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## PARTNERS' MEETING

GLOBAL LAND TOOL NETWORK (GLTN)  
1–4 May 2023

Facilitated by

**UN HABITAT**  
FOR A BETTER URBAN FUTURE

 **GLTN**  
GLOBAL LAND TOOL NETWORK





**9<sup>TH</sup> GLTN PARTNERS MEETING**

*Securing land tenure  
for all in a rapidly  
changing world*

2-4 May 2023  
Nairobi, Kenya





# 9<sup>TH</sup> PARTNERS' MEETING GLOBAL LAND TOOL NETWORK (GLTN)

1<sup>st</sup> to 4<sup>th</sup> May 2023

Hosted by UN-HABITAT at the UN Compound Gigiri, Nairobi Kenya and Virtual space.







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## LIST OF ACRONYMS

<b>ALI</b>	Access to Land Initiative
<b>ALPC</b>	African Land Policy Centre
<b>ANGOC</b>	Asian NGO Coalition for Agrarian Reform and Rural Development
<b>AUS</b>	Arab Union of Surveyors
<b>BMZ</b>	Federal Ministry for Economic Cooperation and Development (Germany)
<b>CAFI</b>	Central African Forest Initiative
<b>CCO</b>	Certificate of Customary Ownership
<b>CIRAD</b>	French Agricultural Research Centre for International Development
<b>COP</b>	Conference of the Parties
<b>CRM</b>	Comprehensive Risk Management Approaches
<b>CRTEAN</b>	Regional Center of Remote Sensing of North Africa States
<b>DFID</b>	Department for International Development (UK)
<b>DNA</b>	Deoxyribonucleic Acid
<b>DRC</b>	Democratic Republic of the Congo
<b>EGM</b>	Extraordinary General Meeting
<b>ESCWA</b>	Economic and Social Commission for Western Asia
<b>FAO</b>	Food and Agriculture Organization of the United Nations
<b>FFP</b>	Fit-for-Purpose
<b>FIG</b>	International Federation of Surveyors
<b>FONAREDD</b>	National Fund for the Environment and Sustainable Development (DRC)
<b>GEC</b>	Gender Evaluation Criteria
<b>GIS</b>	Geographic Information Systems
<b>GIZ</b>	German Corporation for International Cooperation
<b>GLII</b>	Global Land Indicators Initiative
<b>GLTN</b>	Global Land Tool Network
<b>HIC</b>	Housing and Land Rights Network
<b>HLP</b>	Housing Land and Property
<b>HLRN</b>	Housing and Land Rights Network
<b>IDPs</b>	Internally Displaced Persons
<b>IFAD</b>	International Fund for Agricultural Development
<b>ILC</b>	International Land Coalition
<b>KDHS</b>	Kenya Demographic and Health Survey
<b>KIHBS</b>	Kenya Integrated Household Budget Survey
<b>KNBS</b>	Kenya National Bureau of Statistics
<b>MENA</b>	Middle East and North Africa
<b>MOUs</b>	Memoranda of Understanding
<b>NELGA</b>	Network of Excellence on Land Governance in Africa
<b>NGO</b>	Non-Governmental Organization
<b>NRC</b>	Norwegian Refugee Council
<b>NSDF</b>	National Slum Dwellers Federation
<b>NUA</b>	New Urban Agenda
<b>OECD</b>	Organisation for Economic Co-operation and Development

<b>RCA</b>	Rapid Conflict Analysis
<b>RCMRD</b>	Regional Centre for Mapping of Resources for Development
<b>REO</b>	Rural Environment and Development Organization
<b>RMIT</b>	Royal Melbourne Institute of Technology
<b>SDC</b>	Swiss Agency for Development and Cooperation
<b>SDG</b>	Sustainable Development Goals
<b>SDI</b>	Slum/Shack Dwellers International
<b>SIDA</b>	Swedish International Development Cooperation Agency
<b>STDM</b>	Social Tenure Domain Model
<b>TR-LUP</b>	Transparent and Responsible Land Use Planning
<b>UN</b>	United Nations
<b>UNCCD</b>	United Nations Convention to Combat Desertification
<b>UNDP</b>	United Nations Development Programme
<b>UNESCWA</b>	United Nations Economic and Social Commission for Western Asia
<b>UN-Habitat</b>	United Nations Human Settlements Programme
<b>VGGTs</b>	Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries, and Forests
<b>WB</b>	World Bank
<b>WIM</b>	Warsaw International Mechanism
<b>WPLA</b>	Working Party on Land Administration



## EXECUTIVE SUMMARY

The Global Land Tool Network (GLTN) is a dynamic and multisectoral alliance of international partners committed to increasing access to land and tenure security for all, with a particular focus on the poor, women, and youth. GLTN Phase 3 Strategy (2018-2030) was jointly developed by the Partners, whose vision is a world in which everyone enjoys secure land rights. The goal for 2030 is improved tenure security for all, with a focus on women, youth, and vulnerable groups. The 9<sup>th</sup> partners meeting took place in the UN Compound in Gigiri Nairobi, Kenya, from 1<sup>st</sup> to 4<sup>th</sup> May 2023 under the theme “Securing land tenure for all in a rapidly changing world”. One hundred forty-seven participants from 86 GLTN implementing partners and high-level world leaders attended the 9<sup>th</sup> meeting.

Session 1 introduced rich discussions and information sharing relating to experiences and outcomes of partners, gaps and challenges, ideas on sustainability, and priority recommendations for Phase 4, focusing on three thematic areas: land policy development and implementation, land rights, and informal settlements. In the opening remarks made by various speakers, including Michal Mlynar, the UN-Habitat Deputy Executive Director and Chair of the GLTN Steering Committee, Sarah Nandudu from Slum/Shack Dwellers International (SDI), Emma Norrstad Tickner from SIDA, Daniel Valenghi from SDC and Shipra Narang Suri from UN-Habitat, the overarching message was an emphatic appreciation of the perseverance and skills of all the network partners who jointly worked together to ensure GLTN made the progress being witnessed. They appealed for the continued support that would enable GLTN to protect the interests of the poorest in our ever-changing societies and ensure no one is left behind.

During the key note speeches, six speakers presented on various technical topics. Robert Lewis Lettington from GLTN spoke on “Key contemporary trends and their impact on land tenure security,” highlighting the increasing global problem of spatial equity and how it aligns with the SDGs and UN-Habitat’s strategic priorities. Naome Kabanda, Ag. Director Land Management Ministry of Lands, Housing and Urban Development Uganda spoke on “Delivering to the People: A Country Perspective,” highlighting the dynamics surrounding service delivery to the people through programme implementation in Uganda. Clarissa Augustinus, a senior land expert, spoke on “The Land and Climate Nexus”, highlighting five key areas, namely: UNCCD Global Land Outlook, key global numbers, Scenarios to 2050, Definitions, and finally, what it all means for pro-poor gender responsive land tenure. In conclusion, she asserted that new thinking is needed away from the western scientific influence that drives global restoration thinking and action and comes with justice risks when implemented in the global south. Grace Ananda, Policy and Advocacy Manager Habitat for Humanity Africa Area Office spoke on “Perspective of Civil Societies (CSOs) in Land Governance where she emphasized that the world is becoming more interconnected and interdependent, and collaborative partnerships are most critical now than ever, particularly with regard to achieving SDG 15 and SDG 17. Siraj Sait from the University of East London spoke on “Perspectives from Training and Research and explored the evolving relationship between research and land tools and its implications for GLTN moving forward into Phase 4. Finally, Diane Dumashie from the International Federation of Surveyors (FIG) spoke on “Perspectives from Land Professionals,” where she urged the network to set up a task force to ensure that it walks the talk in ensuring land tenure security.

Session 2 on “Taking Stock – A Review of the GLTN Phase 3 Implementation period” highlighted the achievements and challenges of GLTNs work covering 18 months period (June 2021 – December 2022) at all levels – global, regional, and country, and opportunities available to inform Phase 4 of the programme implementation. In summary, achievements included: GLTN has 29 land tools, frameworks and approaches to support governments, over 4,500 change agents with improved knowledge of pro-poor, gender-responsive tools; local community organizations are more confident and empowered, and they are able to interact with government agencies; 27 new research studies that have boosted understanding on tenure security; and over 300,000 urban and rural households having improved tenure security among others. Challenges included: the Covid-19 pandemic, the 5-months outbreak of Ebola virus disease in Uganda, failure of some work plan activities due to limited performance in cluster work, funding challenges, fragile institutions in Arab regions aggravated by decades of economic contraction and weakness or absence of multilateral forums that can partner or collaborate on matters of land governance. Opportunities included the adoption of the draft General Comment 26 on Land and Economic, Social and Cultural Rights by the Committee on Economic, Social and Cultural Rights; demonstrated capacity of implementing partners to implement GLTN land tools and innovations with minimal technical support from GLTN, and land and climate nexus.

Session 3 featured the experiences of various partners with specific thematic tracks, tools, approaches and geographical focus. Track 1: Recent applications of the Social Tenure Domain Model (STDM), where various applications of the STDM were presented, highlighting both positive impacts and challenges faced during the projects. Track 2: Perspectives on regional engagement – The Arab Land Initiative. The session highlighted GLTNs engagement at global, regional and country levels, stating that more work is needed at

different levels and regions. Participants were led to think collectively about how these global and regional interventions could trickle down to the national and local levels so that the lessons learnt in the Arab world could be implemented in other countries. Track 3: Land and Climate featured two presentations that discussed GLTN's publications under the theme of Climate Change within the work of GLTN. David Mitchell presented the "Land Tenure and Climate Vulnerability Report" and the Climate Resilient Land Administration Tool. Mona Khechen and Petra Samaha shared findings from the publication "Land Governance, Natural Resources and Climate Change in the Arab Region," including key challenges faced in the Arab Region and recommendations. Track 4: Monitoring the Land Agenda session featured five presenters speaking on different dimensions of the topic. Clinton Omusula of GLTN shared what was envisioned for Phase 3 of the GLTNs work programme and outlined the achievements under the three Outputs of Outcome 3. Leah Wambugu of the Kenya National Bureau of Statistics (KNBS) described the state of reporting on the SDG land indicators in Kenya by KNBS and the progress made towards a more comprehensive reporting regime after receiving capacity development support from UN-Habitat and GLTN. Nathaniel Don Marquez of the Asian NGO Coalition for Agrarian Reform and Rural Development (ANGOC) shared the status of land governance monitoring efforts in 7 Asian countries and outlined some key issues, particularly as relates to the data – policy gap. Robert Ndugwa of UN-Habitat summarized the progress achieved so far in getting more countries to report on the two SDG land-related indicators 1.4.2 and 5.a.1, taking stock of accomplishments and challenges and outlining the way forward. Laura Megiollaro of the Land Portal Foundation shared the work that Land Portal was undertaking to make data, information and knowledge about land issues more accessible, more open and more inclusive, and helping to explore the potential of data use to improve decision-making and policy. Finally, Clarissa Augustinus provided a background of the work on monitoring the land agenda and proposed the need to integrate it with other development concerns such as climate change, food security, and conflict. Track 5: Land and Conflict sought to give an in-depth preparation for the 4-year plan to contribute to the overall global strategy for GLTN. Track 6: A site visit to Mabatini Informal Settlement allowed the participants to interact with and gain first-hand experience of the dynamics within settlements in Kenya and compare with their own countries.

Session 4 focused on the land rights of women and girls. The session received a key note address from Chief Chamuka VI of the Chamuka Chieftdom in Zambia. Hellen Ndungu presented the GLTN Gender Strategy 2019-2030. The session benefited from the Expert Group Meeting on Gender Strategy and youth participation on land rights by Dr Siraj of the University of East London. Sarah Nandudu of Slum Dwellers International shared experiences from Uganda, and Eleonora Serpi of GLTN shared a Study Report on Land, Women Empowerment and Socioeconomic Development in The Arab Region.

Session 5 revolved around GLTN Phase 4 Programme Development Process, Recommendations, Priorities, Approach, Expected Outputs and Outcomes. During this session, the partners presented a proposed draft of the Phase 4 GLTN Programme for review and input before finalization and approval. GLTN Phase 4 Programme approach emphasized four items: a) Focus on opening new opportunities for engagement in countries and regions where GLTN is not currently active; b) Shift the focus from tool development to tool testing, evaluation, and refinement by prioritizing specific tool implementation and application; c) Strengthen the importance of land tenure security and land property rights and their global normative impact in multilateral agreements and human rights treaties by scaling up the investment in influencing policy and discourse on land governance at the international level; d) More consistent and coordinated engagement at the regional and international level around a set of key strategic areas of intervention and selected commitments. The priority thematic areas include: 1) The inter-relationship between land tenure security and protection of natural resources in multilateral environmental agreements; 2) The inter-relationship between land property rights and inclusive socio-economic development in multilateral agreements and human rights treaties; 3) Continuation of Phase 3 priorities on urban development and on the humanitarian–development nexus.

Session 6 shared the results of Cluster elections for the cluster steering committee and cluster leads as guided by the provisions of the charter. The outgoing clusters were lauded for notable performance with consistent meetings, meaningful discussions and engagements, and feedback to the secretariat. All the clusters re-elected their previous leads. On Charter amendments, GLTN members suggested that the proposals be referred back to the steering committee and secretariat to consider and develop prioritized proposals and circulate them to subsequent partners' meetings.

During Session 7, Rafael Tuts, UN-Habitat representative, shared closing remarks. He noted the dynamism and commitment of GLTN. He emphasized the significance of land tenure security and equitable access to land in the new urban agenda and sustainable development goals. He noted the role of land in financing development and empowering marginalized groups and the importance of land tenure security for community stability, prosperity, and resilience. Recognizing the connection between land and human rights, he affirmed UN-Habitat's commitment to work with partners to achieve land tenure security and promote social inclusion. He thanked donors and partners for their contributions and looked forward to implementing Phase 4 of the programme.



## BACKGROUND AND OBJECTIVES

The Global Land Tool Network (GLTN) is an active and diverse alliance of international partners dedicated to increasing access to land and ensuring secure tenure for all, with a particular focus on marginalized groups such as the poor, women, and youth. The Network comprises international rural and urban civil society organizations, research and training institutions, bilateral and multilateral organizations, and international professional bodies. Its main objectives are to develop, disseminate, and implement land tools and approaches that are pro-poor and gender-responsive. These efforts contribute to land reform, good land governance, inclusive land administration, sustainable land management, and effective coordination within the land sector. The ultimate aim is to uphold human rights, reduce poverty, promote economic prosperity, and achieve sustainable development, aligning with the Sustainable Development Goals, the New Urban Agenda, and other regional and national policy initiatives.

The GLTN Phase 3 Strategy (2018-2030) was collaboratively developed by partners through an extensive strategic review, envisioning a world where everyone enjoys secure land rights. Partners work together to develop and implement inclusive, Fit-for-Purpose, and gender-responsive land tools that enhance living conditions for all, with a particular focus on women, youth, and vulnerable groups in both urban and rural areas, in line with the goal for 2030.

The GLTN Partner's Meeting, held every two years, serves as a platform for the entire Network to engage, review progress, realign priorities, and establish a pathway for implementing the GLTN agenda. The 9<sup>th</sup> partners GLTN meeting took place at the UN Compound in Gigiri, Nairobi, Kenya, from Monday, 1 May 2023, to Thursday, 4 May 2023, under the theme of *"Securing land tenure for all in a rapidly changing world."* A pre-meeting GLTN country learning exchange was organized on 1 May 2023, at the Trademark Hotel in Nairobi, providing an opportunity for participants to connect and interact before the main meeting.

### Meeting Objectives:

1. Report on achievements, challenges and lessons learnt from GLTN Phase 3 (2019-2023)
2. Reflect on the way forward towards Phase 4 (2024-2027)
3. Elect Clusters' representatives
4. Hold thematic discussion on highlighted tools, topics and geographical focus areas
5. Hear the voice of partners in partners-led side events.

**Mode of delivery:** The meeting sessions featured keynote speakers, including key personalities, government representatives, land experts, and professionals. Panel discussions and technical presentations were also conducted. The meeting showcased successful land governance, administration, and climate and conflict management practices. Participants had the opportunity to share achievements, lessons, and challenges while fostering collaboration and developing innovative solutions across different regions to accelerate the achievement of the SDG indicators on land tenure security.

The partners' meeting was conducted in a hybrid format, with physical and virtual participants from around the world. Translation services were available in French throughout the conference and in Arabic on the second day. Virtual delegates actively engaged through the live stream and the Interactio platform.

**Meeting participation:** 147 participants attended the 9<sup>th</sup> Partners Meeting representing 86 GLTN implementing partners (Bilateral and Multilateral Organizations, International Professional Bodies Cluster, International Training/Research Institutions Cluster, Rural International Civil Societies Cluster, and Urban International Civil Societies Cluster). Meeting attendance was both virtual and in-person.





# 1

## SUMMARY OF PROCEEDINGS

### SESSION 1: PRELIMINARIES

#### 1.1 The GLTN Country Learning Exchange

The 9<sup>th</sup> Partner's Meeting shared experiences and strategies for country engagements to take stock of country work implementation under the GLTN Phase 3 Programme and to discuss the future of country work implementation beyond 2023. The event brought together implementing partners, GLTN partners and key stakeholders as part of the over-all capacity development work to learn from one another, assess the relevance of approaches adopted in different countries, recognize successes so far, and consolidate experiences and lessons learned. The meeting included ten presentations from eight countries, focusing on land policy development and implementation and improving land rights on customary lands and in informal settlements. The meeting discussed the outcomes and experiences of the partners, identified gaps and challenges, highlighted the focus of the afternoon breakout sessions, and mentioned potential priorities for the next phase.

As reported by the different implementing partners during the country learning exchange, there has been significant progress in the development, adoption and implementation of land policies in GLTN-supported countries. Land policy and development, partners achieved. For instance, Nepal has introduced new legislation and amended the Land Act of 1964. Both Nepal and Uganda have adopted the Fit-for-Purpose land administration approach and recognized vulnerable groups such as indigenous people, women, and youth. The uptake of GLTN land tools was also widespread, including in Palestine, where over 100,000 dunums were covered, leading to changes in women's land ownership and capacity building.

In terms of community land rights recognition, there has been an increased emphasis on enhancing the security of tenure for smallholders and indigenous people in the Philippines. The introduction of certificates of land occupancy, including the participation of wives and family members during land registration processes, positively impacted the perception of ownership and tenure security. Communities also improved their dispute resolution processes and gained government endorsement of land tools, highlighting the significance of local government units' involvement.

Regarding informal settlements, progress was made in recognizing the rights of informal settlers to land and reducing forced evictions. Tools developed for these settlements fostered social cohesion, and strong community management played a crucial role in their achievements.

#### Gaps and challenges

Several gaps and challenges were identified during the discussions. Under land policy development, one major challenge was the lack of clear demarcation of jurisdiction among national, provincial, and local governments. Many governments lack a coordinated structure, leading to confusion. The use of technology was a concern, especially in remote mountainous areas where accessing network can be uncertain. Additionally, infrastructure and Internet connection were lacking for the effective implementation of customary land certification. Political uncertainty posed another challenge due to the need for collaboration with governments. The limited role of women and youth in land management required attention. Partners also faced slow buy-in due to low literacy levels and institutional limitations within government agencies responsible for land tenure. Limited knowledge of legal instruments, insufficient capacity in resource mobilization, lack of government openness, reluctance of development partners to engage in land projects, and increasing pressure on urban land were significant areas of concern.

## Ideas on Sustainability and Scale-up of Gains

- **For land reform:** Decentralize land administration and improve coordination between national and local levels. Civil society groups should monitor and promote family ownership and gender equality consistently. Capacity development efforts should include developing a guide, raising awareness, especially at the local level, evaluating tools, and reinforcing progress made thus far.
- **For the justice system:** Strengthen capacity through awareness raising and education. Enhance coordination, increase collaboration avenues, and establish multi-stakeholder platforms with like-minded partners. Facilitate dialogue between the justice system, civil society, and the government.

## Recommendation on Key Priorities for Phase 4

- Improve documentation to demonstrate success and provide evidence for resource mobilization from more donors.
- Demonstrate transparency and accountability to local partners, and develop their capacities in resource mobilization, including proposal writing and other strategies.
- Conduct donor mapping to explore co-financing options, considering community in-kind contributions.
- Expand the continuum of land rights to include climate change, transitioning from a linear approach to a cyclical one.
- Position GLTN as a knowledge centre on land reforms and continue developing tools and user skills.
- Disseminate the already developed tools to other partners, including NGOs, and government entities at the local and national levels, encouraging their use and institutionalization within governments. Explore the integration of these tools into academic curricula.
- Look beyond land tenure to explore linkages with other social issues. Connect with other partners to explore opportunities for amalgamating tools.

## 1.2 Opening remarks

Kathy Vaughan, the meeting facilitator, started off the meeting by welcoming every participant present in person and virtually to the 9<sup>th</sup> GLTN Partners Meeting. She noted that the meeting had a lot on the agenda in just three days and stated that the meeting conveners would do their best to keep time and cover the whole agenda. She then welcomed the following speakers to make their opening remarks:

1. Michal Mlynar, the UN-Habitat Deputy Executive Director and Chair of the GLTN Steering Committee
2. Sarah Nandudu, Grassroots Representative
3. Emma Norrstad Tickner, SIDA, (virtual)
4. Daniel Valenghi, SDC, (virtual)
5. Shipra Narang Suri, UN-Habitat,

**Michal Mlynar** made opening remarks as Chair of the GLTN Steering Committee. He applauded the partners' support and commitment to achieving the goals and their important focus. He acknowledged Mino Amaroson, the GLTN Steering Committee Vice-chair, for ably leading and serving as the Acting Chair in the interim. He thanked all the members of the steering committee, the observers and members of the Network for keeping it ambitious and vibrant even during the COVID-19 pandemic.

He noted that land tenure security is central to sustainable development and fundamental to all three elements of sustainability – environmental, social, and economic pillars. He emphasized the important role that GLTN plays in creating awareness and bringing diverse partners together to develop, test and share solutions to land management and governance challenges.

*"I can say with confidence that without perseverance and the skills of our network partners, GLTN would not have made progress this far and would not have the hope we have for the future. The future, my friends, starts today. We cannot delay. We do not have the time, so we need to prepare solutions for tomorrow today, making our work very crucial,"* **Michal.**

He noted that GLTN partners were meeting in person for the first time in more than four years and therefore had an ambitious and packed agenda. He urged the participants to consider progress and reflect on the



achievements and challenges since the last partners meeting in 2020. He pointed out that the meeting would appoint a new steering committee to guide the Network for the next two years. Members would also agree on a Phase 4 programme structure that will shape the GLTN's work for the next four years. He is confident that with the commitment and focus of the partners in the meeting, GLTN will succeed collectively.

