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LOW-COST LAND INFORMATION SYSTEM FOR SUSTAINABLE URBAN DEVELOPMENT

Case Examples in Kenya and Zambia

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UN-Habitat

EMBRACING OUR SMART WORLD WHERE THE CONTINENTS CONNECT:
ENHANCING THE GEOSPATIAL MATURITY OF SOCIETIES

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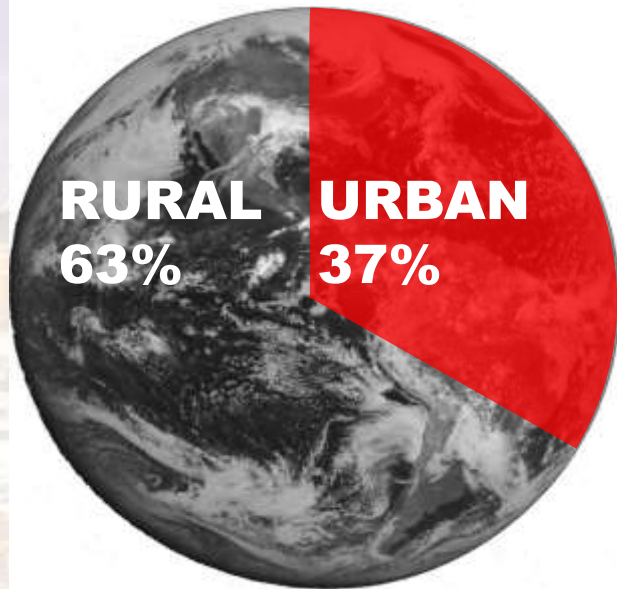


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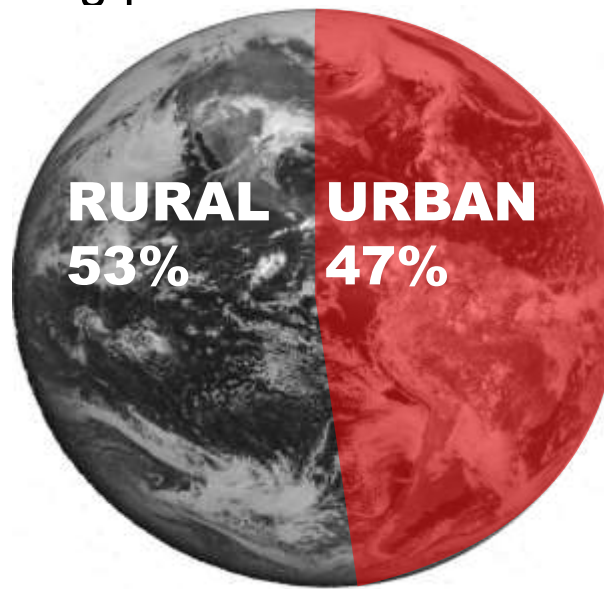


URBANIZATION IN THE WORLD

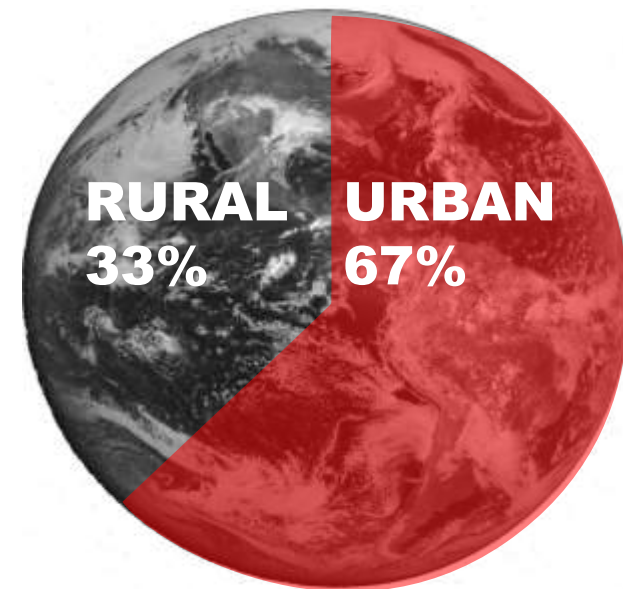
- 1.5 million people becoming urban dwellers every week
- By 2050, urban population will account for more than two-thirds of the world's population
- 90% of the increase taking place in Africa and Asia



