation into those systems unaffordable to most of the intended beneficiaries. Yet the real challenge lay deeper, as the model of titling of individually held private property was simply not appropriate for most land-tenure forms and social arrangements. To this day, formal title is neither accessible nor suitable for a large majority of people in many developing countries.

From 2005 onwards, the continuum of land rights idea was consolidated and used to advocate for change via various partners and bodies, including the African Ministerial Conference on Housing and Urban Development and the Commission on Legal Empowerment of the Poor (part of the United Nations Development Programme).

In 2006 GLTN was formally established, providing an institutional framework for work concerning the continuum. The development of pro-poor, gender-responsive land tools for tenure security began during this period. At the time, international development frameworks did not consider land and tenure security aspects.

*“The whole perspective and values presented by GLTN was exactly what was needed in the surveying profession to engage more in the global issues.”*

**Stig Enemark, Aalborg University; former president, International Federation of Surveyors**

GLTN has provided a platform for all relevant professions and disciplines, civil society and grassroots organizations, multilateral and bilateral organizations, to dialogue, debate, share evidence and lessons, and look for affordable solutions that work for developing countries. Partners have collaborated on research and creating knowledge, developing and testing new tools and approaches, and sharing evidence. They have done this through the network itself, as well as in multiple regional and global conferences and forums.

## SUSTAINABLE DEVELOPMENT GOALS

GLTN partners have contributed substantively to global land policy and advocacy by introducing the continuum of land rights and fit-for-purpose land administration concepts. We have translated these ideas into measurable indicators that make it possible to monitor progress towards the Sustainable Development Goals and other global commitments related to land. We have demonstrated and validated land tools that facilitate the implementation of pro-poor, gender-responsive land policies. Our network has also played a pivotal role in the inclusion of land tenure issues and the continuum of land rights approach in the New Urban Agenda, which was approved at the

2016 United Nations Conference on Housing and Sustainable Urban Development (Habitat III).

Land tenure issues are now receiving more recognition in global development frameworks and platforms. For example, land-related indicators have been adopted for seven Sustainable Development Goals. These indicators provide the global monitoring framework for the collection of comparable data and reporting on the United Nations 2030 Agenda for Sustainable Development. GLTN partners have been key in developing and clarifying these indicators, and in setting an internationally agreed methodology to gather and analyse data.

### BOX 2. MONITORING TENURE FOR THE SUSTAINABLE DEVELOPMENT GOALS

*In 2015, the members of the United Nations agreed on 17 Sustainable Development Goals to reach by 2030. Five of these goals refer specifically to land.*

*The United Nations has designed a set of indicators that each country can use to measure its progress towards these goals. But such is the complexity and diversity of land issues around the world that it is a major task to design indicators that are useful and relevant to all countries – and that are practical to measure.*

*GLTN partners, through the Global Land Indicators Initiative (GLII), developed one of the measures, Indicator 1.4.2: the “proportion of total adult population with secure tenure rights to land, with legally recognized documentation and who perceive their rights to land as secure, by sex and by type of tenure”.*

*They have also designed the methodology to gather and report data for this indicator. Now the way is clear for each country to report data on a regular basis so its progress towards sustainable future can be monitored.*



Photo © UN-Habitat.



Photo © UN-Habitat.

## GLOBAL LAND INDICATORS INITIATIVE

It is important to monitor issues relating to land for several reasons: to ensure that land administration systems function effectively, to identify and correct problems where they occur, and to enable comparisons between countries so development funding can be allocated in an appropriate way. But measuring something as complex and varied as land issues is difficult, especially across countries and continents with very different tenure and land governance systems.

The Global Land Indicators Initiative is an attempt to do just this. This is a global multi-stakeholder platform, set up with the assistance of GLTN, to develop globally comparable land indicators, data protocols and tools for monitoring land governance. The partners in this initiative have not only helped develop indicators for the sustainable development goals; they have also created a set of 15 indicators to monitor tenure security, land conflicts and disputes, land administration services and sustainable land use.

These indicators are now being used by other global platforms. The Global Property Rights Index uses the tenure security indicators. The International Land Coalition (ILC) Dashboard draws on the tenure security, land administration and sustainable land-use indicators. The African Land Policy Centre (ALPC) uses the tenure security indicator to cover gender issues and legal documentation.



Photo © UN-Habitat.

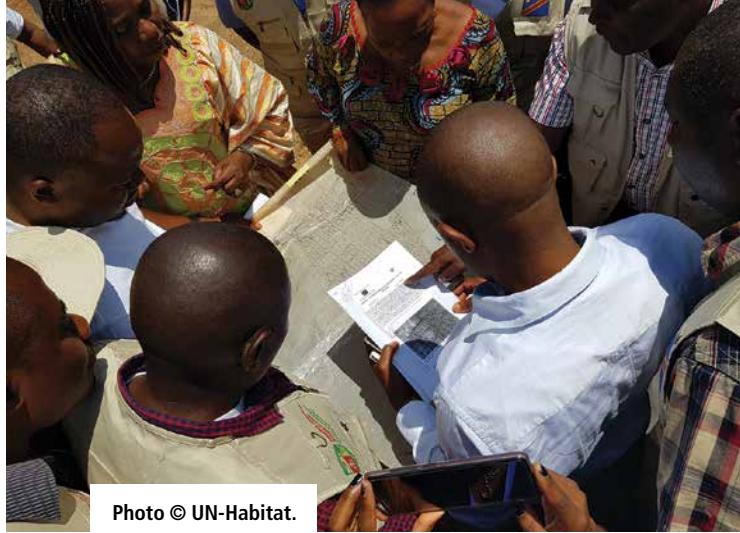


Photo © UN-Habitat.

## PARTNERSHIPS AND ENGAGEMENT

The **continuum of land rights** and fit-for-purpose land administration approaches have influenced land policy development or implementation in the Democratic Republic of the Congo, Kenya, Nepal, Uganda and Zambia, and are being proposed for new policies in Iraq. They are being disseminated by the Africa Land Policy Initiative at training events across the continent.

GLTN concepts and tools have been recognized by a growing number of donors, global organizations and development actors. One of these is the Huairou Commission, an international civil society organization and a founding member of the GLTN that supports women's rights in more than 50 countries.

*“We really see the opportunities of having this kind of a network, working on land tools to promote women’s land rights.”*

**Mino Ramarosan, Regional coordinator for Africa, Huairou Commission**

Another GLTN partner is the International Federation of Surveyors, a professional body. Its network of young surveyors has worked with GLTN in a community volunteer surveyor programme that supports the on-the-ground implementation of GLTN tools such as the Social Tenure Domain Model and participatory enumerations.

*“[We seek] to engage young surveyors to be active in the changes that address land issues globally, but also locally and especially at the community level.”*

**Eva-Maria Unger, International Federation of Surveyors, Young Surveyors Network**

GLTN partnerships benefit both the partners and the network as a whole. Donors have supported STDM and other land tools within their project portfolios. Examples include the Dutch food security programme in Uganda, and an initiative funded by the International Fund for Agricultural Development (IFAD) on land and natural resources tenure security in East and Southern Africa. Germany's Ministry for Economic Cooperation and Development is promoting a range of possible forms of tenure; it refers to the continuum of land rights and other GLTN tools in its new guidelines for “Land in German Development Cooperation: Guiding Principles, Challenges and Prospects for the Future”.

*“We are of the opinion that the GLTN could be a catalytic organization to boost the application of some of the VGGT<sup>2</sup> principles. GLTN has really stepped into some gaps in methodologies, tools and approaches that could be picked up by a mandated Secretariat serving a wide range of partners. That's a unique approach... that has been quite successful.”*

**Fritz Van Der Wal, Ministry of Foreign Affairs of the Netherlands**

*“The nexus between land and conflict has produced several insights and lessons of experiences that GLTN partners have gathered over the last years, and which can be used to better design initiatives.”*

**Peter Sidler, Swiss Development Agency**

Our engagement with global development frameworks and advocacy forums will continue to grow. We are demonstrating land tools on the ground and linking this with policy advice at the national level. Together with our partners, we are playing a leading role in raising national capacities and monitoring progress towards land-related goals.

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2 Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security



7th GLTN Partners' meeting in Nairobi.  
Photo © UN-Habitat.





*Improving  
Tenure Security:  
Experiences  
From the Field*

# STRENGTHENING INSTITUTIONS TO LEAD NATIONAL LAND REFORMS

## Ministry of Lands, Housing and Urban Development in Uganda

With 174 inhabitants per square kilometre, Uganda is one of Africa's most densely populated countries. Some 84% of its population lives in rural areas. The land sector plays a crucial role in the development of many other sectors: agriculture, forestry, tourism, mining, oil and gas. Land is especially important for poverty reduction, the promotion of governance and social justice, political accountability and democratic governance, the management of conflict and ecological stress, and the sustainable transformation of Uganda's economy.

The country has multiple land tenure systems (freehold, "mailo"<sup>3</sup>, leasehold and customary land) often leading to overlapping land rights for the same landholding. Less than 20% of the land is titled and over 80% is under customary tenure. Pressing land-governance issues include outdated legislation and limited implementation of land acts, gaps in the integration of customary land and statutory institutions, insecure land-related investments, inadequate dispute-resolution mechanisms, increasing land evictions on both registered and customary land, and inadequate capacity for decentralized land management.

*“Uganda had been going through land reforms for 30 years and had amended the Land Act three times until the parliament said no more – a comprehensive policy was needed.”*

**Naome Kabanda, Head of National Land Policy Implementation Secretariat, Ministry of Lands, Housing and Urban Development**

In 2013, the Cabinet approved a national land policy which provided a harmonized framework for addressing these issues. Implementing the policy required strong coordination as well as technical capacity of the Ministry of Lands, Housing and Urban Development (MLHUD).

*“At the beginning of the process it was important to coordinate all actors so that everyone knows their role in the land reform process. It was also important to disseminate the [National Land Policy] as people didn't know what was actually written in it.”*

**Naome Kabanda, MLHUD**

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<sup>3</sup> A form of dual-ownership land tenure unique to the Buganda region of Uganda.



**GLTN meeting with the Ministry of Lands, Housing and Urban Development. Photo © UN-Habitat.**

In 2015, the Minister of Lands, Housing and Urban Development launched the policy and implementation action plan during the World Bank Conference on Land and Poverty in Washington, DC. This had financial implications as the government's budget cycle did not coincide with the approval date, so MLHUD was told to wait for the following year for the budget allocation to implement the policy. In Washington, the minister met GLTN representatives and started a conversation that led to a formal partnership. This partnership came in at the right time to bridge the financial gap.

