

# Land-based Finance Learning Sessions

Leveraging Land for Delivery of Services, Building the Social Contract and Promoting Peace and Security

## Third Series

The United Nations Human Settlements Programme (UN- Habitat) and the Global Land Tool Network (GLTN), in partnership with the Local Government Revenue Initiative (LoGRI) of the International Centre for Tax and Development (ICTD), have the pleasure of introducing a third series of learning sessions on the overall theme of *“Leveraging Land for Delivery of Services, Building the Social Contract and Promoting Peace and Security”*. As in the first two series, the overall purpose is *“Bringing together partners, experts and implementers to learn about advances, good practice, innovations and challenges, and to create opportunities for collaboration.”*

While the primary focus will be on land-based finance, this series will, as before, also include sessions on other key aspects of property taxation and revenue reform, as well as focusing on land, housing, and shelter finance more broadly. The series runs from April 2023 to the end of 2023.

The purpose of the learning series is for development partners, policymakers, academics, government counterparts, and other key stakeholders, to learn about, review and propose improvements to tools and methodologies for enhancing land-based financing (including housing and shelter financing) in developing and fragile country contexts. The topics discussed via this platform are selected on an on-demand basis. Our partners can approach UN-Habitat to either a) present their experiences and share the lessons they have learned regarding land-based finance in fragile states or b) present specific challenges which they are facing for which they would like to receive input from platform partners. Ultimately, this learning series will contribute to the production of normative and learning resources and will allow UN-Habitat and partners to continue growing the emerging land, housing and shelter practice network and building the shared virtual library of resources and leveraging land “toolbox”.

### Frequency and duration:

Four scheduled core sessions will be held during 2023, with additional events being arranged upon request, or as the need may arise.

Subject	Presenters	Date and time (EAT)
1. <i>“Rapid Own Source Analysis (ROSRA). A new tool for own-source revenue self-optimization”</i>	Lennart Fleck (UN-Habitat), Mujahid Qadir (UN-Habitat consultant) Discussant: Enid Slack (Univ. of Toronto)	3 April 2023 16h00-18h00 EAT <sup>1</sup>
2. <i>“Too much analysis too little action? The role of diagnosis in supporting local revenue reform in fragile states”</i>	Paterson Gaunter (Independent Consultant) Discussant: Victoria Delbridge (The International Growth Centre)	19 June 2023 17h00-18h00 EAT
3. <i>“Links between land titling and property tax reform”</i>	Wilson Prichard (Associate Professor, Munk School of Global Affairs and Public Policy, University of Toronto)	11 September 2023 17h00-18h30 EAT

<sup>1</sup> Please note the time of these sessions, which will in future commence one hour later than in previous years. The reason for this change is to accommodate our partners the Western hemisphere. Apologies for any inconvenience.

	Discussants: Anthony Lamba (Head, UN-Habitat Country Programme, Afghanistan) and Robert Raikes Mugangaizi, (Coordinator, Revenue Enhancement Programme, Kampala City Council Authority (KCCA), Uganda)	
4. <i>“Linking Property Tax Revenue with Service Provision”</i>	LoGRI (details to follow)	6 November 2023 17h00-18h30 EAT

