

55,000 Granted Security of Tenure in Pernambuco



Delight as Brazil government authorities announce the planned regularization of Santo Amaro at the World Urban Forum. Source: UN-HABITAT

The Brazilian Government recently announced that it would not evict around 55,000 people from their homes in Santo Amaro.

In a surprise announcement at the World Urban Forum in Rio de Janeiro, representatives of the State Government of Pernambuco said that they would instead regularize the area which has been under dispute for 46 years.

Through its Global Land Tool Network, UN-Habitat has been supporting Brazilian non-governmental organization Espaco Feminista, part of the Huarion Commission, to lobby the government on the issue. Their efforts culminated in success on the second to last day of the

world's largest conference on urbanization.

The surprise and relief was obvious on the faces of the members of the lobby groups who were moved to embrace the Brazilian officials with whom they had been fighting for so long.

Patricia Chaves of Espaco Feminista said, "This represents a 46 year struggle for the communities involved and the majority did not believe it could ever happen. I am delighted."

In describing the process she went on to say, "We built and engaged in different partnerships with a special emphasis on partnering with federal and state of Pernambuco government bodies. What is most important for us is that through these partnerships we built awareness of the importance of land regularization of the area from a historical and political aspect."

Several donor country representatives, including the Junior Minister from Norway and the State Minister from Sweden's Ministry of Finance were present to witness the announcement. Both promised long term funding to Global Land Tool Network in their speeches.

Source: <http://www.unhabitat.org/content.asp?cid=8171&catid=5&typeid=6&subMenuId=0>

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Network Partners

1. AGRA (Alliance for Green Revolution in Africa)
2. CASLE (Commonwealth Association of Surveying and Land Economy)
3. Cities Alliance
4. COHRE (Centre on Housing Rights and Evictions)
5. FAO (United Nations Food and Agricultural Organisation)
6. FGF (Federation des Geometres Francophone (FGF))
7. FIAN International
8. FIDA (International Federation of Women Lawyers)
9. FIG (International Federation of Surveyors)
10. Gates Foundation
11. GRET (Groupe d'Echange et de Recherche Technologiques)
12. GTZ (German Technical Cooperation)
13. Hakijamii Trust (Economic and Social Rights Center)
14. HC (Huairou Commission)
15. HIC (Habitat International Coalition) - Housing and Land Rights Network
16. IFAD (International Fund for Agricultural Development)
17. IHS (Institute for Housing and Urban Development Studies)
18. IIED (International Institute for Environment and Development)
19. IIUM (International Islamic University Malaysia)
20. ILC (International Land Coalition)
21. IRGLUS (International Research Group on Law and Urban Space)
22. ITC (International Institute for Geo-Information Science and Earth Observation)
23. IU (International Union for Land Value Taxation)
24. Lantmateriat (National Land Survey of Sweden)
25. Lincoln Institute of Land Policy
26. MCC (Millenium Challenge Corporation)
27. N-AERUS (Network-Association of European Researchers on Urbanisation in the South)
28. Norwegian Ministry of Foreign Affairs
29. RDI (Rural Development Institute)
30. Royal Institution of Chartered Surveyors
31. SDI (Slum/Shack Dwellers International)
32. SIDA (Swedish International Development Cooperation Agency)
33. Statens kartverk (Norwegian Mapping Authority, Cadastre and Land Registry)
34. Terra Institute
35. TUM (Technical University Munich)
36. UEL (University of East London)
37. UNECA (United Nations Economic Commission for Africa)
38. UNEP (United Nations Environment Programme)
39. UN-HABITAT (United Nations Human Settlements Programme)
40. UNIFEM (United Nations Development Fund for Women)
41. UWI (University of West Indies)
42. World Bank

Community -Led Initiatives For Up-Scaling Land Tools Commences

As part of the Grassroots Mechanism, GLTN is providing support to four grassroots-led projects in India, Peru, Tanzania and the Philippines. The aim of the projects is to enable learning and communication to take place, to support grassroots solutions to land policy implementation problems, and to make the leap from pilots to large-scale impact.

Each project enables experimental replication in new locations as a basis for learning, with independent evaluation and technical support by GLTN and its Partners. The aim in each case is to help mainstream the approach and establish a grassroots-government partnership for broader implementation.

The Global Land Tool Network (GLTN) partners would like to ensure genuine grassroots participation in its land tool development initiatives, to ensure that high quality, pro-poor and useful tools will be designed and used. GLTN will, by developing, and implementing a "grassroots mechanism", engage the grassroots in participating in tool development. This will ensure a virtual feedback loop between research and action, to enhance accountability, to be pro-poor, to deliver affordable land tools, to support community involvement, and to maximize policy impact.

