



**6<sup>th</sup> World Urban Forum**  
**Global Land Tool Network Roundtable**  
13:30 – 16:00, Wednesday, 5<sup>th</sup> September 2012

**“Celebrating the Recognition of a Range of Land Rights:  
Taking Stock and Moving Forward”**

**Preamble**

UN-HABITAT’s Resolution GC23-17 is a landmark, a call for all to *“promote the security of tenure for all segments of society by recognizing and respecting a plurality of tenure system, identifying and adopting, as appropriate to particular situations, intermediate forms of tenure arrangements, adopting alternative forms of land administration and land records”*.

We recognize that Land (and the seas and her natural resources) is the source of all production and consequently the generation of wellbeing for humanity. Land is finite and the Professional’s sciences and technologies are more than just means and must extend the usefulness of the Profession’s knowledge and practices towards the betterment of society, environment and economy. Hence, the Profession must consider the wider good, the needs of humanity and not just it’s professional interest. The Profession is challenged to continue contributing towards securing tenure rights for all with appropriate, applicable and affordable approaches.

**The Continuum**

Whilst noting that many jurisdictions today requires accurate, assured and authoritative land and property information, yet there are many jurisdictions that need an “initial point of entry” to begin accumulating and building these crucial data and information base. When considering the resources and capacities that are required to build this desired and crucial information base, an “initial point of entry” may well involve methodologies that are of lesser sophistication and accuracies, information from participatory and volunteered sources, technologies that are mobile and widely available, for example. These are distinct from prevailing approaches and practices that are usually rigorous and out-dated.

The Continuum of Land Rights has given rise to the recognition that there should be “continuum” of approaches and solutions, of technologies and technological sophistication, of robustness and accuracies as all Partners and Stakeholders work towards securing tenure rights for all, particularly for the disadvantaged among us. This “continuum” has provided this “initial point of entry” and allowed many more to begin the journey towards secure tenure rights. These are reasons to celebrate.

**The Horizon**

As the quest for secure tenure rights for all continues, GLTN should look beyond the continuum of land rights. With secure tenure rights, there will be responsibilities. It is the understanding that GLTN is presently looking into the valuation of rights, the rights of the local administration/government to tenure based income stream and moving forward, the rights of tenure holders to access basic services and infrastructure and into the future, the rights to development and the land market. Hence there would be a series of continuum arising from this continuum of land rights.

The Professionals acknowledges that journeying along this continuum of land rights is already complex and could be more complex along the continuum following from the continuum of land rights. In the midst of these complexities; there is the need to manage and plan for change since we are in an era of rapid changes. The Profession acknowledged that within the land sector, its contribution and role is highly technical in nature. This technical component is where the Land Professionals has the competence and hence the Profession should not complicate further that which is already complex, rather to contribute in the development and implementation of more “fit-for-purpose” approaches, taking into consideration context, scale and opportunity. There is thus the challenge to develop tools and solutions that can be incremented, that are able to connect with and deliver benefits from a variety of approaches and efforts that are of different scale, purposes and origins.

It is also beneficial that data and information managed within systems in the land sector be spatially referenced to ensure that such information can be combined with other socio-economic and environmental information to derive wider societal, environmental and economic benefits.

In this era of competing demands on existing resources, there is the continued need to ensure the efficient and effective deployment of tools and solutions to achieve the desired outcomes. In this instance, anything that is appropriate, applicable and affordable is welcomed and GLTN Partners and in particular, the GLTN Secretariat within UN-HABITAT, have over the years, demonstrated their creative, collective and productive capacities in conceptualizing, constructing, piloting and implementing alternative but appropriate and innovative approaches in the quest to secure tenure rights for all. The Profession has contributed and is observed to have the courage to tackle a highly technical component within this quest that is normally complex, that has socio-economic dimensions and going forward, must remain resolute in this contribution.

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