



Systematic Approach

Global Programme Responsible Land Policy

Background

Only 30% of the global population has access to a land administration system that guarantees documented and officially recognized land rights¹. A majority of landowners and land users only hold informal or traditionally granted rights – in Sub-Saharan Africa as many as 90% of all land users². The establishment of viable land administration systems has become a priority for the international community. A growing number of states recognizes international guidelines like the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security (VGGT)³ and gradually incorporates them into national land policies. However, advanced land management systems require a high standard of technical and administrative capacity. Developing countries cannot easily replicate expensive and complex western models. High costs and time intense processes hinder the initial process of land registration. Many institutions lack the necessary expertise and funding. The affected land users are often sceptical and participation rates are low, due to a lack of provided information. The practical implementation in weak governance contexts often requires a combination of context-specific, holistic and cost-efficient means to guarantee rapid as well as long-term solutions. The GPRLP elaborates and pilots systematic country-specific and fit-for-purpose approaches.

Systematic approaches

The GPRLP's approaches embrace all steps in land registration from awareness raising to the formalization of land rights, but the degree of implementation varies in target countries according to local realities. The process is highly participatory and accompanied by conflict monitoring, to assure prior consensus of the beneficiaries.

FIT-FOR-PURPOSE (FFP) APPROACHES

To "fit" not only purpose but also practicability, FFP approaches aim at providing effective resolutions by proposing the "minimum viable product" in terms of accuracy and efforts. Outcomes need to be flexible enough to be incrementally improved under more favourable political and economic conditions. The implementation process itself bears the potential of capacity building as well as technical validation and appropriation by cooperating partner institutions, as they receive training and learn from practical applications.⁴

- 1. SENSITIZATION:** Awareness raising to inform households about their rights and opportunities to secure tenure rights in compliance with international standards and national land laws. At the same time there are efforts to improve these laws and their applications in rural areas for better access to land.
- 2. LAND REGISTRATION:** Demarcation of parcels and digital documentation
- 3. SET-UP OF A GEO-DATA INFRASTRUCTURE:** Mapping and processing spatial and ground data
- 4. FORMALIZATION OF LAND:** Issuing recognized titles & certificates (formally or informally)

Examples

In Madagascar, systematic formalization of land rights is considered as an incentive for the sustainable management and restoration of forest landscapes. The **implemented stratified systematic parcel inventory approach (IPSS)** aims at securing tenure for 12,000 households in 20 villages and providing 3,000 households with secured

rights to use forest resources. This is done via the issuance of parcel inventory reports (PIP), which are first validated by local authorities as a first step towards subsequent official certification at a later stage. IPSS embraces (1) the demarcation of land parcels in the presence of neighbours, representatives of local authorities, members of the Local Recognition Committee as well as representatives of local CSOs and (2) the mediation / settlement of possible conflicts on overlapping claims. Innovative digital technologies like a tablet-based mobile register system (Cadastre and Register Inventory Saving Paper, CRISP), open-source satellite images and precise dual-frequency GPS are used. Before the land inventory can start at local level, comprehensive awareness-raising measures among the target population have to be realized. The IPSS approach is jointly developed with the partner ministry and it is intended to become part of the official procedure for decentralized land registration.

In Laos, GIZ implements an efficient and comprehensive land registration process in rural areas in cooperation with the Ministry of Natural Resources and Environment. The main objective of **Systematic Land Registration (SLR)** is to secure land rights for smallholders through the registration of individual and communal land, and to issue respective land titles. By December 2018, the Lao-German Land Programme had registered more than 42,500 plots and issued more than 28,000 land titles. SLR embraces two major processes: (1) the determination of the exact position, shape, size and boundaries of land parcels by qualified surveyors and in accordance with official accuracy standards by land use and (2) the so-called 'adjudication' of land use rights, in which the rightful owners are identified and approved through evidences of land occupation and land acquisition. Skilled local teams survey and register individual and municipal areas of land, and data from systematic land registration is fed into the national land registry system (Lao LandReg) embedded at ministerial level. The system generates individual land titles automatically at the decentralised level. In order to render the approach sustain-

able and to enable up-scaling, GPRLP further provides capacity development, quality control, financial management and advisory services. The SLR approach has reduced prices for the registered parcel to 25 USD and is likely to be adopted by other international donors. Currently, preparations are under way for a nationwide systematic land registration process in cooperation with the World Bank as well as the KfW Development Bank (*Kreditanstalt für Wiederaufbau*).

The **Systematic Cluster Approach (SCA)** applied in Benin is an innovative process of securing tenure for conflict prevention as well as enhanced land rights, based on the national land policy of 2017. Uncertainty regarding future political choices makes formalizing customary tenure recognized by local authorities more appealing than issuing land titles. The Certificate of Customary Property (ADC) is based on the collection of evidence and recognition of customary land rights by village committees (SVGF). In addition, issuing standard user agreements (Contrat Type, CT) secures land use rights for landless peasants and migrants. The approach is "clustered" because it allows a mechanism of collective requests, and "systematic" because it associates requests for ADC and the requests for user agreements in the same (single) approach and the same timeline, reducing the processing time by a factor 10 to 20. The procedure involves the Village Land Management Sections (SVGF) and the Land Management Commissions (CoGeF), both of which are attached to the municipal administrations. These institutions operate in an inclusive and transparent manner, and follow a positive discrimination to favour women, migrants and young people. Hence, SCA is a viable, cost effective and fit-for-purpose innovation to legally binding land registration.

1 World Bank (2017): "Why Secure Land Rights Matter". <http://www.worldbank.org/en/news/feature/2017/03/24/why-secure-land-rights-matter>

2 GIZ (2016): Land in German Development Cooperation: Guiding Principles, Challenges and Prospects for the Future. GIZ Eschborn.

3 FAO (2012): <http://www.fao.org/3/i2801e/i2801e.pdf>

4 FIG/World Bank (2014): Fit-For-Purpose Land Administration. FIG Publication No. 60. Copenhagen. https://www.fig.net/news/news_2016/2016_07_gltnguide/fit-for-purpose-land-adm-guiding-principles-for-country-implementation.pdf

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