The report "Not About Us Without Us: Working with grassroots organizations in the land field", builds on inputs from partners and grassroots representatives, and proposes that GLTN's strategy for working with the grassroots should comprise four functions:

- Ensuring grassroots participation in large-scale land tool development;
- Scaling up community-led initiatives;
- Strengthening the capacity of the grassroots to engage in land administration and land management; and
- Promoting grassroots participation approaches amongst GLTN partners.

A workshop was held in November 2009 focused on the second function – scaling-up community-led initiatives – as a first step in implementing the Grassroots Mechanism strategy. This has led to the support of four projects in early 2010 implemented by grassroots organizations affiliated to one of the GLTN partners. Outputs include communication materials to facilitate replication and independent documentation to build understanding and confidence among state actors and donors.



Mapping team explains the boundary mapping to Mahilan Milan leaders, Orissa, India. Source: SPARC

Independent Review Commends GLTN Achievements

An independent Mid-Term Assessment (MTA), completed late in 2009, has commended the Global Land Tool Network for its performance, while recommending stronger staffing and funding in view of future challenges.

In the mid-term review, the experts noted that the network had “achieved some significant successes with a small secretariat staff, a limited budget and in the face of administrative constraints. (...) It has established a network that includes many of the most important actors in the land sector; it has a ‘brand’ and credibility in the international land arena. Notable achievements have been attained in the areas of advocacy, research and tool development.” The Programme is currently funded by the Swedish International Development Cooperation Agency (SIDA) and the Government of Norway.

“ It has established a network that includes many of the most important actors in the land sector; it has a ‘brand’ and credibility in the international land arena. ”

A large part of the network’s success lies in its ability to scale up by the use of partners’ capacities and contributions, extending the reach of limited funds. Partners have shown their commitment to the vision and values of the network. The report also noted that: “Secretariat staff are also very motivated, skilled and committed. UN-HABITAT has been an enthusiastic supporter of the network and has contributed considerable staff and management time to ensure its success.” The MTA added that “GLTN has helped raise the profile of UN-HABITAT and demonstrated how to engage partners to help cover the breadth of its mandate.”

“With less than two years of effective



Mr. George Collett, the independent evaluation consultant, presenting the preliminary findings of GLTN Mid-Term Assessment to the members of the International Advisory Board (IAB), November 2009.

funding, the network has made rapid progress in the development and documentation of land tools covering most of its targeted issues and themes.” The MTA concluded that while there were other programs making important contributions to the land sector, GLTN played a valuable and distinct role. This

was due to a combination of several elements:

- Its key role as an advocate for effective, pro-poor, gender-sensitive land governance and land tenure.
- An impartial and independent position under a UN agency.
- The breadth of network partners with their different perspectives.
- Active promotion of grassroots participation.
- Emphasis on cooperation among partners and on improved donor coordination (acting as a catalyst and a facilitator).
- Its support for innovation and new thinking (due in part to its multi-

disciplinary and multi-stakeholder composition).The experts noted that on top of staff shortages, the network “faces a number of challenges ahead” such as:

- Resourcing and managing its expansion into country-level activities;
- Overcoming the Secretariat’s limited capacity in relation to the number of activities it is undertaking; and
- Gaining wider awareness of Network activities among donors, land projects, government agencies, and consultancy groups.

Key strategic recommendations include the development of an overall strategy to effectively engage at country level, development of a longer-term implementation strategy and associated staffing plan, strengthening further the partnership and improving the communications. GLTN, in close collaboration with the Monitoring and Evaluation section/unit of UN-HABITAT, is currently monitoring the progress of implementing the MTA recommendations. The full report is available at: <http://www.glttn.net/en/home/other/glttn-mid-term-assessment-2010/details.html>

Partners Steer Events at

Key GLTN partners successfully conducted events in the recently concluded Fifth Session of the World Urban Forum (WUF 5) in Rio De Janeiro, Brazil, 22-26 April 2010. About 14,000 people from 150 countries attended the five-day Forum.

The Roundtable on 'Piloting of a GLTN Land Tool: A Practical Way to Ensure Gender Equality' ended with an inspiring and rewarding announcement by the representatives of the State Government of Pernambuco, Brazil. The government announced that after 40 years of struggle, about 8,500 families comprising the four communities of Ponte Do Madoro of Santo Amoro will not be evicted but rather will be regularised. The announcement solicited tears and congratulations from the audience including grassroots groups from the affected communities.