The Ministry established a National Land Policy implementation coordination unit as well as a multi-stakeholder land-sector platform. It mapped out the strategic land actors and stakeholders, including surveyors, researchers and development partners. This led to better collaboration and accountability among land actors – which had been problematic in the past.

*“The NLP secretariat ... have built a big network among the professionals, academia, politicians, [civil society organizations]... All CSOs working on land have aligned their programmes with the NLP and that has helped us a lot. We make sure that everyone working in the land sector is well coordinated... GLTN helped us develop a stakeholder matrix.”*

**Naome Kabanda, MLHUD**

The government also established a comprehensive monitoring and evaluation system and gained the capacity to collect and analyse information systematically and track progress towards targets set in the policy. The monitoring and evaluation framework is aligned with those of the United Nations Development Assistance Framework and the Second National Development Plan. This gave the ministry the capacity it needed to lead the reforms.

*“Uganda had a decentralized system of land administration, but even then the land-management institutions require capacity building and tools to implement the policy. If we are to implement the fit-for-purpose land administration, we are talking about engaging communities, bringing the services nearer to people ... We are now doing a lot of work on attitude change among the professionals and for the communities, to show them that they are still very relevant, they have a big role to play.”*

**Naome Kabanda, MLHUD**

The capacity of the government to lead the land reform process was also demonstrated when it used the GLTN gender evaluation criteria tool to assess the land sector's gender responsiveness. It found that despite progress on women's rights, women did not enjoy equal rights to land and security of tenure due to various political, legal, social and cultural factors. These are both sensitive and rooted deeply in power relationships. After this study, the government developed a national gender strategy on land to tackle these challenges and improve women's access to land.

*“Partnership with GLTN helped MLHUD to link with the continent and the world. When people talk about a good land policy, now everyone points at Uganda. Everyone is also looking at the government to see if we are implementing it or not. We are proud to report that we are implementing. We are one of few countries who have developed a national gender strategy on land. This was done with direct support of GLTN.”*

**Naome Kabanda, MLHUD**



MLHUD visit to a community in Pader, Northern Uganda. Photo © MLHUD.

To further strengthen and harmonize the work on land reforms, the ministry embarked on the development of a fit-for-purpose land administration strategy. This aims to help reform the national Surveying Act and make the technology used more inclusive and pro-poor. The new approach is expected to both reduce the cost of the formal surveying system and ensure that more land is registered.

*“Another product is a certificate of customary ownership, which directly benefits the communities. The areas where we are operating had never had any single registration done through the formal system [because of] the cost and the relevance of information on the title [which the communities didn’t have]. But now people know what the title is and the benefits of having one. Dispute resolution is more efficient and people are so happy.”*

**Naome Kabanda, MLHUD**

In the past, MLHUD had insufficient capacity to carry out its mandate. Through its partnership with GLTN, ministry staff and land experts have gained the capacity to provide technical leadership and engage with other key land actors. The successful implementation of the National Land Policy depends on the continued buy-in, support and engagement of stakeholders at all levels of policy implementation. Efforts to educate ordinary citizens on their land rights have triggered land registration across Uganda. The relationship between the government and civil society working on land has significantly improved. Lower costs and transparent approaches to land registration are attracting interest in the land sector. Partnerships are growing and this is facilitated by strong sector coordination.

*“For people to understand the policy they must see its implementation, outputs and benefits for the community... The national land policy is now well known; people from all corners know about it. The long-term benefits [of successful policy implementation] are secure land rights, which is known to increase investment in agriculture, income and overall boost in dispute-free communities.”*

**Naome Kabanda, MLHUD**

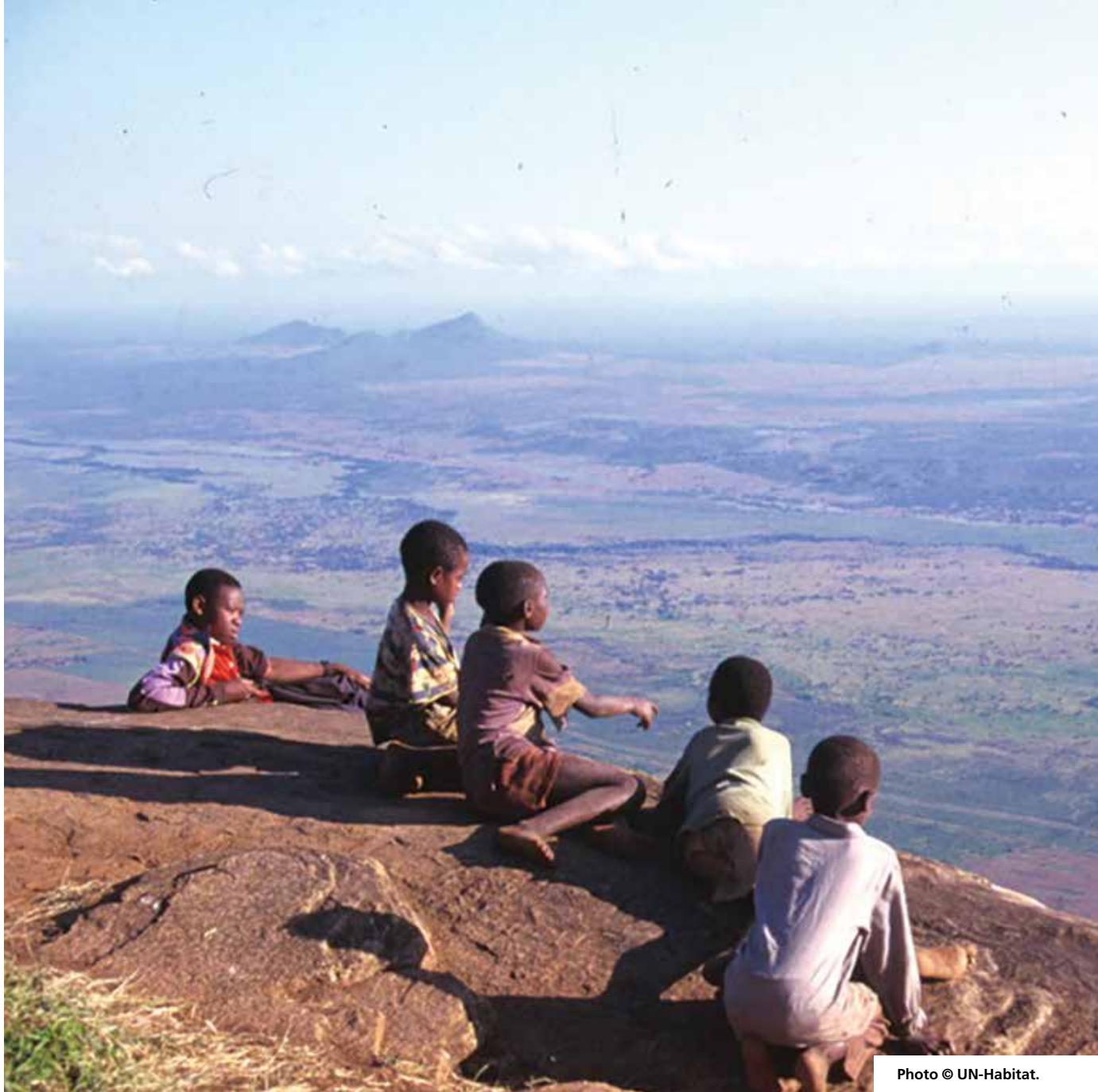


Photo © UN-Habitat.

# IMPROVING INFRASTRUCTURE AND BASIC SERVICES AND PREVENTING FORCED EVICTION

## Informal settlements in Mbale and Kampala City, Uganda

Landholding in Uganda features multiple tenure systems that lead to overlapping land rights and claims. Less than 20% of the land is titled, and over 80% is managed under the traditional customary land tenure system. Few can afford the cost or time of applying for a land title. The formal surveying and registration process is slow and can take 2 years or more. This is why Uganda was one of the first countries in Africa to pilot GLTN tools and approaches.

GLTN and its partners tested several land tools in informal urban settlements that have limited access to municipal services and are vulnerable to land speculation. The tools tested included STDM, participatory mapping and enumeration, and gender evaluation criteria. These pilot experiences made it possible to validate these tools: we documented their impact on tenure security as well as their ability to leverage public investments in community infrastructure and improved services.

### Mbale Municipality

We started off in 2011 in the urban slums of Bufumbo and Mission in Mbale municipality. The GLTN team worked with ACTogether Uganda (a national NGO affiliated with Slum Dwellers International), the Mbale Municipal Council, the Ministry of Lands, Housing and Urban Development and the Cities Alliance. The Mbale Slum Dwellers Federation organized the communities and held consultative dialogues with local authorities, representatives of the National Slum Dwellers Federation of Uganda, the municipal council and community residents. The Federation also played a lead role in linking the technical and political actors.

The enumeration and mapping included six stages (GLTN, 2014):

- **Community sensitization** to inform local residents about the project and the land tools, and to discuss implementation arrangements.
- **Training of enumeration teams**, made up of representatives of the slum dwellers federation and residents from each settlement. The teams were responsible for mobilizing the community, collecting and managing data, and mapping. We gave them hands-on training on how to administer and interpret the questionnaires, identify settlement boundaries and draft maps.
- **Profiling and numbering of structures.** All the physical structures in the settlements – houses, business structures, community facilities, public toilets, etc., received a code number that was entered into the enumeration and mapping sheets.
- **Implementation of questionnaires.** The enumeration teams gathered information on the number of structures, household and occupancy details, population, and available services.
- **Data management.** The collected data were used to generate community registers and maps showing the settlement boundaries, services and road networks.
- **Community development planning.** The data were communicated to the local residents through community meetings. This helped the residents to understand what services were available in their settlement. The process led to the incorporation of Bufumbo and Mission within the Mbale municipal plan. It also helped slum leaders to build working relations with the municipal planning and community development authorities.



**Mbale community members in a meeting.**  
Photo © ACTogether Uganda.

The database that was generated through the pilot activities has helped the municipal government to extend development activities to peri-urban areas that were outside the municipal plan. It has stimulated public investments in community services and infrastructure in partnership with the slum-dwellers' association.

*“The information generated by the use of STDM has helped Mbale municipal authority to partner with the National Slum Dwellers Federation of Uganda to provide five public water pipes in the poor settlement of the municipality. Security lighting, improved sanitation, public toilet and drainage have also been set up. The profiling report has also been used to lobby for getting land for the construction of a secondary school for the urban poor. The school built is the only secondary school in that Division. The settlement has improved in terms of health, sanitation and reduced cases of cholera.”*

**Angella Neumbe, Community Development Officer, Mbale Municipal Government**

## **Kampala City**

Over 4,900 households from informal settlements in Kampala have been enumerated and mapped as a result of a collaboration between GLTN, ACTogether Uganda, the National Slum Dwellers Federation, the Kampala Capital City Authority and the Buganda Land Board. Over 2,000 urban residents who are “tenants by occupancy” on “mailo” land belonging to the Buganda Kingdom were issued Buganda Land Board cards, securing their tenure rights. Over 800 of these documents were issued to women. The Kampala Capital City Authority and ACTogether Uganda are principal members of the Advisory Committee for Urban Renewal in Kampala. This committee was formed in 2014 to promote inclusive urban renewal. Further collaboration is envisioned.