## ANNEX A: POOL OF PARTICIPANTS – provisional (updated after each event v.08 September 2023)

Name	Organization	Email Address
Abel Schumann	OECD	<a href="mailto:Abel.Schumann@oecd.org">Abel.Schumann@oecd.org</a>
Abigail Friendly	Utrecht University	<a href="mailto:a.r.friendly@uu.nl">a.r.friendly@uu.nl</a>
Adama Sarr	Ingénieur Géomètre Topographe	<a href="mailto:adasarr@gmail.com">adasarr@gmail.com</a>
Adil Sait, Sarah Logan, Sharukh Wani, Christine Whitehead	London School of Economics	<a href="mailto:M.Sait@lse.ac.uk">M.Sait@lse.ac.uk</a> ; <a href="mailto:S.Logan1@lse.ac.uk">S.Logan1@lse.ac.uk</a> ; <a href="mailto:S.Rukh@lse.ac.uk">S.Rukh@lse.ac.uk</a> ; <a href="mailto:C.M.E.Whitehead@lse.ac.uk">C.M.E.Whitehead@lse.ac.uk</a>
Alain Durand-Lasserre	Les Afriques dans le Monde	<a href="mailto:a.durand.lasserre@gmail.com">a.durand.lasserre@gmail.com</a>
Anna du Plessis	Western Cape Economic Development Partnership (EDP)	<a href="mailto:anna@wcedp.co.za">anna@wcedp.co.za</a>
Astrid R.N. Haas	African Development Bank	<a href="mailto:astridrnhaas@gmail.com">astridrnhaas@gmail.com</a>
Aparna Daz	Independent Expert	<a href="mailto:aparnadaskol@gmail.com">aparnadaskol@gmail.com</a>
Barbara Scholz, Judith Middleton, Marie-Alexandra Kurth, Daleen Brand, Alix Loisier Dufour, Yvonne Müller	GIZ	<a href="mailto:barbara.scholz@giz.de">barbara.scholz@giz.de</a> ; <a href="mailto:judith.middleton@giz.de">judith.middleton@giz.de</a> ; <a href="mailto:marie-alexandra.kurth@giz.de">marie-alexandra.kurth@giz.de</a> ; <a href="mailto:daleen.brand@giz.de">daleen.brand@giz.de</a> ; <a href="mailto:alix.loisier@giz.de">alix.loisier@giz.de</a> ; <a href="mailto:yvonne.mueller@giz.de">yvonne.mueller@giz.de</a>
Ben Elder, Kwabena Asiama, Mike McDermott, Peter Wyatt, Fiona Mannix, James Kavanagh	GLTN Expert Working Group on Valuation of Unregistered Land	<a href="mailto:belder@rics.org">belder@rics.org</a> ; <a href="mailto:kwabena.asiama@gmail.com">kwabena.asiama@gmail.com</a> ; <a href="mailto:mikemackd@hotmail.com">mikemackd@hotmail.com</a> ; <a href="mailto:p.wyatt@reading.ac.uk">p.wyatt@reading.ac.uk</a> ; <a href="mailto:fmannix@rics.org">fmannix@rics.org</a> ; <a href="mailto:ikavanagh@rics.org">ikavanagh@rics.org</a>
Camille Barras	Ph.D. Candidate, Univ. Cambridge	<a href="mailto:camille.barras@gmail.com">camille.barras@gmail.com</a>
Charles Chavunduka	University of Zimbabwe	<a href="mailto:cmchavunduka@yahoo.com">cmchavunduka@yahoo.com</a>
Charles Mukandirwa	Independent Consultant	<a href="mailto:charlesmukandirwa@gmail.com">charlesmukandirwa@gmail.com</a>
Christel Alvergne, David Jackson, Dmitry Pozhidaev, Jaffer Machano	UNCDF	<a href="mailto:christel.Alvergne@uncdf.org">christel.Alvergne@uncdf.org</a> ; <a href="mailto:david.jackson@uncdf.org">david.jackson@uncdf.org</a> ; <a href="mailto:dmitry.pozhidaev@uncdf.org">dmitry.pozhidaev@uncdf.org</a> ; <a href="mailto:jaffer.machano@uncdf.org">jaffer.machano@uncdf.org</a>
Daniela Munoz-Levy	Independent expert	<a href="mailto:daniela.munozlevy@gmail.com">daniela.munozlevy@gmail.com</a>
Danilo Antonio	World Bank	<a href="mailto:dantonio@worldbank.org">dantonio@worldbank.org</a>
David Amborski	School of Urban and Regional Planning, Ryerson University	<a href="mailto:amborski@ryerson.ca">amborski@ryerson.ca</a>
Edison Masereka	Kampala Capital City Authority	<a href="mailto:emasereka@kcca.go.ug">emasereka@kcca.go.ug</a>
Enid Slack	University of Toronto	<a href="mailto:Enid.slack@utoronto.ca">Enid.slack@utoronto.ca</a>
Enrique Silva	Lincoln Institute of Land Policy	<a href="mailto:esilva@lincolninst.edu">esilva@lincolninst.edu</a>
Geoffrey Payne	Independent expert	<a href="mailto:gkpayne@gpa.org.uk">gkpayne@gpa.org.uk</a> ; <a href="mailto:gkpayne@hotmail.com">gkpayne@hotmail.com</a>
Harold Liversage, Jimmy Gaudin	IFAD	<a href="mailto:h.liversage@ifad.org">h.liversage@ifad.org</a> ; <a href="mailto:j.gaudin@ifad.org">j.gaudin@ifad.org</a>
Helen Rourke, Willard Matiashe, Claudia Hitzereth, Mkholsi Sompeta	Development Action Group (DAG)	<a href="mailto:helen@dag.org.za">helen@dag.org.za</a> ; <a href="mailto:willard@dag.org.za">willard@dag.org.za</a> ; <a href="mailto:mkholsi@dag.org.za">mkholsi@dag.org.za</a> ; <a href="mailto:claudia@dag.org.za">claudia@dag.org.za</a>