1970



2000



2050

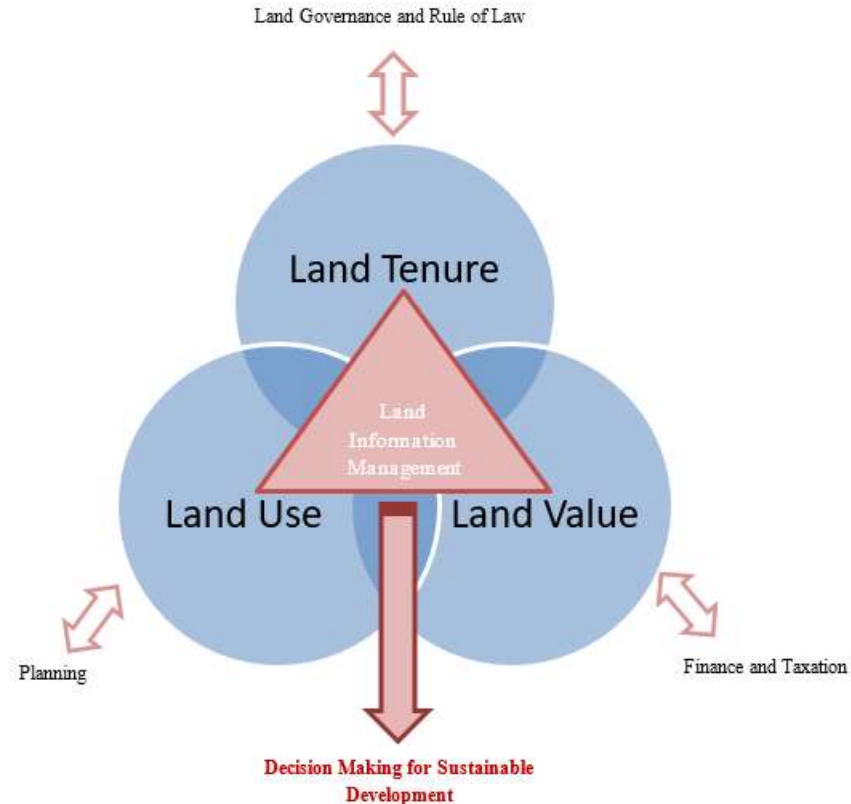
EFFECTS OF URBANIZATION ON LAND

- Urban expansion leading to tenure insecurity
- Tenure insecurity affecting poor slum dwellers
- Many situations of land conflict, dispossessions, eviction
- Flexible tenure systems not legal
- Customary tenure systems not recognized in urban areas
- Increased demand for land outstrips supply
- Provision of urban services delayed