Mapping and participatory enumerations in Kampala. Photo © ACTogether Uganda.

## Elsewhere in Uganda

This experience has encouraged parallel local development and income-generating initiatives – i.e. group savings schemes, urban agriculture, a community bakery – all managed by resident associations. ACTogether Uganda and the National Slum Dwellers Federation of Uganda have since extended the approach to 13 other municipalities: Arua, Lira, Gulu, Soroti, Entebbe, Tororo, Jinja, Masaka, Hoima, Fort Portal, Mbarara, Kabale and Moroto. In each place, they have worked with the local government authorities and residents.

The demonstrations have catalysed working relationships between slum residents and local governments that are mutually beneficial and can be replicated on a wider scale.

*“Information from the grassroots is finding its way to the municipal level as the communities themselves are involved in the processes in which issues identified are presented and incorporated into the district budget plans for Tororo.”*

**James Ochwor, Tororo Slum Dwellers Federation**

*“We think this is the right way to go. If we could roll this programme further not only in Kigungu but all other areas within Entebbe, I think it would give us better planning.”*

**Proscovia Vikman, president, Entebbe Municipal Forum**

These initiatives are also valued by senior officials in national and local government.

*“The STDM has made a contribution in a country where only 20% of the land has been surveyed and registered... We need partners, and we need to work together with partners. We in the ministry are responsible for policy, but policies cannot remain at the centre because they need to be translated into programs at local levels.”*

**Samuel Mabala, National Housing Commissioner, Ministry of Lands, Housing and Urban Development, Uganda**

# NATIONAL SLUM DWELLERS FEDERATION OF UGANDA

SANITATION UNIT MISION



A sanitation unit established after the STDM exercise in Mbale, Uganda. Photo © ACTogether Uganda.

*In Tororo municipality, “the STDM application is designed and tailored to support the recording of land rights in areas where regular or formal registration of land rights is not the norm.”*

**Nakiyimba Goretti, physical planner, Tororo municipal government**

*“Integrating all those issues, problems and proposed solutions [identified through STDM]... I’m seeing the realization of the structure plan, rather than it remaining on paper.”*

**Martin Kigozi, physical planner, Masaka municipal government**

The approach has the potential to enhance municipal development planning capabilities on a national scale.

*“We expect the data that is collected... to be a base for the local authorities to use for decision making... and more so for equipping the students because they are the people who can sell this idea out in the various sectors that they may end up getting employed in.”*

**Polycarp Ejotu, Institute of Survey and Land Management, Entebbe**

## Informal settlements in Nairobi and Mombasa, Kenya

With historically high population growth, rural-to-urban migration and less than 30% of its land registered in the formal cadastre, Kenya faces big challenges in land management. These are compounded by the limited availability of socio-economic and spatial planning data for informal urban settlements.

Although Kenya's National Land Policy recognizes the existence of informal settlements on all categories of land, the formal survey and registration systems cannot adequately address the expanding numbers of informal settlement residents and urban squatters who lack tenure security. In 2011, this led to the creation of the Kenya Informal Settlement Improvement Project, a government initiative to upgrade urban slums and resolve tenure issues. This is based on consultations with multiple stakeholders. It is supported by the World Bank, Sweden and France.

Much of our work in Kenya has focused on improving the tenure security and living conditions of poor urban communities in partnership with national NGOs and community-based organizations. In Nairobi and Mombasa, the country's two largest cities, we have worked with the Pamoja Trust, a non-profit organization seeking to promote access to land, shelter and basic services for the urban poor. Pamoja in turn works closely with Muungano Wa Wanavijiji, a social movement of slum residents and urban poor people in Kenya.



**Kwa Bulu settlement, Mombasa.**  
Photo © UN-Habitat.

## Mashimoni, Nairobi

Mashimoni is one of the 14 villages making up the Mathare Valley informal settlement in Nairobi. It is home to more than 1,700 households on 5.26 hectares of land that had been managed by Kenya's Department of Defence. This is the site of an abandoned quarry that was subsequently occupied by road workers and their families, who erected temporary housing there over 30 years ago. Since then, the settlement has expanded with the arrival of migrants from different regions of Kenya. Over the years, Mashimoni's residents have faced numerous attempts of eviction by land speculators and grabbers, sometimes involving arson and forced removals.

*“Fire outbreaks in Mashimoni are common, and cases of people encroaching on peoples’ land and constructing is also common but with STDM, recorded data shows who owns what, who was where and from when...”*

### **Mashimoni resident**

Mashimoni representatives had repeatedly petitioned the government to recognize their residential rights without success. Without such recognition, the provision of municipal services to Mashimoni has been minimal.

Our involvement was designed to have a catalytic effect. It built on the Pamoja Trust's community awareness and mobilization efforts, and used the database generated by STDM and participatory enumeration tools to leverage improvements in community infrastructure and services through the Kenya Informal Settlements Improvement

Project. The slum residents conducted enumeration surveys to capture data on household characteristics. They mapped the structures in the settlement using high-resolution satellite imagery. They identified which household lived in which structure as well as added local services and infrastructure to the map.

Throughout this process, Pamoja Trust, Muungano Wa Wanavijiji and community volunteers conducted regular meetings to build local capacity, monitor progress and liaise with local authorities. “Legitimate” settlement residents (structure owners approved by the Settlement Executive Committee and tenants who are recognized by the structure owners), who met the agreed minimum residency period were documented. Their structures were each given an identity code, and the information was uploaded to a locally managed database.

This work has generated both direct and indirect benefits. Over 4,500 residents and 1,754 households were enumerated and mapped. In 2016, the Kenyan Cabinet passed the Community Land Act, a law that has provided a framework to Mashimoni residents to start negotiating a community title with the government, as the population density is too high to issue individual certificates. The Kenya Informal Settlements Improvement Project, supported by the World Bank, has built 0.8 kilometres of paved feeder road, extended the electrical grid, and put in water points and sewer lines.

The database, settlement maps and public investments have enhanced business opportunities in Mashimoni. Pamoja Trust has introduced a microfinance scheme, providing low-interest loans to residents to build 75 public toilet booths that will generate additional income. Better road access allows the government to respond faster to fires and other emergencies. Residents say that Mashimoni has received more attention from the authorities since the GLTN initiative.

## Kwa Bulu, Mombasa

We piloted STDM and participatory enumeration in two informal settlements in Mombasa, also in partnership with Pamoja Trust. Kwa Bulu settlement occupies 35 ha of private land and has around 1,300 households.

During the pilot process, Kwa Bulu residents negotiated an agreement with the county government that protected them from eviction. The county government agreed to issue certificates of occupancy to settlement residents in order to document their legitimacy. This led to a verification exercise conducted by a joint team of county officials, community leaders and Pamoja Trust officers. The verification involved reviewing each structure, the names of the household head and other occupants, and its boundaries. The data were verified for some 800 structures and parcels, enabling certificates of occupancy to be issued to 944 Kwa Bulu households containing 3,722 residents.

For the residents, the certificates ended many years of tenure insecurity and fear of forced eviction. The survey made it possible for them to clearly identify the boundaries of their structures and parcels. There have been fewer conflicts over boundaries as a result.

*“Our only tenure security for now is STDM data. The data is compact and shows the structural owners, landlords and tenants, and also shows the size of land. You cannot tamper with this and it can help resolve the issues coming up after this fire.”*

**Resident, Kwa Bulu**

Women received 397 of the certificates in Kwa Bulu.

*“STDM data gives chance to women to prove ownership of property in the same way as men because it records these structures and shows who has rights on that property.”*

**Resident, Kwa Bulu**

The process has led to improvements in infrastructure and services to the communities. In Kwa Bulu, for example, community mobilization and advocacy efforts supported by Pamoja Trust eventually led to the installation of a clean water supply.

Local slum leaders and council authorities have used the same process to map areas to build an access road, extend water lines and install public toilets. Business opportunities have increased. Land values have risen, and there is increased investment in local real estate and retail activities; this in turn has provided an entry point for microfinance initiatives promoted by Pamoja Trust.

The enumeration data has made it possible to control the influx of people into the settlements. Beforehand, some settlers would squat in more than one settlement – a practice described by county officials as “professional squatting”. This trick is now much harder to pull off.

The Mombasa pilot have significant upscaling potential. They have convinced the county government’s Physical Planning Department to adopt the STDM and participatory enumeration tools to profile the informal settlements in the entire county.



Community members receiving tenure document in Kwa Bulu, Mombasa. Photo © UN-Habitat.

## **Barangays<sup>4</sup> in Muntinlupa City, Philippines**

The Philippine Alliance is a grouping of five local partner organizations working on land-tenure issues for the poor. Three members of this alliance, the Technical Assistance Movement for People and Environment Inc. (TAMPEI), the Homeless People's Federation Philippines and LinkBuild Inc. together with Asian Coalition for Housing Rights implemented various GLTN land tools including STDM, participatory enumerations and gender evaluation criteria.

The Federation proposed using these methods in a low-income informal urban settlement in Metro Manila. They did so in collaboration with the Geodetic Engineers of the Philippines of the National Capital Region, the University of the Philippines Department of Geodetic Engineering, and community representatives.

### **Muntinlupa City**

As a pilot location, the partners chose Muntinlupa City, which stretches along the shores of Laguna de Bay, a large lake, in the southern part of the Manila metropolitan area. Four barangays (districts) in Muntinlupa (Sucat, Alabang, Cupang and Buli) had previously been mapped through the World Bank's Citywide Development Approach project, and data from this work were already available. Nearly half of Muntinlupa City's 460,000 residents are poor people who live in informal settlements without basic services. The mapping exercise focused on settlements situated in hazardous areas next to the lakeshore and waterways.

The data generated from the earlier mapping project were digitized using the STDM tool. This was followed in 2016 by a broader application of the approach to cover informal settlements in four additional barangays (Putatan, Tunasan, Poblacion and Bayanan). The STDM process and mapping exercises used participatory, community-driven data-gathering techniques, unlike those used by government surveyors or private enumerators. The exercise was expanded to seven barangays in Muntinlupa. This facilitated the development of a database that provides strategic insights.