Michal affirmed the UN Habitat's commitment to continue contributing to the GLTN's efforts and promote its inputs, outputs and objectives through its strategic plan, projects, and offices in full force. As hosts of the secretariat, UN-Habitat appreciates the confidence shown by the partners and therefore renews its commitment to supporting GLTN as efficiently and professionally as possible.

*"While UN-Habitat is repositioning and re-emerging from the challenging period due to financing and other challenges. I am pleased to say that we are on a positive and sustainable trajectory and look forward to engaging with you further on these important issues," Michal.*

Michal emphasized that land is central to UN-Habitat's mandate and priorities and will remain so for the foreseeable future. The GLTNs identified Phase 4 priorities on environmental sustainability, climate change, land tenure security, human rights, urban development and humanitarian development nexus align with UN-Habitat's priorities and stretch over the entire continuum of the work and important priorities of the UN, particularly for sustainable socioeconomic development.

*"We look forward to exploring these priorities and using them to enhance human dignity and achieve sustainable development that leaves no one behind. Land will remain central to the achievement of SDGs and to our common future and the future development objectives," Michal.*

Michal recognized GLTNs principal donor, Swedish International Development Cooperation Agency (SIDA) as a constant champion of the Network. He noted that their continued contributions to the steering committee's work and the network basket funds have increased the tenure security for hundreds of thousands and led the way for many others. He hoped this would be an inspiration for others to join these efforts. Similarly, he recognized and appreciated the Swiss Agency for Development and Cooperation (SDC) for helping maintain the viability of the basket fund and the Network. He also recognized and appreciated the contributions from the German government through the BMZ and GIZ, from the Netherlands through REO and from the Central African Forestry initiative, making particular geographic and thematic projects possible.

He appealed to the donors to continue supporting GLTN. *"We hope we can count on your continued support, as we continue to recognize that the work of GLTN protects the interests of the poorest in our societies and is essential to achieving the objective of leaving no one behind," Michal.*

Sarah Nandundu, the National Coordinator of the National Slum Dwellers Federation of Uganda, was the second to make opening remarks as a grassroots representative. In her remarks, she acknowledged the last statement of the Chair's remarks as profound and timely, *"supporting the urban poor and leaving no one behind."*

She further acknowledged their presence in the partners' meeting as inspired by the working partnership with GLTN, which has seen them succeed. She said NSDF is a network of urban poor where land is a big issue with many challenges, including eviction and security of tenure topping the list. She thanked GLTN and UN-Habitat for their support and accepting to work with them and giving grassroots organizations a platform to be heard, *"Our voices are being heard, and we are participating and making decisions both at the local and global level, thanks to GLTN," Sarah.*

Through GLTN, in partnership with UN-Habitat, grassroots organizations have successfully carried out several activities in Uganda, Zambia and Kenya. They will continue to build on the existing work to scale up support for grassroots. She called upon all partners at all levels to prioritize grassroots as the most affected urban poor and put grassroots at the front of this work. She gave an example of how Uganda and Zambia have used pro-poor tools to enable the urban poor to access land, hence giving hope to families in Uganda. This, she said, should be scaled up for sustainability.

**Emma Norrstad Tickner**, representing Swedish International Development Cooperation Agency (SIDA), gave her opening remarks virtually. She was happy to see the diversity of partners in the land space in the meeting. In her remarks, she noted that, in many ways, conflicts on land rights have increased in relevance and attention. With the worsening impact of climate change, land and human rights are increasingly important as a precondition for food security and income generation.

Emma highlighted three value propositions unique to GLTN that enable it to play a critical role: first, the focus on the **'how and actual tools'** – the GLTN's work with FFP equal and gender system land tool is unique and fundamental. Second, the **'inclusion of conflict countries and context'** though complex is necessary. Land rights is a key factor in peace and security, and the humanitarian-development nexus is increasing in importance. She asserted that many organizations are involved in one way or another, but it remains a complex area. The GLTN's capacity to work in this context is important and adds value to the work. Third, **'the form and shape of GLTN'** – the power lies in the mandate and outreach. *"It is important to point out that without partners, GLTN wouldn't be able to tackle on the same scale or complexities or have the mandate it has today. So, I encourage partners at this meeting to use these days to strengthen and deepen their work and to be innovative, brave and constructive in their discussions".*

**Daniel Valenghi** made his remarks virtually on behalf of the Swiss Agency for Development Cooperation (SDC). He said the agency has supported GLTN for several years and that, for SDC, inclusive land governance is a multicore priority for sustainable, resilient food systems. And access to secure land rights is one of the most important factors in producing healthy food and maintaining soil fertility to protect the environment and tackle land degradation.

He noted that land governance is a complex matter that needs concerted efforts to tackle. He said that Africa has many types of land ownership structures that need to be strengthened. Daniel mentioned that SDC supports land governance through various programmes – IGAD land governance. This new programme is improving private land-based investment and transformative land initiative investments. It also supports other networks, such as the International Land Coalition and the GLTN, and is happy with the results.

*"One year ago, we had the idea for GLTN to support a sustainability study followed by developing a sustainability plan. We are satisfied with the results of the sustainability study, which will be used in the design of the new phase and grateful to GLTN and all other partners involved," Daniel.*

**Shipra Narang Suri** of UN-Habitat, in her remarks as a steering committee member, introduced her role in the Network. *"I am the chief of the urban practices branch in the UN-Habitat, which is the normative nerve centre of the agency and home to its global programmes, including GLTN. It is my role and responsibility to look at GLTN and its connections with the normative and operational work of the UN-Habitat, one I find to be very fruitful, rewarding, fulfilling and successful,"* she said.

She shared how they have developed many opportunities to scale up operational work or open the door to bring in new GLTN tools to be piloted, tested and rolled out. She reiterated that land remains central to our challenges until 2030 and beyond. However, she quipped that there are many opportunities to strengthen the partnership and GLTN. Namely;

1. Link to our flagship programme – launched with the current strategic plan in 2019.
2. Link to special equity and urban land management – land as a basis for equitable social development.
3. Link climate to land and environment – increasing instability and more frequent, intense, and recurrent climate disasters.
4. Link to crises – we need to do more in conflict, fragile settings, and the intersection of multiple crises.
5. Link more to local government and local governance – to streamline the GLTN work and influence policy at broader levels.
6. Link to multilateral frameworks – at the global level and speak with one voice and coordinate to mitigate the challenges.

She noted the backsliding on SDGs – *'we have only achieved 12% of global 140 targets with 50% moderately or severely off track'*. For example, by 2030, we will have 575 million more people living in poverty, and it will take 286 years to close the gender gaps in policy and remove discriminative laws. That land is central to women's and girls' rights. Poverty, exclusion and marginalization weaken our society and threatens the social contract.

She affirmed that GLTN plays a fundamental role globally and within UN-Habitat. Going forward to Phase 4, *"I wish to remind you to keep in mind the guiding principle of speed and scale. We need to find ways to scale and speed our work towards 2030. Thank you to all partners, donors - SIDA SDC, GIZ Netherlands, secretariat and Dani, Jean, Delila who have recently left the team. Together, we are committed to maintaining a strong secretariat".*

## 1.3 Key Note Speeches

Key note speakers on various technical topics were lined up for this session:

1. Robert Lewis Lettington, GLTN
2. Naome Kabanda, Ag. Director, Land Management, Ministry of Lands, Housing and Urban Development, Uganda
3. Clarissa Augustinus, Senior Land Expert
4. Grace Ananda, Habitat from Humanity
5. Siraj Sait, University of East London
6. Diane Dumashie, International Federation of Surveyors (FIG) and Rafic Khouri, Arab Union of Surveyors

### 1. Key contemporary trends and their impact on land tenure security, by Robert Lewis Lettington, GLTN

Robert emphasized the complexity of the topic and expressed the hope that his presentation would be thought-provoking and encourage the audience to initiate meaningful discussions. He acknowledged that the presentation wouldn't cover every dimension but would provide a cross-section, with the remaining gaps filled during the two days of discourse.

One of the key issues highlighted by Robert was the global problem of spatial equity, posing the question of *"Who gets what land and for what purposes?"* He emphasized the importance of addressing challenges such as land consolidation, exclusion, and eviction and ensuring equitable access and use of land. Using the example of a slum in Nairobi, he illustrated the challenges arising from high land densities, making it difficult to provide adequate services and safety to residents.

Robert stressed that special equity aligns well with the Sustainable Development Goals (SDGs) and UN-Habitat's strategic priorities of creating inclusive and fair cities. However, he emphasized that similar issues also arise in rural areas. *"There is an urgent need to assess land needs based on population and generational differences to respond effectively,"* Robert.

He pointed out that there are still challenges with the social and economic function of land. The social function is the ability of people to use land to improve their lives and enhance their human dignity. *"Whereas in many situations, we have land being prioritized for its capital value and its asset value rather than what it does for people, and this creates some inequity"* Robert.

He pointed out that significant challenges still exist regarding the social and economic function of land. While land's social function should focus on improving lives and human dignity, in many cases, land is prioritized based on its capital and asset value, leading to inequities. To highlight the magnitude of the problem, Robert shared statistics showing that 46% of global net worth is tied up in residential property, indicating a need to prioritize meeting the housing needs of the 1.6 to 3 billion people lacking adequate housing instead of focusing solely on accumulating capital value in land.

The impact of climate change was also addressed, with Robert providing vivid examples of its devastating effects on communities. He highlighted the issue of communities living in environmentally risky areas due to lack of access to safer land or because climate change has shifted dynamics. He emphasized the need for adaptation, resilience, and support networks to ensure safer areas and economic opportunities for affected populations.

Robert further discussed shifts in housing size, agricultural trends, and land use patterns worldwide. Demographic changes, cultural shifts, and land use demands require adaptable systems to address fragmentation in agricultural land and accommodate the changing needs of different age groups.

Political instability and conflict are identified as closely linked to land security. Poor land tenure security increases the likelihood of conflict, while better land security promotes peace and facilitates restoration. Examples were given, such as the situation in Sudan. Robert also highlighted intergenerational equity concerns even in traditionally wealthier communities, where instability arises when young people cannot access adequate land and property.



In conclusion, Robert acknowledged the progress made in land management, such as the development of tools and procedures for recording land, administering rights, and resolving disputes. However, challenges persist in implementing these solutions. He emphasized that the bigger issues lie in land governance, strategic decision-making, and finding the right balance. He encouraged participants to recognize the importance of land governance and management, as they are both essential and require continuous improvement and strengthening. He expressed optimism about participants' ability to contribute and make a difference with the available means and tools.

## **2. Delivering to the people: A Country perspective, by Naome Kabanda, Ag. Director, Land Management, Ministry of Lands, Housing and Urban Development, Uganda**

Naome delivered a speech on programme implementation and service delivery to the people. She emphasized the importance of working with various stakeholders who have different expectations for the programme. Naome outlined the objectives of the programme and highlighted three key areas of their work, which are currently at different stages of implementation: One, support to policy development and implementation, including addressing legal fragments in certain countries; two, support at the grassroots level; and three, technical support for implementing the tools.

To assess progress, Naome stressed the need to ask crucial questions such as: What have we achieved? Where is the progress? What is expected of us? What are the communities' expectations? From their experiences, she noted that communities expect free services and commended the GLTN for its work in mapping land and providing technical support. However, she raised concerns about the sustainability and scalability of providing free services to regions like Africa, Asia, and Latin America. She questioned whether these models could be adopted in Phase 4.

Naome further highlighted that communities expect technical and institutional support. In many countries, the government structure comprises central, national, and local levels. However, some institutions are not yet established, leading to poor service delivery.

Regarding Uganda's progress in land governance and management, Naome mentioned the existence of a computerized land rating system and a land e-registry, allowing online delivery of title deeds. However, she questioned the efficiency of a land information system based on three tenure systems (the mailo, freehold, and leasehold) when nearly 80% of the land is under customary tenure and not included in the cadastre. There is an expectation among communities for all land under customary tenure to be documented.

Addressing community expectations for capacity-building programmes, Naome stressed the importance of educating communities on advocacy and lobbying, considering that land is a political asset. She acknowledged that the cost of building capacity for all land actors (implementers, technicians, and communities) is high, although the GLTN has made progress in this area. She also noted the need for legal aid support for vulnerable populations and highlighted the outdated data records in Uganda. Vulnerable individuals require assistance in registering their names on the certificate of customary ownership (CCO).

Naome emphasized that the government expects programmes to be sustainable but questioned the costs of the CCO and nationalized programmes supporting grassroots initiatives. She highlighted the government's need for financial and technical support. She acknowledged that land reforms become a reality through implementation and that governments expect partners to adhere to existing guidelines, even though some are outdated and misaligned with Fit-For-Purpose tools.

Naome mentioned the vibrancy of civil society organizations in Uganda and how the GLTN supported them in mapping all actors and establishing memoranda of understanding (MOUs). The aim was to define mandates, niches, and areas of operation to avoid clashes with the government and encourage partnerships. While civil society expects more from the government, Naome recognized the challenges of frequent political leadership changes. However, with goodwill, they can effectively carry out their work.

Looking ahead to Phase 4, Naome proposed the following:

1. Conducting audits on the ongoing work of the GLTN, particularly the tools. This audit would assess which countries are implementing which tools, identify successes and challenges, and document lessons learned for benchmarking purposes.
2. Building synergies, particularly on gender and climate change. The question was raised on whether gender should be treated separately or integrated into climate change intervention areas.
3. Expanding the ongoing work, with a focus on addressing the needs of Uganda's large youthful population, who face challenges in accessing land and employment. Specific programmes targeting youth are necessary to prevent increasing conflicts over land.

### 3. The land and climate nexus, by Clarissa Augustinus, Senior Land Expert

In her keynote speech, Clarissa expressed her gratitude for the opportunity to address the meeting and mentioned that she had the privilege of supporting the UNCCD in their flagship publication, the four-year assessment of the planet's land health. She emphasized that UNCCD is the UN agency focused on land degradation and land restoration.

During her presentation, Clarissa highlighted five key areas for discussion and their implications for pro-poor gender-responsive land tenure: UNCCD Global Land Outlook, key global numbers, scenarios to 2050, and definitions.

She discussed the concept of planetary boundaries, encompassing nine areas, including land use change, climate change, freshwater use, nitrogen and phosphorous cycles, ocean acidification, chemical pollution, atmospheric loading, ozone depletion, and biodiversity loss. The safe operating space for humanity is in providing socioeconomic needs of health, water, food, income, education, energy, and jobs while ensuring inclusivity of gender, equity, voice and resilience to achieve sustainable development.

She pointed out that land use change alone accounts for 13 to 21% of global emissions annually and that tenure security underpins restoration. Her key climate message for GLTN is that *"Tenure security provides confidence to land users so that they are incentivised to incorporate sustainable land management regime for the long-term protection of that land"*.

Clarissa noted with concern that *"The world is experiencing massive land degradation resulting from human-induced actions which exploit land, causing its utility, biodiversity, soil fertility and overall health to decline. This is a big problem because ensuring food security for a global population requires healthy land and ecosystems, but in our case, the amount of degraded land is growing rapidly. This MUST concern us,"* she said.

The statistics on land degradation show 20 to 40% degraded land. Declining ecosystems are caused by cropland, desertification and urbanization. Agriculture covers 40% of land and is the largest contributor to degradation. This leads to massive poverty, hunger, inequality and pollution, making communities vulnerable to disease, disaster, drought, floods and wildfires, with 3 billion people already affected.

Clarissa highlighted the influence of the external factors of government policies, markets, and consumer demand on the drivers of land degradation, for example, unsustainable land and water management in agriculture, forestry urbanization, mining and infrastructure development leading to competition over scarce land and water resources, and further to an ever-widening gap in human demand and nature's supply.

She noted further that tenure security is needed to avoid and reduce land degradation and restore the land over the years, quoting the World Bank in her presentation. *"The quality of land administration curbs land degradation.... functional land administration play(s) a role in preserving natural resources"*. Still noting that the main gap is lack of security of tenure.

To give more clarity to the audience, Clarissa presented three scenarios developed by the Dutch Environment Agency;

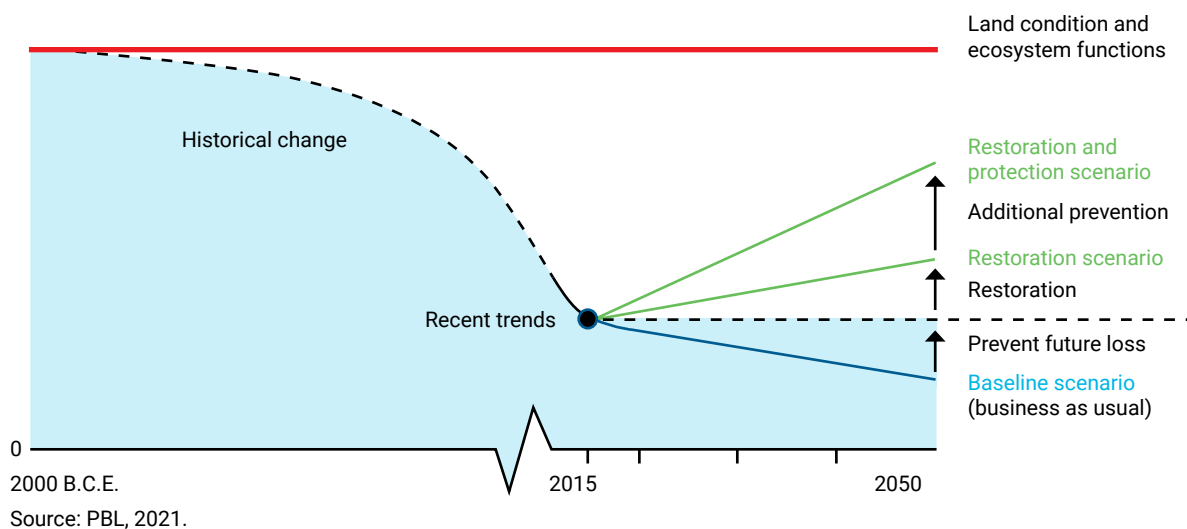


Figure 1. Three scenarios for future land health

### Scenario 1: Baseline: Business as usual

Current land and natural resource degradation trends continue to 2050 with no efforts to protect or restore. There will be a continued global decline in ecosystems with rising demand for food, feed, fibre, and bionic energy. Continued degradation slows down food production or yields, and the decline of nature and biodiversity. Cautioning that *"We are going to lose an area the size of South America, mostly in Sub-Saharan Africa, Latin America, Middle East and North Africa"*.

### Scenario 2: Land Restoration

It is the implementation of a continuum of activities that avoid, reduce and reverse land degradation to meet human needs and improve the biosphere's stewardship. In this case, we must set aside 35% of the global land for restoration. Sub-Saharan Africa and South America have the largest potential for restoration. However, it is not enough to reach the global food security objectives.

### Scenario 3: Restoration & Protection

Based on the restoration scenario plus protection measures. We currently have 15-17% protected areas which should move to 30%. This means we limit agricultural expansion. Most new protected areas are in Sub-Saharan Africa and South America. Governments have approved the restoration of 30% through the global biodiversity framework and the UNCCD conventions with Sub-Saharan Africa and South America in the critical path of planetary sustainability.

**What does this mean for hundreds of millions of vulnerable people?** The billion or so subsistence farmers and pastoralists will have dramatically less land and enormous population movements from rural to urban centres. In crisis environments, the cities will become safety belts for the planet.

*"UNCCD has focused on this nexus of land degradation, restoration, land governance and land tenure. We are doing a lot of work together with GLTN partners to try and address this key issue".*

Clarissa encouraged participants to have a good analytical look at the working paper on the nexus of land tenure and restoration by Eugene Chigbu. **What does this mean for GLTN and partners?** To achieve these climate goals, it's necessary for the planet, humanity, and GLTN partners who dream of security of tenure for all, to move to new strategies. Scientists from the American Institute of Biological Sciences said the paper has strong conclusions.



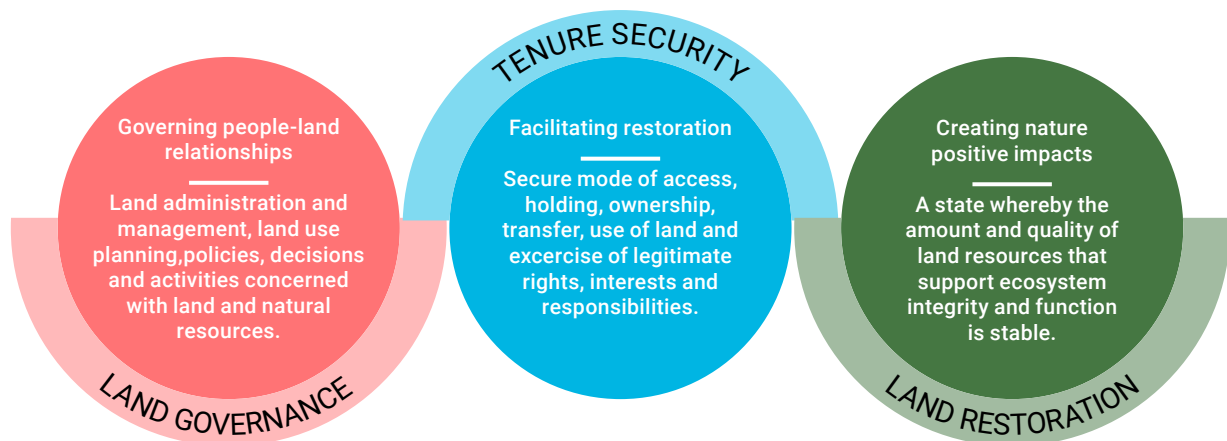


Figure 2. Land governance, tenure security and land restoration

In conclusion, the presentation indicates that new thinking is needed, away from the Western scientific influence.

1. Current restoration work is being done in the context of local and global power and balances, and distant financial powerful actors have huge influences on how restoration is being carried.
2. We need the pathways to include local communities' perspectives and social justice issues that are unclear to restoration practitioners and scientists. Western science policy drives global restoration thinking and action. This comes with justice risks when implemented in the global south. There is a need to get away from the systematic domination and scientific imposition of traditionally Western approaches to non-Western contexts. We have to do climate change, but we have to do it within a local context. A way forward is equity-centered restoration - a key message for GLTN.
3. GLTN partners need to share their knowledge of how to do this equity-centered restoration with the climate scientists. Driving the global, regional and national thinking and implementation. This is about addressing justice and land governance issues while at the same time meeting environmental goals. This requires a massive concerted effort of people in this room.
4. Moving to this thinking, what does this mean for GLTN partners? This is where the finance is going to climate. It has been identified in GLTN Phase 4, and this is what GLTN partners can contribute to the sustainability of the planet.

Her forward-looking thoughts on GLTNS Phase 4, included key strategic areas to the audience;

1. GLTN partners need to engage climate scientists and practitioners and share their knowledge on equity-centred restoration.
2. GLTN partners to drive global, regional and national thinking and implementation. Address justice, humanities climate goals, and land governance issues while at the same time meeting environmental goals. This requires a massive concerted effort of people in this meeting.
3. Build on GLTN lessons learned and develop new approaches; this is what GLTN partners can contribute to the sustainability of planet Earth.