Through the pilots, women and Through the pilots, women and grassroots organizations from three countries, Brazil, Ghana and Nepal have gained the



Discussions during the Roundtable on Piloting a GLTN Land Tool, 25 March 2010. Rio De Janeiro, Brazil 2010

knowledge and confidence to negotiate with the government. After the presentation of the pilot experiences, a panel of experts and practitioners from academia, professionals, civil society, grassroots, government sector and development partners provided their views

and comments, contributing to the critical next steps and forward movement. The event was co-organized by Huairou Commission (with their affiliate members in the three pilot countries, namely LUMANTI of Nepal, Grassroots Sisterhood Foundation of Ghana and Espaco Feminista of Brazil), International Federation of Surveyors (FIG), University of East London (UEL), UN-HABITAT and the Ministry of Cities of Brazil.

The Roundtable was attended by more than 120 participants including distinguished individuals like the Sweden's State Secretary Dan Ericsson, Norway's Junior Minister Arivinn Gadgil, UN-HABITAT's Deputy Executive Director Inga Bjork-Klevby, Huairou Commission Founder and Chair Janice Peterson, FIG President Stig Enemark, UEL's Senior Lecturer Siraj Sait, Millennium Challenge Corporation (MCC) Senior Programme Officer Jennifer Witriol, CODI's Executive Director Thipparat Noppaladarom, Pamoja Trust/SDI Coordinator Jack



A participant expressing his views during the WUF Networking Event "Count me in, in planning my city" 23 March 2010

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World Urban Forum 5



The government's promise means that open sewers, and garbage dumping will become little more than a bad memory once the land claims are settled and people enjoy security of tenure in the heart of Recife. Source © UN-HABITAT/IM. MANRIQUE

Makau, Brazil's Ministry of Cities Urban Planning Director Daniel Montandon and GLTN's International Advisory Board (IAB) Chairperson Agnes Kalibbala, amongst others.

Another successful event is the Networking Event on 'Count me in, for planning my city', 23 March 2010. Led by the Community Organisation Development Initiative (CODI)-Thailand,

Cities Alliance, Institute for Housing and Urban Development Studies (IHS), UN-HABITAT, Slum/Shack Dwellers International (SDI) and other GLTN partners, the event was attended by at least 80 participants representing about 35 countries.

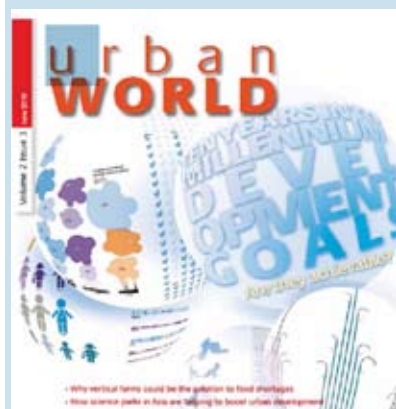
The Event served as a networking opportunity for land practitioners from academia, government, civil society,

professional, grassroots and the private sector, for sharing experiences and lessons learned about participatory enumerations as a land tool to improve security of tenure, amongst others. Practical experiences from the citywide slum upgrading programme in Thailand (CODI) and SDI's experience in supporting communities in Namibia were presented, followed by interactive and lively discussions.

A book entitled 'Count me in - Surveying for tenure security and urban land management' and authored by various individuals and GLTN partners was also launched together with two Policy Briefs on participatory enumerations.

After WUF, the GLTN's International Advisory Board (IAB) composed of partner representatives from the seven clusters/segments convened on the 27th March 2010. The Board provided technical advice and recommendations to GLTN particularly on emerging issues related to programme implementation, strategic response to the recommendations of the independent Mid-Term review and GLTN activities by the grassroots.

Related Article : Cities without slums - a Brazilian story of despair and Hope



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On Thursday 25 March, history was made during the Fifth session of the World Urban Forum in Rio de Janeiro. It happened at a roundtable meeting held by the Global Land Tool Network (GLTN) entitled Piloting of a GLTN Land Tool: A Practical Way to Ensure Gender Equality. The meeting ended with cheers, hugs and tears of joy when Otávio Calumby, Coordinator of Research and Information at the State Company for Housing and Building announced that the State Government of Pernambuco, Brazil, would grant

tenure and land rights to families living in the favelas (slums) of Ponte Maduro, in the city of Recife. It was something they had sought during more than 40 years of campaigning and protest. The audience included community representatives, and grassroots women's organizations from Brazil, Ghana and Nepal who were discussing experiences on pilot projects.