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4 Barangay is the smallest administrative division in the Philippines and is the native Filipino term for a village or neighbourhood.



STDM process in Muntilupa.  
Photo © UN-Habitat.

A total of 122 informal urban settlements were mapped in Muntinlupa City's District 1, generating documentation for 50,521 residents and 19,393 households over an area of 3,407 ha. Households were mapped according to their tenure status (owners, renters, sharers) and occupancy type (residential, commercial, mixed use). In addition, 28,160 structures were mapped according to their construction material (concrete, semi-concrete, light material) and size (single, double, three storeys). Data were generated on the population's access to water and electricity, by type of source. Data were also collected on their monthly income levels and participation in savings schemes.

### Stronger partnerships

In Muntinlupa, the Urban Poor Affairs Office, the Local Housing Board and the Muntinlupa Development Foundation have formed a network. Similar arrangements were started in Talisay, Mandaue and Davao. National and international NGOs initiated proposals to replicate the approach in other parts of the Philippines.

The Geodetic Engineers of the Philippines - National Capital Region and the University of Philippines Department of Geodetic Engineering have formed a collaboration, and the Philippine Alliance, the University of Philippines and San Carlos University's Institute for Planning and Design have established closer working relations.

Taking part in the mapping process, and discussing the findings, made residents of the informal settlements more aware of their situation. The information they collected was relevant to other issues affecting their neighbourhoods. This has had a transformational effect.

*“Since our association is very new... as first timers, we learned a lot. We learned about managing our community well; about sharing to our members the purpose of mapping; about effective communication. With these came unity in our association. We also learned about maintaining good relationships.”*

**President of Purok 608, Barangay Putatan, District I, Muntinlupa City**

*“As mothers, our routines before were only to take care of the house and do house chores. After the mapping we learned about handling different responsibilities. We are much busier now, more open-minded, and better at interacting with people, even if sometimes they are not cooperative... Before mapping, our community was not recognized by the government, to the point that our identities were questioned: ‘who are you, where do you come from?’ Now that we have organized ourselves, our association is already recognized at the Urban Poor Affairs Office so it is easier for us to process documents. Presently we are processing our registration.”*

**Vice president of Purok 608, Barangay Putatan, District I, Muntinlupa City**

A better understanding of their settlements has led residents to establish escape routes in case of fire. The maps and reports have been shared with authorities to support local development activities. The mapping of water and power lines confirmed the need to extend these services to areas that were not yet connected, and has supported the communities' negotiations with local service providers. Eight local community development networks were created in Muntinlupa, and the Philippine Alliance's community savings programme has expanded.

Cooperation has been strengthened at the municipal government level. The Muntinlupa Urban Poor Affairs Office updated its database on informal settlement residents using the STDM data. It has supported further mapping in parts of the city. The STDM process has also involved other departments of the city authorities and national government: the Local Housing Board, the offices responsible for planning and development, engineering and tax assessment, and the Socialized Housing Finance Corporation. This has resulted in greater opportunities for collaboration with these municipal units.

### Other parts of the Philippines

The initiatives in Muntinlupa City have led to replications in other regions of the Philippines. In Davao City, on the southern island of Mindanao, priority was given to vulnerable communities on the city waterfront. The initial exercise was expanded, and TAMPEI eventually implemented the STDM process in 73 informal settlements spread across four coastal *barangays*. It enumerated 18,599 residents from 4,135 households over an area of 3,903 ha. The Presidential Commission for the Urban Poor in Davao City has shown interest in implementing this tool.

The municipal government of Talisay City on the island of Cebu agreed to use community mapping process to address issues relating to informal settlements and tourism management. In Mandaue City, also on Cebu, the Housing and Urban Development Office intends to use STDM in its database for city records and documentation.

Other cities showing interest in the approach have included two other cities within Metro Manila; the remaining districts of Muntinlupa City, and other urban areas in Luzon, Visayas and Mindanao.



Photo © UN-Habitat.

## IMPROVING RURAL LIVELIHOODS

### Oil palm growers on Bugala Island, Uganda

The Vegetable Oil Development Project aims to boost the production of vegetable oil by smallholder farmers in various parts of Uganda. This initiative by the Ministry of Agriculture, Animal Industry and Fisheries in collaboration with the International Fund for Agriculture Development (IFAD) was launched in July 1998.

Among the project locations is Kalangala district, which embraces a group of islands in Lake Victoria. Oil palms were first planted on Bugala, the largest of these islands, in 2005. About 10,000 ha of the trees were planted in the district; 3,500 ha on smallholder parcels, where they provide a livelihood for 1,800 families, many of which are headed by a woman. The Kalangala oil palm development project, part of the vegetable oil initiative, is intended as a prototype for income generation and livelihood improvement for poor rural households. It links together smallholders with oil palm estates and processors in a value chain.

The project has had a big impact on the district's economy. Oil palm production and processing provide jobs for more than 3,000 workers. The sale of palm oil is the biggest source of income on Bugala Island, representing 30% of its total income. The Vegetable Oil Development Project provides credit to farmers so they can buy inputs and to cover their costs when the trees are young and not yet in production.

Many of the farmers are recent migrants – fisherfolk from the mainland or up-country farmers. They do not own the land they farm and work under tenancy agreements with the landlords, most of whom had moved to the mainland years ago to escape an outbreak of trypanosomiasis (sleeping sickness). As land values rose rapidly due to the oil palm production, many absentee landlords were enticed to return and reclaim their parcels. This raised the threat of large-scale displacements of tenant farmers who had been trained and given financial credit to manage a perennial crop on a long-term basis.

*“Time came when the landlords heard about the profitable oil palm business in Kalangala. My landlord came and surveyed his land... unfortunately he passed away. After he died, his children came and said we grabbed their father’s land and were going to forcefully evict us.”*

**Tabitha Akirapa, Kalangala farmer**



A palm oil farmer in Kalangala.  
Photo © UN-Habitat.

## Improving tenure security

In this potential conflict situation, GLTN applied STDM in conjunction with participatory enumeration and mapping tools to capture information on the farming population, parcel sizes and boundaries, areas planted with oil palm, and average harvests.

*“I know this exercise will be helpful because it will show us the actual size of our land. The landlords will also use it to tell if the tenant can fulfil the payment based on the harvest and the size of land.”*

**Godfrey Ssenyonga, farmer, Kanyogoga**

The process was farmer-driven. Participants were trained how to conduct the survey, using written questionnaires and hand-held GPS instruments to register the location and outline of each parcel. This served two purposes: it generated documentation that improves the tenure security of tenant farmers, and it created a land database that supports the Vegetable Oil Development Project’s monitoring and evaluation system.

This work was critical to enable the tenant farmers to carry on cultivating oil palm – and to permit the vegetable oil project to continue. Disputes over land have fallen by more than half. A potentially disruptive situation that threatened the livelihoods of hundreds of farmers has been stabilized. Improved tenure security has led to increased palm oil production. (See Figure 1).

The information generated by the survey made it possible for the vegetable oil project and the Kalangala Oil Palm Growers Trust to issue “farmer garden certificates” to oil palm growers. These do not give any legal protection, but help the farmer to demonstrate the boundaries of a parcel and its planted area.

*“This plantation is mine and my four children, so whatever I get from it, I share with them... I have a school-going daughter who gets school fees from this plantation. I’ve also constructed myself a house with the income I get from the plantation.”*

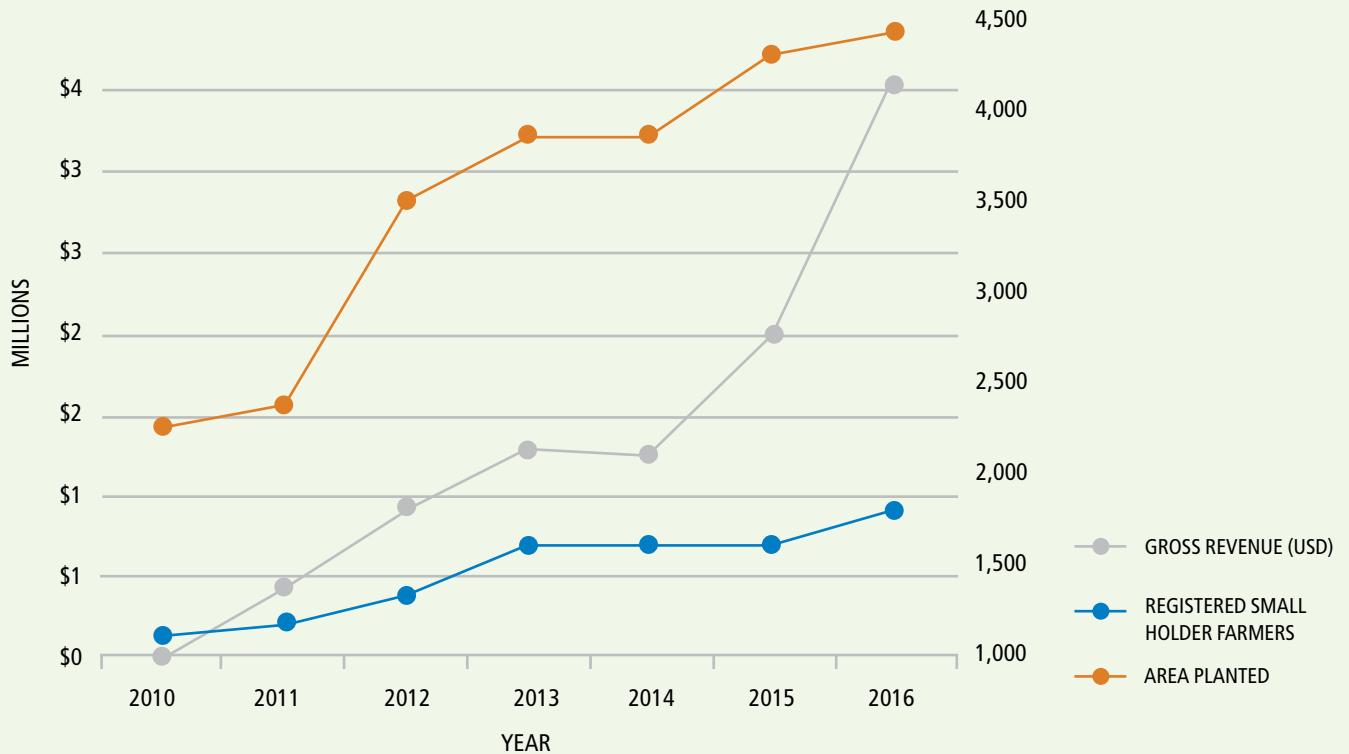
**Margaret Sansububa, Bbeta village**

The spatial data and satellite imagery collected through this work have enabled the government and vegetable oil project to improve environmental conservation on the island. They have identified buffer zones around forest reserves and put them under protection from deforestation. Both the project and the government plan to expand the approach to similar investment programmes elsewhere.