**On Key learnings and options** that could inform engagement with climate scientists, Clarissa suggested the following:

1. **Pro-poor and gender-responsive land values.** Poverty and women's land rights is often not central to global climate discussions.
2. **Adopt a global-to-social change approach that works.** GLTN's **soft systems** approach to social change has delivered some global-to-local change. Climate scientists need to know how this works because we are all dealing with wicked complex systems and not mechanical changes in energy.

3. **Build new strong coalitions with new strategies, new narratives, and new climate partners.** GLTN partners will need additional new climate partners to build strong coalitions to change the dominant Western narrative from global to local levels, and governments are key partners. Events with a diversity of land and climate stakeholders need to be held with tough conversations.
4. **Build new knowledge, capacity and champions;** New knowledge and capacity needs need to be developed, including strengthening champions.
5. **Adoption of GLTN tools** and development of new land and climate nexus tools.

#### **In conclusion, Clarissa highlighted 5 key messages**

1. Security of tenure is on the critical path of humanity's environmental goals, and you are on the critical path of the planet's sustainability.
2. We need to build on and learn from previous GLTN phases, which are also in the critical learning path.
3. GLTN coalition needs to be strengthened to engage with climate practitioners and scientists.
4. Consider equity-centred restoration for urban and rural areas.
5. We must keep working for the dream we've all shaped - our security of tenure for all and add climate by transforming the narrative.

#### **4. Perspective of Civil Societies (CSOs) in Land Governance, by Grace Ananda- Policy and Advocacy Manager, Habitat for Humanity International – Africa Area Office.**

Grace began her speech by expressing her gratitude for the opportunity to represent civil society organizations (CSOs) in the GLTN urban cluster. She commended GLTN and UN-Habitat for providing a platform that brings together land actors from around the world.

Quoting the UN Secretary-General's Call to Action for Human Rights, Grace emphasized the importance of enabling CSOs, policy-makers, and rights holders to contribute to policy-making through access to information, dialogue, dissent, and expression of views. She highlighted that this dialogue is happening at a time when important international events like the UN-Habitat Assembly and the G7 meeting will focus on land governance, affordable housing, climate resilience, and tenure security. Thus, she considered it an opportune moment for GLTN partners to come together.

Grace presented data on urban housing, citing UN-Habitat's findings that one in four urban dwellers live in informal settlements, 54% of the world's population resides in cities, 1.6 billion people face inadequate housing, and 1 billion live in slums. She emphasized the need for inclusive and strategic engagement with various actors to address this issue.

Highlighting the significance of land as the foundation of human existence, Grace stressed the importance of halting the loss of land and reversing this trend for the future prosperity and security of humankind. She mentioned SDG 15, which commits world leaders and CSOs to work together to protect life on land.

Grace advocated for a multi-stakeholder approach to address humanitarian needs, including land governance and the SDGs. She emphasized the critical role of local and national ownership and capacities in responding to crises, achieving sustainable solutions, and addressing tenure security.

Acknowledging the interconnectedness and interdependence of the world, Grace underscored the importance of partnerships, citing various legal frameworks such as SDG 17, the New Urban Agenda, the Voluntary Guidelines on the Responsible Governance of Tenure, the Framework and Guidelines on Land Policy in Africa, the Guiding Principles on Large-Scale Land-Based Investment in Africa, the Sendai Policy Framework, and the Paris Agreement.

Grace highlighted that CSOs support long-term initiatives promoting people-centred, conflict-sensitive, and gender-sensitive land governance based on best practices advocated in regional and international land policy frameworks. By advocating for sustainable use and management of land resources, land governance protects land users' rights and holds government and private sector actors accountable.

She mentioned that CSOs have adapted to challenging and divided settings, such as the COVID-19 pandemic, by maintaining and improving their organizational capacity and service provision to meet the growing needs

of communities. Grace shared reports from CSOs documenting the frustrations vulnerable communities face due to evictions, land grabbing, and the killings of human rights land defenders during the pandemic.

In conclusion, Grace emphasized that CSOs can contribute to just and equitable land use practices by engaging with communities, monitoring and exposing malpractices, building capacity, facilitating networking and collaboration, and empowering communities. She called on governments to work with civil society to implement policies and programmes that promote transparency, accountability, and participation in sustainable land governance and management for the benefit of all stakeholders.

Grace concluded by expressing her aspirations for stronger partnerships and collaboration among CSOs, policy-makers, rights holders, traditional leaders, academics, women, and youth during the implementation of GLTN Phase 4 using relevant tools developed by GLTN/UN-Habitat and its partners.

## 5. Perspectives from Training & Research by Siraj Sait, University of East London

Siraj began his speech by expressing gratitude and approaching it from the perspective of the academic training and research cluster, emphasizing the importance of multi-sector cross-clustered and interdisciplinary collaboration. He briefly discussed the evolving relationship between research and land tools and its implications for GLTN's future in Phase 4.

He shared that in 2005, he had the privilege of joining UN-Habitat to help establish GLTN. They aimed to bring together various stakeholders, including professionals, policymakers, governments, local authorities, global frameworks, partners such as the World Bank and FAO, civil society organizations (CSOs), people themselves, researchers, and academic institutions. This approach challenged the traditional linear patterns of engagement.

Their plan included tool development, capacity building, and implementation, guided by the diverse expertise within the academic training and research cluster. They recognized the importance of data-driven and evidence-based approaches to inform advocacy, evaluations, and policy development.

Siraj mentioned the emergence of two distinct clusters within GLTN: research and training. The research cluster became the largest within GLTN and focused on various areas beyond land rights, including human rights, SDGs, gender, youth, climate change, conflict, curriculum development, and more. They realized that research was being conducted across all clusters by professionals and civil society. *"Research by its very nature was changing,"* he noted.

He shared an anecdote about receiving a letter from his university's vice chancellor, suggesting that research was no longer the primary focus and that they should prioritize outcomes through a director of impact and innovation. This shift highlighted the changing nature of research and the need to balance outcomes with the research process.

Looking ahead to Phase 4, Siraj emphasized the importance of critically examining the role of research clusters and the entire GLTN community. He stressed the need for GLTN to continue leading in operationalizing tools and addressing gaps through evidence-based approaches, particularly in the context of gender. He suggested reviving the practice of writing workshops to document and share multidisciplinary approaches. He acknowledged that their cluster had primarily represented the "northern" perspective and called for increased efforts to be more inclusive and representative.

## 6. Perspective from Land Professionals, by Diane Dumashie, International Federation of Surveyors (FIG) and Rafic Khouri, Arab Union of Surveyors

Diane Dumashie from FIG was the first speaker to take up the podium to give her perspective based on her experience with FIG. She took the opportunity to welcome the partners present and recognized the dignitaries present in the meeting. Diane spoke about how the professionals see the vision of GLTN fitting in line with that of FIG, which is serving society for the benefit of people and planet Earth. She noted that FIG had crucial issues that would inform and shape discussions over the meeting duration.

FIG hopes to contribute to the UN-Habitat important global agenda of climate action, technical and digital transition in land management, connectivity around the world and housing settlement/rapid urbanization. She reiterated that the current society needs service delivery to transform it, and changes in the demographics of our world need us to look at the longevity of what we are doing beyond Phase 4 into the future.



She mentioned several initiatives that FIG has been involved in:

1. Campaigns to create an enabling environment by engaging with politics, civil society organizations (CSOs), and governments. They aim to institutionalize these efforts and reduce reliance on donor support, focusing on building strong institutions.
2. Emphasizing the importance of political will and society's voice in shaping government decisions.
3. Prioritizing modern sustainability practices.
4. Aligning FIG's vision with the Sustainable Development Goals (SDGs).
5. Exploring how FIG can leverage existing GLTN networks to support the climate agenda.
6. Addressing urban-rural land linkages and advocating for their inclusion in the GLTN agenda.
7. Continuing collaborations and partnerships, such as the African Land Institutions, as a priority.

Diane proposed the establishment of a task force within the network to ensure that actions are taken to secure land tenure, moving beyond discussions and into implementation.

In terms of handing over to the next generation, Diane called upon the networks and governments to:

1. Listen to the voices of young professionals.
2. Be willing to work with youth groups like Kenya's Youth-Led Land Network (YLLN).
3. Embrace digitalization, recognizing that it is the new normal. She cited the example of the digitization of the land registry in Kenya.
4. Value unregistered land through land value capture mechanisms.

Finally, Diane emphasized the importance of two aspects for FIG in Phase 4 of GLTN:

1. Aligning with UN-Habitat's strategic plan.
2. Ensuring visibility of the SDGs and land beyond 2030.



# 2

## SESSION 2: TAKING STOCK - A REVIEW OF THE GLTN PHASE 3 IMPLEMENTATION PERIOD

### 2.1 A Report on Achievements, Challenges and Opportunities.

#### Introduction:

This session highlights the achievement and challenges of GLTN's work at all levels - global, regional, and national/country and opportunities available to inform Phase 4 of the programme implementation. The session was delivered through keynote speeches, technical presentations, plenary, and panel discussions.

The report covered 18 months of implementation between June 2021 and December 2022 based on the approved GLTN Phase 3 Project Document for 2019-2023 and the approved GLTN work plan 2021/2022.

The results of this work period were derived from the four outcome areas of the GLTN project document focused on responding to the land sector's emerging needs, challenges, and opportunities. Interventions were in collaboration with partners representing relevant professions and disciplines, civil society and grassroots organizations, and multilateral and bilateral organizations, as well as national governments and local municipalities, to deliver improved land tenure security. Currently, GLTN has over 85 partners.

#### Achievements

##### **Outcome 1: Reform of the land sector accelerated across organizations, regions, and countries**

- 7 countries, including Uganda, DRC, Nepal, Kenya, Zambia, Namibia and Iraq, engaged in implementing inclusive, gender-responsive and fit-for-purpose regulatory frameworks and land policies that incorporate the needs of women, youth and vulnerable groups through technical and financial support from GLTN.
- 13 international institutions (IFDC, World Bank, SDI, GIZ, UNDP, UN-Habitat, Huairou Commission, ILC, Habitat for Humanity International, IFAD, RCMRD, DFID and FAO) are implementing inclusive, gender-responsive and Fit-for-Purpose land strategies or programmes.
- 3 regional initiatives actively engaged in developing and implementing regional-level appropriate land policies and Programmes (ALPC, NELGA and Arab Union of Surveyors).
- Uptake of GLTN tools and approaches by government at national and local levels have catalyzed implementation of national land policies in Uganda (CCO issuance), Nepal (amendment of the land Act 1964), Iraq (ownership rights of the Yazidi officially recognized), Namibia (CB-FLTS).
- Promulgation of the New Land Policy in the DRC and the validation of the New Land Law (both legislation make strong reference to GLTN tools and approaches).

##### **Outcome 2: Inclusive, gender-responsive and fit-for-purpose land tools and approaches institutionalized by international and national land actors to scale up tenure security interventions**

- Enhanced institutionalization of GLTN land tools and approaches by at least 15 international institutions and 30 national institutions in the implementation of their policies, programmes, and practices.
- Approximately 102,052 households in 6 countries have had their socioeconomic and spatial data collected or updated, recorded and made available to authorities and decision-makers (18 months of implementation). This translates to 300,052 since 2019 (start of Phase 3).

- 29 land tools developed and 10 implemented to address the tenure security issues of women, youth and vulnerable groups in five contexts; customary and indigenous land rights, informal settlements, urban-rural nexus, climate change vulnerabilities, and conflict-affected contexts.
- GLTN tools and approaches by government at national and local levels have catalysed the implementation of national land policies to deliver improved TS for all.

**Our country-level global impact at a glance;**

St Lucia, St Vincent & Grenadines, Colombia, DRC, Namibia, Iraq, Nepal, Laos, Philippines, Sudan, Kenya, Uganda and Zambia

**Outcome 3: Improved monitoring of land-related commitments for planning and policy decisions**

- Progress registered in GLTN's efforts to promote the achievement of Tier 1 status for SDG land indicators 1.4.2 and 5.a.1. Capacity strengthening workshops to support UN member States in adapting the global methodology for data collection and reporting on the two SDG indicators conducted in 33 countries, 9 of which were directly supported by GLTN.
- 8 monitoring tools and methodologies developed and globally endorsed to improve countries' capacity to report data and information on land governance and tenure security to the highest political levels.
- 23 countries have so far incorporated the internationally agreed methodology for collecting and analyzing data on land governance and tenure security into their national statistical system.
- Progress registered in the development of the Global Land Governance Report. A paper by GLTN/GLII, FAO, ILC and CIRAD was presented at the 2021 Food Systems Summit.

**Outcome 4: Capacities, knowledge and resources on land tenure security shared and developed among international and national actors**

- Over 120 capacity development initiatives, i.e., training, workshops, learning exchanges, and implementation of learning modules, have been conducted in different countries reaching over 4,500 change agents, of which approximately 39% were women.
- The GLTN E-learning platform is fully operational, with courses covering tenure security, responsible land governance and application of innovative land tools. These include courses on TR-LUP, STDM, GEC, responsible land administration, land-based financing, and a course on improving transparency in land governance and addressing land disparities by NELGA.
- Approximately 36 knowledge management and awareness intervention events were conducted involving different GLTN international partners (expert group meetings, conferences, consultations/round tables, reference group discussions, and events focused on the development of learning modules).
- A network of land governance champions with over 2,121 experts and practitioners and over 50 organizations registered under the Arab Land Initiative programme.
- 15 academic institutions / GLTN partners teaching courses that include tenure security, responsible land governance and innovative land tools.
- 27 research publications referencing GLTN tools and approaches realized so far (18 months of implementation). This work has been achieved through the collaboration of GLTN Secretariat and Partners though part of the work was done independently.

**In Summary**

- There are 29 land tools, frameworks and approaches to support governments and local partners in the implementation of their national policies.
- Over 4,500 change agents have improved their knowledge of pro-poor and gender-responsive land tools. 39% of them are women.
- Local community organizations are now more confident and able to interact with government agencies and promote local initiatives because of their participation in the implementation of our land tools.



- 27 research studies have boosted our understanding of how tenure security relates to wider development outcomes.
- We have contributed towards greater consistency in the use of land tenure concepts, indicators and approaches by land actors across the board. SDGs monitoring -1.4.2, 5.a.1, 5.a.2 - global methodology approved.
- Through our work, over 300,000 urban and rural households have improved tenure security, are free to invest in their housing and are less at risk of being forcibly evicted.
- GLTN land tools have influenced the drafting of national land policies and the development and revision of relevant legislation in Uganda, Namibia, DRC, Zambia, Iraq, Nepal.

### **Development partners**

Ministry of Foreign Affairs of the Netherlands, Norwegian Ministry of Foreign Affairs, SIDA, SDC, GIZ, Federal Ministry for Economic Cooperation and Development, UN Department of Economic and Social Affairs, German Cooperation and Central African Forest Initiative.

### **Challenges:**

- The COVID-19 pandemic posed a challenge to the programme implementation at all levels. Field activities at country level were disrupted due to the movement restrictions at different times of the year.
- GLTN project activities in Uganda were heavily affected by the outbreak of Ebola Virus Disease for approximately five (5) months between September 2022 to January 2023.
- Limited performance in cluster work affected some work plan activities (question; how do we secure more consistent commitments from international partners that volunteer their time to deliver on cluster work?).
- Funding challenges given the continuing aftereffects of the COVID-19 pandemic, a prioritization of bilateral cooperation in much land governance and management funding, and the generally negative global financial and geopolitical environment.
- In the Arab region, very fragile institutions, aggravated by a decade of economic contraction, social and political unrest, and democracy and governance (competing urgent priorities, little capacity, International funding remains largely humanitarian and programming cycles are short).
- Weakness, or absence, of multilateral forums for the consideration of, and cooperation in, matters relating to land governance and management continues to be a particular challenge to reform in the sector.

### **Opportunities**

- The adoption of the draft General Comment 26 on Land and Economic, Social and Cultural Rights by the Committee on Economic, Social and Cultural Rights, may provide an opportunity for a more holistic approach to land governance in global norms.
- Demonstrated capacity of implementing partners to implement GLTN land tools and innovations with minimal technical support from GLTN is a huge opportunity. Partners have been able to mobilize additional funding to support the continuation of interventions previously initiated by GLTN.
  - A new project on land in Nepal, funded by the Korean Government, is planned to kick off in the third quarter of 2023. It builds on the comparative strengths of GLTN and UN-Habitat work in Nepal.
  - The second phase of DRC Land Reform Programme funded by CAFI/FONAREDD provides an opportunity to continue with the work already achieved in the first phase. The new project is expected to commence in July 2023 and run until 2026.
  - A second phase of the Arab region programme that will primarily focus on consolidating the achievements under Phase 1 and enhancing concrete implementation and piloting of solutions will begin in late 2023 to 2028.



# 3

## SESSION 3: THEMATIC TRACKS; TOOLS, APPROACHES AND GEOGRAPHICAL FOCUS

### Track 1: Recent applications of the Social Tenure Domain Model

The session's objective was to share lessons and experiences on the development and application of the Social Tenure Domain Model tool. Various applications of the STDm were presented, highlighting both positive impacts and challenges faced during those projects. Projects also covered several countries and very different contexts (for example, scaling land registration in response to rapid growth in the number of parcels and to natural disasters in Nepal, documentation of housing, land and property rights claims of displaced peoples from Syria in Lebanon and Iraq, customary and informal tenure documentation in Namibia and Uganda).

In addition, there were remarks by STDm developer team lead and the deputy chair of the STDm advisory committee highlighting how the development and implementation of the STDm are supported at a technical and strategic level, including some future directions. The open-source nature of STDm was highlighted as a plus in Nepal but as a minus in Namibian experience. Several questions pointed to the need to have documents produced using STDm, and have legal authority where possible. Early involvement of government institutions is key to acceptance. Many challenges are political or social, although technical issues do exist.

#### Presentations on STDm

1. Application of STDm in Nepal by *Raja Ram Chhatkuli*.
2. Documenting HLP claims of Syrian Refugees in Lebanon and Iraq by *Eleonora Serpi*.
3. Application of STDm in documenting customary land rights in Uganda by *Simon Mwesigye*
4. Innovative tool for documenting tenure rights of the urban poor in Namibia by *George Muteti Thomas*
5. Experiences and lessons that have informed the latest updates of STDm by *Paul Gathogo*
6. STDm implementation in DRC – some questions by *Serge K. Vuthegha*
7. Roadmap for future development and applications from STDm: Advisory Committee perspective by *Jaap Zevenbergen*

The key points across the presentations and discussions on the application of STDm (Social Tenure Domain Model) are:

- **Customization:** The implementation of STDm should be customized to fit the specific context and goals, focusing on identifying, verifying, and documenting people-to-land relations.
- **Data Protection:** Strict data protection standards must be followed when collecting and storing data through STDm, particularly for vulnerable populations like Syrian refugees.
- **Collaboration and Partnerships:** Successful STDm implementation requires collaboration between organizations, government departments, and implementing partners. Establishing partnerships, such as community of practice (CoP), helps ensure mentoring, capacity building, and guidance for sustainability.
- **Challenges and Future Development:** Technical aspects, accuracy, and resource availability must be addressed and documented. Continuous development and updates are necessary for STDm, and partners are encouraged to regularly update to maintain continuity and improve implementation.



## Track 2: Perspectives on regional engagement: *The Arab Land Initiative*

The session emphasized the engagement of GLTN at global, regional, and country levels, highlighting the need for work in different regions and at various levels. Participants were encouraged to consider how global and regional interventions can be implemented at national and local levels, taking lessons learned in the Arab world and applying them to other countries. The relevance of the regional level in the next phase of GLTN's work for different regions was a key topic of discussion.

Discussions revolved around adapting global frameworks, normative work, and tools used by GLTN and its partners to suit the specific land contexts at national and local levels. This involved adhering to voluntary guidelines, SDGs, UNCCD, COP15, international human rights frameworks, global land data, GLTN data, and resolutions. GLTN shared its approach to addressing challenges related to language, local realities, conflicts, and political dynamics in the Arab world. Interventions such as discussions on land and property tax revenues for service delivery, involvement of national land technical committees, and support for land conferences were highlighted.

To adapt global frameworks to national and local contexts, GLTN employed strategies such as adapting tools to regional and national needs, sharing field-based knowledge, capacity development, fostering collaborations and coordination, providing technical assistance, and supporting locally led interventions. The Arab Land Initiative was established in 2016 to enhance land management capacity and promote peace, stability, and socio-economic development, particularly for women, youth, and displaced people in the Arab region. The Arab Land Initiative focuses on alignment and collaboration on land governance, knowledge sharing and management, capacity development, and support for country-level land interventions.

The Arab Land Initiative aims to empower regional land governance champions through information sharing, training, education, conferences, research, and support for country processes. The initiative believes that empowered champions can influence power dynamics, facilitate national discussions, support coalitions, engage with policymakers and international partners, and bring about positive change in areas such as climate action, poverty alleviation, food security, women's land rights, land administration reforms, and peacebuilding through addressing historical grievances and the displacement of refugees.

### Key Achievements of the Arab Land Initiative

1. **Alignment, coordination and collaboration.** The Arab Land Initiative's network is made up of land governance champions (2200 plus experts and practitioners) from over 50 organisations. The reference group of the Initiative includes experts from WB, GIZ, FAO, NELGA, ILC, ESCWA etc. The Arab Land Initiative has strengthened collaborations with existing networks and UN-Habitat country offices to catalyse the expansion of the land governance portfolio in the region. It has also established and manages a website and social media handles on Twitter, Facebook, LinkedIn and partner media platforms.
2. **Convening of the 1<sup>st</sup> and 2<sup>nd</sup> Arab land Conference.** The Arab Land Initiative is advancing good land governance in the Arab region through increased leadership from regional, national and local champions. The Second Arab Land Conference was held in Cairo, Egypt, in February 2021 and was bigger than the first one. It was attended by 871 in-person attendees plus 5,315 virtual participants, attracting 184 speakers. Both conferences were attended by high-level government delegates from 5 countries in the first one and from 15 countries in the second conference.
3. **Capacity development.** To enhance curricula for land governance, the Arab Land Initiative conducted country assessments in 11 Middle East Countries, mapped the learning offer in the Arab region and complemented regional curricula with materials from GLTN partners. The Arab Land Initiative analysed 282 land-related courses offered by various institutions in the Arab region on land tenure, land value, land development, and land dispute resolution. They also conducted on-the-job-training for partners, training sessions, and training of trainers and visiting professors' arrangements.
4. **Country-level support.** UN-Habitat has supported land-related projects in 11 countries in the Arab region.
5. **Knowledge repository.** The Arab Land Initiative's website is a knowledge repository with news, publications, training materials, and country pages, with links to partner pages. In 2021, the website received 3.4 million hits and 61,000 visitors and counted over 19,000 publications downloads.