Hon. Regina Bakitte Nakkazzi Musoke	Mayor of Nansana Municipality, Uganda	<a href="mailto:nreginaka@gmail.com">nreginaka@gmail.com</a>
Ibrahima Diallo	NELGA West Africa	<a href="mailto:iadiallo@hotmail.com">iadiallo@hotmail.com</a>
Jane Katz	Independent expert	<a href="mailto:janedokatz@gmail.com">janedokatz@gmail.com</a>
Jan-Petter Holtedahl	Norad	<a href="mailto:Jan-Petter.Holtedahl@norad.no">Jan-Petter.Holtedahl@norad.no</a>
Jean du Plessis	Retired Staff Member, UN-Habitat	<a href="mailto:duplessisjean7@gmail.com">duplessisjean7@gmail.com</a>
Jean-François Habeau, Sandra Reverdi, Juliana Chia, Jeremy Gorelick, Flora Geley, Antoinette de Rochebouet	Global Fund for Cities Development (FMDV)	<a href="mailto:jfhabeau@fmdv.net">jfhabeau@fmdv.net</a> ; <a href="mailto:sreverdi@fmdv.net">sreverdi@fmdv.net</a> ; <a href="mailto:jeremy.gorelick@gmail.com">jeremy.gorelick@gmail.com</a> ; <a href="mailto:florageley@gmail.com">florageley@gmail.com</a> ;
Josephine Shelimba	OIOS	<a href="mailto:josephine.ikwap-shelimba@un.org">josephine.ikwap-shelimba@un.org</a>
Larry Walters	Independent expert	<a href="mailto:larrycwalters@gmail.com">larrycwalters@gmail.com</a>
Louise Muller, Llewellyn Louw, Matthew Ferguson, Mark Lewis, Claire van der Poll, Mariam Rinquest	City of Cape Town	<a href="mailto:louise.muller@capetown.gov.za">louise.muller@capetown.gov.za</a> ; <a href="mailto:Llewellyn.Louw@capetown.gov.za">Llewellyn.Louw@capetown.gov.za</a> ; <a href="mailto:Matthew.Ferguson@capetown.gov.za">Matthew.Ferguson@capetown.gov.za</a> ; <a href="mailto:Mark.Lewis@capetown.gov.za">Mark.Lewis@capetown.gov.za</a> ; <a href="mailto:Claire.VanDerPoll@capetown.gov.za">Claire.VanDerPoll@capetown.gov.za</a> ;
Luai Khalaf	VNG International	<a href="mailto:Luai.Khalaf@VNG.NL">Luai.Khalaf@VNG.NL</a>
Luc Boerboom	University of Twente, ITC	<a href="mailto:l.g.j.boerboom@utwente.nl">l.g.j.boerboom@utwente.nl</a>
Martim Smolka	Lincoln Institute of Land Policy	<a href="mailto:mamolka@lincolnst.edu">mamolka@lincolnst.edu</a>
Midjeou Beranger	Institut Terres d'Afrique	<a href="mailto:bavohoueme@gmail.com">bavohoueme@gmail.com</a>
Nara Monkam	University of Pretoria	<a href="mailto:nmonkam@gmail.com">nmonkam@gmail.com</a>