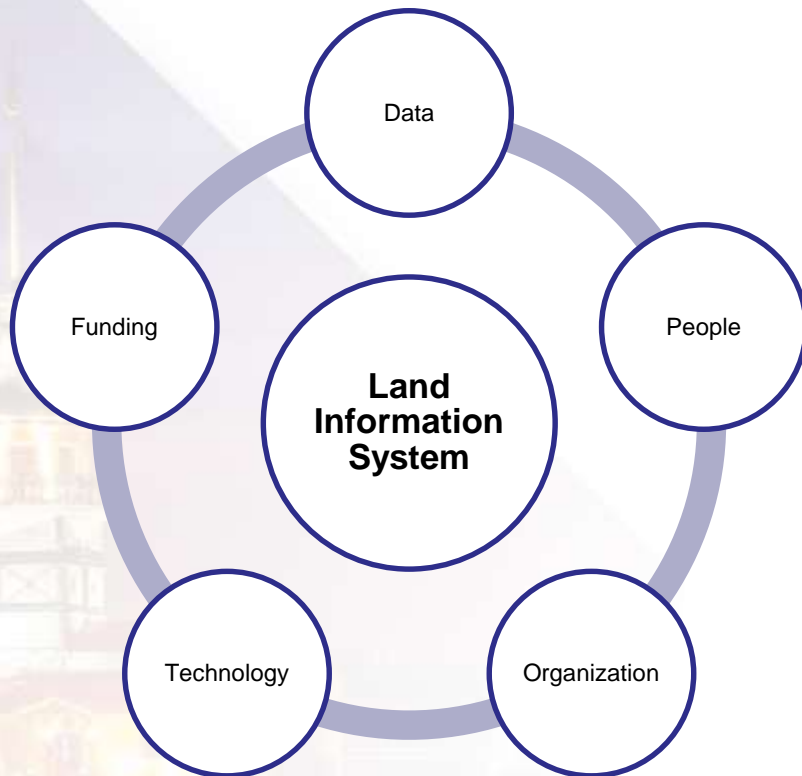
LAND INFORMATION MANAGEMENT FOR SUSTAINABLE DEVELOPMENT

- Local governments currently manage significant amount of land-related information
- However, information is traditionally separated across different departments based on thematic areas
- Need to technically and institutionally integrate data on the different thematic areas of land information and transform it into a truly valuable information resource



APPLICATION OF LAND INFORMATION SYSTEM

A Land Information System (LIS) supports the creation and management of urban land information



In addition, there is need for:

- Qualified and motivated people to develop and operate them
- Institutional arrangements and management that have a vision
- Technical skills to orientate and support its development
- Generating income for products or services provided or derived from land information

GLTN OVERVIEW

The Global Land Tool Network (GLTN) is an Alliance of over 75 Global, Regional and National Partners contributing to poverty alleviation through land reform, improved land management and security of tenure.

GLTN conceived in early 2004 to:

- Develop and disseminate **pro-poor and gender sensitive Land Tools** at global scale to implement pro-poor land policies and land reform
- **GLTN works with partners** to assist Member States in implementing land policies that are pro-poor, gender sensitive and at scale
- GLTN Partners include: Bilateral Organizations, International Professional Bodies, International Training/ Research Institutions, Multilateral organizations, Rural & Urban Int. CSO

GLTN OBJECTIVES

- Establish a **Continuum of Land Rights** rather than just focusing on individual land titling alone;
- Improve and develop pro-poor land management as well as land tenure tools;
- Unblock existing initiatives;
- Improve global coordination on land (Paris Declaration);
- Assist in the development of gender sensitive tools which are affordable and useful to a wide range of stakeholders;
- Improve the dissemination of knowledge about how to improve security of tenure at scale.

MAKING IT WORK: INNOVATIVE TOOLS

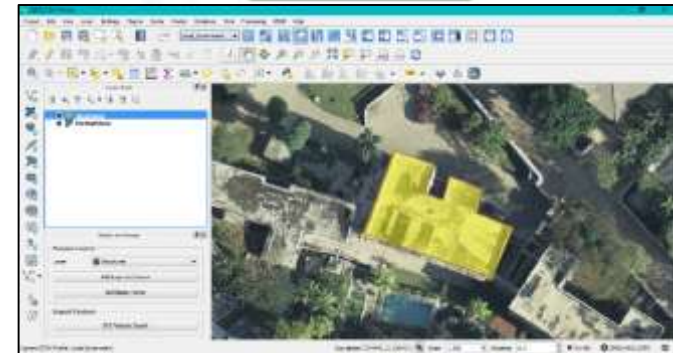
GLTN land tools relate to the *HOW* of implementing pro-poor and gender-responsive land policies for tenure security.

