Social Tenure Domain Model: 
Towards Bridging the Information Divide

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Global Land Challenges

• **Only 30% cadastral coverage** (versus 70% tenures off register)

• **Only 2-3% ownership by women** – *how to increase?*

• Dealing with the **affordability issue**: *how to modernize systems in a pro-poor way?*

• **Complexity of land rights, claims, and records**: *how to capture the information in a participatory, affordable and acceptable way?*
The Key Challenge:

How to support various tenure types & systems at scale to enable land reform and secure land and property rights for all?
The Global Land Tool Network was established to address these challenges!

Core Values:
- Pro-poor
- Governance
- Equity
- Subsidiarity
- Affordability
- Systematic large scale approach
- Gender sensitteness
- Sustainability

- Coalition of about 60 international partners
- Focuses on tenure security and pro-poor land tools
- Promotes good land governance and continuum of land rights
The Continuum of Land Rights

Paradigm Shift

Perceived tenure approaches | Occupancy | Adverse possession | Leases
---|---|---|---
Customary | Anti evictions | Group tenure | Registered freehold

Informal land rights

STDM as one of the tools

Continuum of recording, technology, accuracy, etc.

WILL REQUIRE

TO SUPPORT
What is Social Tenure Domain Model

Cadastral Model

Standardization in the cadastral domain
STDM Conceptual Model

Social Tenure Relationship
- Use rights
- Occupancy
- Ownership
- Informal
- Customary tenure
- Common land
- Tenancy
- Hunting

Spatial Unit
Land, property, structure, natural resources, objects, etc.

Supporting Document
Sketch, audio, video, photos etc.

Party
Person/s or group/s

has

with

supported by
Current Application
Settlement Improvement

- **Country:** Uganda
- **Objectives:**
  1. Address land information requirements
  2. Build capacity in the use of land information systems
- **Results and Impacts:**
  1. Identification of priority development projects
  2. Adoption of physical address system (tenure security)
  3. Regional learning center established
  4. Being scaled up in another 4 municipalities
- **Partners:** Cities Alliance, FIG, Slum Dwellers International, Ministry of Lands Housing and Urban Development (Uganda), ACTogether, Municipality of Mbale, Mbale Slum Federation and community leaders and members
STDM and the Participatory Enumeration Process
Sample Outputs

Identifying overlapping claims

Generating tabular reports and maps
On-going Application
Alternative Cadastre in a Post-Crisis Context

• **Country:** Haiti

• **Objectives:**
  1. Land use mapping and provision of tenure security

• **Status:**
  1. Prototype released and currently undergoing technical evaluation
  2. Harmonization of the data collection mechanism and attribution
  3. Exploring ways of operationalizing the system

• **Partners:** UN Habitat Regional Office, Interministerial Committee for Territorial Planning (CIAT) – Government of Haiti
Sample Outputs

Defining a spatial unit

Defining a social tenure relationship
Upcoming Application
Settlement Improvement

- **Country:** Colombia (Soacha City)
- **Objectives:**
  1. To improve community/neighborhood infrastructure
  2. To improve the housing conditions of community families
  3. To improve tenure security
- **Status:**
  1. Specific needs are being identified
  2. STDM customisation is currently being designed
  3. Soon to be implemented
- **Partners:** Habitat for Humanity International, UN-Habitat Regional Office
Upcoming Application
Agricultural and NR Development

• **Country:** Uganda and Kenya
• **Objectives:**
  1. Realization of farmers’ tenure and conflict mapping
  2. Programme monitoring and evaluation
• **Status:**
  1. Finalisation of needs and requirements
  2. STDM customisation
• **Partners:** International Fund for Agricultural Development, Governments of Uganda and Kenya
Next Steps

- More applications on:
  - Land and property tax information (Somalia)
  - Dispute resolution/Tenure security (DRC)

- Develop a web-based version of STDM

- More strategic partnerships (i.e. developers community)

- Documentation and assessment of STDM

- Review by FIG of the current STDM version

- More capacity development initiatives

- Release of STDM codes in 2014
Thank you very much!

‘Securing Land and Property Rights for All’

GLTN
GLOBAL LAND TOOL NETWORK

FIG

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