



**GLTN**  
الشبكة الدولية لأدوات الأراضي



***Fit For Purpose Land Administration  
Publications***

**UN HABITAT**  
نحو مستقبل حضري أفضل

مبادرة الأراضي العربية  
Arab Land Initiative



### أهمية الحوكمة الجيدة للأراضي في المنطقة العربية

في العقد الماضي، شهدت المنطقة العربية تغييرات كبيرة. حلفت بعض البلدان تقدماً هاماً في قطاعات التنمية الرئيسية وكذلك تدعم الخطوط التوجيهية الطوعية بشأن الحوكمة المسؤولة لحيازة الأراضي ومسايد الأسماك والغابات، والمذكرة التوجيهية للأمين العام حول الأمر المتحدة والأراضي والتزامات كونها تعاقب وتضرب حقوق الحياة المضمونة والوصول العادل للأراضي. ضمان الوصول إلى الأرض للجميع هو أمر أساسي لضمان التنمية الاجتماعية، الاقتصادية، والأمن الغذائي وتحقيق حقوق الإنسان وتمكين المرأة ومشاركتها، وتمكينها، من بين الجوانب الرئيسية الأخرى ليكون لها دوراً أكبر في استقرار المجتمعات التي عانت من الأزمات والصراعات.

وقد تأثر آخرون بعدم الاستقرار والصراعات، إن التمدين والنمو السكاني، الهجرة، النزوح، التصحر، ندرة المياه وعدم المساواة بين الجنسين وتطرف الشباب هي بعض الاتجاهات التي عالجتها لصنادج الحكم المتطورة في المنطقة بنجاح. يمكن لإدارة الجيدة لأراضي أن تحسن بشكل كبير قدرات الدول العربية على منع هذه التحديات والاستجابة لها ومعالجتها. تركز أهداف التنمية المستدامة ودور الأرض في دعم التنمية والسلام وطوق الإنسان - وخاصة مع الأهداف 1 و 2 و 5 و 11 و 15 و 16 - تدمر الأرض أيضاً

### Arab Land Initiative



### THE IMPORTANCE OF GOOD LAND GOVERNANCE FOR THE ARAB REGION

In the last decade, the Arab region has been undergoing significant changes. Some countries made important progress in key development sectors. Others have been affected by instability and conflicts. Urbanisation, population growth, migration and displacement, desertification and water scarcity, gender inequalities and youth radicalization are some of the trends that the region's evolving governance models have been addressing with mixed success.

Good land governance can significantly improve Arab countries' capacities to prevent, address and respond to these challenges. The Sustainable Development Goals (SDGs) feature land in support of development, peace and human rights considerations - particularly with Goals 1, 2, 5, 11, 15 and 16 - and land also underpins the New Urban Agenda as a key driver for urban development. Securing access to land for all is fundamental for ensuring social and economic development, food security, the realization of human rights and the empowerment and participation of women, enabling them - among other key aspects - to play a bigger role in the stabilization of societies emerging from crisis and conflict.

## Visit the Arab Land Initiative Website!

### L'INITIATIVE ARABE SUR LE FONCIER



### L'IMPORTANCE DE LA BONNE GOUVERNANCE FONCIERE DANS LA REGION ARABE

Au cours de la dernière décennie, la région Arabe a subi des changements importants. Certains pays ont réalisé des progrès importants dans des secteurs clés du développement. D'autres pays ont connu de l'instabilité et ont été affectés par des conflits. L'urbanisation, la croissance démographique, les migrations et les déplacements des populations, la désertification et la pénurie d'eau, les inégalités entre les sexes et la radicalisation des jeunes se trouvent parmi les enjeux qui ont été traités - avec un succès mitigé - par les modèles de gouvernance émergents dans la région. Une bonne gouvernance foncière peut considérablement améliorer la capacité des pays Arabes à répondre à ces défis et à les prévenir. Les Objectifs de Développement Durable (ODD) soulignent le rôle du foncier pour soutenir le développement, la paix et les

droits de l'Homme - en particulier les objectifs 1, 2, 5, 11, 15 et 16. Le foncier se trouve également au cœur du Nouvel Agenda Urbain en tant que facteur clé du développement urbain. Les directives volontaires pour une gouvernance responsable des régimes fonciers applicables aux terres, aux pêches et aux forêts (VGGT), et la Note d'Orientation du Secrétaire Général sur l'Organisation des Nations Unies et la terre et les conflits, incluent et promeuvent la sécurité de la tenure et l'accès équitable au foncier. Garantir l'accès de tous au foncier est fondamental pour assurer le développement social et économique, la sécurité alimentaire, la réalisation des droits humains ainsi que l'émancipation et la participation des femmes, leur permettant, entre autres, de jouer un rôle plus important dans la stabilisation des sociétés étant en phase de sortie de crise et de conflit.