Odd-Helge Fjeldstad	Chr. Michelsen Institute	<a href="mailto:odd.fjeldstad@cmi.no">odd.fjeldstad@cmi.no</a>
Ohood Enaia	Ministry of Local Government, Palestine	<a href="mailto:ohoude@molg.pna.ps">ohoude@molg.pna.ps</a>
Oliver Harman, Abou Bakarr Kamara	International Growth Centre, University of Oxford	<a href="mailto:oliver.harman@bsg.ox.ac.uk">oliver.harman@bsg.ox.ac.uk</a> ; <a href="mailto:abou.kamara@theigc.org">abou.kamara@theigc.org</a>
Osama Hamdeh Y. Hamdeh	Ramallah Municipality	<a href="mailto:o.hamdeh@ramallah.ps">o.hamdeh@ramallah.ps</a>
Paterson Gauntner	Independent expert	<a href="mailto:gauntner.paterson@gmail.com">gauntner.paterson@gmail.com</a>
Paul Smoke	NYU Wagner	<a href="mailto:paul.smoke@nyu.edu">paul.smoke@nyu.edu</a>
Peadar Davis	Ulster University	<a href="mailto:peddavis1@googlemail.com">peddavis1@googlemail.com</a>
Per Tidemand	Independent expert	<a href="mailto:pt@dege.biz">pt@dege.biz</a>
Ra'ed Sharabati	Ministry of Local Government, Palestine	<a href="mailto:raeds@molg.pna.ps">raeds@molg.pna.ps</a>
Rachel Beach	UNDP	<a href="mailto:rachel.beach@undp.org">rachel.beach@undp.org</a>
Rafic Khouri	GLTN Steering Committee Member	<a href="mailto:rk.geoconseil@gmail.com">rk.geoconseil@gmail.com</a>
Rajul Awasthi, Paul Prettitore, Mohamed Nada; Samar Adel Mohamed Zaghloul Abdelkhalek	World Bank	<a href="mailto:rawasthi@worldbank.org">rawasthi@worldbank.org</a> ; <a href="mailto:pprettitore@worldbank.org">pprettitore@worldbank.org</a> ; <a href="mailto:mnada@worldbank.org">mnada@worldbank.org</a> ; <a href="mailto:sabdelkhalek@worldbank.org">sabdelkhalek@worldbank.org</a>
Richard Baldwin	ILand	<a href="mailto:r.baldwin@iland.consulting">r.baldwin@iland.consulting</a>
Riel Franzen	African Tax Institute, University of Pretoria	<a href="mailto:riel.franzsen@up.ac.za">riel.franzsen@up.ac.za</a>
Rob McGaffin	City of Cape Town	<a href="mailto:robert.mcgaffin@capetown.gov.za">robert.mcgaffin@capetown.gov.za</a>
Roy Kelly	Duke Center for International Development (DCID)	<a href="mailto:roykelly@duke.edu">roykelly@duke.edu</a>
Samantha Naidu, Sibongile Mazibuko, Seth Maqetuka	National Treasury City, South Africa	<a href="mailto:Samantha.Naidu@treasury.gov.za">Samantha.Naidu@treasury.gov.za</a> ; <a href="mailto:Seth.Maqetuka@treasury.gov.za">Seth.Maqetuka@treasury.gov.za</a> ;