GLTN land tools for application of the continuum include:

1. The **Social Tenure Domain Model** – to accommodate and record a range of different land tenure rights
2. Participatory Enumeration Methodologies – generating land tenure information through a participatory process
3. The Gender Evaluation Criteria – addressing gender issues in land management
4. Capacity development – to operationalise in countries

SOCIAL TENURE DOMAIN MODEL

- It can facilitate the recording of **all forms of land rights and claims** (e.g. slums, customary, overlaps, claims, etc.)
- Based on open and free software packages – **It is affordable and scalable**
- Based on global standard (LADM) – **It can be shared**
- Can complement other tools and can be used for different purposes and context – **It is flexible and multi-purpose**
- Does not require highly skilled professionals to operate – **It is simple to use**



A screenshot of a 'Tenure type' dialog box. The dialog box has a title bar 'Tenure type: check_tenure' and a button 'check_tenure'. Below the title bar is a section for 'Attributes' with a table listing various attributes.

Name	Data Type	Description
ten_parcels_owner_full_name	varchar-length Text	Last name, other names
ten_fm_parking_production	Whole Number	If Tenant or Contract, number of houseplots during the production
production_per_to_landlot	Percent	If Tenant or Contract, percent of production given to the landlot
ten_land_document_type	Single Select Listbox	Type of Land Document of the farm
ten_land_document_id	varchar-length Text	

Buttons: OK, Cancel

COUNTY-BASED LAND INFORMATION SYSTEM

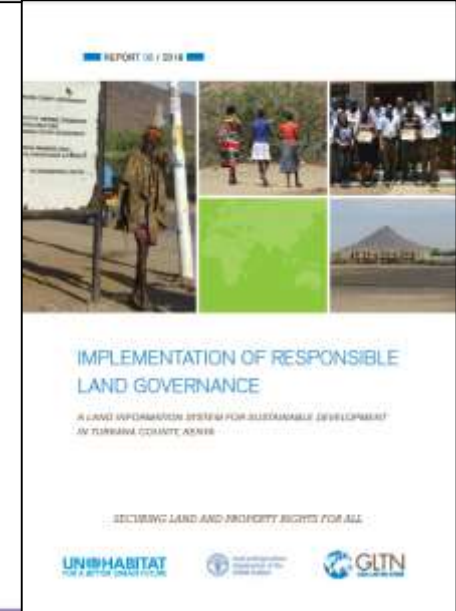
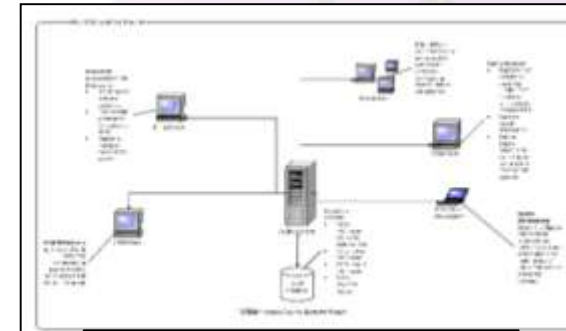
Partners: Food and Agriculture Organization, Ministry of Lands (Turkana County Government)

Context: FAO Programme on support for the responsible governance of land and natural resources in communal lands of Kenya. Focus on two predominantly pastoralist counties in Kenya

