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Open-ended Intergovernmental Expert Working Group on Adequate Housing for All

Intersessional Thematic Meeting on Tenure Security for Housing

25 June 2025 – 10:00 – 13:00 & 16:00 – 19:00 EAT

TENURE SECURITY FOR ADEQUATE HOUSING Framing the discussion

- Certainty that land and housing rights are legally recognized, enforceable and socially accepted
- Constitutes legal, actual and perceived rights on land and housing
- Prerequisite for human dignity, social integration and environmental sustainability

Relevance to Housing:

- Enables long-term investment
- Unlocks access to housing finance
- Facilitates service provision and infrastructure
- Empowers participation in planning
- Strengthens resilience and stability
- Advances housing justice and inclusion
- Drives sustainable urban development

TENURE SECURITY FOR ADEQUATE HOUSING

Regional differences



Sub-Saharan Africa

- Customary and communal tenure widespread but legally unrecognized
- Evictions from weak land governance and speculative investments
- Women's tenure rights especially vulnerable



Latin America

- Legacy of land inequality; strong indigenous and peasant struggles
- Informal urban settlements persist; implementation of tenure laws lags
- Progressive frameworks emerging e.g. Brazil, Bolivia



South Asia

- Tenure insecurity tied to caste, class, gender
- Evictions from urban clearance, infrastructure expansion
- Legal reforms exist but enforcement is inconsistent



Pacific Islands

- Climate change threatens traditional tenure systems
- Relocation plans lack legal tenure protections



Southeast Asia

- Large-scale land concessions without FPIC trigger displacement
- Tenure insecurity worsened by climate risks and coastal resettlements



Eastern Europe and Central Asia

- Post-socialist transitions caused tenure fragmentation
- Unclear restitution, overlapping claims in peri-urban areas



Middle East and North Africa

- Conflict and displacement weaken property systems
- Discrimination and destroyed records challenge restitution



Western Europe and North America

- Gentrification, rent hikes drive evictions
- Indigenous land claims remain unresolved

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TENURE SECURITY FOR ADEQUATE HOUSING

Emerging Trends and Innovative Tenure Approaches

- **Recognition of continuum of tenure rights:** title and non-title forms gaining legal recognition
- **Integrated slum-transformation:** tenure regularization embedded into water, sanitation, roads, public spaces interventions
- **Gender-responsive and inclusive tenure reforms:** equitable land laws, land tools for disaggregated data
- **Regulated rental models:** tenancy protection mechanisms incorporated into housing strategies
- **Crisis-responsive tenure models:** tenure solutions tailored to displacement-affected communities
- **Decentralized capacity:** local authorities increasingly empowered to administer land and housing tenure
- **Collective tenure models:** rise in community land trusts, cooperatives
- **Digital transformation:** GIS, AI, participatory mapping used to document and protect diverse tenure forms
- **Linking tenure to finance:** legitimate tenure arrangements as basis for microloans and subsidized housing credit

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TENURE SECURITY FOR ADEQUATE HOUSING

Preliminary Draft Recommendations

1. **Recognition** of all forms of legitimate land and housing tenure across the continuum of rights
2. **Institutional capacity** of local authorities to administer and enforce tenure rights
3. **Integration of tenure security** into urban planning, housing delivery, and infrastructure investment
4. **Legal and institutional protections** to prevent tenure insecurity and safeguard land and housing rights
5. **Rental tenure** and promotion of alternative tenure models
6. **Digital innovation** in land and housing information systems

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TENURE SECURITY FOR ADEQUATE HOUSING

1. Recognize and document legitimate tenure forms

Recognize, record and register every legitimate tenure type - formal, informal, customary, communal or rental - to secure rights, unlock services and finance, and underpin inclusive development.

PROPOSED RECOMMENDATIONS:

1. Enact national and local laws that recognize diverse tenure forms
2. Institutionalize use of locally acceptable tenure instruments or documentation
3. Integrate tenure security as a prerequisite in slum upgrading, resettlement, shelter provision, delivery of infrastructure and basic services
4. Prioritize recognition of tenure for crisis-affected populations

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TENURE SECURITY FOR ADEQUATE HOUSING

2. Strengthen institutional capacity of local authorities

Empower municipalities with clear legal mandates, dedicated resources and practical tools so they can reliably recognize, adjudicate and manage diverse tenure claims as part of housing delivery.

PROPOSED RECOMMENDATIONS:

1. Integrate tenure recognition into the core housing functions of local authorities
2. Provide municipalities with dedicated resources and mandates to administer tenure
3. Establish cross-departmental tenure units within local governments to enhance coordination and collaboration for housing delivery
4. Develop and provide fit-for-purpose training, guidelines, and tools for local officials on tenure administration in housing contexts

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TENURE SECURITY FOR ADEQUATE HOUSING

3. Integrate tenure security into housing delivery and urban planning

Embed tenure rights, including occupancy and usage patterns, at every stage of zoning, upgrading and infrastructure projects to legitimize investments, safeguard tenure and foster community stability.

PROPOSED RECOMMENDATIONS:

1. Ensure housing policies consistently incorporate tenure security as a foundational condition for effective housing delivery and investment
2. Integrate tenure profiling and mapping in the planning and implementation of urban housing projects

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TENURE SECURITY FOR ADEQUATE HOUSING

4. Strengthen legal and institutional protections

Establish enforceable, human-rights – aligned safeguards - covering due process, eviction remedies and monitoring - to prevent forced displacement and uphold housing security.

PROPOSED RECOMMENDATIONS:

1. Incorporate protective measures against tenure-related threats into housing and land laws
2. Reinforce local housing justice mechanisms to effectively resolve tenure-related disputes and violations
3. Create a publicly accessible register and monitoring system to track tenure violations and incidents of eviction

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5. Regulate and formalize rental tenure

Legitimize rental, cooperative and communal tenure through responsive laws and oversight, protecting tenants, diversifying options and improving affordability.

PROPOSED RECOMMENDATIONS:

1. Include rental tenure as a core component of housing delivery strategies
2. Develop legal frameworks and oversight mechanisms to protect both formal and informal tenants and landlords
3. Strengthen local dispute resolution platforms for tenant - landlord cases to prevent tenure violations that undermine housing stability
4. Offer tax incentives, grants, or micro-loans to landlords who deliver rental housing to low-income tenants
5. Strengthen legal and institutional support for communal and collective tenure models

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TENURE SECURITY FOR ADEQUATE HOUSING

6. Leverage digital innovation

Deploy interoperable land-and-housing information platforms to document claims, link tenure data with planning and finance systems, and guide risk-sensitive, transparent interventions.

PROPOSED RECOMMENDATIONS:

1. Deploy integrated digital platforms to support tenure documentation, housing service delivery, and urban planning
2. Link tenure-related data with government systems to inform housing provision and associated support services
3. Apply predictive analytics and emerging technologies to monitor risk and guide housing interventions

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Discussant's reflections

Nathaniel Don Marquez

Executive Director

Asian NGO Coalition for Agrarian Reform and Rural Development (ANGOC)



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Housekeeping

- **English, Arabic and Russian** interpretation available
- **Mute your microphones** when not speaking
- **Raise your hand** to request the floor
- Keep your interventions to **3 – 4 minutes**
- **Introduce** yourself with name, role, organisation and country before speaking
- **Camera on** when speaking (if possible)
- **Use the chat** (English or Arabic) or email h4all@un.org

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Moderated Discussion

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Thank You!

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