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the Brief  
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# FIT-FOR-PURPOSE LAND ADMINISTRATION

*GUIDING PRINCIPLES FOR COUNTRY IMPLEMENTATION*



In most developing countries, and for 70 per cent of the world's population, people are excluded from participating in formal land administration systems and cannot register and safeguard their land rights. The majority of these people are the poor, women and the most vulnerable in society. Most of the existing investments in land administration have been piecemeal and have not delivered the required changes and improvements at scale. New solutions are required that can deliver security of tenure at scale, are affordable, can be quickly developed

and incrementally improved over time. The focus should be on a "fit-for-purpose" approach.

Building from the Joint 2014 IFG and World Bank publication on Fit-For-Purpose (FFP) Land Administration, this Brief presents the FFP concepts, the connected principles in developing a country-specific FFP strategy for land administration, key recommendations for building the spatial, legal and institutional frameworks and some guidance in implementing the FFP approach.



[Download the  
Publication  
here!](#)

## FIT-FOR-PURPOSE LAND ADMINISTRATION

*GUIDING PRINCIPLES FOR COUNTRY IMPLEMENTATION*

*SECURING LAND AND PROPERTY RIGHTS FOR ALL*

### **Brief Abstract:**

*The publication is primarily designed to allow a range of stakeholders in developing countries to understand the overall Fit-For-Purpose approach and to recognize the benefits of adopting this approach. The Publication provides a structured guidance on building the spatial, legal and institutional frameworks in support of designing country-specific strategies for implementing FFP land administration.*



Volume 1: Conceptual Innovations

# Fit-for-Purpose Land Administration Providing Secure Land Rights at Scale

Edited by  
Stig Enemark, Robin McLaren and Christiaan Lemmen  
Printed Edition of the Special Issue Published in *Land*

www.mdpi.com/journal/land



Volume 2: Country Implementation

# Fit-for-Purpose Land Administration Providing Secure Land Rights at Scale

[Download the  
Publication  
here!](#)

### **Brief Abstract:**

This volume 1 and volume 2 set of books provides an insight, collated from 26 articles, focusing on various aspects of the Fit-for-Purpose Land Administration concept and its application. It presents some influential and innovative trends and recommendations for designing, implementing, maintaining and further developing fit-for-purpose solutions for providing secure land rights at scale.

## TRAINING PACKAGE: TOOLKIT



## TOOLS TO SUPPORT TRANSPARENCY IN LAND ADMINISTRATION

SECURING LAND AND PROPERTY RIGHTS FOR ALL

**UN HABITAT**  
FOR A BETTER URBAN FUTURE



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### **Brief Abstract:**

*The Training package on Tools to support Transparency in land administration consists of two publications: The Training Toolkit and the Trainers' Guide. The Toolkit has been developed from reviews of publications on land governance and land administration, corruption and transparency, land information, ethics and integrity and on institutional land reforms. The design and implementation of the training course included developing substantive content and country specific 'real life' case studies.*

Article

# Transforming Land Administration Practices through the Application of Fit-For-Purpose Technologies: Country Case Studies in Africa

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**Abstract:** Access to land for many people in Africa is insecure and continues to pose risks to poverty, hunger, forced evictions, and social conflicts. The delivery of land tenure in many cases has not been adequately addressed. Fit-for-purpose spatial frameworks need to be adapted to the context of a country based on simple, affordable, and incremental solutions toward addressing these challenges. This paper looked at three case studies on the use of the Social Tenure Domain Model (STDM) tool in promoting the development of a fit-for-purpose land administration spatial framework. Data gathering from primary and secondary sources was used to investigate the case studies. The empirical findings indicated that the use and application of the STDM in support of the fit-for-purpose land administration framework is quite effective and can facilitate the improvement in land tenure security. The findings also revealed that the tool, together with participatory and inclusive processes, has the potential to contribute to other frameworks of Fit-For-Purpose Land Administration (FFP LA) toward influencing changes in policy and institutional practices. Evidently, there was a remarkable improvement in the institutional arrangements and collaboration among different institutions, as well as a notable reduction in land conflicts or disputes in all three case studies.

**Keywords:** fit-for-purpose land administration; spatial framework; tenure security; STDM; technology



Citation: Antonio, D.; Njogu S.; Nyamweru, H.; Gitau, J. Transforming Land Administration Practices through the Application of Fit-For-Purpose Technologies: Country Case Studies in Africa. *Land* 2021, 10, 538. <https://doi.org/10.3390/land10090538>

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## Brief Abstract :

This paper was developed by GLTN and it was published on the Land journal Special Issue. The paper looked at three case studies on the use of the Social Tenure Domain Model (STDM) tool in promoting the development of a fit-for-purpose land administration spatial framework. The empirical findings indicated that the use and application of the STDM in support of the fit-for-purpose land administration framework is quite effective and can facilitate the improvement in land tenure security. The findings also revealed that the tool, together with participatory and inclusive processes, has the potential to contribute to other frameworks of Fit-For-Purpose Land Administration (FFP LA) toward influencing changes in policy and institutional practices.