		<a href="mailto:Sibongile.Mazibuko@Treasury.gov.za">Sibongile.Mazibuko@Treasury.gov.za</a>
Serge Vuthega	UCBC	<a href="mailto:sergyo.vutegha@congoinitiative.org">sergyo.vutegha@congoinitiative.org</a>
Severin Mugangu	Independent expert	<a href="mailto:mugadox@yahoo.fr">mugadox@yahoo.fr</a>
Siraj Sait	University of East London, GLTN	<a href="mailto:S.Sait@uel.ac.uk">S.Sait@uel.ac.uk</a>
Stella Nalumansi Maiso	Nansana Municipal Council, Uganda	<a href="mailto:stenamrs@gmail.com">stenamrs@gmail.com</a>
Sunday Aliti	Programme Officer, UNCDF	<a href="mailto:sunday.aliti@uncdf.org">sunday.aliti@uncdf.org</a>
Tehmina Akhtar, Vito Intini, Rania Tarazi	UNDP	<a href="mailto:tehmina.akhtar@undp.org">tehmina.akhtar@undp.org</a> ; <a href="mailto:vito.intini@undp.org">vito.intini@undp.org</a> ; <a href="mailto:rania.tarazi@undp.org">rania.tarazi@undp.org</a>
Thomas Kanneh	Independent	<a href="mailto:tbkanneh@gmail.com">tbkanneh@gmail.com</a>
Titilola Akindeinde, Colette Nyirakamana, Moyo Arewa, Rosetta Wilson	Local Government Revenue Initiative (LoGRI), ICTD	<a href="mailto:titilola.akindeinde@utoronto.ca">titilola.akindeinde@utoronto.ca</a> ; <a href="mailto:c.nyirakamana@utoronto.ca">c.nyirakamana@utoronto.ca</a> ; <a href="mailto:moyo.arewa@utoronto.ca">moyo.arewa@utoronto.ca</a> ; <a href="mailto:rosetta.wilson@btinternet.com">rosetta.wilson@btinternet.com</a>
Tony Crook	Sheffield University	<a href="mailto:a.crook@sheffield.ac.uk">a.crook@sheffield.ac.uk</a>
Tony Lloyd-Jones	University of Westminster	<a href="mailto:T.L.Jones@westminster.ac.uk">T.L.Jones@westminster.ac.uk</a>
Toril-Iren Pedersen	Norad	<a href="mailto:Toril-Iren.Pedersen@norad.no">Toril-Iren.Pedersen@norad.no</a>
Uchendu Eugene Chigbu	Namibia University of Science and Technology, GLTN	<a href="mailto:echigbu@nust.na">echigbu@nust.na</a>
Victoria Delbridge	International Growth Centre	<a href="mailto:victoria.delbridge@theigc.org">victoria.delbridge@theigc.org</a>
William McCluskey	Independent expert	<a href="mailto:wj.mccluskey2@gmail.com">wj.mccluskey2@gmail.com</a>
Wilson Prichard	International Center for Tax and Development ICTD)	<a href="mailto:wilson.prichard@utoronto.ca">wilson.prichard@utoronto.ca</a>
Anne Amin, Clinton Omusula, Lennart Fleck, Jonathan Yakutiel, Giulia Lavagna, Eric Gachoka	UN-Habitat (Learning Series Team and support staff)	<a href="mailto:anne.klen@un.org">anne.klen@un.org</a> ; <a href="mailto:clinton.omusula@un.org">clinton.omusula@un.org</a> ; <a href="mailto:lennart.fleck@un.org">lennart.fleck@un.org</a> ; <a href="mailto:jonathan.yakutiel@un.org">jonathan.yakutiel@un.org</a> ; <a href="mailto:giulia.lavagna@un.org">giulia.lavagna@un.org</a> ; <a href="mailto:eric.gachoka@un.org">eric.gachoka@un.org</a>