*“The partnership with GLTN, as it is helping us in terms of tenure security, [is] slowly giving people some confidence.”*

**Connie Magomu Masaba, Vegetable Oil Development Project**

Figure 1: Land tenure security and productivity of smallholder oil palm farmers in Kalangala



## Rice farmers in Mwea, Kenya

The paddies that stretch across Mwea district in central Kenya produce almost three-quarters of the country's rice. They are an extensive patchwork of small units that are privately owned and depend on irrigation water that is diverted from the Tana river and managed by the National Irrigation Board's district office. Farmers pay for irrigation water, which is essential to cultivate their parcels and maximize their yields. Although the farmers value the land and water highly, land records are lacking. Conflicts are common between farmers over boundaries and the use of water. The lack of actual parcel measurements undermines the efficiency of water allocations based on the cultivated area. That in turn hampers resource management and costs the National Irrigation Board money. A joint project between IFAD, GLTN and the National Irrigation Board was a response to the integrated management of water and land irrigation.



**Rice farms in Mwea, Kenya.**  
Photo © UN-Habitat.

## Mapping land to manage water

In partnership with RECONCILE, a regional NGO and the National Irrigation Board, GLTN implemented participatory enumerations and mapping with rice farmers in Mwea. This work was done in collaboration with the Upper Tana Natural Resources Project, an initiative funded by IFAD under the Ministry of Water and Irrigation Services.

Farmer volunteers recorded the information and boundaries of 1,500 rice parcels using tablets and handheld GPS devices, and fed the information into an STDM database that is jointly managed by the Ndekia irrigators association and the National Irrigation Board. The process has led to more efficient irrigation management and a marked fall in conflicts over land boundaries and water. Water-user affiliation certificates have been issued, and water allocations are now based on the actual area of each parcel.

This has built trust and improved relations among farmers and with the National Irrigation Board:

*“We now know our farm size because of mapping. The NIB [National Irrigation Board] now provides us with irrigation water according to our measurements.”*

**James Njiru, rice farmer, Ndekia**

*“When paying for water bills, you pay according to your farm’s size. I really appreciate the mapping.”*

**Grace Kabiru, rice farmer, Ndekia**

The enumeration and mapping activities identified almost 1,000 hectares of unregistered irrigated land that has been since incorporated by the National Irrigation Board, generating additional annual revenues of US\$ 30,000 that can be reinvested in canal maintenance.

*“We will now be able to do a proper estimate of the real water requirements for the area, and that will guide our water scheduling.”*

**Innocent Ariemba, NIB scheme manager**

An additional US\$ 10,000 were leveraged from the Upper Tana Natural Resource Project for flood control and canal improvements. The experience has led to the creation of an STDM-based land information management data centre, greater rapport between farmers and irrigation authorities, and the formulation of a country irrigation plan that replicates this process on a broader scale. There has also been an impact on local governance. When the mapping data revealed that one of the local administrators had been using more irrigation water than his land area entitled him to, the official was replaced and new elections called.



Rice harvest in Mwea, Kenya  
Photo © UN-Habitat.

## Dairy farmers in Bomet, Kenya

Farmers in Bomet county, a densely populated rural area in the former Rift Valley province of Kenya, depend on livestock and dairy production. But a combination of drought and urban growth is reducing the area of land available for communal grazing. This has led to recurrent conflicts – at times violent – over pastures, water and grazing rights. These are aggravated by the lack of ownership data and land-use plans. In many places, individuals had appropriated communal land for private use, giving rise to conflicts between communities that fought over ever-scarcer resources. The diminishing resource base, in turn, led to lower average cattle weight, fewer calves, lower milk yields and – as a consequence – declining family income.

The Smallholder Dairy Commercialization Programme is an initiative funded by the Government of Kenya and IFAD. It aims to build local knowledge and capacities to improve production and enable farmers to compete in the market. But its viability was threatened because communities were no longer able to graze their animals on communal lands or use water resources there.

### Restoring access to communal land

In 2016, IFAD and the dairy project asked GLTN to survey the farmers and their animals, and to map communal grazing lands and water points. GLTN did so using participatory enumeration and mapping tools including STDM. We worked together with the Regional Centre for Mapping Resources for Development (an inter-governmental organization working in Eastern and Southern Africa), the RECONCILE, the Pamoja Trust, the Technical University of Kenya, the Bomet local government, and community leaders.

The participatory enumerations covered 498 smallholder dairy farmers and their animals, while the community mapping exercise recorded 43 key communal natural resources (salt licks, water points, cattle dips, etc.), and revealed gaps in access to communal resources and their relation to tenure security. It resulted in a database of communal grazing lands, water points and dairy farmer parcels.



Grazing land in Bomet, Kenya  
Photo © UN-Habitat.

By collecting information and sharing it in the community, local people can now better support their grazing rights on communal lands.

*“The process has enabled the Sugurmerga community to identify critical shared resources, develop tenure rules to strengthen the security of their grazing rights from encroachers and land grabbers, and rules for sustainable utilization of the shared grazing land and water resources.”*

**Daniel Langat, Bomet District Secretary**

With the inclusive and transparent process, land grabbing and encroachments were identified and addressed. Communities were able to reclaim grazing areas, water points and dip tanks that had been appropriated.

*“We had a certain individual who had encroached into land surrounding the dip, erected a fence around the dip to stop the community from using the dip. He noticed our activities around the communal resource and seemingly got scared, conceding the dip to the community. Since we mapped the entire communal resources in Sugurmerga, and reclaimed the cattle dip facility people in the community are now bringing their...animals for pest control.”*

**Hezekiel Howett, Treasurer, Bomet Communal Resources Management Committee**

There are capacity benefits as well. The participating communities formed management committees to oversee the use of communal resources, with cost-recovery provisions. For example, they charge a nominal fee for the use of the dip tank; the funds generated are used to maintain it. The number of land and water-related conflicts has fallen, and disputes are now mediated using information generated by the survey. In the past, land disputes could drag on for 10 years or more; they are now often resolved within a day. The combined effect of improved land management and access to shared natural resources have boosted milk production, increasing monthly household incomes by at least US\$ 50.

The successful demonstration of GLTN land tools in Bomet has generated tangible economic and social benefits:

*“Before the programme we did not understand the value of livestock. Training has helped open our eyes and even improved production of milk. Food security has been enhanced as we are now earning more money from our productive livestock. Poverty was rampant in this community. Even some of our children were not going to school. But that has all changed. Even our husbands are participating in the home and taking care of the livestock as they can see the benefit.”*

**Female head of household, Bomet**

# STRENGTHENING WOMEN'S LAND RIGHTS AND CUSTOMARY LAND TENURE

## Chamuka Chiefdom, Zambia

Customary and leasehold land-tenure systems are both recognized in Zambia's 1995 Land Act. Almost 94% of the country is under customary tenure, which covers mainly rural areas; the remainder consists of state-owned land under leasehold tenure in urban centres and along railway lines. The 2015 Town and Regional Planning Act governs land within "statutory" and "improvement" areas (land with buildings or infrastructure on it). Customary land, however, is traditionally administered by the country's several hundred chiefs. Customary tenure systems are generally unwritten, with traditional rules passed orally from generation to generation.

Demand for land in rural Zambia is increasing as the urban elite and investors seek investment opportunities. The lack of land documents makes it difficult to counteract such threats. In some areas, large areas of land are being converted to leasehold title, and local people are being displaced. These pressures are particularly strong in locations where customary and statutory land management meet, on the peri-urban fringe.

*“Customary ownership is susceptible to all kinds of violations... The importance of documenting customary land tenure is basically to strengthen and enforce ownership of land by ordinary people in the villages.”*

**Nelson Ncube, Country coordinator of People's Process on Housing and Poverty, Zambia.**

### Enhancing rights while stimulating investment

The government had recognized the need for a robust and responsive legal regime that enhances land rights while stimulating investment. These factors offered an entry point to use STDM with participatory enumeration and mapping components.

GLTN worked with the People's Process on Housing and Poverty in Zambia, an affiliate of the Slum/Shack Dwellers International to document land rights on customary lands in the Chamuka chiefdom in Chisamba district in central Zambia. The process involved traditional leaders, the Royal Chamuka

Establishment, local government authorities and community members. The pilot combined community sensitization on STDM and its applications, training on participatory enumeration and mapping techniques for individual parcels, and the digital processing of data. This built local awareness and capacity, and created tangible impacts on tenure security. The resulting database and spatial mapping provided the basis for issuing certificates of occupation in the Chamuka chiefdom.

Between 2016 and 2018, eleven villages were profiled, enumerated and mapped in the Chamuka chiefdom. This encompassed 578 land parcels and a total population of 3,584. As of July 2018, 530 certificates of customary occupancy had been issued for these villages at a ceremony held at His Royal Highness Chief Chamuka VI's palace.



**Community in Chamuka Chiefdom, Zambia receive certificates of customary land occupancy.**  
Photo © People's Process on Housing and Poverty in Zambia.

## Women's rights

Contrary to traditions and cultural norms, Chief Chamuka has consciously promoted women's land rights. Of the 530 certificates, 226 were issued to women, and nine were issued jointly to a man and woman.

*“Women should be given land... if this woman does not have power in terms of land and money... she will end up being a destitute in society... and her children, mostly the girl children, will end up going into early marriages and this is a vice that we are fighting. So if a woman is empowered with land then the woman will make sure that all the children go to school... there is no gender based violence, forced marriages... These vices will be clamped down due to the power given to the woman. That is why we focus on gender. We want equity in the way we use and allocate the natural resources.”*

**His Royal Highness Chief Chamuka VI**

Teresia Nkandu Temangandwe, a widow and mother of eight from Musumali village, says she will no longer have disputes with her neighbours over boundaries, as was common in the past.

*“I can now farm in peace, use the land to produce and sustain my livelihood and that of my children”.*

**Teresia Nkandu Temangandwe, widow, Musumali village**

Anna Lunsungwe, a 72-year-old widow who looks after her grandchildren in Mukobola village, says she is secure, protected and happy because the danger of displacement is now in the past.

The mapping exercise and issuance of occupancy certificates were well received by local villagers.