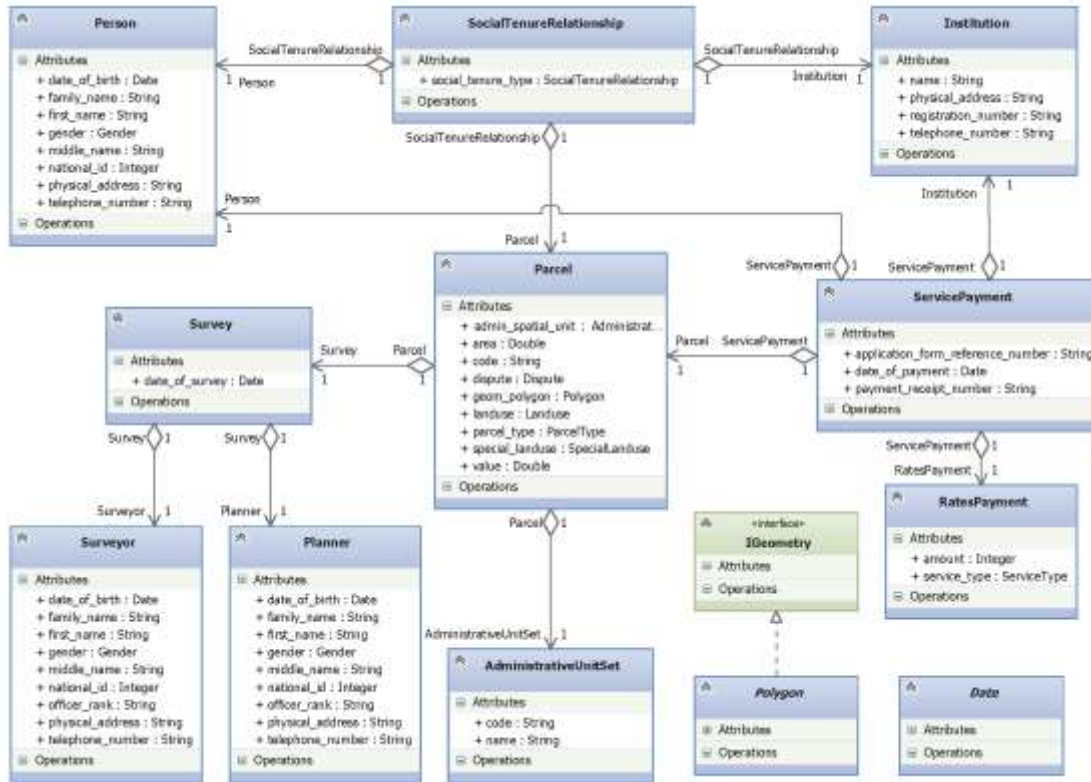
Scope: Develop and build capacity on a Land Information Management System for managing tenure in urban areas and payment of land rates

Process: Planning and consultation, system design, data collation, STDM customization, capacity development

Outcomes: A Land Information Management System accessible by planning, surveying and finance departments; digitization guidelines and mapping standards document; scanning and digitization of survey plans; capacity of land officers built on digital mapping and usage of LIMS



COUNTY-BASED LIMS DATA MODEL



STDM provides an integrated approach for capturing:

- Plan approvals
- Tenure situation by individuals persons and institutions
- Payment of land rates

This land information will also be used to support the implementation of Turkana's County Integrated Development Plan (CIDP)

IMPROVING PROVISION OF LAND ADMINISTRATION SERVICES

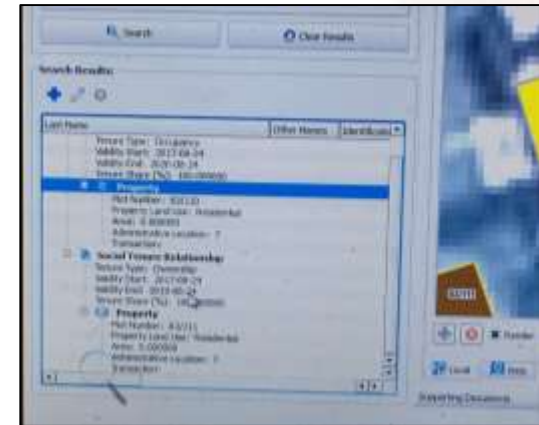
Partner: Lusaka City Council

Context: Strengthening provision of land administration services by local governments

Scope: Launching and institutionalizing tools and processes for issuing occupancy licenses in Kanyama Ward 10

Process: Planning and consultation, outreach and advocacy, system design, data collation, STDM customization, system integration, capacity development

Outcomes: An integrated Land Information System for managing property tenure information, identification of settlement priorities and issuance of occupancy licenses; strengthened internal collaboration between LCC's departments; better understanding of the community issues and priorities by LCC; appreciation of STDM as an affordable and flexible all-in-one information tool for supporting LCC's decision making process.