## Way Forward: Priorities

Moving into the future, the Arab Land Initiative will focus on the following themes:

1. Women's land rights,
2. Land for climate resilience and food security,
3. Fit-for-purpose land administration,
4. Land and conflict / Housing, Land and Property rights of displaced people,
5. Monitoring land governance

The Arab Land Initiative will engage through:

1. Coordination, collaboration and partnership development;
2. Institutionalizing capacity development for partners' empowerment;
3. Continuous knowledge development and sharing;
4. Bringing on board decision-makers;
5. Facilitating national land governance engagements;
6. Providing specialized technical expertise and catalysing land programmes.

The session opened up a panel discussion focusing on (1) Future engagement in the Arab region and (2), GLTN's engagement in other regions.

## Panel discussion 1: Reflections from the Arab Land Initiative implementing partners of diverse institutions and individuals on achievements, challenges and way forward based on a set of questions

### Panellists:

- Doaa El Sherif, Urban Training and Studies Institute (UTI), Egypt
- Lamia Khemiri, Regional Center of Remote Sensing of North Africa States (CRTEAN), Tunisia
- Salah Abukashawa, Istadama, Sudan (virtual)
- Mohammed Sharaka, Land and Water Settlement Commission, Palestine
- Maria Wichmann, BMZ

## Urban Training Studies Institute by Doaa El Sherif, Team Leader

Doaa El Sherif shared an overview of the activities conducted in collaboration with GLTN for Phase 3 of the project:

**Regional Workshops:** Two regional workshops were conducted in Egypt, bringing together all GLTN partners. The workshops aimed to facilitate knowledge sharing and collaboration among partners in the Arab region.

**Mapping of Land-related Courses:** A comprehensive mapping exercise was conducted to identify all land-related courses in 11 countries in the Arab region. This initiative aimed to create an inventory of available educational programmes and resources in the field of land.

**Innovative Research Fund:** An innovative research fund was established to encourage young researchers to write about land in the Arab region. Seventeen research papers were published on the GLTN website, while regional and country reports are currently under review. Additionally, land publications were translated into Arabic to enrich the Arab land library.

## Regional Center for Remote Sensing of North Africa States (CRTEAN) by Lamia Khemiri

CRTEAN, established on October 6, 1990, is a regional organization with five member states from North Africa (Algeria, Mauritania, Morocco, Tunisia, Libya, Egypt, and Sudan) under the supervision of the African Union. It is headquartered in Tunis, Tunisia, and aims to promote geospatial science in sustainable development projects, scientific research, and academic institutions within its member states. Its objectives include encouraging the

formation of national structures in the field, achieving integration and coordination, and supporting cooperation among member states at bilateral and multilateral levels.

CRTEAN's training operations focus on developing skills and capabilities in geospatial methodologies and their applications. The Center offers geospatial workshops, short advanced training courses, participation in seminars and conferences, the establishment of youth camps, on-the-job rehabilitation, and the granting of professional diplomas in remote sensing and geographic information systems (GIS) through CRTEAN projects. These initiatives consider the procedures and resources necessary for local and international communities to adapt and thrive in a rapidly changing world.

In partnership with UN-Habitat, CRTEAN has signed an agreement to implement meetings and training courses on the Fit-For-Purpose Land Administration System in the Arab region. Key activities conducted under this agreement include:

1. **Expert Group Meeting (EGM):** Held in October 2021 in Tunis, the EGM brought together representatives from policymaking, legislation, the private sector, academia, civil society organizations, UN agencies, and local and regional stakeholders from eleven countries in the Middle East/North Africa region. The focus was on the current state of land governance and land administration systems in the Arab region, understanding and implementing the Fit-For-Purpose land administration approach and framework, and its impact on ensuring secure tenure for all, especially women and vulnerable groups.
2. **Fit-for-Purpose Land Administration Training:** Two training sessions were conducted. The first took place in January/February 2022 in Cairo, Egypt, with participants from Egypt and several Arab countries. The second session, held in May 2022, was a combination of in-person and online training in Tunis, involving GIS experts and land administration experts from seven Arab countries. The training focused on hands-on tools and techniques for mapping and information management.
3. **Workshop on Land Management and Administration in Libya:** A workshop was organized to discuss land management and administration in Libya, engaging various stakeholders such as the Ministry of Housing, the Real Estate Registration Authority, the Civil and Military Space Department, universities, research centres, and the private sector—the workshop aimed to identify priority interventions for improved land governance and housing rights in Libya.

CRTEAN can contribute to capacity building in land use and map production for Arab countries in North Africa and beyond. It aims to establish standardized working methodologies, terminology, and land management services in the Arab region while providing training for trainers in land management in Arab countries.

Currently, CRTEAN is collaborating with the Sirte and Benghazi Reconstruction Fund to sign an agreement involving training on the use of satellite images for the cities of Sirte and Benghazi in Libya. Additionally, the Center plans to hold a conference in Libya with the support of the Libyan Ministry of Housing and Construction in the near future.

### ISTIDAMA by Salah Abukashawa

ISTIDAMA, in collaboration with GLTN, is actively involved in the national land management strategy, covering five Sudan regions. Efforts have successfully achieved the planned goals in managing land governance in these regions. ISTIDAMA focuses on the protection and facilitation of resettlement for internally displaced persons (IDPs) and vulnerable groups based on the analysis of conflicts related to land systems. As a result, they have successfully enabled IDPs to return to their lands, employing short, medium, and long-term strategies and recommendations, specifically addressing the land tenure challenges faced by vulnerable groups affected by conflicts.

ISTIDAMA has actively participated in various expert meetings, including those in Uganda, seminars on land governance in Tunisia, conferences and workshops in Jordan, and civil society initiatives on land governance in collaboration with GLTN. Moreover, ISTIDAMA has recently concluded the final phase of their strategy.

ISTIDAMA has established several twinning agreements with cities and countries, such as Germany, with the aim of transitioning from humanitarian actions to operational development. These agreements have been forged in collaboration with development partners and international organizations.

Additionally, ISTIDAMA has conducted a comprehensive study on the role of Arab land experts, both formal and non-formal, across 14 countries. The report, which presents the findings of this study, has been published and circulated online during the GLTN Partners' meeting following a thorough review of the experts' draft.



## Palestinian Land Authority by Mohamed Sharaka

Palestine established a national regulatory body for land and water in 2016 under the direction of the Palestinian Authority's president. The main objective was to facilitate the registration of land in the state of Palestine. This initiative was built on the historical governance systems, including the Ottoman and British administrations (which focused on topographical land mapping) and the Jordanian authorities. Their activities encompass litigation related to property and land use, as well as the issuance of birth certificates to ensure comprehensive land registration.

With a surface area of 3 million km<sup>2</sup>, the Palestinian Land Authority has successfully registered 1.3 million km<sup>2</sup> of land since 2016 through land settlement and registration processes. Notably, women account for 33% of property holders with official property deeds, in accordance with Islamic Sharia law. They have conducted workshops to raise awareness among women and empower them to assert their rights to land ownership.

The authority coordinates with land authorities to meet set objectives and wants the existing national land strategy to be operational. It works with international partners like the World Bank, EU, UN-Habitat and others. Dr. Ziad, the president of the Palestinian Land Authority, extended his gratitude for the support that has enabled them to make substantial progress, including to register 1.5 million pieces of land through the modernization of the land administration. *"All services are digitized in our land registry. We are currently focused on settling disputes to facilitate resettlement, establishing new offices, and providing training for our personnel".*

Palestinians are targeting to set up national institutions together with the government to put people in their natural habitat but are constrained by the Israeli occupation. One of the most important plans and policies that should be considered in both regional and national and international strategies is to target to give the Palestinians the right to occupy their land and stop the Israeli Occupation. Encourage ownership for youth, women, and vulnerable people, and settle the housing problem, especially for IDPs and refugees living under extreme conditions and show resistance daily despite difficulties, and those in category C.

In conclusion, all Arab countries need to develop robust land governance frameworks, considering the challenges posed by traditional methods. This entails establishing effective land administration systems, implementing comprehensive land topography and mapping initiatives across various governmental sectors, and instituting mechanisms for dispute resolution, including digitization. Special attention should be given to territories designated for industrial and agricultural activities to ensure sustainable development, security, and stability throughout the region.

## BMZ by Maria Wichman Virtual

Maria discussed the German government's contribution to the work of the Arab Land Initiative and highlighted the significant achievements made by the Arab Land Initiative's partners. She expressed gratitude for the opportunity and emphasized the importance of continued financial support for the Arab Land Initiative's land governance efforts, considering it a unique platform to address key land governance challenges in the Arab region. Maria referenced the significance of taking a regional perspective beyond individual countries, which provides comparative advantages and adds value to the network approach. The German government appreciates these aspects beyond the current phase.

Key achievements include:

1. Engaging with various stakeholders in governance, civil society, professionals, researchers, etc., as demonstrated by the successful Arab land conferences and increased member engagement within the network.
2. Enhancing knowledge among the wider Arab community regarding land tenure and ownership rights.
3. Capacity building and the development of land champions, including students, communities, administrators, and rights holders, highlighting the importance of their capacity.

Maria praised GLTN as land champions and encouraged them to continue their excellent work. She confirmed that BMZ's support for the Arab Land Initiative will continue until 2028, emphasizing its importance as a key project for BMZ.

Maria also discussed the position of the German government, stating that governments and societies should take responsibility for good land governance and focus on sustainability beyond donor investments by integrating the work into existing sustainable structures and institutionalizing land governance. Partners

should explore the availability of public funds to support their future work. The German government values the ongoing efforts of the Arab Land Initiative and its focus on women's rights and climate change. BMZ recently published a strategy on feminist development policy, emphasizing the connection between land rights and feminist policies, which reinforce each other. She emphasised that climate change should be at the core of the Arab Land Initiative's focus and every engagement, and it requires the collective effort of all stakeholders.

The BMZ initiative and network for excellence in land governance in Africa should establish strong connections with North Africa to maintain good relationships and partnerships. The global donor working group on land can provide a platform for sharing the Arab Land Initiative's work and serve as a forum to engage with and present Arab Land Initiative's work to a larger donor community.

**Panel discussion 2:** Reflections on the Arab region model for scaling up the regional work of GLTN in the new phase to other regions, based on questions to be provided:

**Panellists:**

- Diane Dumashie, International Federation of Surveyors
- Rafiq Khouri, Arab Union of Surveyors
- Siraj Sait, University of East London
- Rabie Morsi, International Land Coalition (virtual)

**Arab region model for scaling up the regional work in the new phase**

**Diane Damashie, International Federation of Surveyors (Panel 2 moderator)**

The GLTN tools used in capacity or policy work are a valuable addition. The status of GLTN global network will facilitate and bring different stakeholders together. The ability and the process of joint resource mobilization, peer review of studies as catalysts of ground activities.

**Rafiq Khouri - Arab Union of Surveyors**

Rafiq addressed the challenges and opportunities of establishing regional platforms in other regions and advised GLTN on future programming. He highlighted the establishment of the Working Party on Land Administration (WPLA) under the UN Economic Forum for Europe, which aims to revive cadastral systems. He emphasized the significance of bringing professionals from different countries together to establish collaborative links. He suggested that similar networks can be created to foster knowledge exchange, discussion, and cooperation. This presents an opportunity for GLTN to expand its network and promote its principles. Adopting a regional approach can result in reduced costs and increased contacts. Rafiq proposed replicating this approach in South America by establishing local and regional networks and facilitating stakeholder collaboration. In Asia, the network is currently limited to 2-3 countries, so there is a need to develop a global network. He emphasized the importance of leveraging our ability to innovate and devise new methods of bringing people together.

**Siraj Sait – University of East London**

Siraj reflected on whether GLTN should initiate land governance networks and platforms in other regions and discussed the opportunities and challenges associated with such an endeavour. He acknowledged that the Arab Land Initiative has been a significant historical milestone. He emphasized that, even for a global organization like GLTN, the essence lies in comparative and best practice learning.

When asked about the distinctiveness of the Arab Land Initiative and its potential impact on other parts of the world, Siraj noted that the Arab Land Initiative's trajectory has evolved significantly from its initial focus on customary and religious aspects, particularly gender-related issues. It has now developed into a robust and interconnected programme that addresses a wide range of challenges, some of which GLTN has struggled to resolve.

The Arab Land Initiative and GLTN have a mutually beneficial relationship. The recent impact assessment has demonstrated the ownership of the Arab region, not only in terms of contextual issues and language but also through the efforts of change agents within the region. The question for all partners is what lessons can be replicated from the Arab Land Initiative in other locations. Additionally, consideration should be given to the availability and allocation of resources, whether at the local, national, regional, or global level, and the need to institutionalize and embed sustainable practices.

## **Rabie Morsi - International land coalition**

Rabie Morsi discussed the challenges and opportunities associated with global networks engaging with regional networks. When considering scaling up regional engagement in the Arab region, she emphasized the need for a network of individual organizations that can effectively collaborate. The diverse range of institutions and their varying capacities require careful attention. It is crucial to strengthen the capacity of civil society and people's organizations, which are often dispersed and fragile.

Building the necessary preconditions for a vibrant civil society poses a challenge. How can we foster the growth of a diverse, unique, and robust civil society landscape? Protection of frontline leaders is essential, as many have been denied legal representation. Despite limited resources, GLTN is piloting modalities to address these challenges. The work conducted by GLTN is fundamental in peacebuilding and democracy promotion.

To achieve impactful actions, all actors must be sufficiently empowered to play their roles at the local community and authority levels. It is important to recognize collective and local community rights, which often go unnoticed in land administration discussions that focus solely on individual private property rights. Acknowledging these broader perspectives is crucial, as they are closely linked to addressing conflicts and promoting sustainable land management.

## **Track 3: Land and Climate**

The thematic session on Land and Climate had two presentations:

1. Land Tenure and Climate Vulnerability: Climate Resilient Land Administration by David Mitchell, Honorary Associate Professor from RMIT University.
2. Land Governance, Natural Resources and Climate Change in the Arab Region by Mona Khechen and Petra Samaha, from the Lebanese Center for Policy Studies.

The session discussed the GLTN publication *"Land Tenure and Climate Vulnerability Report"* and the GLTN *Climate-Resilient Land Administration Tool*. Mona Khechen and Petra Samaha shared the findings from the publication *"Land Governance, Natural Resources and Climate Change in the Arab Region,"* including key challenges and recommendations.

### **Session opening remarks by Robert Lewis-Lettington (GLTN Secretariat, UN-Habitat)**

In his opening remarks, Robert Lewis-Lettington highlighted the significance of climate change and its interconnectedness with land and people. He emphasized the potential for displacement, exclusion, and various rights and inclusion issues that arise from climate change. Additionally, he mentioned the challenges related to flooding and land management and the need to improve land use practices. He emphasized that GLTN is driven by people and their engagement is crucial. While other sectors are more science-driven, he emphasized that the involvement of people is essential for understanding and addressing land-related issues. He brought the connection between land, climate, and conflicts to the fore. The disturbances caused by land and climate issues can also lead to political conflicts, making it imperative to address these issues holistically. GLTN has been addressing climate issues through various projects but emphasized the need to connect the dots and develop a comprehensive approach to climate as an issue. He referred to the GLTN Sustainability Study, which identified climate change as one of the most important themes for Phase 4, emphasizing its significance in GLTN's future work.

### **1. Land Tenure and Climate Vulnerability: Climate Resilient Land Administration by David Mitchell, RMIT University**

David Mitchell, from RMIT University, presented the "Land Tenure and Climate Vulnerability Report" and introduced the GLTN Climate-Resilient Land Administration Tool. The "Land Tenure and Climate Vulnerability Report" emphasizes the connection between land tenure and climate vulnerability, highlighting the importance of responsible land governance in addressing these challenges.

The Climate-Resilient Land Administration Tool, building on the "Land Tenure and Climate Vulnerability Report," aims to address various issues such as human mobility, environmental degradation, food and water insecurity, conflict over land and natural resources, and the fragmented nature of land, disaster, and climate institutions.

The tool incorporates key principles such as pro-poor and gender-responsive approaches, the continuum of land rights, and climate vulnerability assessment to guide interventions.

The Climate-Resilient Land Administration Framework includes environmental and social safeguards, vulnerability and risk assessment, institutional capacity building, and land policy frameworks. It utilizes GLTN Land Tools like Fit-for-Purpose Land Administration, STDM (Social Tenure Domain Model), and Tenure-Responsive Land Use Planning to achieve climate-resilient outcomes in various sectors, such as climate action planning, nature-based solutions, resettlement planning, and slum upgrading.

During the Q&A session, concerns were raised about the tool's adaptability to changes in land use during the implementation phase and the need for using all the tools collectively for a comprehensive climate-resilient land administration framework. David Mitchell emphasized that tool selection depends on the project's context and requirements, and different partners may have varying expertise and preferences for specific tools. The continuum of land rights was also discussed, with the understanding that improving tenure security for all, including informal tenures, is crucial.

## **2. Land Governance, Natural Resources and Climate Change in the Arab Region by Mona Khechen and Petra Samaha**

The second presentation by Mona Khechen and Petra Samaha focused on the GLTN publication "Land Governance, Natural Resources and Climate Change in the Arab Region." It highlighted key challenges related to land, natural resources, and climate change in the region, including land degradation, conflicts over land use, displacements caused by development, and chaotic urbanization in vulnerable areas.

Recommendations to address these challenges included promoting participatory land governance, protecting and regulating pastoral corridors, integrating these corridors into land use planning, implementing compensation and resettlement schemes, recognizing the continuum of land rights, identifying climate-sensitive areas, and raising awareness among communities.

During the Q&A session, participants discussed the difficulty of separating climate change from other environmental hazards. They emphasized the importance of a people-centred approach and meaningful consultation, especially involving women, children, and youth. Questions were raised about the collaboration between civil society and governments to implement frameworks like the Sendai Framework and disaster risk management in the Arab region. The meeting also addressed mechanisms to respond to extreme climate events and mitigate land speculation.

The speakers emphasized the need for integrated urban planning, enforcement of regulations, and a multi-scale approach that considers social, economic, and ecological concerns. They acknowledged the complexity of the issues in the Arab region and the importance of analysing localized areas and engaging with communities. The role of GLTN in providing land tools and supporting decision-making processes was highlighted, but the political context and community needs were deemed critical in achieving effective outcomes.

Participants stressed the importance of spatial planning and tenure security, co-production with communities, access to data and information, and the consideration of social justice and alternative solutions in addressing the challenges of land, natural resources, and climate change.

Overall, the presentation emphasized the need for context-specific analysis, community engagement, and collaboration between stakeholders to tackle the complex and cross-cutting issues in the land sector, particularly in the face of the climate crisis.

## **Track 4: Monitoring the Land Agenda – What are we Seeing/Not Seeing through the Land Data Lens?**

The thematic session on Monitoring the Land Agenda featured five presenters and was moderated by Robert Lewis-Lettington, Chief of the Land, Housing and Shelter Section and Secretary of GLTN. The session's objectives were threefold:

- To showcase national, regional and global land monitoring accomplishments in outcome 3 of GLTN's phase 3 programme.



- To gather feedback from GLTN partners and receive proposals on the monitoring focus in phase 4.
- To identify potential collaborative opportunities with GLTN partners in monitoring the land agenda.

In his opening remarks, Robert Lewis-Lettington acknowledged the imperativeness of continuously building a data evidence base that informs land policy and facilitates monitoring progress towards good land governance and tenure security. However, he pointed out that despite the obvious and critical need for data evidence, there has been slow progress, particularly in the proportion of countries that report data on land tenure security in the SDGs framework. As a result, the limited availability of such data has hindered the development of effective interventions to promote secure land rights as a centrepiece for sustainable development. Robert affirmed that GLTN, through the Global Land Indicators Initiative (GLII) and in collaboration with custodian agencies of SDG indicators, remains committed to promoting data-related initiatives at both normative and operational levels. These initiatives are crucial for enabling evidence-based interventions.

### Session speakers:

1. Leah Wambugu – Assistant Manager and SDGs Focal Point, Kenya National Bureau of Statistics (KNBS)
2. Nathaniel Don Marquez – Executive Director, Asian NGO Coalition for Agrarian Reform and Rural Development (ANGOC)
3. Laura Meggiolaro – Managing Director, the Land Portal Foundation
4. Robert Ndugwa – Chief, Data and Analytics Unit, UN-Habitat
5. Clarissa Augustinus – Land Expert, Founder and Former Lead, GLTN
6. Clinton Omusula – Land Data and Knowledge Management Consultant, GLTN/UN-Habitat

Clinton Omusula provided a summary of the goals and achievements of Outcome 3 in Phase 3 of the GLTN programme (2018-2023), which primarily focused on improving the monitoring of land-related commitments. This outcome consisted of three outputs:

Output 3.1 aimed at ensuring the availability of Improved tools for monitoring land governance and tenure security at country level.

To achieve this, several tools were developed, including:

- The global methodology for collecting data and reporting on SDG 1.4.2 and 5.a.1.
- Guidelines for Impact Evaluation of Land Tenure and Governance Interventions.
- The 'How to' guide for Integrating Impact into Programming.
- Tool on Improving the Quality of Women's Land Rights Data and Statistics.

Additionally, efforts were underway to develop a tool to support countries to report land governance and tenure security data in their voluntary national review reports. This tool aimed to ensure consistent and standardized reporting, which would enhance the visibility and prioritization of land governance and tenure security in the political agenda.

Output 3.2 aimed at enhancing the capacity of relevant national and international organizations to collect and analyse data on land governance and tenure security.

To achieve this, capacity building initiatives on data collection and reporting against land-related SDG indicators were conducted at multiple levels in collaboration with custodian agencies and other partners at regional and national level. These include:

In the 2020 Africa Land Forum, in collaboration with ILC-Africa; in the Middle East and North Africa (MENA) region (2020-2021), in collaboration with the Arab Land Initiative; in UNESCWA region in collaboration with custodians of SDG land tenure security indicators and national statistics offices 2020 - 2021;

Support was also provided at national level: Kenya, Rwanda, Tunisia and Iraq (2020-2021) and Zambia, Uganda, DRC, Morocco and Senegal (2021-2023)

In December 2022, GLII partners were convened to deliberate on the next steps in enhancing land governance monitoring. Consequently, four priority areas were identified:

- Moving SDG land indicators to Tier I – through enhanced coordination within the custodian agencies and relevant stakeholders at national and regional level as well as advocacy and inter-country learning exchanges.
- Looking 'beyond 2030' – Through feasibility tests based on GLII's mandate, expertise and experience, and conducting gap analysis in preparation.
- Identification of emerging and new land tenure governance models and techniques for adaptive learning.
- Improving awareness around land agenda – The importance of demonstrating through evidence, the impact of improved land tenure security on other areas, such as conflict reduction and peacekeeping, climate change, food security etc., to influence political decisions.

