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Dialogue 2 - Promoting Social Equity and Inclusiveness

People, Politics, and Places – promoting pro-poor land rights

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Good morning everyone. First I would like to thank UN-HABITAT for this opportunity to give a short presentation at this important dialogue session. It is great pleasure to be here and to visit this beautiful city of Nanjing.

FIG is the International Federation of Surveyors with more than 100 member countries from throughout the world. FIG is strongly committed to the Millennium Development Goals and UN-HABITAT agenda on the Global Land Tool Network.

Surveyors deal with measurement and mapping and with land administration and land development that includes identification and security of land rights.

If you imagine a map of the world produced by using the Gross Domestic Product as the scale - you would see the so-called western regions ballooning while other regions such as Africa and Central Asia will almost disappear. As professionals in mapping the surveyors should contribute to bringing this map back to scale.

Furthermore, 2007 was the year when the world became urban. More than 3 billion people are now living in cities and more than one third of these are living as slum dwellers.

In this regard, the issue of secure tenure is fundamental for having the opportunity for the poor to improve their living conditions. The threat of being evicted tomorrow is not a promising prospect. There are two key publications recently published in this area:

- **Secure Land Rights for All** (UN-HABITAT, May 2008) that underlines the importance of security of tenure. Tenure does not necessarily mean ownership. There is a whole continuum of rights from the most informal kind of occupancy to the very formal registered freehold.
- **Improving Slum Conditions through Innovative Financing**, that is a report from a joint FIG/UH-HABITAT seminar held during the FIG Working Week in Stockholm, June, 2008. The seminar was focusing on linking the chain of activities such mapping, planning, land rights, cadastral services, valuation, and financial services. This was discussed through dialogue sessions addressing the issues in the various regions of the world. The report includes a summary of the discussions and a range of recommendation for the way forward. The report is available on the FIG website at www.fig.net/pub/figpub/pub44/figpub44.htm.

Another specific project that is currently undertaken is about developing a model that will enable security of tenure also for slum areas. Traditional cadastral systems do not provide for that. So instead of looking at the relation between parcel-person-and rights as is the case in traditional cadastral system, this model looks at the relation between object-subject-and social tenure. This model is named the Social Tenure Domain model and it looks to be a very promising tool for securing tenure in slum areas and also in areas with customary tenure.

Finally, let me say a few words about the role of NGOs in contribution to the global agenda. UN agencies have access to the national governments and to setting a global agenda. International NGOs such as FIG have access to national associations and to individual professionals. A global partnership between the UN-agencies and the NGOs will then establish the link that drives development for achieving the global agenda such as the Millennium Development Goals.

It is all about the three P's

People, - in terms of human rights, engagement and dignity

Politics, - in terms of land policies and good governance

Places, - in terms of shelter, land rights, and natural resources

And, finally, we should always remember: The future belongs to our children.

Thank you very much