[Download the  
Publication  
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**DARFUR LAND ADMINISTRATION ASSESSMENT  
- ANALYSIS AND RECOMMENDATIONS -**

**UN HABITAT**  
FOR A BETTER URBAN FUTURE



***Brief Abstract :***

*The report assesses the statutory and customary land administration systems in the five Darfur states and provides guidance on how to secure land and property rights of the people voluntarily returning to Darfur and of other vulnerable groups – such as IDPs, refugees, women and youth. The report also provides recommendations for improving the land administration in a fit-for-purpose, incremental and feasible manner for the benefit of the whole Darfur's population.*

# SOCIAL TENURE DOMAIN MODEL

A pro-poor land tool



[Download the Brief Here!](#)

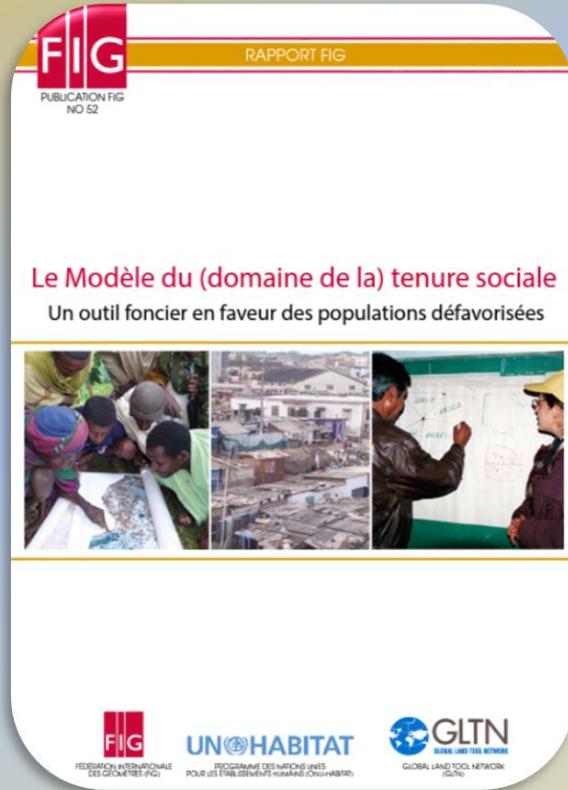
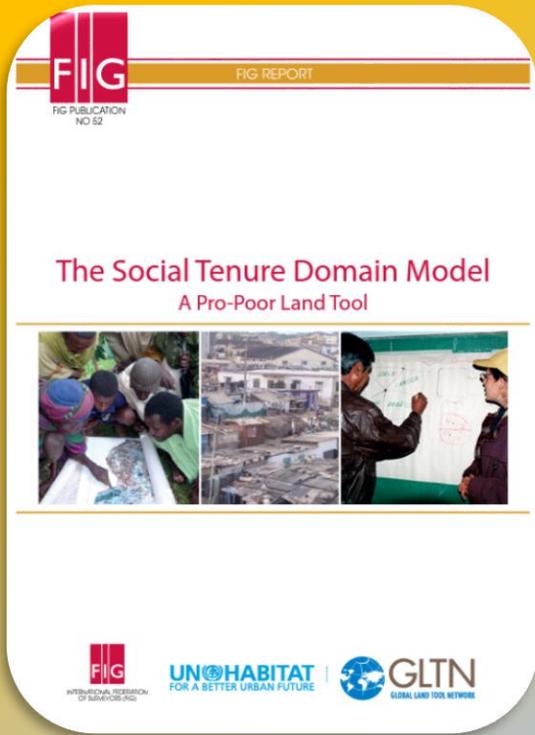
## STDM

### AN OVERVIEW OF THE SOCIAL TENURE DOMAIN MODEL

The Social Tenure Domain Model (STDM) is a pro-poor, gender responsive and participatory land information system developed by the Global Land Tool Network (GLTN).

After many years of grappling with land registration initiatives at great costs to citizens, most developing countries are still unable to bridge the gap between formally registered land ownership units and those that are not registered or unaccounted for. The limited success in achieving increased cadastral coverage shows that, about 70 per cent of land ownership units in developing countries are not formally

registered. This situation adversely affects individuals, families and communities who are on this unregistered land and, in most cases, these are poor and disadvantaged communities whose aspirations to improve their living conditions or movement on the property ladder are not addressed. The tenure insecurity experienced by communities in informal settlements and owners of unregistered properties is illustrated by forced evictions, land grabbing by elites or farming investors, inadequate compensation when it is considered, and a lack of poor urban service delivery, etc.



[Download the Publication Here!](#)

#### Brief Abstract:

The STDM approach was developed over several years by GLTN and [FIG](#) (through the FIG Young Surveyors) and other partners to bridge the gap between formally registered land and land that is not registered.



## New STDM Software

# STDM Version 1.7 Released

A full release which includes new exciting features as well as enhanced functionality and stability of existing features.

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STDM tool  
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## Social Tenure Domain Model

A course consisting of twelve videos highlighting the key features of STDM software.

A collage of four images: a red square with a white arrow icon, a person in a field, a map of the world, and a purple square.

**Teaching Essentials for Responsible Land Administration**

This Structured Knowledge Base is designed to support flexible use in a range of academic teaching, training and research activities.