Output 3.3 focused on the establishment of a global reporting mechanism on tenure security and land governance

Under this output, an outline of the Global Land Governance Report was developed in 2022 – jointly by GLTN/ UN-Habitat, ILC and FAO.

Additionally, In 2021, GLTN/GLII, FAO, ILC, and the French Agricultural Research Centre for International Development (CIRAD) jointly published a paper that was presented during the 2021 Food Systems Summit. The paper emphasized the critical need for reforming and securing access and tenure rights to land and natural resources. It highlighted the essential role of these rights in improving food and nutrition security and transforming agri-food systems.

**Leah Wambugu** highlighted significant improvements in data collection on land-related SDG indicators in Kenya. Previously, data collection primarily focused on land use and lacked comprehensive information on tenure and ownership. Leah emphasized the crucial role of capacity-building support from UN-Habitat in enhancing Kenya's data collection instruments through ongoing collaboration with the Kenya National Bureau of Statistics.

Leah reported that efforts have been made to integrate questions on land tenure security into relevant national surveys in Kenya. For example, the 2022 Kenya Demographic and Health Survey (KDHS) and the upcoming 2023 Kenya Integrated Household Budget Survey (KIHBS) include inquiries related to land tenure security. However, Leah acknowledged that the Demographic Health Survey has limitations in capturing comprehensive data on land ownership, as it excludes certain age groups and underreports land ownership by women.

In 2022, the Kenya National Bureau of Statistics added a few questions on land ownership to a module focused on women's economic empowerment. Through this survey, they discovered that land ownership in Kenya tends to increase with age and that people in rural areas own land more frequently than those in urban areas. Moreover, the data revealed that men have higher land ownership rates than women.

To further improve the quality and availability of data on land governance and tenure security, Leah reiterated the commitment of the Kenya National Bureau of Statistics to collaborate with UN-Habitat, as well as other custodians and stakeholders in the field. This collaboration aims to enhance data collection methodologies and address the existing gaps in understanding land ownership and tenure security in Kenya.

**Nathaniel Don Marquez of Land Watch Asia** presented findings from a study conducted in partnership with civil society organizations in seven Asian countries, which reviewed the state of readiness and methodologies used by national statistical offices to measure SDG indicators. The study revealed sparse reporting on target 1.4 and indicator 1.4.2, with descriptive outputs on tenure and varying methodologies across governments and agencies. Bangladesh and Cambodia are not monitoring it, while Indonesia, Nepal and the Philippines use proxy indicators. Most data was outdated and inaccessible, and there was a lack of disaggregated land tenure rights by sex. One of the key observations made by Don was the existence of a significant data-policy gap, where many countries had collected data on land-related indicators but lacked evidence of utilizing this data for decision-making and land policy reforms. This highlights the need to bridge the gap between data collection and its practical application.

Furthermore, Don emphasized the importance of developing frameworks that would allow for the review and validation of data collected by civil society organizations. Governments could then utilize this data to supplement official data, particularly where shortfalls are observed in official data providing a comprehensive understanding of land-related issues. By incorporating data from civil society organizations, governments can address the inadequacies in official data and gain a more comprehensive perspective when making land-related policies and decisions.

**Robert Ndugwa** highlighted the challenges in achieving land-centered indicators 1.4.2 and 5.a.1. Despite the availability of guidelines and tools, the two indicators remain at Tier II, implying that fewer than required number of countries had reported progress against them. As at the time of the meeting, 33 countries had reported progress against SDG indicator 1.4.2 at global level (22 from Africa, 5 from Asia, 4 from Europe, 1 from Americas and 1 from Oceania) while 47 countries (32 from Africa, 9 from Asia, 1 from Europe, 4 from the Americas, and 1 from Oceania) had reported progress against SDG indicator 5.a.1. Robert mentioned the ongoing collaboration with FAO and the World Bank in capacity development at national levels to enhance the number of countries reporting on progress against these indicators. However, he acknowledged that the COVID-19 pandemic had significantly affected the capacity development and implementation of surveys and censuses, leading to delays in data collection and reporting. In light of these challenges, Robert urged GLTN partners to enhance national, regional, and global advocacy efforts. Such advocacy was crucial in generating political visibility and goodwill, encouraging countries to report their progress against the indicators. By increasing advocacy efforts, it was hoped that more countries would be motivated to provide the necessary data and contribute to a comprehensive understanding of land-related issues.

**Laura Meggiolaro** explained their mission of making data, information, and knowledge about land issues more accessible and open. She emphasized the importance of data governance and good management for usability and accessibility. While advocating for openness, she recognized the need for controlled conditions and respect for individual and community rights in certain cases. Laura highlighted the continuous process of data openness and the recognition of power dynamics associated with sharing data.

**Clarissa Augustinus** started by providing a background of the process that culminated in land indicators being integrated in the SDGs framework – noting the overwhelming lobbying by GLTN partners, GLII, and the global donor working group on land. She mentioned that land tenure security is in the critical path towards climate action among other development concerns inter alia, food security and conflict mitigation and resolution. She mentioned that the success of monitoring land governance and tenure security, therefore, hinges on establishing the connections between land and these development concerns. By highlighting the interdependencies and demonstrating the impact of land on these issues, countries can be encouraged to prioritize land-related interventions. This, in turn, can attract the necessary funding for implementation. Additionally, Clarissa emphasized the importance of coordination among various stakeholders, including GLTN partners. Dedicated focus on promoting data as a centrepiece in designing interventions is of particular essence. By coordinating efforts and prioritizing data collection, analysis, and utilization, stakeholders can enhance the effectiveness of land governance and tenure security interventions.

In summary, Clarissa stressed the need to emphasize the nexus between land and development concerns, coordinate stakeholders effectively, and promote data as a crucial component in designing interventions. These actions can contribute to the successful monitoring and improvement of land governance and tenure security.

## Track 5: Land and Conflict

Ombretta Temptra led a session aimed at shaping the work of GLTN and UN-Habitat for the next four years. The objective was to prepare a comprehensive plan that aligns with the global strategy of GLTN. The session focused on two main aspects: Land and Conflict, and Housing Land and Property (HLP) Rights. The GLTN framework on land governance encompasses three main angles within the Land and Conflict and HLP context:

1. General work on land governance and administration in conflict-affected countries.
2. Conflict over land, particularly emphasizing violent dimensions.
3. The humanitarian community's use of housing, land, and property rights to establish land and tenure security.

The framework defines specific land administration functions, including land dispute resolution, as a cross-cutting element and incorporates underlying elements such as the legal and policy framework, institutions, and land information infrastructure. It also takes a conflict-sensitive perspective for countries affected by conflict.

Regarding land and conflict, UN-Habitat is engaged in various activities, including:

- Exploring the humanitarian-development and peace nexus in fragile contexts.
- Protecting the HLP rights of displaced people, refugees, and returnees, involves mapping, recordation, and registration of their rights and claims. It also supports transitional justice mechanisms like restitution.

- Addressing emergency transitional shelter and settlement needs through sustainable planning, housing rehabilitation, HLP due diligence, neighbourhood and city profiling, and country-level coordination via UN-Habitat country offices. This work involves establishing durable resolution mechanisms, task forces, and engaging multiple stakeholders in different countries.
- Developing land strategies for conflict-affected countries that go beyond the emergency phase and focus on durable solutions. An example is the HLP framework developed for Syria during the crisis, which influences stakeholder operations and conception of HLP work.
- The adaptation of the UN Secretary-General's Guidance Note on land and conflict to specific country contexts.

GLTN provides support in various ways, including:

- Assisting UN-Habitat's regional and country-level work on different aspects.
- Developing normative guidance, such as the SG guidance note on land conflict, highlights the role of land administration in peacebuilding.
- Creating tools like the land dispute resolution used in Congo and the RCA (Rapid Conflict Analysis) on land and conflict, a diagnostic tool.
- Conducting land conflict analysis in countries such as Somalia, Syria, and Burkina Faso, in collaboration with the Department of Political Affairs.
- Conducting research and assessments in different countries, such as Darfur and others.
- Documenting and sharing field experiences through global and regional publications that include case studies, capacity development training materials, and a focus on women, land, and peace.
- Providing technical advisory services.
- Coordinating the global HLP area of responsibility within the global protection cluster in partnership with the Norwegian Refugee Council.

Moving forward, there is an intention to maintain these priorities while emphasizing the relationship between land conflict and climate change. Given the global competition for land use, restoration, conservation agriculture, and urbanization, relevant key themes include women's land rights, mapping and protection of HLP rights for displaced people, conflict-sensitive land administration at the field level, the nexus between land, conflict, and climate, and bridging the knowledge gap between the humanitarian and development communities.

### **Filiep Decorte - Emergency Director and Coordinator of the Programme Development Branch, UN-Habitat**

Filiep's work at UN-Habitat focuses on programme development and how UN-Habitat contributes to global priorities, particularly in crisis-affected countries. The mission statement of UN-Habitat's strategic plan emphasizes that sustainable urban development can contribute to sustaining peace, with land being a critical aspect. Filiep recognizes the impact of GLTN as a tool and partnership in addressing land, urban development, and peace.

Land and conflict dimensions should be a significant focus for UN-Habitat with the same level of impact as GLTN. There is a need to leverage impact and scale, considering the interconnected global crises affecting human settlements and cities. Land-related conflicts, driven by climate impacts and inequality, are identified as root causes. It is vital to address the issue beyond the humanitarian aspects, working across the humanitarian, development, peace, and security domains.

UN-Habitat's guidance on land and conflict has been instrumental in shifting the organization's thinking and approach. Filiep highlighted the Yazidis in Iraq as an example, where facilitating return and developing long-term policy and institutional solutions were crucial. The guiding notes set out a strategy for mobilizing a comprehensive approach, spanning policy, legal, and institutional frameworks.

Filiep acknowledges that land-related issues often fall between mandates and calls upon UN-Habitat to play a key technical role. The adaptability of GLTN tools, such as Fit-for-Purpose Land Administration, is recognized, with a need to further examine their conflict sensitivity in conflict settings. He cites an example from Bosaso, Somalia, where addressing land tenure issues was vital in resolving the burning down of IDP camps.



Filiep sees an opportunity for UN-Habitat to contribute to the UN system's efforts in finding solutions to end displacement, emphasizing the importance of land in urban planning and the integration of internally displaced persons. He suggests that GLTN can add value by influencing the global narrative, understanding long-term trends, and further developing and adapting tools to be conflict-sensitive.

In conclusion, Filiep highlighted the need for GLTN's network of partners to influence the global narrative on land, drive change in bilateral donors and member states, and contribute to addressing interconnected global crises. He emphasized the importance of understanding trends and conducting analysis while ensuring the right partners are engaged. He encouraged further adjustments to the tools, making them conflict-sensitive and utilizing the expertise within the GLTN network to respond effectively to concrete situations.

#### Discussion Panellists:

1. Jamal Browne, Durable solutions officer, UNHCR
2. Jim Robinson, Co-coordinator Global HLP Area of Responsibility, NRC
3. Rana Mitri for Maria Kruijsdijk, GIZ
4. Muslim Qasimi, Deputy Head of Country Programme, UN-Habitat Iraq
5. Ahmed El Atrash, Urban Programme Officer, UN-Habitat Palestine

The panellist reflected on conflict prevention and different tools and approaches to resolve historical grievances. Below are highlights of the discussion:

- GLTN has established itself as a leader in land-related initiatives by developing tools, providing capacity-building support, and offering normative guidance on pro-poor land policies and customary land rights documentation.
- GLTN needs to prioritize addressing internal displacement and advancing human rights, land, and property rights. This includes responding to the UN Secretary General's Action agenda, building the capacity of national and local authorities, and recognizing the importance of HLP rights in finding solutions.
- GLTN should play a role in the operationalization of the humanitarian-development-peace nexus, focusing on land certification, tenure documentation in return and reintegration contexts, and documenting land rights in customary settings.
- GLTN should contribute to the development of responsive national policies and laws for refugees and internally displaced populations, ensuring gender equality and utilizing UN-Habitat's institutional knowledge.
- GLTN should prioritize data collection and evidence-based monitoring to track tenure security for refugees, men, women, and internally displaced persons. Additionally, it should explore its role in advancing self-reliance and inclusion dimensions of the global compact on refugees.

## Track 6: Site visit to Mabatini Informal Settlement



Table 1: Partner members during a visit to an informal settlement in Nairobi



During the GLTN partners' visit, the community representatives provided detailed information on various aspects. They discussed the history of the Mabatini settlement, including its establishment in the 1970s and land issuance by the chief. They also highlighted past tenure struggles, court cases, and the growth of the Mwangaza Mabatini Housing cooperative as an investment driver.

The community is working towards realizing tenure through implementing the Community Land Act. They have established a Community Land Management Committee, developed by-laws, sketch maps, and a community register using the STDM tool. They are also considering registering as a community group for better recognition.

The community plans to initiate the registration process and manage information consistently through the STDM team. They also have a housing cooperative to support future construction initiatives for adequate housing.

Questions from GLTN partners included the community's strategy for achieving adequate housing, the reflection of individual property rights within the community land setup, plans for improving the settlement's livability during the tenure process and addressing absentee landlords.

The partners acknowledged the unique dynamics of settlements in different countries and expressed interest in the settlement's progress after the project interventions.

# 4

## SESSION 4: LAND RIGHTS OF WOMEN AND GIRLS

### Opening Remarks, Hellen Ndung'u, UN-Habitat

Hellen Ndung'u opened the session with gratitude and noted that gender is one of the DNAs of GLTN. She observed that a lot has been done so far, making great strides on the gender agenda since its adoption at the World Forum in 2006, but we are not yet there. She noted that gender responsiveness is one of the core values of GLTN. She highlighted the obstacles that women face in pursuit of land rights;

- Inadequate awareness of women and girls' land rights.
- Institutionalized discrimination against women and girls while pursuing their land rights.
- Limited knowledge on the part of land administrators and or custodians on land on how to include gender in the implementation of policies and programmes.
- Lack of or inadequate disaggregated data that is available on land is essential for planning and tracking the performance of policies.
- Inadequate mechanisms on how to harmonize the legal frameworks—statutory and customary laws.
- Often, land programmes do not recognize the diversity of women i.e., female-headed households, widows, refugees, unemployed, employed, and how these dynamics affect women.

*"Despite progress towards greater acceptance of women's equal rights to land in laws and policies, their effectiveness runs into significant obstacles, ranging from patriarchal attitudes and cultural practices to general lack of political will and resources"* **Anonymous**

Hellen then introduced the panellists.

### Keynote Speech by Chief Chamuka VI, of the Chamuka Chiefdom in Zambia

#### Addressing historical land injustices against Women: The Chamuka Kingdom's transformative journey

Chief Chamuka IV of the Chamuka Kingdom in Zambia acknowledged the historical land injustices against women and assumed responsibility for rectifying them. He emphasized that land rights are essential for accessing basic needs and achieving economic security. Chief Chamuka advocated for gender equality and empowerment, highlighting the importance of women's participation in decision-making processes regarding land rights. Under his leadership, the kingdom has implemented inclusive and gender-responsive customary land laws, allocating 50% of available land to women.

Positive outcomes in Chamuka Kingdom include transformed leadership styles, acceptance of land tools like STDM, recognition of land rights as human rights, and women's involvement in climate mitigation initiatives.

The chiefdom faces challenges such as cultural barriers and the need for partnerships to empower women economically. Chief Chamuka imparts insightful quotes, emphasizing the importance of people-centred development, acknowledging history, and recognizing the significance of each season and reason.

#### Key Quotes from Chief Chamuka IV:

- “Women suffered under ancestral laws, and even though we were not present then, we take responsibility on behalf of the office of traditional leadership because even though our ancestors died, the office did not die, and we are continuing.”
- “Our women, we are sorry for imposing on you land laws that were too oppressive to you, such that you did not access this land equally and did not produce what you wanted to produce or even construct.”
- “Historically, land was allocated to families, clans, communities, and individuals. Men took overall control and ownership, excluding women and girls.”
- “We have put in place conflict resolution structures to handle gender-based violence resulting from land inequalities.”
- “Build the people first before building the building and then the people will build the building.”
- “There is no future without a past.”

#### **The GLTN Gender Strategy 2019-2030, “Towards securing women’s and girls’ land and property rights” by Mino Ramaroson, Huairou Commission**

This was developed through a collective effort by the University of East London, FIG, and Habitat for Humanity International. It had to align with the broader GLTN strategy.

The GLTN strategy focuses on securing women’s and girls’ land tenure, land-related resources and property rights, including housing in rural, peri-urban and urban contexts in order to enable them to overcome poverty and inequality, ensure justice and human rights and counter trends that further undermine their rights and wellbeing. It recognizes that women and girls are not a homogenous group; their needs vary by context – legal, cultural, religious, age, marital status, disability, land tenure regimes, urban vs rural, and so forth.

Since 2006, GLTN partners played an important role in integrating gender and land through monitoring the implementation of gender-sensitive land policies and tools (GEC, STDN, Women and Land in the Muslim World, etc.) in more than 40 countries. This is a highlight evidenced by the global and regional initiatives such as the concerted efforts of partners to secure land for women and girls in SDGs targets and indicators, the New Urban Agenda, the VGGTs, among others.

#### **Objectives of the GLTN Gender strategy:**

1. Implement GLTN Phase III strategy to deliver gendered outcomes based on specific commitments to secure women’s and girls’ land tenure and property rights.
2. Increase the use and institutionalization of land tools and approaches for gender-responsive land governance and legal frameworks strategies and programmes.
3. Increase the number of women and girls whose land tenure and property rights are secured, regardless of tenure regimes, context or situations in each country.
4. Strengthen knowledge and capacities for mainstreaming gender equality and human rights principles.

#### **Ten Commitments of the GLTN Gender Strategy;**

1. Strengthen innovative partnerships
2. Embed gender into the governance and management of GLTN
3. Develop and promote gender-responsive and fit-for-purpose land tools, and approaches
4. Scale up country-level initiatives in HLP for sustainable gendered outcomes
5. Integrate secure land rights in other key sectors
6. Develop the capacity of women leaders, including young women, through institutional placement in our network and with our partners
7. Strengthen the capacity of policymakers and practitioners on women’s and girls’ land and property rights
8. Convene and facilitate our partners’ access to policy and decision-making platforms
9. Mobilise and lead efforts towards joint advocacy, influencing and campaigning to secure women’s and girls’ land rights



10. Boost our efforts for research and knowledge management on land issues that concern women.

**Justification; Why the need to overcome challenges and implement the gender strategy;**

1. The high number of women and girls with undocumented and legally recognized land and property tenure rights - customary land/urban informal settlements/ post-conflict countries/ limiting inheritance laws, among others.
2. Young women and girls in the youth bracket often are forgotten or at risk of generalization of their land rights/needs and strategies for support.
3. Limited resources (financial and technical) to support women's and girls' land and property rights agenda.
4. High expectations to achieve global commitments and regional targets with limited local/national resource investments, e.g., Link to SDGs, NUA and AU-FG/Agenda2063 and others.
5. Limited disaggregated data is available to show the profile and status of women's and girls' land and property rights in different contexts.
6. Need for more north-south collaboration targeting young professionals with technical capacity in addressing gender and land, women's and girls' rights issues.

Mino stressed that the GLTN gender strategy is only as strong as the partners' commitment and that success in having gender-responsive policies and laws will require more coordinated efforts and resources, which will translate to more gendered outcomes in land and property rights.

**Questions that prompt the organization of an EGM on women and youth land rights:**

1. How can GLTN partnership be further strengthened to ensure effective implementation of the gender strategy?
2. How to can we better prioritize available resources to ensure the gender strategy is implemented along the broad GLTN Strategy?
3. How can we mobilize more resources – financial and technical to do more, and scale up these efforts especially at the country level?

**The Expert Group Meeting on Gender Strategy and youth participation on land rights, by Siraj Sait, University of East London.**

Siraj emphasized that gender and women's rights have been at the core of GLTN since its formation. When GLTN was launched in Vancouver in 2006, a round table organized by GLTN brought together high-level individuals, including policy makers and ministers, to discuss these issues.

He then provided a summary of the progress made so far. The work began in the first phase, spanning five years, with the development of a gender-inclusive methodology that addressed various women's issues based on their experiences, voices, and needs. The leadership acknowledged this approach. The focus then shifted to tool development and the establishment of gender evaluation criteria, which have been highly successful. Regional perspectives were also taken into account, resulting in the creation of gender-responsive and gender-specific tools. All GLTN activities need to be gender-responsive. Siraj mentioned that evaluations of GLTN's work have consistently highlighted the significance of addressing women's land issues, making women's land rights the primary focus.

"We must recognize that when we discuss gender and women's land rights, it goes beyond mere access to land. It also encompasses control over land and the right to develop it, along with all other aspects related to land. It is crucial to comprehend how these aspects affect women."

Siraj addressed the adoption of the gender strategy for the final phase. Although this was a collaborative effort involving numerous partners, the implementation of activities and agreement on measuring success have not yet been achieved. He acknowledged that individual partners have made substantial progress, but stressed the importance of coming together as a collective to chart the way forward. To facilitate this, an upcoming EGM (Extraordinary General Meeting) is planned to be held in London. The event will adopt a hybrid format and involve all leading GLTN partners and the four clusters.

## Key considerations for the EGM:

1. Revisit the gender strategy to see the progress made so far. With the main question being how to measure this progress? It will also be an opportunity to showcase some of the work done by individual Countries and lessons learned, but also ongoing work into Phase 4.
2. Update the gender strategy to make it Fit-for-Purpose for Phase 4. Reflect on it and ask if the strategy is workable with the changes that are taking place. How can we align with the new framework and guidelines?
3. Have an expert look at the gender, youth, and land responsiveness practical guide developed by GLTN before it is published.
4. Have an expert look at least eight to ten country studies on gender to help them in planning for Phase 4 implementation.
5. It will be an opportunity to sharpen the focus and propose how to move forward in addressing the diversity and different contexts of women and focus on vulnerable people, e.g. refugee women, women in disaster and conflict areas, and women with disabilities.
6. Accept where the greatest gaps are and acknowledge that we have not done much on youth and young people. And focus on differentiating difficult, distinct, diverse and complex women issues from the young people and addressing them.
7. Listen to the work being done in various parts of the world; for example, ALI has a lot of knowledge and information that has not been documented.

## Logistical arrangements; Modest budget available

GLTN to fund five people to go to London to represent different regions, organizations, and clusters between 15 to 17 June 2023. GLTN will write to partners to contribute and give their ideas and also welcome their comments.

## Experiences from Uganda, by Sarah Nandudu, Slum Dwellers International

Sarah Nandudu from Slum Dwellers International shared insights from Uganda, highlighting the common challenges women and girls face regarding land rights across Africa. Traditionally, women in Uganda were prohibited from owning land, limiting their access to property and compromising their socio-economic well-being. This issue predominantly affects marginalized women, both in urban and rural areas. Sarah focused on the experiences of urban poor women due to her work's alignment with their needs.