## ANNEX B: Key Resources

### 1. Land-based finance and complementary land tools, key sources and relevant frameworks and guidelines<sup>2</sup>

#### **On land-based finance:**

- *Leveraging land: Land-based finance for Local Governments*, including a Reader and a Trainer's Guide (in English but currently being translated into French):
  - ~ The *Reader* is available at <https://glttn.net/download/leveraging-land-land-based-finance-for-local-governments-a-reader/>
  - ~ The *Trainer's Guide* is available at <https://glttn.net/2016/12/05/leveraging-land-land-based-finance-for-local-governments-a-trainers-guide/>
- *Where to start? A Guide to Land-based Finance in Local Governance*. Available at <https://glttn.net/download/where-to-start-a-guide-to-land-based-finance-in-local-governance/?wpdmdl=15917&refresh=5ebd51297bc011589465385>
- *Valuation of Unregistered Lands: A Policy Guide*. Available at <https://glttn.net/2018/05/02/valuation-of-unregistered-lands-a-policy-guide/>
- A set of nine instructional videos on a range of land-based finance tools by which local authorities can leverage land to expand their revenue base, to finance urban development and the delivery of essential services to all. Available via <https://elearning.glttn.net/>
- Country-specific, Afghanistan:
  - *Land and Building Valuation Manual*. Available via [link](#)
  - *Safayi Guidelines*. Available via [link](#)
  - *Safayi Invoicing and Collection Manual*. Available via [link](#)
- Country-specific, Somalia:
  - *Guide to Local Taxation*. Available via [link](#)
  - *Somaliland Local Government Budget Brief*. Available via [link](#)
  - *BRA Finance Policy* (note there is one for each state, but they are all similar), Available via [link](#)
  - *Harmonization of the Legal Systems Resolving Land Disputes in Somaliland and Puntland*. Available via [link](#)
  - *Somalia GIS Handbook for Municipalities*. Available via [link](#)
  - *GIS Technical manual*. Available via [link](#)
- Kelly, et al, *Property Tax Diagnostic Manual* (World Bank, 2020). Available via <https://ppiaf.org/documents/6010/download>

#### **Other supporting land tools:**

- *Fit-for-purpose Land Administration: Guiding principles for country implementation*. Available at <https://glttn.net/download/fit-for-purpose-land-administration-guiding-principles-for-country-implementation/>
- *The Social Tenure Domain Model*, various resources including technical guides available at <https://stdm.glttn.net/documentation/>
- Gender aspects of land:
  - ~ *Gender Evaluation Criteria for Large-scale Land Tools*. Available at <https://glttn.net/download/gender-evaluation-criteria-for-large-scale-land-tools/>
  - ~ *Designing and Evaluating Land Tools with a Gender Perspective: A training package for land professionals*. Available at <https://glttn.net/download/designing-and-evaluating-land-tools-with-a-gender-perspective-2011/>
  - ~ *Good land governance through gender empowerment and grassroots participation*. Available at <https://glttn.net/download/improving-gender-equality-and-grassroots-participation-through-good->

<sup>2</sup> This list is being supplemented during the series, as more information becomes available.

[land-governance-a-training-package-eng-2010/](#)

- *Guide to Land Mediation* <https://gltm.net/download/guide-to-land-mediation/?wpdmdl=8241&refresh=5d0368d913b501560504537>

**Relevant Global Agendas and Guidelines:**

- Addis Ababa Declaration of the Third International Conference on Financing for Development. Available at [https://unctad.org/meetings/en/SessionalDocuments/ares69d313\\_en.pdf](https://unctad.org/meetings/en/SessionalDocuments/ares69d313_en.pdf)
- UN General Assembly. Transforming our World: the 2030 Agenda for Sustainable Development”, 21 October 2015, A/RES/70/1. Available at <https://www.refworld.org/docid/57b6e3e44.html>
- New Urban Agenda United Nations (2017). “New Urban Agenda. HABITAT III. A/RES/71/256. <http://habitat3.org/wp-content/uploads/NUA-English.pdf>
- The Voluntary Guidelines on the Responsible Governance of Tenure. Available at <http://www.fao.org/cfs/home/activities/vggt/en/>
- New Deal for Engagement in Fragile States. Available at [https://www.pbsdialogue.org/media/filer\\_public/07/69/07692de0-3557-494e-918e-18df00e9ef73/the\\_new\\_deal.pdf](https://www.pbsdialogue.org/media/filer_public/07/69/07692de0-3557-494e-918e-18df00e9ef73/the_new_deal.pdf)
- UN Secretary-General’s Guidance Note on Land and conflict. Available at <https://unhabitat.org/the-guidance-note-of-the-secretary-general-on-the-united-nations-and-land-and-conflict-is-endorsed/>
- Toolbox for Localising the SDGs. Available at <http://17goals.org/toolbox-for-localizing-the-sdgs/>

**Additional:**

- The *Leveraging Land ‘Toolbox’* developed by the UN-Habitat Land, Housing and Shelter Finance Practice Area (advanced draft in place, *available on request, contact: [jean.duplessis@un.org](mailto:jean.duplessis@un.org) or [clinton.omusula@un.org](mailto:clinton.omusula@un.org)*).