LAND OCCUPANCY LICENCE



LUSAKA CITY COUNCIL

OCCUPANCY LICENCE

No. /

PLOT/STAND No. 06/79

Republic of Zambia

OCCUPANCY LICENCE IN AN IMPROVEMENT AREA

COUNCIL OF THE CITY OF LUSAKA

THE COUNCIL OF THE CITY OF LUSAKA HEREBY GRANT TO Joseph Banda
a licence to occupy the land under and immediately adjoining House (or Shop) Number
06/79 in..... improvement area

Subject to the terms and conditions in the Urban and Regional Planning Act (No 3 of
2015), and any amendments thereto made hereunder; and in particular subject to the
terms and conditions as may be enumerated on the reverse side of the licence.
The terms of the within licence shall be for the period of THIRTY Years, from the
FIRST day of JANUARY 1999 and shall be extended for the
further period of THIRTY years from the date of expiry of this licence provided that the
occupant has observed all terms of the licence and such regulations and by-laws of the
declared or enacted in the respect to the physical improvement of dwelling within the
said Improvement Area.

Dated at Lusaka this TWENTY-SIXTH day of JANUARY , 2018

Council Registrar

Date of Document	Date of Registration	Registration No	Memorials	Cancellation

- 30-year tenure instrument issued on municipal areas and settlement schemes
- Does not require legally-approved boundaries
- Empowers occupants to invest without fear of dispossession
- Enables licence holders to pass on property freely to designated heirs

KEY SUCCESS FACTORS

- **Partnerships:** The collaboration between the international organizations, national institutions and local authorities proved to be the **facilitating agents** of change and innovations
- **STDM as a Land Information System:** STDM was proven to be technically sound and simple to use. This is in addition to its capabilities of easy customization; production of simple as well as advanced analytical reports; and, integration with third party enterprise systems
- **Capacity Development:** One of the most important elements of sustaining the development and application of a land information system like STDM is capacitating the key users on its use including data updating and management.
- **Buy-in and Ownership** of the tools and processes by the local authorities is critical for success

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TO CONCLUDE...

- STDM is a significant tool that local governments can adopt for development objectives like inclusive planning, tenure security improvement and provision of basic services and infrastructure
- It provides land professionals a great opportunity to offer people-centred and affordable solutions
- STDM makes it possible to bridge the information divide and to serve all members of society and to undertake development interventions such as tenure security for all at scale.





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THANK YOU

GLTN Secretariat

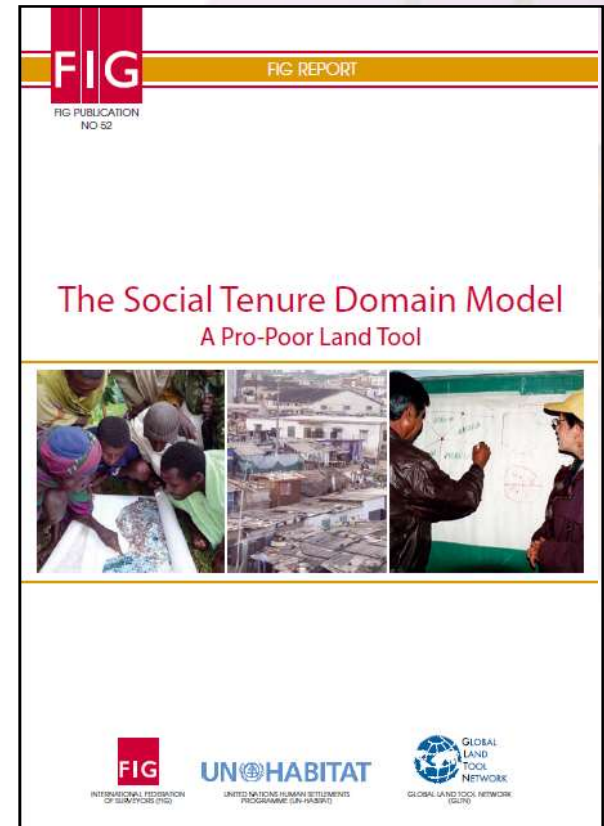
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