In the past, women were excluded from land discussions and prohibited from participating in negotiations or owning land due to cultural and traditional laws. However, through various international engagements, significant progress has been made with the implementation of laws and policies supporting women's land ownership and control in Uganda. Nevertheless, Sarah emphasized that there is a lack of evaluation to assess the impact of these changes on the women she represents.

Sarah pointed out that despite the existence of supportive policies and laws, Ugandan women still face challenges with bureaucratic processes and legal obstacles when acquiring specific parcels of land. Evictions pose a significant problem that GLTN needs to address. She attributed these difficulties to insufficient efforts in raising awareness among women about their land and property rights. Inadequate awareness contributes to challenges such as divorce, leaving women vulnerable and unprotected. Sarah suggested that education should target young girls, enabling them to understand their land rights from a young age, emphasizing prevention rather than addressing escalated issues.

Gender-based violence related to land disputes is a major concern in Uganda, leading to loss of life and property. To combat this, there is a need to support legal action for women to protect their rights and prevent gender-based violence. Sarah emphasized the importance of strategizing on how to legally protect vulnerable and marginalized women, thereby putting an end to these challenges and preventing deaths resulting from land issues.

Sarah acknowledged that Uganda has a favourable environment in terms of laws, policies, and platforms that enable women to own, inherit, and report land-related grievances. However, she recommended that Uganda continue advocating for pro-women and pro-young girls' policies while formulating land tools that empower women to amplify their voices. Additionally, raising awareness among women and young women about existing platforms, policies, laws, and avenues protecting their land rights is crucial.

## Study Report on Land, Women Empowerment and Socioeconomic Development in The Arab Region, by Eleonora Serpi, Project support officer UN-Habitat/GLTN.

The study report on “Land, Women Empowerment, and Socioeconomic Development in the Arab Region,” presented by Eleonora Serpi, highlights the factors influencing women’s land tenure security in the Arab region and its connection to women’s empowerment and socioeconomic development. The report provides actionable recommendations for decision-makers, land stakeholders, and activists. The study used a combination of literature review, consultations, and in-depth field assessments in Palestine, Tunisia, Iraq, and Kuwait.

Key findings from the study include:

1. Land tenure security for both women and men is crucial for human and socioeconomic development. Improved land tenure security correlates with better living conditions, higher incomes, access to education and healthcare, and protection against gender-based violence.
2. The perception of the ability to withstand future shocks is linked to tenure rights and overall human security.
3. Tenure rights contribute to better shelter, financial security, and protection against gender-based violence.
4. Land and property acquisition methods vary, including purchase, inheritance, gift, lease, or grant.
5. Gender biases persist, with limited access to economic resources, lower employment rates, and reduced access to finance and credit opportunities for women.
6. Inheritance laws, shaped by interpretations of Sharia law and local customs, often result in the denial of women’s inheritance rights.
7. Women have lower frequencies of sole land ownership and are more likely to have joint ownership with male relatives, making them vulnerable in the event of divorce or the death of their husband.
8. Women’s participation in decision-making processes is limited, impacting their control over their lives and properties.
9. Men predominantly (63 per cent) engage in economic activities on land, leading to women’s dependency on male family members.
10. Land tenure security supports social rights and empowers women and men to make decisions about their lives and participate in social movements.

The report recommends:

1. Increasing awareness of gender equality and land tenure security through advocacy and simplification of laws and legal documents.
2. Conducting further research and data collection on gender and land issues, monitoring progress, and analysing the connection between tenure insecurity and conflict.
3. Promoting knowledge-sharing among female entrepreneurs and enhancing the capacity of women’s associations to address housing, land, and property rights.
4. Undertaking gender-responsive reforms, aligning national policies with human rights frameworks, and removing barriers limiting women’s access to land administration services.
5. Regulating inheritance practices, promoting marital property arrangements, and providing legal support and protection for women claiming inheritance rights.

The report can be downloaded from <https://arabstates.gltn.net/download/publication-release-land-womenempowerment-and-socioeconomic-development-in-the-arab-region-evidence-based-perspectives/>

The report also provides additional resources developed by ALI (Arab Land Initiative) on women and land in the Arab region.

1. **Key messages;** Empower and Improve the Life of Women by Protecting their Land, Housing and Property Rights in the Arab Region. <https://arabstates.gltn.net/women-and-land/>
2. **Women and land in the Arab region campaign;** Why women need HLP rights. Can be downloaded from the Ali website [arabstates.gltn.net](https://arabstates.gltn.net). Can also be accessed on all ALI social media platforms.
3. **Key messages on women, land and peace.** *Sustaining peace through women’s empowerment and increased access to land and property rights in fragile and conflict-affected contexts.* <https://gltn.net/2021/12/10/key-messages-on-women-land-and-peace/>. An advocacy video is available.
4. **Training guide;** Advancing women’s land and property rights in the Somali region. Developed in response to the increasing demand for knowledge and capacity to secure women’s land and property rights in the Somali region. <https://gltn.net/2022/08/04/trainingguide-advancing-womens-land-and-property-rights-in-the-somali-region/>





# 5

## SESSION 5: GLTN PHASE 4 PROGRAMME

### 5.1 GLTN Phase 4 - Programme development process, recommendations, priorities, approach, expected outcomes, outputs

The development of the Phase 4 programme followed a process with a five-step road map. It started with a secretariat brainstorming workshop to review Phase 3 in November 2022, followed by a presentation of the programme development process by the GLTN steering committee in December 2022. Then, an open workshop for mapping the priorities in February 2023. Meanwhile, individual GLTN partner consultations began in December and were ongoing until the approval stage. Writing of draft one of the programme document was done between February and April and subjected to a round of review to get written contributions and feedback. Writing of draft two for presentation commenced and final consultation at the partners meeting, from whose feedback will be incorporated for final review and approval.

#### Recommendations from the Secretariat Brainstorming Workshop on Phase 3 Review:

- All outcomes and outputs are still relevant for Phase 4; therefore, no major adjustments are required at the programme framework level.
- Set core objectives around selected products and map specific commitments to better focus the engagement at the regional and international level over the next phase.
- Open new grounds in countries and regions where GLTN is not yet active by taking into consideration UN-Habitat country office presence and engagement.
- Dedicate specific resources and develop a more systematic approach to resource mobilization.
- Prioritize specific tool implementation and application at the country level in order to document and monitor their influence on improved security of tenure.
- Strengthen the work on communication, dissemination, and knowledge management by considering the proposal to create a central repository to gather all information together with more systematic sharing of relevant documents on the Teams shared drive for Secretariat internal use.
- Address the challenges related to Secretariat staff continuity and how to fill critical existing gaps, including greater transparency on specific portfolio focal points within the Secretariat towards GLTN partners.
- Include regular moments of evaluation of outcome and output achievements to understand how these could feed into the work of other outcome areas.
- Improve the documenting and reporting of successes and achievements at country level to inform the work on land reform and feed knowledge management and capacity development activities.
- Leverage data evidence to inform and guide the national-level interventions to support land policy reforms.
- Operationalize and contextualize tools and guidelines on gender mainstreaming to address the practical implications for land policy development at country level and beyond.
- Conduct a review of the progresses in the implementation of the GLTN Gender Strategy to improve the overall approach to gender mainstreaming.

- Improve the understanding of selected 'must do' for youth responsive programming and activities, including the development of specific tools.
- Explore the possibility of addressing specific target groups needs as entry point to expand the work of GLTN in other geographical areas.
- Review result framework targets and indicators to better capture the programme's impacts on the acceleration of land reforms and policy change.
- Review the assumptions relying under the indicator's definitions and the targets set for them to be feasible and not overly ambitious.
- Improve target disaggregation according to areas of work, tools, geographical spread, and target groups.
- Encourage GLTN partners to take the lead on specific initiatives and activities, especially at the international level, by providing sufficient resources.
- Understand the possibility of further involvement of implementing partners in the GLTN network.
- Carefully review the cluster model for partner engagement and the related implementation modalities.

### Key Recommendations from Individual Partner Consultations

Three key partners were consulted; Arab Union of Surveyors (AUS), Asian NGO Coalition for Agrarian Reform and Rural Development (ANGOC) Huairou Commission and the International Federation of Surveyors (FIG) and they gave the following recommendations;

- Overall satisfaction with the progress made under each outcome, although greater efforts and investments should be made to advance on Outcome 3 on monitoring of land-related commitments
- Need to strengthen the narrative on importance and positive impacts of improved access to land tenure on larger developmental challenges such as climate change, poverty, hunger, food security, and conflicts
- Increase policy learning and exchange through improved knowledge dissemination of GLTN learnings, case studies, and best practices
- Sharpen GLTN value proposition and core message
- Expand the network globally and improve partners' engagement and coordination.

### GLTN Phase 4 Priorities mapping

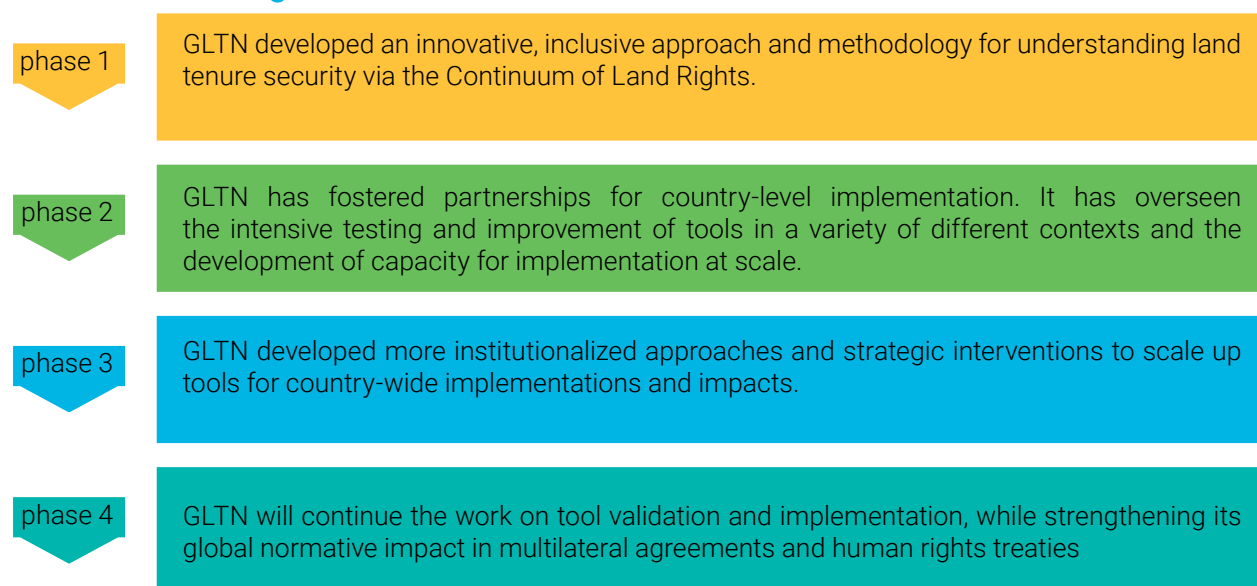
Issue	Priorities in order of ranking
<b>1. Land and Global Challenges</b>	<ol style="list-style-type: none"> <li>1. Land and climate change</li> <li>2. Land inclusion and socioeconomic development</li> <li>3. Land and conflict and Land and food security</li> </ol>
<b>2. Network Geographical Expansion</b>	<ol style="list-style-type: none"> <li>1. Africa region</li> <li>2. Latin America and the Caribbean</li> <li>3. Asia and Pacific</li> <li>4. OECD Countries</li> </ol>
<b>3. GLTN Tool Prioritization</b>	<ol style="list-style-type: none"> <li>1. Continuum of land rights</li> <li>2. The Social Tenure Domain Model and Gender-responsive tools</li> <li>3. Fit-for-Purpose Land Administration</li> <li>4. Customary tenure</li> <li>5. City-wide planning and slum upgrading and pro-poor land policy development</li> <li>6. Land-use planning</li> <li>7. Youth-responsive tools</li> <li>8. Land monitoring and indicators and valuation of unregistered land and priorities</li> <li>9. Land-based financing and land record system for the poor</li> <li>10. Participatory enumeration</li> <li>11. Innovative land and property taxation</li> </ol>

Issue	Priorities in order of ranking
4. <b>Visibility and Outreach</b>	<ol style="list-style-type: none"> <li>1. Communication and advocacy (Key messages and Narrative)</li> <li>2. Systematic reporting of GLTN achievements</li> <li>3. Regular participation in international and regional forums</li> <li>4. Regular core publication on selected themes and define GLTN added value and competitive advantage</li> </ol>
5. <b>International and regional commitments</b>	
6. <b>Network development and partner engagement</b>	
7. <b>Resource Mobilization</b>	

### GLTN Phase 4 Referenced Key International Frameworks on Land Tenure Security;

- General Comment No. 26 on land and economic, social and cultural rights (December 2022)
- UNCCD decision 26/COP14 on Land Tenure (September 2019)
- Sustainable Development Goals (January 2016)
- New Urban Agenda (October 2016)
- Voluntary Guidelines on the Responsible Governance of Tenure (May 2012)
- Framework and Guidelines on Land Policy in Africa (2010)
- African Union Declaration on Land Issues and Challenges (2009)
- Pinheiro Principles: United Nations Principles on Housing and Property Restitution for Refugees and Displaced Persons (2005)

### GLTN Phase 4 Programme



### GLTN Phase 4 Programme Approach

1. Focus on opening new opportunities for engagement in countries and regions where GLTN is not yet active in a significant manner.
2. Shift the focus from tool development to tool testing, evaluation, and refinement by prioritizing specific tool implementation and application.
3. Strengthen the importance of land tenure security and land property rights and their global normative impact in multilateral agreements and human rights treaties by scaling up the investment in influencing policy and discourse on land governance at the international level.

4. More consistent and coordinated engagement at the regional and international level around a set of key strategic areas of intervention and selected commitments.

### GLTN Phase 4 Programme Priority Thematic Areas;

1. **The inter-relationship between land tenure security and protection of natural resources in multilateral environmental agreements.**

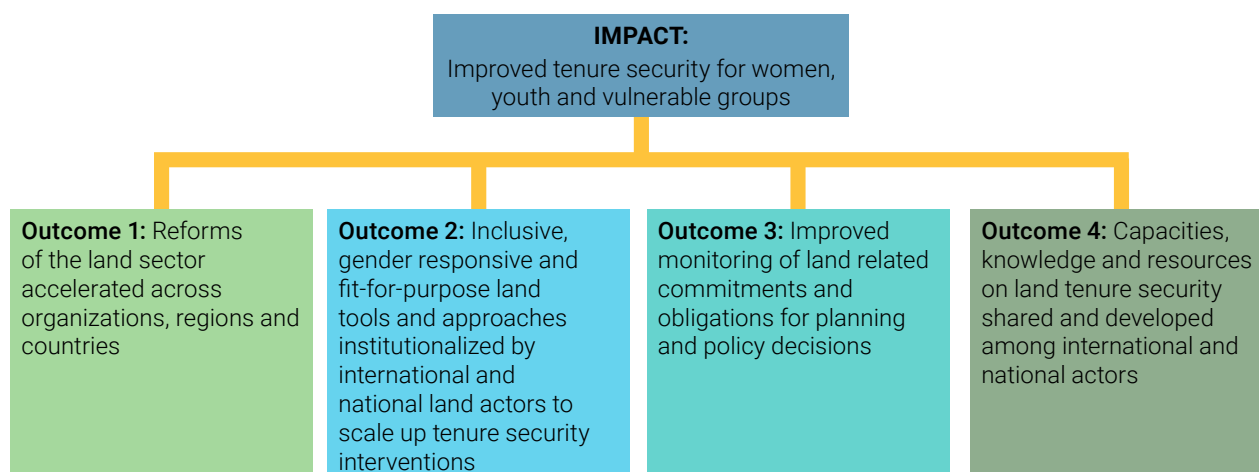
Given the evidence of strong linkages between tenure insecurity and climate vulnerability, improved tenure security is an important enabler of climate-change adaptation and natural resources protection. Phase 4 programme will invest in strengthening the land rights of women, youth and vulnerable groups in multilateral environmental agreements to advance tenure-responsive land-use planning and climate-smart agriculture that reduce land degradation and adverse climate change impacts.

2. **The inter-relationship between land property rights and inclusive socioeconomic development in multilateral agreements and human rights treaties**

Strengthening the property rights of poor people can contribute to poverty reduction. Phase 4 programme will continue to invest in developing and implementing tools to provide land and property rights and tenure security in these contexts, to improve land management and tenure systems based on human rights standards for inclusive socioeconomic development, access to adequate housing, and improved living conditions.

3. **Continue Phase 3 priorities on urban development and humanitarian-development nexus**

### GLTN Phase 4 Programme – Impact and Outcomes



### GLTN Phase 4 Programme – Sustainability Plan and the GLTN Charter

To address sustainability plan recommendations on partner and member engagement:

- Amend section 6 of the GLTN charter to allow members to have a role in GLTN decision-making, including strategic decision-making.
- Amend sections 6 and 7 of the charter to make clear that cluster leads and therefore steering committee members, are appointed in their personal capacity.
- Amend section 6 to allow the steering committee to change the number and membership characteristics of clusters with the condition that any such amendments be confirmed by the next partners meeting or cease to be effective if not confirmed.
- Empower the steering committee to agree on the wording of these changes.



The outcome of the proposed amendments is described below in section 6.3.

#### **GLTN Phase 4 Programme – Other Implementation Modalities**

- Strengthen the work on network communication and cluster collaboration and exchange by facilitating networking and learning among partners.
- Develop a more systematic approach to resource mobilization, including joint mobilization with key partners and other UN agencies on specific projects.
- Improve engagement with UN-Habitat country offices and partners on specific projects and programmes at regional and national level.
- Explore options to create GLTN sub-networks or hubs to contribute to the sustainability of the network by having an impact on tools implementation at local, national, and regional levels and by channelling additional funds from local, national, and regional actors.







# 6

## SESSION 6: CLUSTER ELECTIONS AND PLANS

### 6.1 Cluster Elections of Steering Committee

This session focused on electing GLTN partner organizations to represent the clusters on the Steering Committee. The Steering Committee is the governing body of the Network. Its role is to provide detailed strategic guidance to the Network in relation to the GLTN programme and work plan, to oversee the implementation of the Network activities and report back to partners accordingly, and to advise on mechanisms to enhance the dynamism of the Network.

The provisions of the charter guided cluster elections for the cluster steering committee and cluster leads. Each cluster is at liberty to select two representatives, using criteria they deem appropriate without further guidance or interference from the secretariat. However, there is a MUST consideration of gender representation and regional balance. That said, it is up to the clusters to decide what to do and how to go about the elections.

The requirement in the Charter clause on rotational membership that committee members hold office for two years while the cluster leads hold for four years meant that the Clusters will change half the Cluster leads in the election. This had brought contention with members being uncomfortable with this staggering rotation. The presenter advised cluster members to agree to either continue implementing the charter as is, or to vote to amend it so that it allows for extended periods or establish a rotational basis for continuity purposes.

Guidance was given that steering committee members are institutions, not individuals because individuals cannot be members of GLTN. However, what is found in practice, as several steering committee members have raised in the past, is that the interaction and the membership and the contributions to the steering committee are much more in the personal capacity than the institutional capacity. So, while the institution might nominate them, it's a personal responsibility.

The secretariat was happy with the outgoing steering committee, noting that it always had a good quorum for meetings, had meaningful discussions and engagements, and always gave feedback to the secretariat. The secretariat said that it was a good tradition to keep.

All the clusters re-elected the same people again as depicted in the table below;

Cluster	Name	Organization
<b>International Research and Training</b>	1. Prof. Siraj Sait	University of East London
	2. Dr Eugene Chigbu	Namibia University of Science and Technology
<b>International Rural Civil Society Organizations</b>	1. Mino Ramaroson	Huairou Commission
	2. Nathaniel (Don) Marquez	Asian Coalition for Agrarian Reform and Rural Development
<b>International Urban Civil Society Organizations</b>	1. Rebecca Ochong	Habitat for Humanity International
	3. Sarah Nandudu	Slum Dwellers International
<b>International Professional Bodies</b>	1. Diane Dumashie	Federation of International Surveyors
	2. Rafic Khouri	Arab Union of Surveyors

The secretariat congratulated the elected leaders. It acknowledged the need to adjust the charter to align with the reality of the situation. Noting that amending the charter openly and with the knowledge of all partners was not unreasonable and expressed support for the requested amendment.

The meeting proposed that the steering committee, with the secretariat's support, reviews the precise wording of the amendment related to clusters and circulates the conclusion to all partners for review and feedback. They also inquired about the appointment of a second lead for the urban cluster. They suggested that someone fill that role for the upcoming steering committee meeting.

## 6.2 Cluster Discussions and Plans

Regarding the detailed activities and work plans, the clusters were assured that the aim was to engage with them and incorporate their input into the annual work plan and budget. The meeting emphasized the importance of aligning cluster work plans with the overall objectives and strategy of the network. Comments were invited on the framework for outcome areas and high-level outputs that were previously. The plenary also addressed the issue of communication between clusters and the secretariat, acknowledging that it remains a priority and assuring the partners that efforts will be made to address this concern.

### Training and Research Cluster

The Research and Training Cluster held a meeting with 30 participants both in person and online. The cluster had received funding from UN-Habitat through a Cooperative Agreement that ended in August 2021, leading the cluster to engage in voluntary work, collaborations, and networking with partners, such as GIZ, outside of GLTN's funding. This approach allowed the cluster to expand its networks, reach wider audiences, and establish significant collaborations with GIZ and other partners.

Noteworthy achievements and outputs of the cluster include the University of London's contribution of 20% of the funding as per the Cooperative Agreement, the development of a curriculum on responsive land administration, participation in conferences, piloting of tools focused on gender and youth-responsive land responsiveness, and notable progress in addressing climate change. Additionally, through collaborative funding, the cluster supported the development of the tenure-responsive land use planning guide and the rural land linkages guidelines. The cluster also worked on drafting a practical guide for implementing youth, gender, and land responsiveness at the country level, with plans to organize a workshop on youth and gender in partnership with the University of London, which will also provide funding and co-host the event.

For the upcoming phase 4, the cluster recommended organizing learning exchanges to explore broader work on land-related issues, expanding the focus beyond GLTN-funded activities, continuing the work on climate change, youth and gender involvement, and curriculum development. The cluster also proposes integrating a human rights approach into land administration, advocating for funding to support the cluster's secretariat activities, and providing learning and development opportunities such as writeshops and the development of newsletters. Lastly, there is an emphasis on addressing the intersection of land rights and climate change as a priority for future endeavours.

