



LAND USE PLANNING FOR TENURE SECURITY

A new tenure security enhancement approach for developing countries



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LUP

OVERVIEW OF LAND USE PLANNING FOR TENURE SECURITY

UN-Habitat through the Global Land Tool Network (GLTN) and the Technical University of Munich (TUM), in collaboration with the German Federal Enterprise for International Cooperation (GIZ) entered into a partnership to develop a Pro-poor Land Use Planning (LUP) tool for tenure security. The tool has a particular focus on applications in developing countries and incorporating experiences and good practices from other organizations. It also includes the development of an e-learning package from the land-use planning for tenure security tool. The e-learning package is useful for independent e-learning by students or trainees, as well as serving as a training

tool for lecturers and trainers in capacity development involving LUP for tenure security initiatives.

Currently, many developing countries are investing in land registration systems and the improvement of land administration systems with the aim of reducing land conflicts and attaining efficient land markets. These are laudable initiatives by developing country governments to create reliable land records and improve tenure security for landowners, users and all that have legitimate interests in land. Often, land-use planning initiatives exist in these countries but are not sufficiently linked with tenure security.



Land-use planning and tenure security status have one thing in common – both have a significant impact on land values. It is acknowledged that the land tenure security status exerts a significant impact on land prices and hence affordability. It is equally accepted that land-use planning has a similar effect. Surprisingly, there is limited evidence of the two being considered in combination. Why have these land-use planning initiatives not been explored as complementary steps for widening the margins of tenure security improvements in developing countries? The primary goal of this project is to discern how these two aspects of land management, land-use planning and tenure security, should combine to exert an even greater impact on tenure security. Building on the experiences and works of GLTN partners and other key institutions, this tool responds to the tenure needs of developing countries. When fully developed, the land-use planning for tenure security tool will be linked to additional tools for country-level implementation.

What has been done so far?

TUM and its partners have conducted primary research focused on investigating land-use planning projects around the world with the aim of capturing incidences of tenure security resulting from land-use planning. These case studies are from selected countries of Africa, Asia and Latin America – the countries include Ghana, Zambia, Bangladesh, the Philippines, Brazil and Chile. In addition, a related project done by the GIZ in Laos was investigated. The results of these case studies provide evidence that land-use planning has an impact on securing tenure relative to different national realities.

TUM, GIZ, and UN-Habitat (through GLTN) held an International Consultative Workshop in September 2014 at GIZ's International Training Centre in Feldafing, Germany. There, experts in the fields of land-use planning and tenure security explored how land-use planning products and processes can enhance tenure security. The case studies conducted by TUM and its partners were discussed and provided useful feedback for a way forward. A major consensus that emanated from the workshop was on the modalities for the development of an Operational Guide for Land Use Planning for Tenure Security. A draft operational guide for Land Use Planning for Tenure Security and the e-learning prototype have been developed and disseminated to a cross-cluster reference group for review and enhancement.



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BENEFITS OF LUP TOOL

The tool is ultimately meant to improve tenure security through land-use planning in ways that benefit all parties involved. The advantages of using this operational tool are threefold. First, it provides a “single-source” access to information on land-use planning and tenure security. Second, it provides a practical guide on how to integrate tenure security improvement into the land-use planning process. Third, it presents developing country case studies and experiences for understanding the potential of enhancing tenure security through land-use planning.

PARTNER ROLES

Partners leading the tool development process

Technische Universität München (TUM), German Federal Enterprise for International Cooperation (GIZ) & United Nations Human Settlements Programme (UN-Habitat) - through GLTN

Partners interested in pilot testing the e-learning package

University of Twente (ITC), University of the West Indies, International Islamic University Malaysia and the University of East London

Other partners

Habitat for Humanity International (HfHI), Food and Agriculture Organization of the United Nations (FAO), International Fund for Agricultural Development (IFAD), World Bank, and the Land Policy Initiative (LPI)

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