*“We have our certificates... Some people have a tendency of straying into other people's piece of land. We are thankful to our Indunas, His Royal Highness Chief Chamuka, the other chiefs, leaders and everyone else involved in the project.”*

**Faustine Chandwe, a community member from Bulemu village**

*“We welcome this exercise with both hands... this will ensure that all land disputes will be lessened.”*

**Golden Mandalenan, a community member from Bulemu village**

## Leveraging benefits

The experience brought other benefits. It helped leverage funding for the rehabilitation of a 65 km-long road from Chisamba to Kabwe, which cuts across the Chamuka chiefdom. An international investment firm has negotiated plans with the community in Bulemu village to set up a solar farm. The households will get solar energy at no cost for the next 25 years, and each household will share in the earnings from the project. Another investor has negotiated a deal to set up a manganese plant. Five families used their certificates of customary land occupancy to negotiate compensation for their resettlement, paving way for the investment. In Ndililwa village, a young man has set up a fish farm on 7 hectares of land allocated by the Chief after the STDM survey. He received a funding for the farm from the Ministry of Livestock and Fisheries, which supports young people to get involved in aquaculture.

## Volunteers

Aside from improving local tenure security and reducing boundary conflicts, the participatory, hands-on approach strengthened the capacities of community organizations and local youth volunteers. Traditional chiefs participated in the design of customary certificates, integrating traditional customs with modern guidelines for their issuance.

Young volunteers played a key role in sensitizing participating villages on the STDM approach and on tenure issues. Local youth, including women, played a lead role in collecting and entering data in the field, using open-source surveying software on their smartphones and uploading the information to a digital database. There is an element of local empowerment in this, as many local communities had perceived the handling of computerized data to be the sole preserve of professionals. The emphasis on voluntarism also enhanced the cost-effectiveness of this initiative, while curtailing the financial expectations that are often characteristic of poor communities when partnering with NGOs and external development agencies.



**Community volunteers in Chamuka Chiefdom conducting the STDM process.**  
Photo © People's Process on Housing and Poverty in Zambia.

## Local governance

The initiative has also had an effect on local governance.

*“It is helpful for the community because it lessens problems, in the sense that everyone is able to understand where their line starts and where it ends. It helps the headmen to understand their people easily, even understanding their traditional boundaries with other traditional headmen.”*

**Jairos Zulu, Mungule ward councillor**

The information generated by STDM enables the local authorities to assume a more proactive role, based on a clear knowledge of their village boundaries and the amount of land under their control. This in turn improves understanding of the developmental constraints and opportunities that exist in the various villages. The participatory mapping process generates spatial visualizations and data that traditional authorities and residents can easily relate to, and that they can use in the planning of local development processes. It is easy to update information on individual land owners and parcels in the database.

## Community dialogue

Community dialogue is central to the STDM process. It provides a platform for village residents and authorities to freely discuss broader developmental issues that affect them. These dialogues have played an important role in convincing sceptical chiefs, encouraging collective decisions based on consensus, building ownership, and managing local expectations during the implementation process.

The dialogues have also been instrumental in resolving land conflicts. A total of 231 interfamily boundary disputes were amicably resolved through community mediation channels. Additionally, 103 intra-family land-succession disputes were resolved (out of 104 identified cases), and all eight village boundary disputes identified were resolved peacefully by the headmen of these villages. STDM-generated maps have helped villagers to negotiate financial compensation and relocation arrangements with investment companies (representing manganese and solar-energy firms).

## Going mainstream

The Chamuka experience is recognized both nationally and abroad. Zambia’s surveyor general has advocated the use of STDM in the implementation of “mainstream” land policies. Currently, the government is formulating a national land-titling programme that includes consultations with the STDM team. The work in Chamuka chiefdom has become a point of reference for organizations working in the land sector across the globe, particularly in relation to indigenous communities, customary land and women’s land rights.



Community members displaying the map of their village. Photo © UN-Habitat.

## HELPING VILLAGES AND RURAL LIVELIHOODS RECUPERATE

### Recovering from an earthquake in Nepal

Nepal is a mountainous, landlocked country of about 28 million people, most of whom live in rural areas and are farmers. Deep-seated patriarchal social norms and feudal socio-economic structures have given the country a long history of conflicts over land ownership and tenure. Land distribution is highly skewed: over half (51.6%) the country's rural households are landless – or nearly so, working tiny plots of less than 0.5 ha. Some 5.5 million small-scale farmers cultivate the lands of absentee landlords. Almost half (47.5%) of all civil cases in the law courts are related to land; many more disputes go unreported and never enter the formal judiciary system. The lack of land rights and uneven access to land resources were among the main drivers of a decade-long armed conflict that ended with the signing of the Comprehensive Peace Accord in 2006. Many of the land issues that led to this conflict remain unresolved.

These problems were severely aggravated by an earthquake in 2015. This shook nearly half of the country, devastating more than 900,000 houses and properties, and damaging infrastructure and services. Worst hit were the hillside villages of eastern Nepal, where homes collapsed and farms were covered by landslides and debris. Many people were killed; many more lost their homes and livelihoods and were forced to move elsewhere.

A National Reconstruction Authority was created to provide relief through resettlement programmes and reconstruction grants. But this process has been too slow to address the scale of demand. The election of the new government following the Peace Accord brought greater attention to land issues and the need for land reform in particular. The state has been restructured into a federal republic; a new Ministry for Land Management, Cooperatives and Poverty Reduction has been created; and a comprehensive national land policy has been drafted.<sup>5</sup>

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<sup>5</sup> The policy has been adopted since the writing of this publication, in March 2019.

## Implementing STDM

The post-earthquake reconstruction effort – and the support role assumed by UN-Habitat – offered opportunities to pilot GLTN's land tools. STDM and associated enumeration and mapping tools were implemented in three villages in Dolakha district, one of the areas most affected by the earthquake. The GLTN support aimed to:

- Support the design of relocation and settlement planning
- Identify beneficiaries eligible for land grants
- Strengthen land tenure security for village residents
- Leverage support for infrastructure development at the sites of new settlements.

The initiative was implemented by the Human Rights Awareness and Development Centre, a local NGO, with the participation of the related government agencies in Dolakha district, UN-Habitat and Kadaster International. The surveys were conducted in three villages: Phulappa, Jilu and Bulungkhani. The team met with the community members to sensitize them about the initiative, and then worked with local people to map land parcels and enumerate residents. The survey covered 485 households and an area of 50.7 ha. The information generated was fed into a database using the STDM software.

The GLTN tools have also been used elsewhere in Dolakha district. They made it possible to relocate households from the village of Boshimpa, which is vulnerable to further earthquakes and destruction, to a new site in Panipokhari that offers safer conditions. The National Reconstruction Authority has approved integrated settlement plans for 84 households in Panipokhari and 220 households in Jilu, as well as a provisional plan to relocate 80 households in Bulungkhani. Grants to buy land for 17 landless households in Phulappa have been processed.

Group consensus determined the boundaries of land parcel for displaced people who were now returning to their villages, as well as for new settlements. The data generated from the enumeration and mapping made it possible to develop local reconstruction and integrated settlement plans that include public easements for feeder roads, services and infrastructure improvements. The economy is being reactivated through training, with 35 farmers receiving guidance on how to grow chili and other cash crops.

## Further effects

The GLTN interventions have had further knock-on effects. The process for applying for government reconstruction and land grants has been accelerated. The reconstruction of housing has moved towards a more integrated community development and a vision to “build back better”. The interventions have been extremely cost-effective and have had a significant leveraging effect. The initiative to implement the STDM and associated land tools has helped to mobilize US\$ 2.33 million by the National Reconstruction Authority and government agencies for public infrastructure development and land and housing grants in Phulappa, Jilu, Bulungkhani and Panipokhari. The villagers themselves are more aware of their development potential, and the data contained in the reconstruction and integrated settlement plans provide a foundation for guiding subsequent land-use planning and local development initiatives.

This project has also created opportunities for young people to get involved in land management through local committees, and to advocate for access to land for earthquake survivors in Phulappa. Mohan Yogi is an example. This young, landless man from the community is now able to collect data on other landless people in his village. He has taken the lead in the local committee to advocate with the local government for land rights. When everyone has secure tenure, he wants to set up a cooperative farm and to motivate young people to stay in the village.

The successful implementation of GLTN tools in Dolakha district has stimulated new projects in two municipalities, Ratnanagar in central Nepal and Belaka in the east.

The survey office in Dolakha district is replacing its current proprietary software with the open-source STDM application, with the aim of setting up a new land information system. The idea is that this will be fit-for-purpose: efficient, accessible and affordable. The office is finalizing the conversion of its cadastral database into the STDM system. It is anticipated that the national Survey Department of Nepal may also convert to the open-source software.

# POST-CONFLICT: PAVING THE WAY FOR PEACE AND STABILIZATION

## Helping Yazidis return to Sinjar, Iraq

Displaced Yazidis are starting to return to Sinjar district in northern Iraq. The implementation of GLTN land tools such as STDM and participatory enumerations helped restore trust in the communities, encouraging more people to return. The Yazidis, an ethnic and religious minority, had long been persecuted under the regime of Saddam Hussein and subsequent governments. But their lives became dramatically worse in 2014 with the capture of Sinjar by the Islamic State. Some 146 villages were destroyed, many Yazidis were killed or enslaved, and an estimated 250,000 fled from their homes. The Yazidis were the second-largest group of internally displaced persons in Iraq, after the Sunni Muslims. Unoccupied Yazidi settlements were systematically demolished or seized by Islamic State fighters. Nearly all the private properties in many villages were destroyed: some 6,000 houses in all.

The city of Sinjar was liberated in November 2015, and work to rebuild began. GLTN (through UN-Habitat) partnered with the Iraqi Ministry of Planning and the United Nations Development Programme to address the destruction and to correct the historical discrimination against the Yazidis' housing, land and property rights. The project also covered a wide range of additional activities: from providing emergency response and shelter for displaced persons, to restoring homes and training local and national authorities on urban management and planning.

### **From sensitization to certificates**

The project first approached members of the community, informed them about the goals, and checked their immediate needs. This step included an evaluation of damaged houses. The team then conducted a participatory enumeration and group surveys to map individuals' and households' claims to particular land parcels and houses. The team collected evidence (such as utility bills and photos) that these individuals and households had previously occupied these sites. It recorded this evidence, consolidated and analysed it using the STDM tool and methodology. The team members verified occupancy claims by working with local administrations and community leaders and checking with neighbours. They measured the boundaries of individual parcel using mobile GPS instruments, with the participation and consensus of residents. The resulting maps were added to the STDM database.

After the claims were verified, certificates of occupancy were issued as a first step toward legal ownership. This process has already strengthened local tenure security of the Yazidi families:

*“This was our land, we had built our house on it. UN-Habitat provided us with occupancy certificates confirming we are the residents and living here. God bless them.”*

**Qunaf Qasim, returning resident**

*“[We hope] that all the land will return to their owners and the people return to their homes and villages. We thank the organizations who supported in rebuilding Sinjar... We also thank for all the support from the United Nations.”*

**Baba Sheik, Yazidi religious leader**

### **Making return possible**

The houses were rehabilitated by local contractors with the United Nations Development Programme (UNDP) support, and with direct involvement of returnees as workers. UN-Habitat engineers ensured that the rehabilitation was in accordance with minimum standards. The local authorities and the beneficiaries also checked the rehabilitated buildings and quality of the work.