### Land professionals Cluster

The Land Professionals Cluster, had 10 participants in-person, and 3 virtually. The cluster conducted elections and re-elected Diane Dumashie and Rafic Khouri to continue representing the cluster. They advocated for the inclusion of individuals as members of GLTN. They proposed two additional clusters, namely bilateral groups and unilateral groups, which currently do not have a designated space within the existing four clusters. This proposal would enable these groups to elect their representatives to the steering committee.

For the upcoming phase 4, the cluster recommended including climate change, prioritizing digitization efforts, continuing the use of STDM (Social Tenure Domain Model), organizing learning exchanges focused on country work, and addressing land degradation. Comments on the integration of young professionals and linkage with academia emerged. This was also linked to a case of DRC universities lacking institutional departments to champion land studies.



## Urban civil society Cluster

The cluster expressed concern about the lack of communication with the GLTN secretariat hampering their contribution to the development of the work plan. However, those cluster members who received support from GLTN could share their experiences and accomplishments. Pamoja Trust, a civil society organization based in Nairobi, Kenya, received funding multiple times, while SDI and SDI Africa in Uganda and the Asia Pacific region also received support. The cluster identified the need for a shared database to exchange knowledge, materials, and tools and emphasized the importance of cross-learning among clusters. They acknowledged GLTN's support for conferences and joint mentorship as a priority. Concerning cluster leadership elections, clarity was sought regarding eligibility criteria, as the cluster represented grassroots interests and lacked diverse participation. They requested more time to resolve this issue and determine the right person for the role. In their concluding remarks, the cluster appealed to GLTN and partners for increased resources, particularly regarding displacement and land governance, to collectively advance the utilization of developed tools.

## Rural Civil Society Cluster

The cluster's main objective is to advance access, control, and ownership of land and resources for rural, impoverished communities. They aim to strengthen GLTN's strategy formulation and monitoring by advocating for proper land policies and programmes based on evidence-based advocacy. Additionally, they seek to enhance the capacities of civil society organizations and communities to protect and defend their land and resource rights. The cluster will organize multi-stakeholder dialogues and learning events to broaden understanding and knowledge of land rights. Special attention will be given to monitoring land and resource conflicts, documenting cases related to land rights, food security, climate change, and the rights of women and youth. The outcomes of these activities will provide valuable inputs for GLTN's strategy in Phase 4, and the cluster will also contribute to the development of GLTN's gender action plan.

The cluster aims to build upon the recent GLTN and country learning exchange outcomes while leveraging the achievements of the 2023 rural cluster work plan. They plan to initiate campaigns at the country and regional levels to advocate for the land rights of rural communities, with a particular focus on policy work and monitoring. They also seek to collaborate with ongoing campaigns and advocate for increased investments in grassroots mechanisms. The cluster will operationalize the proposed actions on rural-urban linkages, produce briefs on emerging trends, and develop a two-year roadmap.

## Guidance and Response to Questions

Robert assured the clusters that the aim is to engage with them and incorporate their input into the annual work plan and budget. The meeting emphasized the importance of aligning cluster work plans with the overall objectives and strategy of the network. They also addressed the issue of communication between clusters and the secretariat, acknowledging that it remains a priority and assuring the partners that efforts will be made to address this concern. In response to questions about the professional and research clusters, the speaker highlighted the research cluster's work in producing evidence-based guidelines for applying GTN tools and mentioned community-based research and innovation. They assured that universities and academic institutions are focused on disseminating impact and innovation and working with other clusters for relevance and survival.

## 6.3 The GLTN Charter

GLTN members went through the suggested amendments and agreed to maintain the text in the Charter on membership. It was recommended that the proposals be referred back to the steering committee and secretariat to consider and develop prioritised proposals to circulate. As such, any issue concerning membership was suspended. A report for the Steering Committee or Secretariat as may be requested, will be developed and brought back to subsequent Partners Meeting.





# 7

## SESSION 7: CLOSING AND WAY FORWARD

### 7.1 Way Forward and GLTN Phase 4

#### Outcome 1: Focus on international and national normative work

The following recommendations were made in relation to the way forward of Outcome 1 under Phase 4:

- Look at how land tenure security is addressed and promote common approaches across the environmental agreements.
- Make a consistent approach towards looking at how land tenure security is treated within the human rights treaty framework because that's almost the only place where there are binding legal obligations on states.
- Continue with the phase 3 priority, which does need further work on urban development.
- Continue with the priority on humanitarian development Nexus, but look at the role of land tenure security in conflict and related peace issues.
- Continue with those thematic areas as broad umbrellas for where GLTN works, how we pursue it, and how we are trying to influence normative frameworks.
- Move more into how GLTNs work fit into systems thinking at national, regional and international levels, and not just as spot interventions on different issues. Look at landlords and policies, recognizing that institutional structures at the national level is a specific area of focus for the normative level, unlike before.
- Strengthen land policies and guidelines in multilateral frameworks.
- Look across the sector and assess how land tenure security is addressed. Can we pro promote consistency of treatment in line with the GLTN work?
- Strengthen land sector coordination at the regional level.
- Improve awareness of international and national actors and their participation in events, and publications, aligned to normative work as the basic structure.
- Take into consideration the needs of women, youth and vulnerable groups. Laws and regulations should empower vulnerable people and keep them as actors and partners in considering their needs and taking action.
- Empower women, youth, and vulnerable groups. But define vulnerable groups adopting UN-Habitat's approach, which is inclusion and special targeting through human rights.

#### Outcome 2: Tools and implementation at the country level

Activities under Outcome 2 typically count for approximately 50-60% of the total work in terms of the work plan and budget. The following recommendations were made in relation to the way forward of Outcome 2 under Phase 4:

- Focus on maintenance—the priority of the updating and use of priority land tools, determined by the demand and the partners.
- Adapt and pilot tools at the national and local levels as an ongoing work.
- Improve the available capacity for the use of GLTN land tools. Build capacity beyond field site projects to cover the national and local levels.

### Outcome 3: Monitoring and Data

The following recommendations were made in relation to the way forward of Outcome 3 under Phase 4:

- Enhance the capacity of relevant national and international institutions.
- Collect, aggregate, and analyse data on tenure security and land governance.
- Continue to support and contribute to global reporting mechanisms on tenure security and land, such as the global Donor Working Group on land and the Global Land Observatory and other initiatives.
- Tap on the UNCCD work on data monitoring.

### Outcome 4: Capacity building.

The following recommendations were made in relation to the way forward of Outcome 4 under Phase 4:

- Establish effective mechanisms for collaboration and learning.
- Establish knowledge management platforms, outreach and communication mechanisms.
- Develop the capacity of international-level partners to transfer knowledge and awareness.
- Integrate the knowledge management element within the other objectives.

## 7.2 Closing Remarks

### Rafael Tuts, Director of the Global Solutions Division at UN-Habitat

During his closing remarks, **Rafael Tuts** observed that over 70 participants were present physically, with even more joining Online. This impressive turnout is evidence of the Global Land Tool Network's dynamism and commitment. Speaking on behalf of UN-Habitat, Rafael expressed great pleasure in hosting the participants. He reaffirmed their commitment to support the work of the network and of its Secretariat.

Rafael highlighted that land tenure security and land management are significant foundational issues for member states and multilateral forums. He emphasized that sustainable and equitable access to land and its proper use are central to various aspects of the new Urban Agenda and the 2030 sustainable development agenda. Land is fundamental to housing, spatial planning, and the provision of environmentally sustainable basic services.

Regarding financing development, Rafael stressed that land plays a crucial role in future prospects. Traditional property taxes and property-based fees are major sources of own-source revenue for local governments, and governments have access to various innovative land-based finance tools.

When addressing women's land rights, Rafael reiterated that more equitable access to land economically empowers poor women, young people, and marginalized groups.

Rafael acknowledged that land tenure security consistently poses a threat within the humanitarian-development nexus. Communities with secure land tenure are more stable, prosperous, and resilient to natural disasters and the challenges of climate change. Promoting land and security makes these communities less likely to be consumed by conflict in their pursuit of peace. Therefore, ensuring land tenure security is an essential ingredient in this context.

Rafael also referred to the recent highlights from the Committee on Economic, Social and Cultural Rights, which emphasize that access to and use of land are essential for realizing many human rights. These rights range from the right to an adequate standard of living, recognized in 1948, to the right to a clean and healthy environment, acknowledged in 2022.





Expressing his conviction, Rafael emphasized that land tenure security is crucial for social inclusion and the rights of women, young people, and the poor. Thus, it is evident that land must play a role in the development of the Secretary General's proposals for our common future. He acknowledged the importance of GLTN's efforts in developing and sharing practical approaches to achieving land tenure security. These efforts are crucial for UN Habitat's completion of the strategic plan and are valuable to member states, local and regional governments, and communities.

He reassured the commitment of UN-Habitat to continue working with all partners as they transition from Phase 3 to Phase 4 of the programme. UN-Habitat aims to share the benefits of their work as widely as possible. Rafael mentioned the upcoming UN Habitat assembly scheduled from June 5<sup>th</sup> to 9<sup>th</sup>, 2023, where member states will gather in Nairobi to review the work of both GLTN and UN-Habitat and discuss future priorities in sustainable urban development. He encouraged participants to follow the event and contribute their experiences and skills to promote successful outcomes.

Rafael emphasized that consolidating recognition of the role of land tenure security across the four pillars of the United Nations - peace and security, human rights, the rule of law, and development - remains an important goal for UN-Habitat.

In his closing remarks, Rafael expressed gratitude to the donors, particularly SIDA, SDC, BMZ, GIZ, and the Netherlands, who have made the work of GLTN possible. He also extended his appreciation to the partners, including the cluster leads and steering committee members, who have dedicated their time and energy to ensure the success of GLTN. He commended the network secretariat for organizing a highly successful event and congratulated all the meeting's members on its success. UN-Habitat looks forward to working with them in implementing Phase 4 of the programme.

### **Robert Lewis Lettington, GLTN Secretariat, UN-Habitat**

In his closing remarks, Robert expressed his immense pleasure at witnessing the reunion of the GLTN community in person. He emphasized the value of conducting an in-person meeting, which facilitated meaningful interactions, shared exchanges, and the generation of new ideas. Robert acknowledged the importance of these outcomes, as they will significantly influence the programme's direction moving forward.

He assured the audience that with the programme outline established, GLTN will continue collaborating with all partners to develop it further and ensure it meets their needs and expectations. Robert emphasized the importance of ongoing engagement, inviting partners to provide comments and suggestions and participate in as many GLTN meetings as possible.

*"There is quite a lot coming up, the challenges that we face between now and 2030 are significant in keeping land on the agenda. And we all know that this can only be done by a sense of collective and coordinated action. So, thank you for all your contributions".*

He expressed his gratitude to the donors, particularly those who support the basket fund of GLTN, which he said gave the network the flexibility to support many partner-led activities. He thanked the team who put the week together, led by Ombretta, specifically mentioning Eleonora, Habib, Hellen and Danny, Victor, Eric, and all those working behind the scenes to keep it all clicking. He recognised the secretariat colleagues, as all was made possible through their team effort. Like other speakers, he closed by letting the partners know that UN-Habitat looked forward to continuing work with them.

The meeting facilitator requested participants to fill out the evaluation and give feedback. And that marked the end of the 9<sup>th</sup> GLTN partner meeting.





## Annex A1: Side Events - Sharing tools to remedy loss and damage amid climate change by HIC/HLRN

### Discussion Panellists:

1. Nelson Ncube (People's Process on Housing and Poverty in Zambia (PPHPZ) and SDI)
2. Joseph Schechla (HIC-HLRN)

The event shared presentations on the significance of community-generated data and experiences in quantifying the costs, losses, and damages resulting from housing and land rights violations. These lessons were applied to the pressing priority of addressing loss and damage by quantifying the impacts of climate change on land, housing, and habitat loss.

HIC-HLRN presented a model successfully applied to 30 housing and land rights violation cases in diverse contexts. This model served as a basis for discussing the operationalization of recognized climate justice principles that prioritize the human factor in impact assessment and remedy. The event generated ideas for collaboration among GLTN Partners to align the normative climate justice framework and accumulated experience, advocating for a practical and human-centred approach within the CoP Loss and Damage Mechanism and the newly established Loss and Damage Fund.

Nelson Ncube shared a community-led experience that began in 2005, focusing on generating community-based data for mapping purposes. The urban poor actively participated in collecting, generating, and presenting locally produced data and information. This experience fostered practical alliances with academics and universities to refine and analyse the findings.

Joseph Schechla defined “climate justice” and highlighted the principles put forth by the Mary Robinson Foundation and HIC’s President Adriana Allen’s statement on a “human right to climate justice” in October 2021. He pointed out that while the two sets of criteria were compatible, the MRF principles primarily addressed the relevant process, while the HIC statement focused on aspired outcomes. Joseph discussed current human responses to climate change, including diagnostic assessments, missed opportunities for prevention and mitigation measures, and humanitarian interventions. He mentioned ongoing discussions on potential remedies, including the loss and damage concept, emphasizing the need for a human-centred approach within the reparations framework.

Joseph explained the applicability of normative frameworks to states, including human rights treaty-based obligations, human rights-related obligations on development commitments, and policy coherence. He outlined the meaning of reparations as defined by the UN General Assembly (A/RES/60/147), which includes entitlements such as restitution, resettlement, rehabilitation, compensation, guarantees of non-repetition, and satisfaction for those affected. He suggested that satisfaction could be achieved and measured through affected people’s quantification of values at stake and subject to restitution.

Regarding the Paris Agreement (Article 8), Joseph summarized its provisions related to the Warsaw International Mechanism (WIM) on loss and damage associated with climate change. The focus areas of the WIM include:



1. slow-onset events (SOE);
2. noneconomic losses (NEL);
3. comprehensive risk management approaches (CRM);
4. human mobility (HM); and
5. WIM finance, action and support (FAS).

So far, the WIM's Executive Committee's three key functions have involved:

- Enhancing knowledge and understanding of comprehensive risk-management approaches;
- Strengthening dialogue, coordination, coherence and synergies among relevant stakeholders; and,
- Enhancing action and support to address loss and damage.

While the first two are being implemented, the Committee has not advanced on the third until now. The current phase poses a chance for advancement. However, it is constrained by politics, initial technical and bureaucratic groundwork, the lack of a methodology and eligibility criteria, and the lack of funds. In this light, HIC-HLRN offers its monitoring and impact-quantification experience.

He presented the methodology HLRN developed for determining housing and land losses from environmental hazards and climate change events as "violations", i.e., requiring the documented identification of human factors and duty holders. It is grounded in the Articles on State Responsibility and, especially, the legal principle of foreseeability.<sup>1</sup> With those criteria, HLRN reported 36 cases from 13 different contexts on World Habitat Day 2022.<sup>2</sup> Those cases that involve the gross violation of forced eviction<sup>3</sup> entitle victims to the seven entitlements of reparation.<sup>4</sup> He then introduced the HLRN's Violation Impact-assessment Tool (VIAT) with examples of applications, ranging from the local scope of a slum removal and flooded Dalit village, to land restitution in Yemen as a contribution to eventual transitional justice.

A participant from Nigeria identified another hazard in providing mere cash compensation for loss and damage in the case of recipients spending it on unsustainable activities or consumer goods. Joseph responded with the example of methods being discussed in the context of reconstruction in Ukraine using negotiable digital tokens, instead of cash, that could be spent for specific purposes such as building materials. He referred to cases of quantification of comprehensive shifting costs in advance of displacement so that the affected people know what they are getting into, including through related capacity building, to know long-term economic prospects under resettlement.

Another participant inquired about the potential use of the data in litigation. Joseph shared the example of the Muthurwa Estates case, where the Nairobi High Court included shifting costs in its ruling, favouring a settlement where the evictor would indemnify the evictees for the long-term costs of resettlement and the material and social adjustments required for a comparable quality of life. This case remains subject to court-ordered negotiations between the parties involved.

1 UN International Law Commission (ILC), "Responsibility of States for Internationally Wrongful Acts," A/RES/56/83 and A/56/49(Vol. I)/Corr.4, 12 December 2001, [https://legal.un.org/ilc/texts/instruments/english/draft\\_articles/9\\_6\\_2001.pdf](https://legal.un.org/ilc/texts/instruments/english/draft_articles/9_6_2001.pdf); ILC, "Draft articles on Prevention of Transboundary Harm from Hazardous Activities, with commentaries," A/56/10, 2001, [https://legal.un.org/ilc/texts/instruments/english/commentaries/9\\_7\\_2001.pdf](https://legal.un.org/ilc/texts/instruments/english/commentaries/9_7_2001.pdf).

2 In Pursuit of Climate Justice: Housing and Land Rights Violations in the context of Environmental Hazards and Climate change (Cairo: HIC-HLRN, October 2022), [https://hlrn.org/img/documents/In\\_Pursuit\\_of\\_Climate\\_Justice.pdf](https://hlrn.org/img/documents/In_Pursuit_of_Climate_Justice.pdf).

3 Legally defined as "the permanent or temporary removal against their will of individuals, families and/or communities from the homes and/or land which they occupy, without the provision of, and access to, appropriate forms of legal or other protection." Committee on Economic, Social and Cultural Rights, General Comment No. 7 "Forced eviction," (1997), [https://tbinternet.ohchr.org/\\_layouts/treatybodyexternal/Download.aspx?symbol-no=INT/CESCR/GEC/6430&Lang=en](https://tbinternet.ohchr.org/_layouts/treatybodyexternal/Download.aspx?symbol-no=INT/CESCR/GEC/6430&Lang=en); and classified as a "gross violation." UN Commission on Human Rights, resolutions "Forced eviction," 1993/77, 10 March 1993, para. 1, <http://www.hlrn.org/img/documents/ECN4199377%20en.pdf> and "Prohibition of forced evictions," 2004/28, 16 April 2004, para. 1, [http://www.hlrn.org/img/documents/E-CN\\_4-RES-2004-28.pdf](http://www.hlrn.org/img/documents/E-CN_4-RES-2004-28.pdf).

4 UN General Assembly, "Basic Principles and Guidelines on the Right to a Remedy and Reparation for Victims of Gross Violations of International Human Rights Law and Serious Violations of International Humanitarian Law," A/RES/60/147, 21 March 2006, <http://www.un.org/Docs/asp/ws.asp?m=A/RES/60/147>.



## Annex A2: Bridging the Divide: Land Tenure, Gender, and Digital Inclusion (IIRR)

During her opening remarks, Pamela Nyamutoka Katooro, African Regional Director at IIRR, emphasized the significant role of technology in land tenure systems. She questioned whether technology is genuinely enabling for young people and women or if it presents challenges. She then introduced Frances Virunji Odong, Executive Director at Yuko Bank, who presented their work on bridging the divide in land tenure, gender, and digital inclusion. In her presentation, she highlighted the following key points:

1. Digital technology as a driver of socio-economic transformation: The 2030 Agenda for Sustainable Development recognizes technology and digital innovation as facilitators of sustainable development. This has led to substantial investments in technology and digital innovations worldwide. These innovative technologies offer opportunities to achieve gender equality and empower women and girls (SDG 5).
2. Digital technology in the land sector: The land sector has witnessed numerous digital innovations and technological advancements. Geospatial technologies and Fit-for-Purpose Land Administration, in particular, have contributed to more efficient and effective land governance. These innovations are crucial for documenting land rights and securely storing land data, making information retrieval more accessible and people-centred. Moreover, they advance gender equality in the land sector.
3. Digital innovations and gender-responsive land governance: Digital innovations and technological advancements have promoted gender-responsive land governance and service delivery. They have increased prospects for documenting, securing, and keeping records of women's land rights. In cases where women's land rights have been violated, these digital advancements enable easy retrieval of information and evidence to support their claims and advocate for the restoration of their rights. An example of such technology is the Social Tenure Domain Model (STDM), which is inclusive, affordable, accessible, customizable, and reliable.

However, despite the advantages of digital technologies, challenges arising from the digital divide persist.

The digital divide refers to structural inequalities, including social and gender norms and practices, that discriminate against women and girls. Gender-blind digitalization of reform processes within the land sector reinforces these structural inequalities, making it difficult for women and girls to enjoy and assert their land rights. Therefore, it is crucial to be intentional when introducing reforms to prevent the inadvertent entrenchment of inequality.

Challenges include:

- Limited access to the Internet: Digital innovations rely on Internet-enabled devices, such as phones, tablets, and computers. Many women face financial constraints and lack access to internet connectivity, particularly in poor and rural areas.
- Low literacy levels: Digital technologies are predominantly designed in English and require reading, writing, or typing skills. Many women are not adequately educated to use these technologies proficiently.
- Limited technical capacity: Many women lack the necessary technical skills to effectively utilize these technologies.
- Project-based and time-bound interventions: Limited uptake and sustainability at the community and country level due to the short-term nature of interventions.
- Lack of user involvement in conceptualization and design: Technologies are not context-suited or sustainable.

It is essential to ensure gender-transformative digitalization of the land sector. This requires deliberate efforts to ensure that technological innovations in the land sector are gender-sensitive, inclusive, and aligned with the aspirations of marginalized groups, such as women. Additionally, investing in capacity strengthening for women and girls in communities is critical to enable their effective use of technological innovations in the land sector. Their involvement and consultation should be ensured during conceptualization, design, and piloting stages. Finally, digital technologies must be accessible and affordable for widespread adoption.

## Annex A3: Launching the State of Land Information Index, by Land Portal Foundation

### Introduction

The Land Portal is a leading advocate for the use of open land data to drive progress in improving access to land-related information, engaging stakeholders, and supporting actions that help information providers and governments make data more open and accessible.

In the current situation, poorly managed data from local sources leaves key information inaccessible and under-leveraged.

The Land Portal has developed the following soft tools to track the state of land information:

- State of Land information (SOLI). SOLIndex (formerly Land Module) assesses the availability and accessibility of land data. SOLIndex is a measure of the openness of land data. It complements existing land monitoring initiatives on issues such as climate change and gender. It acts as a means for developing discourse, understanding, and documenting data ethics, justice, and inclusion. It derives the indicators from the land administration functions, rather than the other way round.
- Open Up Guide for Land Governance (OUG) promotes the opening up of land data globally.

### Conceptual Frameworks

1. The Framework for Effective Land Administration, developed by the United Nations Committee of Experts on Global Geospatial Information Management (UN GGIM), which recognizes that “data relating to land tenure, land use, land value, and land development are fundamental geospatial data themes within any jurisdiction”.
2. The Global Fundamental Geospatial Themes developed by the UN-GGIM and referred to by the Framework for Effective Land Administration (FELA) as the basis for data on land tenure, value, use, and development identifies fundamental geospatial data themes.
3. Integrated Geospatial Information Framework, a strategic guide to develop and strengthen national geospatial information management.
4. Land Administration for Sustainable Development, written by Ian Williamson, Stig Enemark, Jude Wallace and Abbas Rajabifard in 2010.

SOLIndex helps us

1. Understand how much public sector land information is available Online.
2. Assess how open the information is.
3. Provide a globally comparable indicator for the openness of land data.