More at :http://www.unhabitat.org/pmss/pmss/electronic_periodicals/2980_alt.pdf

FIG Congress Launches the Social Tenure Domain Model



Chief, Land, Tenure and Property Administration Section (LTPAS) of UN-HABITAT responding to clarifications posed by the participants during the STDM Special Event in FIG Congress, 12 April 2010, Sydney, Australia. (From L-R) **Dr. Mohamed El-Sioufi** acting as the Chairperson of the Event, **Mr. Christiaan Lemmen** of ITC and **FIG President Stig Enemark** together with **Dr. Augustinus** as Resource Speakers.

A pro-poor land rights recording system - the Social Tenure Domain Model (STDM), was launched in a Special Event during the 24th International Federation of Surveyors (FIG) Congress, 11-16 April 2010 at Sydney, Australia. With the Theme 'Facing the Challenges - Building the Capacity', the Congress was attended by more than 2,000 participants worldwide, and proved to be a good occasion to highlight STDM and to demonstrate its key features.

The Special Event was led by the FIG President Stig Enemark who acknowledged that STDM recognizes unconventional relationships between people and land thereby empowering the poor and contributing to poverty alleviation. He also launched the Primer on 'Social Tenure Domain Model - A Pro-Poor Land Tool'. The development of STDM is a joint initiative of the Global Land Tool Network (GLTN) partners including FIG, the Faculty of Geo-information and Earth Observation (ITC) of the University of Twente, the World Bank and UN-HABITAT.

Dr. Clarissa Augustinus, Chief of the Land, Tenure and Property Administration Section of UN-HABITAT, provided an historical brief on the development of the model. She emphasized STDM's capacity to integrate informal, formal and customary land information and how STDM contributes to improving tenure security of the poor and vulnerable groups like women.

STDM represents a win-win solution to the land industry in general and the surveying community in particular. By enabling the inclusion of undocumented land and properties in informal settlements, customary land, etc. into land administration systems, STDM can contribute to addressing the gaps and land surveyors can, by embracing it, be a part of an exciting social change. Also, the STDM concept shifts the focus away from conventional and expensive tools that have over the years served only limited sections of populations, thus enhancing the relevance of land professionals and promoting the standing of land surveyors within the society. The land industry and the surveying commu-

nity stand to benefit from the STDM endeavor and will be encouraged further to develop pro-poor tools like STDM.

Christiaan Lemmen of Dutch Cadastre and ITC, the person behind the Technical model, did the final STDM presentation which included the demonstration of the STDM prototype. Unlike in previous forums where STDM was discussed only at the conceptual level, the event showcased the preliminary version of the product. The Prototype is still a work in progress, but its functionality and the open source software that underpins its development point to the promise the STDM holds in addressing land access and tenure security issues. This is particularly important where authorities and land administrators cannot afford to use the conventional sophisticated and costly technical solutions.

Following the presentation, the more than 100 participants who attended the STDM Special Event have had opportunities to pose questions and share their views. Most speakers applauded the initiative and urged the partners to vigorously pursue and realize the full development of the prototype.

In the course of the discussion, the financial support for GLTN from the Governments of Norway and Sweden, including the development of STDM, was duly recognized and appreciated.

Moreover, Dr. Mohamed El-Sioufi, Head, Shelter Branch of UN-HABITAT also delivered a speech in a Plenary Session during the Congress focusing on addressing the challenges of climate change, development of sustainable cities and re-echoing the need for the development of pro-poor land tools. Both events were featured in the FIG Congress daily newsletter.

Régistre Foncier Urbain (RFU)

Workshop Held

The United Nations Human Settlements Programme (UN-HABITAT), the Global Land Tool Network (GLTN) and the Government of the Republic of Benin organized a Workshop to review the documentation of the Urban Land Registry or Régistre Foncier Urbain (RFU) in Cotonou, Benin, 25-26 February 2010. The workshop was supported by the UNDP office in Benin, the Task Force of the Ministère de l'Urbanisme, de l'Habitat, de la Réforme Foncière et de la Lutte contre l'Erosion Côtière (MUHRFLEC) in Benin, the municipality of Cotonou and other local partners.

More than 50 participants (including 19 women) attended the workshop. Participants were mayors and/or their representatives, chiefs of RFU units in various municipalities, development partners, UN representatives, professional organizations, civil society and the media. The main objective of the workshop was to present and enrich the preliminary findings of the consultants reports on the ways in which RFU has been developed and implemented in various cities in Benin. More specifically, workshop participants evaluated and commented on the consultants' presentations; were exposed to other actors engaged in the development and implementation of RFU in Benin, and visited the RFU services in the municipality of Cotonou to gain a first hand experience on how

such a system is structured, organized and operating.