This initiative has had a major impact on the return of displaced families from Sinjar district:

*“UN-Habitat was the reason behind hundreds of families returning to their villages in Sinuni. They were saying that there is nothing worthy to come back for, but after UN-Habitat started to work in the area and rehabilitated houses, their mind has changed and many of them decided to come back to their villages.”*

**Khalaf Charoot Qusim, returning resident**



*“Life became easier for me and for all the beneficiaries in the village since many of those families could not renovate their houses by themselves because of the poverty. Now many other families have returned to the village and I am happy to see many of my relatives and people of my village returning.”*

#### **Returning resident**

The STDM process has led to the successful resettlement of 10,455 displaced Yazidis in 15 villages and towns within Sinjar district. Certificates of occupancy were issued to 1,312 households, reaching women who had limited access to land by inheritance, as by tradition property is divided among male relatives. For many, the occupancy certificates are a first step towards receiving full ownership title.

The project has also had an important leverage effect. Co-financing equivalent to US\$ 1,952,750 was raised in support of the housing rehabilitations.

This successful pilot has influenced government policymaking. The Council of Ministers is considering a resolution that would grant full ownership rights to Yazidis by transforming the occupancy documents into full titles. Extending the approach to other displaced communities could add momentum to national reconciliation by accelerating resettlement and helping reactivate local livelihoods. Local officials hope the initiative will continue:

*“We thank UN-Habitat and would like its programme to continue and expand. Today the occupancy certificates were distributed. We request the government to formalize the certificates, giving Yazidis the right to live in their own homes.”*

**Nayef Sidou, Head of Sinuni sub-district**

## Land conflicts in the eastern Democratic Republic of Congo

Conflicts over land have a long history in the eastern part of DR Congo. In the colonial period, local people became farm workers on extensive land concessions awarded to Belgian and migrant settlers. After independence in 1961, these concessions were transferred to national entrepreneurs, who were often connected to the emergent political elites. Since then there have been recurrent conflicts, at times violent, with landowners seeking to evict villagers from lands they have traditionally used. Competition for land drives conflict between communities and ethnic groups, and provokes the formation of armed groups.

These disputes have been exacerbated by the displacement of people in South Kivu, North Kivu and Ituri provinces, as a result of wars and spill-over of ethnic strife from neighbouring countries. The armed conflicts of the 1990s and early 2000s disrupted the national land administration system, resulting in widespread tenure insecurity. This disruption was particularly acute in the eastern region, which had to cope with both internal and transboundary conflicts. In the Masiani neighbourhood of Beni municipality in North Kivu, tenure conflicts affected 40% of the 16,300 households. Land grabbing, physical violence, kidnapping, assassinations and unresolved disappearances were among the consequences.

*“We had a lot of cases in the courts because people were in conflict with each other.”*

**Amza Angtali, Masiani neighbourhood chief**

In Rutshuru Territory in North Kivu, conflicts over land occur between local communities, the Virunga National Park, and neighbouring farming concessions. Villages such as Nyamalima, Kibirizi and Kahunga are squeezed between the national park on one side and encroaching commercial farms on the other. Tensions are aggravated by the return of internally displaced people and refugees seeking shelter.

## Mediating conflicts

UN-Habitat's involvement started in 2009, in partnership with the UN Refugee Agency (UNHCR), to support stabilization after the 2008 Goma Peace Agreement. UN-Habitat's support was largely implemented by GLTN and it continued in the Phase 2. Our work focused on two issues: assisting the return of refugees from neighbouring countries, and mediation to address land conflicts in order to reintegrate internally displaced people and refugees within their communities.

We piloted an integrated approach to land conflict mediation in the municipalities of Beni and Goma in North Kivu, in partnership with Christian Bilingual University of Congo and the UN-Habitat Regional Office for Africa. This combined the STDM to establish a transparent land information system with the land mediation guide, the gender evaluation criteria and the continuum of land rights concept.



Land mediation process in Eastern DRC.  
Photo © UN-Habitat.

We started off by discussing land tenure and conflict mediation issues with people in the community. We followed this by collecting data and interviewing informants; this in turn gave us the basis for a series of interventions based on the GLTN land mediation guide. We discussed conflicts over land at the various locations with the people involved. The traditional chiefs took part in the discussions; they helped facilitate a consensus between the various parties and ensure consistency with customary laws in the area.

This intervention generated tangible results. Over 8,000 land conflicts were identified in the eastern DRC; more than 4,500 have been resolved peacefully through the GLTN mediation process. The remaining cases are receiving follow-up attention from NGOs and land offices, based on an approved cooperation agreement and roadmap.

The mediation exercise in Kitshanga Barza village in Bashali Chiefdom led to the detection of irregularities in land registration and utilization by one concessionary. As a result, the concessionary agreed to not claim 40 ha that he had bought. In exchange, local villagers pledged to suspend land invasions and to abandon claims to another 69 ha that were under dispute.

In Rutshuru, we mediated a conflict between 300 households and concessionaries of the Rwanguba General Hospital, with the participation of the Bwisha Chiefdom and the Rutshuru civil society organization. For years, the local communities had accused the concessionaries of benefiting from armed unrest and displacements. They said the concessionaries had grabbed unoccupied parcels totalling 92 ha with help from the land administration authority. As a result of the mediation, two concessionaries agreed to sell 69 ha to 300 households on the condition that they desist from further claims. National GLTN partners are now helping the communities to redistribute the land so it can be used effectively. Another concessionary agreed to sell 208 ha to 809 households in Busanza village, also in Rutshuru.

In Luhonga village, Masisi Territory, North Kivu, the owner of the land concession was a national senator who sought to evict the community from land that, according to village leaders, was not part of the concession and existed as a separate area that was originally allocated to the farmworkers. This dispute included violent episodes during which the concessionary called in the army to suppress demonstrations and roadblocks. The mediation process ultimately confirmed that 24 ha occupied by the community were not part of the original concession; the senator gave up this area, but kept the remaining 365 hectares.



A woman from the community in Luhonga is registered as part of the land mediation process with the aim of obtaining a certificate of residency that would secure her land rights. Photo © UN-Habitat.

## Expanding support

Our support was initially designed to address land and property disputes in returnee areas. But we subsequently expanded it to address land governance and tenure reform in collaboration with the Ministry of Land Affairs, the provincial land administration offices, and Consultation Group on Land Tenure, *Cadre de Concertation des organisations et réseaux de la Société Civile pour l'amélioration de la gouvernance foncière en RDC* (CACO), a national network of civil society organizations, many of whom are affiliated to the International Land Coalition. We supported the ongoing national land reform process in various ways: through knowledge management, land tools, capacity building and institutional coordination, support to the National Commission for Land Reform, *Commission Nationale de la Réforme Foncière* (CONAREF), and the development of a national land policy.

As a result, communications and coordination on land issues have been strengthened between national and provincial governments and civil society. In the cities of Goma and Bukavu, 24 public and private organizations and CACO have approved a joint work plan and signed an agreement of cooperation to move the land reform process forward in collaboration with provincial and local governments. Around 20 NGOs are now working on mediating land conflicts in Rutshuru Territory alone.

Traditional leaders actively support the mediation process:

*“We realized that a participatory land management system can help to stabilize a region or neighbourhood without wasting too much time, money or effort, and lead the population to improve the security of their land.”*

**Achou Taibo bin Kitobi, customary chief, Masiani**

## Costs and benefits

Our work in Eastern Congo has brought many benefits for a limited investment. We demonstrated land tools through projects, benefitting 1,485 households in Beni's Masiani neighbourhood (covering an area of 389 ha) and 609 households on 24 ha in Goma. The database and map generated enable these communities to manage their own tenure information. The number of land conflicts has fallen significantly, and applications for title deeds have gone up.

*“The project has created interest among local people to obtain formal parcel documents. Why? Because there is a coming together of local population and the land administration.”*

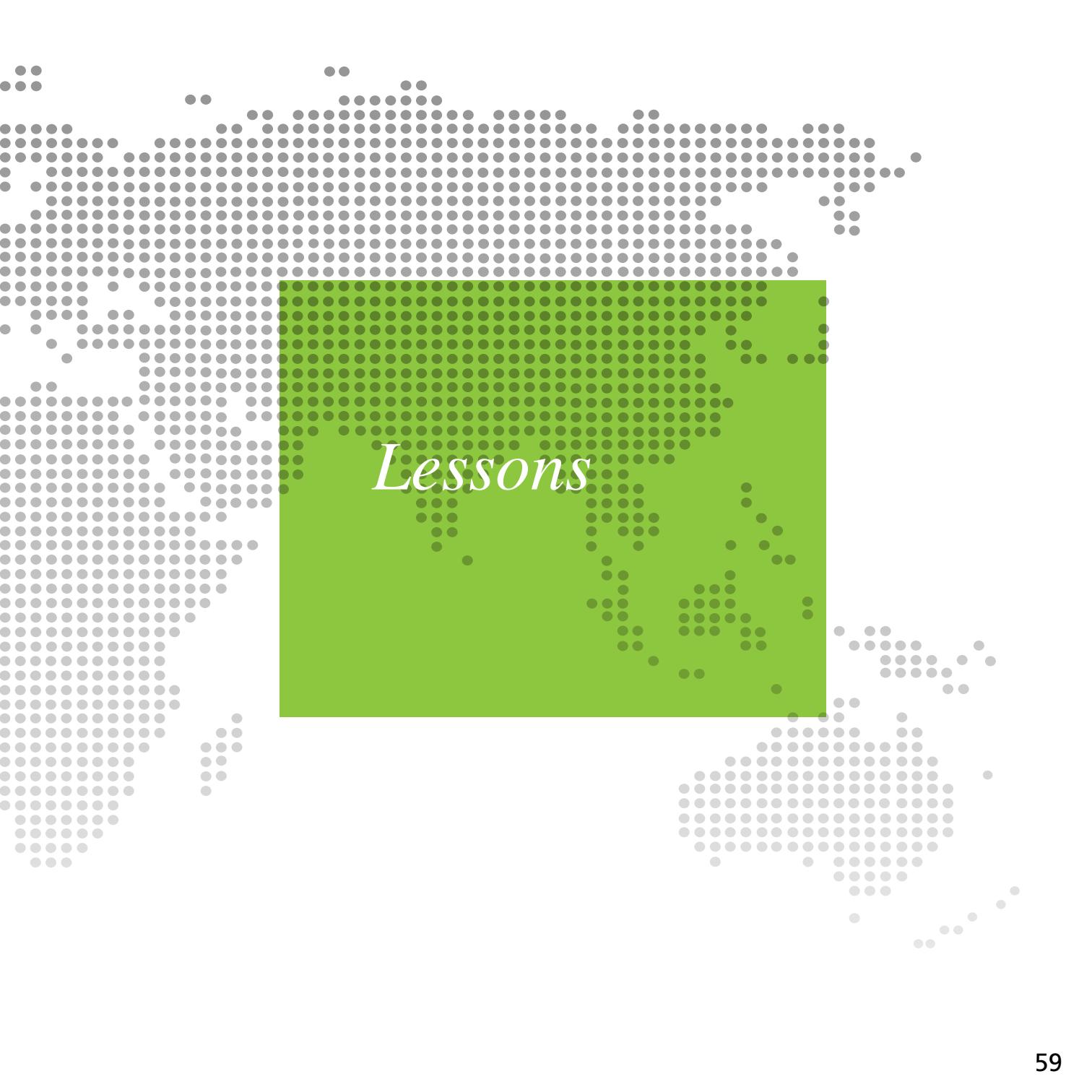
**Gilbert Kambale, President, Beni Civil Society**