SOLIndex Core Activities include

- Identify Online databases and information resources
- Document datasets in the Land Portal dataset matrix and assess openness in accordance with the open data criteria.
- Score availability and openness of identified data resources

## Data Categories and Criteria

Data categories	Open data criteria
1. Land tenure data	1. Online
2. Land use data	2. Accessibility
3. Land value data	3. Free
4. Land development data	4. Timeless
	5. Metadata
	6. Standards
	7. Downloadable
	8. Open License
	9. Machine readability
	10. (Linked) data URI

How complete is the coverage of digital land data? (The kinds of data) *(Should assess data inclusivity)*

How open is the available digital land data? (The open criteria)

(Scoring - No, Little, Partial, Yes)

- Yes, fully      Score = 3
- Yes partially      Score = 2
- Ye little      Score = 1
- No      Score = 0

Overall score is a function of availability and openness

## The SOLIndex

A new indicator was introduced by the Land Portal to make land-related findings more actionable and to complement existing land governance monitoring systems.

WHAT	WHY	HOW	FOR WHOM
An indicator that assesses the openness of land data and information at the global and country levels	Land data in the public domain enables use, ensures transparency, and improves decision-making and service-provision	A methodology based on Land Portal's established state of Land Information (SOLI) research and reports	Land data custodians, policymakers, researchers, land and development practitioners, open data advocates

We ask the Question: How OPEN is LAND DATA around the world?

What do we mean by **OPEN**?

- How much land data is **ONLINE**?
- How much land data is **ACCESSIBLE**?
- How much land data is **FREE**?
- How much land data is updated in a **TIMELY** manner?
- How much land data is accompanied by **METADATA**?
- How much land data uses **STANDARDS**?
- How much land data is **DOWNLOADABLE**?
- How much land data has **OPENLY LICENSED**?
- How much land data is **MACHINE READABLE**?
- How much land data is available as **LINKED DATA**?

What do we mean by **LAND DATA**?

- Data about land **TENURE**
- Data about land **USE**
- Data about land **DEVELOPMENT**
- Data about land **VALUE**

The indicator will give users five (5) points of entry for exploring the state of land data:

1. The big picture global score
2. Close look at country-level diagnostics
3. Deep diving into individual "open" criteria
4. Deep-diving by types of land data
5. Mix and match exploration

FINDINGS can tell us:	PURPOSE
<ul style="list-style-type: none"> <li>What is the degree of openness of land information in Country X?</li> </ul>	<ul style="list-style-type: none"> <li>Aim to assess the availability and accessibility of land data and promote the opening of land data globally.</li> </ul>
<ul style="list-style-type: none"> <li>What are an organization's capabilities in opening up data (particularly government, the most common custodians of land data)?</li> </ul>	<ul style="list-style-type: none"> <li>Measuring the openness of land data fills a critical gap in the land sector, as our society grows ever more dependent on data for decision-making and problem-solving.</li> </ul>
<ul style="list-style-type: none"> <li>What are the most low-obstacle action items to open up land data in Country X?</li> </ul>	

## Other Work - Landex

LANDex	LANDex
<b>Q1:</b> The land registry is searchable <b>Q2:</b> Land information records are easily accessed <b>Q3:</b> Access to records is affordable <b>Q4:</b> There is a timely response to requests for accessing registry records	<b>Q1:</b> Total cost of recording a property transfer is low <b>Q2:</b> Information held in records is linked to maps that reflect current reality <b>Q3:</b> All relevant private encumbrances are recorded <b>Q4:</b> Does national law specify what information should be contained in a land registry?
<b>Q1:</b> Can the public access information about land ownership and control? <b>Q2:</b> Can land registry information be disaggregated by gender?	<b>Q1:</b> Does national law specify what information should be contained in a land registry?
<b>Q1:</b> Does the government publish large-scale land deals and land investments? <b>Q2:</b> Does the government publish tax or revenue it might gain from these investments?	<b>Q1:</b> Are whistle blower protections embedded in national legislation, related specifically to land or otherwise? <b>Q2:</b> Are principles of no tolerance to corruption embedded in national legislation, related specifically to land or otherwise?

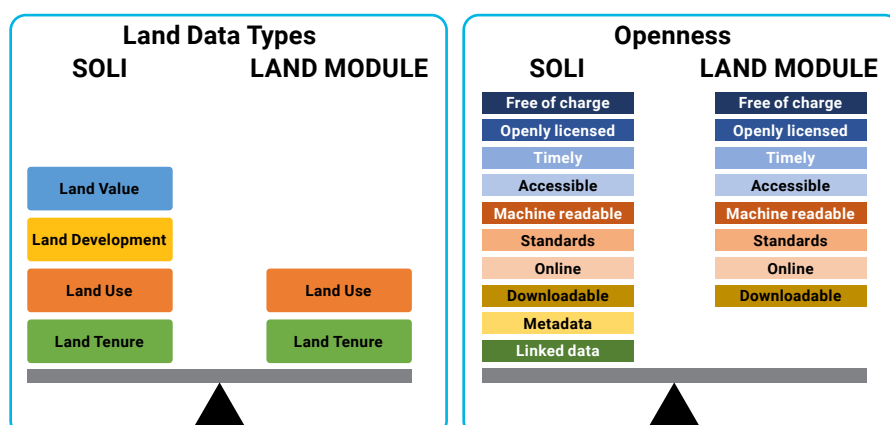
## Other Work - GDB

### GDB

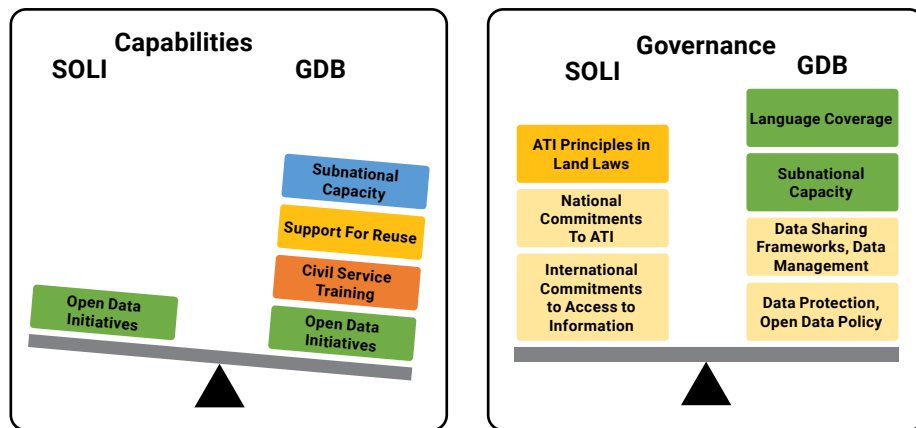
ADD two more data categories.

Consider use GDB Capabilities Module

Consider use GDB Governance Module







### The key elements to be considered and refined include:

- Data justice, equity, and inclusion to be more explicitly included in the assessment.
  - A separate indicator
  - Embedded in the existing indicators
  - As a non-scoring element of the indicator
- Importance of land administration data for climate change?
- Draft Implementation Framework
  - Pilot for 17 countries in 2023
  - Data collection for 100 countries in 2024?
  - Partnerships?

## Data Categories

Data categories describe the state of Land Information:

### Land Tenure Data

- a). Is data on surveyed parcel boundaries available?
- b). Is data on customary/indigenous land parcels available?
- c). Is data on settlements/parcels or structures available?
- d). Is a Register of Ownership Rights (Land Tenure Register) available?
- e). Is a Registry of Customary or Indigenous Rights (including Group Rights) available?
- f). Is a Registry of Informal Land Rights available?
- g). Is data on roads, utilities and corresponding rights available?
- h). Is data on geological/mineral resources and rights available?
- i). Is data on natural resources and environmental mapping/rights available?

### Land Use Data

- a). Is data on the defined land use classes (agricultural, forest, residential, commercial, industrial, conservation areas, customary, informal) available?
- b). Is data on land use zoning (designated land use) available?
- c). Is data on the enforcement of land use zonings available?
- d). Is data on the public land inventory and its uses available?

### Land Development Data

- a). Is data on the land development budget and land value capture instruments available?
- b). Is data on land consolidation, land exchanges, or other approaches for the readjustment of parcels or holdings available?
- c). Is data on tracking, monitoring, and enforcement of land use permits available?

- d). Is data on obedience to and effectiveness of land development measures available?
- e). Is data on the number of expropriations (possibly disaggregated by indigenous peoples, local communities, and/or gender) available?
- f). Are statistics or information about the compensation provided for expropriated people available?
- g). Is data on land disputes available?
- h). Is data on possible historical land injustice and restitution of rights available?
- i). Is there Information on possible issues around the restitution of land rights?

### Land Value Data

- a). Is data on the structure of the land market available? (if applicable, disaggregated by transactions for public and private land, as well as disaggregated by selling and leasing land);
- b). Is data on the value of the land market transactions available? (disaggregated by sale and lease transactions, sale and lease values, mortgage information, and lending rates);
- c). Is data on land investments available;
- d). Is data or evidence of the national government's foreign land investments (in other countries) available?
- e). Is market transaction data of indigenous and community lands available?
- f). Is data on land transfer taxation, capital gains taxes revenue, transfer fees, and stamp duties available?
- g). Is data on revenue generated through transfers, taxes, and duties available?
- h). Is data on the use and allocation of funds derived from property taxes available?
- i). Is data on the rate of payment/default on property taxes available?
- j). Is land valuation information and analyses by governments available? (land transactions and costs (i.e. functioning of markets, security for loans, basis for taxes, etc.)
- k). Is valuation roll data and frequency of updating available?
- l). Is data on rates and taxes available?

## Annex B: List of Participants

Steering Committee Members:		
	Name	Organization
1.	Diane Dumashie	International Federation of Surveyors (FIG)
2.	Eugene Chigbu	Namibia University of Science and Technology (NUST)
3.	Grace Ananda	Habitat for Humanity International (HfHI)
4.	Mino Ramaroson	Huairou Commission
5.	Nathaniel (Don) Marquez	Asian NGO Coalition for Agrarian Reform and Rural Development (ANGOC)
6.	Rafic Khouri	Arab Union of Surveyors (AUS)
7.	Sarah Nandudu	Slum/Shack Dwellers International (SDI)
8.	Siraj Sait, Professor	University of East London (UEL)
UN-Habitat Staff:		
	Name	Organization
9.	Lunalyn Cagan	UN-Habitat, Philippines
10.	Mamadou Mballo	UN-Habitat, DRC
11.	Ombretta Tempra	UN-Habitat ROAS / GLTN
12.	Raja Ram Chhatkuli	UN-Habitat, Nepal
13.	Robert Lewis-Lettington	UN-Habitat HQ / GLTN
14.	Simon Mwesigye	UN-Habitat, Uganda
15.	Teddy Kitembo	UN-Habitat, Uganda
16.	Zeyad Elshakra	UN-Habitat, Palestine
17.	Michal Mlynar	UN-Habitat HQ / GLTN
18.	Shipra Narang Suri	UN-Habitat HQ
19.	Rafael Tuts	UN-Habitat HQ
20.	Hellen Ndung'u	UN-Habitat HQ / GLTN
21.	John Gitau	UN-Habitat HQ / GLTN
22.	Jonathan Yakutiel	UN-Habitat HQ / GLTN
23.	Eleonora Serpi	UN-Habitat HQ / GLTN
24.	El Habib Benmokhtar	UN-Habitat HQ / GLTN
25.	Clinton Omusula	UN-Habitat HQ / GLTN
26.	Jong Hee Paik	UN-Habitat HQ / GLTN
27.	Salma Elshafie	UN-Habitat HQ / GLTN
28.	Daniela Diaz-Benitez	UN-Habitat HQ / GLTN
29.	Kevin Kihika	UN-Habitat HQ / GLTN
30.	Heba Fekry	UN-Habitat HQ / GLTN
31.	Eric Gachoka	UN-Habitat HQ / GLTN
32.	Paul Gathogo	UN-Habitat HQ / GLTN
33.	Victor Wainaina	UN-Habitat HQ
34.	Maryanne Mwangi	UN-Habitat HQ / GLTN

## Other Participants:

	Name	Organization
35.	Anthony Boanada-Fuchs	Network-Association of European Researchers on Urbanisation in the South (N-AERUS)
36.	Agnes Nkundwe Mwasumbi	Ardhi University, Dar es Salaam, Tanzania
37.	Ahmed Mansour	Housing and Land Rights Network - Habitat International Coalition
38.	Aida Robbana	UN-Habitat Kenya
39.	Alaa Salah Said Altamimi	Chairman of Palestinian Land Authority
40.	Alexander Strunck	GIZ
41.	Alix Loisier Dufour	GIZ
42.	Allan Cain	Development Workshop
43.	Amos Kassaine	National Land Commission
44.	Amr Helmy Hassan Lashin	UN-Habitat
45.	Arach David James	Namati
46.	Ben Opa	National Land Commission
47.	Bernadette Gitari	Royal Institution of Chartered Surveyors (RICS)
48.	Charles Kagema	National Land Commission
49.	Charl-Thom Hilgardt Bayer	Land Portal Foundation
50.	Clarissa Augustinus	Independent Consultant
51.	Dan Inkoom	Kwame Nkrumah University of Science and Technology (KNUST)
52.	Daniel Valenghi	SDC
53.	David Kuria (Prof)	National Land Commission
54.	David Mitchell	RMIT University
55.	Denis Omwoyo Orioki	ActionAid International Kenya
56.	Diana Kyalo	National Land Commission
57.	Doaa M. El-Sherif	Urban Training & Studies Institute (UTI)
58.	Dominik Wellmann	GIZ
59.	Emma Norrstad Tickner	SIDA
60.	Eva-Maria Unger	Kadaster
61.	Fiona Darroch	Protimos
62.	Gaynor Paradza	PARI
63.	Gershom Otachi	National Land Commission (Chairperson)
64.	Godiramang Motlhagodi	BA ISAGO University, Botswana
65.	Helen Rourke	Development Action Group (DAG)
66.	Hussam Sulaiman	UN-Habitat
67.	Irene Woebke	GIZ
68.	Jacob Arie Zevenbergen	University of Twente
69.	James Tuitoek (Prof)	National Land Commission (Commissioner)
70.	Jonas Kramp	GIZ
71.	Joseph Schechla	Housing and Land Rights Network - Habitat International Coalition
72.	Kabale Tache Arero	National Land Commission
73.	Laura Meggiolaro	Land Portal Foundation
74.	Leah Wambugu	Kenya National Bureau of Statistics (KNBS),
75.	Lorenzo Santini	Land Portal Foundation
76.	Lula Abdulkadir	National Land Commission
77.	MaaikeVan Den Berg	Netherlands Enterprise and Development Agency



78.	Malumbo Chipofya	University of Twente
79.	Mariana Lessa Voita	UN-Habitat
80.	Mary Wandia Macharia	National Land Commission
81.	Minna Örnéus	SIDA
82.	Mohammad Sharakra	Head of Land and Water Settlement Commission
83.	Mohammed Mamman Kabir	Surveyors Registration Council of Nigeria, Abuja
84.	Muslim Qazimi	UN-Habitat Iraq / Yemen
85.	Nanor Karageozian	UN-Habitat Lebanon Country Programme
86.	Neil Sorensen	Land Portal Foundation
87.	Onelda Perndreca	Acting Country Director at Caritas Czech Republic in Iraq
88.	Ornella Nohra	UN-Habitat Lebanon Country Programme
89.	Pamela Durán Díaz	Technical University of Munich
90.	Pamela Nyamutoka Katooro	IIRR Uganda
91.	Peace Mbabazi Rugyema	Norwegian Refugee Council (NRC) -South Sudan.
92.	Racha Serhal	UN-Habitat Lebanon Country Programme
93.	Reginald Okumu	National Land Commission (Commissioner)
94.	Rena Abou Chawareb	UN-Habitat Lebanon Country Programme
95.	Robert Koech	National Land Commission
96.	Samuel Ikua	Housing and Land Rights Network - Habitat International Coalition
97.	Samuel Thuita	National Land Commission
98.	Solomon Njogu	Independent Consultant
99.	Sondra Wentzel	GIZ
100.	Stephen Kipchumba Chebii	National Land Commission
101.	Stig Enemark	Aalborg University
102.	Taina Christiansen	UN-Habitat Lebanon
103.	Tiyah Galgalo Ali	National Land Commission (Hon Commissioner)
104.	Walter Menya	National Land Commission
105.	Walter T. de Vries	Technical University of Munich
106.	Willard Matiashe	Development Action Group (DAG)
107.	Zoe Gabrielli	UN-Habitat

### Country Learning Exchange Participants:

	Name	Organization
108.	Alaa Tamimi	Palestinian Land Authority
109.	Cassim Wamatabu Namugali	His Worship, the Mayor, Mbale Municipality
110.	Catherine Marenga	Namibia University of Science and Technology
111.	Cidalia Lewis-Lettington	Protimos
112.	Danilo Antonio	Previous Staff Member, UN-Habitat /GLTN
113.	Doaa El-Sherif	Urban Training & Studies Institute
114.	Edison Ndagijimana	IIRR Kenya
115.	Elizabeth Nelima Wekesa	Ministry of Lands, Public Works, Housing and Urban Development
116.	Eric Nyadimo	Institution of Surveyors of Kenya
117.	Eva Maria Unger	Kadaster
118.	Ezekiel Oeri	Muungano Wa Wanavijiji
119.	Frances Birungi	UCOBAC

120.	Husna Mbarak	FAO Kenya
121.	Irene Kinoti	Pamoja Trust
122.	Jagat Deuja	Community Self Reliance Centre (CSRC)
123.	Janak Raj Joshi	Ministry of Land Management, Cooperatives and Poverty Alleviation
124.	Kathleen M. Vaughan	Meeting Facilitator
125.	Lamia Khemiri	Regional Center of Remote Sensing of North Africa States (CRTEAN)
126.	Liz Audrey Ochieng	Institution of Surveyors of Kenya
127.	Lizahmy Ntonjira	Ministry of Lands, Public Works, Housing and Urban Development
128.	Louie Robert Posadas	Technical Assistance Movement for People and Environment, Inc.
129.	Malumbo Chipofya	University of Twente
130.	Michael Ayebazibwe	ACTogether Uganda
131.	Morgan Kumwenda	Chamuka Royal Establishment
132.	Moses Musinguzi	Makerere University, Uganda
133.	Mohamed Sharaka	Land and Water Settlement Commission Palestine
134.	Naome Kabanda	Ministry of Lands, Housing and Urban Development
135.	Naomi Shadrack	Oxfam
136.	Nelson Ncube	People's Process on Housing and Poverty in Zambia (PPHPZ)
137.	Pamela Nyamutoka Katooro	IIRR Uganda
138.	Rajendra Kumar Pokharel	Kankai Municipality
139.	Roel Ravanera	Executive Director, Xavier Science Foundation, Inc, Philippines
140.	Rose Mwaura	Institution of Surveyors of Kenya
141.	Ruby Haddad	Homeless People's Federation Philippines, Inc.
142.	Rufus Karanja	Netherlands Embassy
143.	Sally Miruri Okach	Pamoja Trust
144.	Sam Olando	Pamoja Trust
145.	Serge Vuthegha Kakule	UCBC
146.	Vincent Byendaimira	Ministry of Lands, Housing and Urban Development
147.	Wycliffe Omanyia	Meeting Rapporteur

## Annex C: 9<sup>th</sup> Partners' Meeting Programme

*Pre-event: Country Learning Exchange (1<sup>st</sup> May - all day). Venue: Trademark Hotel, Nairobi, Kenya*

Tuesday, 2 <sup>nd</sup> May		Wednesday, 3 <sup>rd</sup> May		Thursday, 4 <sup>th</sup> May
8:00 – 9:30	Partners-led side events	Partners-led side events		Partners-led side events
9:30 – 10:00	Break	Break	Break	Break
10:00 – 12:30	Plenary session 1 (Conference Room 4)	Plenary session 3 (Conference Room 4)	Plenary session 5 (Conference Room 4)	
	<div>Welcome and opening remarks<ul style="list-style-type: none"><li>GLTN Steering Committee Chair</li><li>Grassroot representative</li><li>Development partners</li><li>UN-Habitat</li></ul>Overview of the programme</div> <div>Key notes speeches<ul style="list-style-type: none"><li>Contemporary trends and their impact on land tenure security</li><li>Delivering to the people: a country perspective</li><li>The land and climate nexus</li><li>Perspective from Civil Society</li><li>Perspective from Training &amp; Research</li><li>Perspective from Land Professionals</li></ul></div>	<div>Introduction of the thematic tracks<ul style="list-style-type: none"><li>Track 1: Recent applications of the Social Tenure Domain Model and case studies from Nepal and Syria (Room 9)</li><li>Track 2: Perspectives on regional engagement: the Arab Land Initiative, progress and way forward (Room 10)</li><li>Track 3: Land and Climate (Room 4)</li></ul></div>	<div>Overview of day 3<ul style="list-style-type: none"><li>Reporting highlights:<ol style="list-style-type: none"><li>Country learning</li><li>Site visit</li><li>Thematic tracks from Day 2</li></ol></li></ul></div> Plenary session 6 (Conference Room 4) <div>Election of Cluster Leaders: results and cluster plans</div>	
12:30 – 14:00	Family photo and lunch	Lunch	Lunch	

Tuesday, 2 <sup>nd</sup> May		Wednesday, 3 <sup>rd</sup> May		Thursday, 4 <sup>th</sup> May
14:00 – 15:30	<b>Plenary session 2</b> (Conference Room 4) <ul style="list-style-type: none"><li>• Report on achievements, challenges &amp; opportunities</li><li>• Introduction of GLTN Phase 4</li><li>• Guidance for cluster elections and cluster plans</li></ul>	<ul style="list-style-type: none"><li>• Track 4: Monitoring the land agenda (Room 9)</li><li>• Track 5: Land and Conflict (Room 4)</li><li>• Track 6: Site visit to Mathare</li></ul>	<b>Plenary session 7</b> (Conference Room 4) <ul style="list-style-type: none"><li>• Discussion on the way forward &amp; GLTN Phase 4</li><li>• Plenary session 8 (Conference Room 4) Closing</li></ul>	
15:30 – 16:00	<b>Break</b>	<b>Break</b>		
16:00 – 17:30	<b>Internal Clusters' discussions</b> <ul style="list-style-type: none"><li>• Training &amp; research (Conference room 9)</li><li>• Land professionals (Conference room 10)</li><li>• Urban &amp; Rural civil society (Conference room 4)</li></ul>	<b>Plenary session 4</b> (Conference Room 4) <b>Land rights of women &amp; girls</b>		
19:00	<b>GLTN Partners' Dinner: UN Recreation Centre</b>	<b>GLTN Steering Committee</b> <i>(by invitation only)</i>		











For more information please contact us:

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