Participants identified ways in which the RFU could be strengthened, including:

- The urgency for developing other applications (particularly land and urban management) beyond the currently popular fiscal methods;
- The need for maintaining and updating the RFU, the land information system, database and maps;
- Prioritise the capacity development and building of RFU operators at municipal level as well as the recently established RFU Users Network; and
- Harmonize procedures and methodologies for developing and implementing RFU.

After the workshop, the next steps include the finalisation of the consultants' reports and the guidelines for the implementation of the RFU. Further activities include producing a film and photo documentation of the RFU process.

All information on the RFU including the report of the workshop, the report of the documentation process, the film on RFU and photo documentation, once finalized will be posted on GLTN's website.



Opening programme of the workshop on Urban land registry, Cotonou, Benin 26 February 2010.

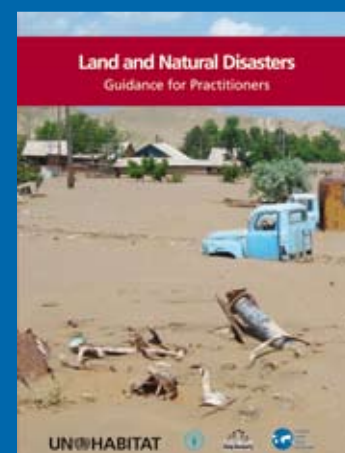
GLTN Upcoming Events

Transparency in Land administration Training in South East Asia
Location: Hanoi, Vietnam
27 Sept - 1 Oct, 2010

Transparency in Land Administration Training in South Asia
Location: Kathmandu, Nepal
1 - 5 Nov 2010

More at <http://www.glttn.net/en/upcoming-events-2.html>

New Publications



- Land and Natural Disasters: Guidance for Practitioner
- Innovations in Land Rights Recognition, Administration, and Governance
- Land Inventory in Botswana: Processes and Lessons
- Grassroots and Land Tool Development Brief
- GLTN Mid-Term Assessment 2010
- Land, property and housing rights in the Muslim world

More at <http://www.glttn.net/e-library>

EGM Kicks Off Transparency in Land Administration Training in Asia



Participants of the EGM on Transparency in Land Administration : A Capacity Building Agenda for South and South East Asia, Jogjakarta, Indonesia, 20-21 July 2010.

In preparation for the upcoming training events on Transparency in Land Administration (TLA) in South and South East Asia, about twenty-five land experts representing the academia, professional groups, members of civil society and government authorities participated in the Expert Group Meeting (EGM) in Yogyakarta, Indonesia on 20-21 July 2010. The meeting culminated by outlining the next steps and way forward of the capacity building agenda for South and South East Asia through the conduct of two training events related to transparency in land administration.

The EGM, hosted by the Gadjah Mada University (UGM), was successful in bringing the issues on land governance and transparency as a priority agenda and in further moving this forward by conducting capacity building programs in the Region. With the EGM results, GLTN partners, UN-HABITAT led by the Training and Capacity Building Branch (TCBB) and University of Twente through the Faculty of Geo-information Science and Earth Observation (ITC) and Unit-

ed Nations University School for Land Administration Studies, would now be able to revise the training programmes to fit the regional context and incorporate the experts' recommendations.

The EGM started with some opening statements from the key partners and organisers including a relevant message from Mr. Teo Chee Hai, the Vice President of the International Federation of Surveyors (FIG). The opening programme was followed by relevant presentations on land governance, transparency in land administration including possible tools, capacity building needs in the subject and specific presentations on land transparency experiences, challenges and lessons learned within the region. Break out group discussions allowed the participants to discuss in details the challenges, on-going interventions, lessons learned and recommendations on possible areas of priorities and focus of the forthcoming training sessions. Experts also provide suggestions on how to customise the training programme in Asia in regards to content, delivery method including

possible case studies, target groups/ participants and critical next steps.

In 2008, UN-HABITAT, ITC and local partners, through GLTN funding, were able to conduct a series of trainings on transparency in land administration in Africa which were attended by about 114 upstream change agents from at least 19 countries. The planned training events in South and South East Asia will be benefitting from this experience.

The focus of the forthcoming training events on transparency in land administration in Asia will be on 'Training of Trainers'. It is envisaged that by targeting potential 'trainers', the relevant follow-up actions after the training will be much easier to undertake including the re-echoing the training itself, use and adoption of the training guides by individuals and organizations at country level and mainstreaming in general. Two training events are scheduled this year, as follows: 1.) TLA Training for South East Asia, Hanoi, Vietnam, 27 September - 01 October 2010 and 2.) TLA Training for South Asia, Kathmandu, Nepal, 01-05 November 2010.

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For your comments, suggestions and further information, please contact us:

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