The data are also being used to attract public investment in community services and infrastructure, and to encourage other local development initiatives. Our initiative has leveraged complementary support from donors. The Central African Forest Initiative (CAFI) has approved US\$ 7 million for UN-Habitat to assist in the design of the national land policy and land reform programme. The UK Department for International Development (DFID) has allocated US\$ 12 million to UN-Habitat for a community land use planning programme, of which US\$ 800,000 is for tenure security activities. In addition, the United Nations-led International Security and Stabilization Support Strategy has recognized land-related disputes as a priority in efforts to tackle the root causes of conflict in the region.



Community members being trained on participatory enumerations. Photo © UN-Habitat.





*Lessons*

## AT GLOBAL LEVEL

Successful work in the land sector at scale requires improvements in various areas, such as better donor coordination, strengthened partnerships of key land actors, long-term capacity development initiatives and continuous dialogue and communication among key stakeholders, including governments at various levels, professionals, civil society groups, academic and research institutions, grassroots and target communities.

Many countries face major land-related and capacity challenges. Designing and implementing a programme in a multi-stakeholder environment is complex, and building consensus and securing buy-in takes time. That makes it vital to manage partnerships and empower partners so they can tackle the challenges effectively. The successful work to define indicator 1.4.2 on the Sustainable Development Goals and its associated methodologies involved collaboration among GLTN partners, donors and civil society organizations. This is an illustration of the of multi-stakeholder collaboration required at various levels.

## AT REGIONAL LEVEL

Regional initiatives create platforms for awareness and knowledge building. These platforms are useful for bringing global advocacy on land governance to a regional level. This has proved to be particularly valuable during the discussions on the Sustainable Development Goals and the New Urban Agenda.

The GLTN tools have contributed to such regional dialogues and the partnerships have contributed to platform building. Sustaining regional initiatives will require committed partners, leadership and funding.

## AT COUNTRY LEVEL

It takes time for government authorities and other land stakeholders to learn and adopt new concepts and tools. Capacity development at all stages of tool development and application is vital. Both pilot demonstrations and actual interventions assist in this process. The tools must be used in combination and in an integrated manner, in ways that are suited to the specific situation, if they are to be effective.

Demand has risen for GLTN's interventions, showing the relevance of the tools in individual countries. When a government uses the tools at the national and local levels, this makes it possible for the tools to have a large-scale impact. Most of the interventions are undertaken with local partner organizations, including government authorities. The capacity to bring key stakeholders together in an alliance to deliver change has been essential. This promotes local ownership of the process, addresses efficiency and responsiveness issues, builds capacity and ensures sustainability.

Implementing GLTN tools and approaches has resulted in observable changes in tenure security and the lives of targeted communities. The likelihood of forced eviction has been reduced and improved tenure security has had a positive impact on the provision of services, the security of livelihoods, the promotion of peace and the realization of human rights. But individual tools, or the range of tools applied, may need to be customized to suit local contexts.

Piloting the tools makes it possible to introduce, test and adapt them as a prelude to scaling them up to the national level (community ownership, fit for purpose tools to provide tenure security, policy influence). The use of low-cost technology to register community land rights through STDM has changed people's perceptions of their tenure security. Because STDM and other GLTN tools are participatory and inclusive, communities can help maintain their own land records.

It is vital to develop more comprehensive and robust ways to measure impact, both to understand progress in addressing tenure security and to improve future performance of the land administration system.

While success is clearly demonstrated at country level, it does not automatically transform to additional financial resources. In some countries, emerging outcomes from GLTN interventions attract additional resources and funding support. However, in other countries, this is not the case and therefore the sustainability of interventions is potentially at risk. The reasons for this vary and will need further study. A clear strategy is possibly needed for GLTN to manage this.

## NETWORK AND PARTNERSHIPS

It is not possible for an individual organization, no matter how powerful and well-funded, to achieve a sustainable, worldwide change in the way land is managed in countries and communities. Access to land and tenure security for all, including for the poor and for women, requires the aligned, well-coordinated action of all land actors: civil society, professionals, research and training organizations, bilateral and multilaterals, governments and the private sector. Through collaboration and alignment, organizations are more successful in driving a paradigm shift and producing knowledge and evidence that is more widely accessible. Synergies make it possible to leverage resources and build on the results achieved by individual actors. The rising number of groups and organizations engaged in land and tenure security issues creates an opportunity to work more collaboratively and in an integrated manner. The integration of both global and country-level organizations will improve the use of resources to achieve change and impact at scale. New technologies to facilitate communication and integration make new types of partnering possible.

## NEXT STEPS

### GLTN Phase 3, 2019 – 2030

The new phase aims to consolidate the GLTN network, extend land tools to a broader range of countries and situations, and mainstream the continuum of land rights and fit-for-purpose land administration across national land policies, global development forums and advocacy platforms. Our new strategy positions GLTN as a key global partner for the implementation of the Sustainable Development Goals that address land rights and governance. It scales up the process we began in Phase 2 with the vision of improving tenure security for all, with a focus on women, youth and vulnerable groups, in the contexts of informal urban settlements, customary and indigenous lands, urban-rural nexus, conflict affected areas and places affected by the climate change.

We will pursue the following strategic objectives:

- Accelerate reforms in the land sector by fostering global, regional and national discourse on responsible land governance and transformative land policies.
- Institutionalize land tools to scale up tenure-security interventions.
- Monitor land-related commitments and obligations by mobilizing international, regional and national partners to track progress and build evidence.
- Share and develop capacities, knowledge, research and resources on land tenure security.

The key feature of our new strategy is consolidation. We are moving decisively away from simply demonstrating the local impact of land tools, to more institutionalized approaches and strategic interventions to scale up the tools for country-wide implementation and impact.

GLTN stays relevant by articulating new global, regional and country interventions to inform global frameworks and build evidence for advancing land and tenure security agenda. With our tools and a dynamic network, we contribute to accelerating sustainable development through capacity development, innovation and inclusive fit-for-purpose approaches.

GLTN Phase 3 strategy (2018-2030) has been operationalised into a five-year programme (2019-2023). We rely on a continued support by our committed development partners to implement the programme and improve tenure security and quality of lives for many more people who otherwise would not benefit from many other development initiatives.





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Photo © ACTogether Uganda.



Photo © UN-Habitat.

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# ACRONYMS

ALPC	African Land Policy Centre
CACO	Cadre de Concertation des organisations et réseaux de la Société Civile pour l'amélioration de la gouvernance foncière en RDC
CONAREF	Commission Nationale de la Réforme Foncière
DFID	Department for International Development (UK)
GLII	Global Land Indicators Initiative
GLTN	Global Land Tool Network
IFAD	International Fund for Agricultural Development
ILC	International Land Coalition
NGO	Non-governmental organization
NUA	New Urban Agenda
SDGs	Sustainable Development Goals
STDM	Social Tenure Domain Model
UNDP	United Nations Development Programme
UNHCR	United Nations High Commissioner for Refugees
VGGTs	Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security

Ref. No. 96

# Certificate of Customary Land Occupancy

Mungule Chiefdom  
Chibombo District



The persons listed below are the bonafide occupants of parcel number: **MLK-MSK 012** highlighted in the map above.

First Name	Last Name	Tenure Type	Signature
	Zulu	Individual owner	
	Mudimani	Husband of owner	
	Makasa	Chief of owner	

Issued on this day \_\_\_\_\_ at Kakoma Palace

Village Headperson

STDM Com

A woman received a certificate of customary occupancy in Chamuka Chiefdom, Zambia. Photo © UN-Habitat.

GLTN is funded by the following donors.



## UNITED NATIONS HUMAN SETTLEMENTS PROGRAMME (UN-Habitat)

UN-Habitat helps the urban poor by transforming cities into safer, healthier, greener places with better opportunities where everyone can live in dignity. UN-Habitat works with organizations at every level, including all spheres of government, civil society and the private sector to help build, manage, plan and finance sustainable urban development. Our mission is to promote socially and environmentally sustainable human settlements development and the achievement of adequate shelter for all. For more information, visit the UN-Habitat website at [www.unhabitat.org](http://www.unhabitat.org).

## THE GLOBAL LAND TOOL NETWORK (GLTN)

GLTN is an alliance of international partners committed to increasing access to land and tenure security for all, with a special focus on women, youth and vulnerable groups. The Network has an established global land partnership, drawn from international civil society organizations, international finance institutions, international research and training institutions, donors and professional bodies. GLTN develops, disseminates and implements pro-poor and gender-responsive land tools. These tools and approaches contribute to land reform, good land governance, inclusive land administration, sustainable land management, and functional land sector coordination. For more information, visit the GLTN website at [www.gltn.net](http://www.gltn.net).

## ABOUT THIS PUBLICATION

This publication is a collection of stories that illustrate outcomes of selected projects from the GLTN Phase 2 programme 2012-2018. The stories cover both global and country level work that GLTN partners implemented. The stories talk about changes that have taken place at institutional and policy levels, as well as changes in attitudes and behaviour among authorities and communities when it comes to dealing with the issues of land and tenure security. Through these stories we demonstrate how GLTN catalytic interventions led to changes and improved lives of disadvantaged populations in various contexts. For example, we show how GLTN tools can be used to improve basic services in informal urban settlements, to improve rural livelihoods, to strengthen land rights for women in customary lands, to support post-disaster recuperation efforts, to mediate land conflicts and support resettlement efforts in post-conflict contexts.

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