



**GLTN**  
GLOBAL LAND TOOL NETWORK



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"Engaging the Challenges, Enhancing the Relevance"  
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**VALUATION OF UNREGISTERED LANDS**

**PRESENTATION OUTLINE**

- **The need for valuation**
- **Unregistered lands and properties**
- **Contributors to value**
- **Unclear valuation challenges**
- **Possible impacts of unclear valuation**
- **Way forward**

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## VALUATION OF UNREGISTERED LANDS

**LAND REQUIREMENTS -> NEED FOR VALUATION**

- **Global population growth leading to pressure on land** – *scarcity of land and increase in value.*
- **Climate Change** -> *natural disasters and rendering some lands unusable*
- **Urbanization and rural** – **urban nexus**
- **Land markets becoming global** – *urban investments, infrastructure investments, large scale investments in land*
- **Limited access to land for disadvantaged groups** – *proliferation of informal settlements (unregistered lands)*

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## VALUATION OF UNREGISTERED LANDS

**UNREGISTERED LANDS AND PROPERTIES**

- **State or public land held in trust by governments and used by citizens.**
- **Ownership units that are not formally registered.**  
*(estimated to be 70% )*
- **Communally owned lands under customary and pastoral usage.**
- **Natural resources within such unregistered lands including forests, thatching grasses, medicinal plants, water resources, etc.**
- **Informal settlements, previously customary lands included in urban boundary, squatter settlements, unplanned settlements**

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VALUATION OF UNREGISTERED LANDS

**MASHIMONE INFORMAL SETTLEMENT - NAIROBI**

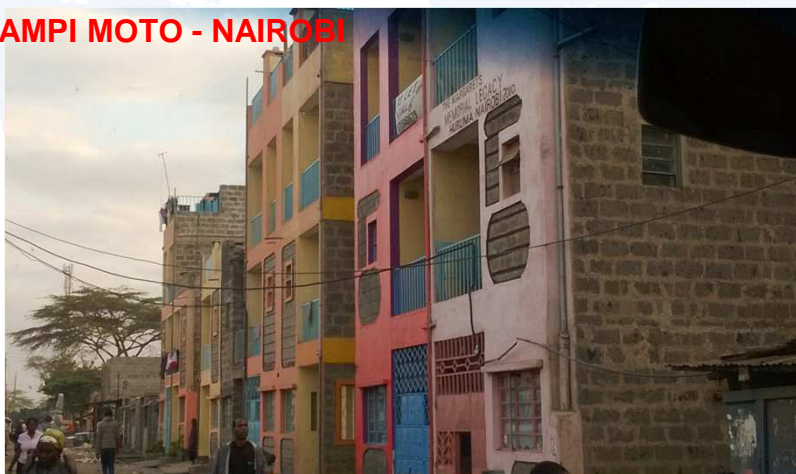


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VALUATION OF UNREGISTERED LANDS

**INFORMAL SETTLEMENT UPGRADE  
KAMPI MOTO - NAIROBI**



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## VALUATION OF UNREGISTERED LANDS

## FACTORS INFLUENCING VALUE

- **Market performance** – *limited information for unregistered lands*
- **Security of tenure** – *perceptions of insecurity in land tenure, including customary*
- **Market distortion** – *speculative purchases deliberately lowering the values*
- **Injurious affection** – *development adversely affecting neighbourhood property values*

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## VALUATION OF UNREGISTERED LANDS

## CHALLENGES OF UNCLEAR VALUATION

- inefficient and inequitable land market,
- constrains to economic development
- **Uncertainty about value based tax liability**
- **Lack of clear valuations/bases for taxation liabilities,**
- **Uncertainty over the transparency of the process,**
- **Payment of large numbers of additional unofficial payments to officials at each stage**
- **Lack of internationally accepted land valuation system or standards for unregistered land**

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## VALUATION OF UNREGISTERED LANDS

## CHALLENGES CONT'D

- Limited capacity in land valuation profession
- Ineffective and inefficient land valuation approaches – prone to being challenged.
- Confusing and conflicting valuation methodologies/formulas used in appropriate environment.
- Increased perception of deliberate misrepresentation of valuation for tax collection.
- Confusion leading to payment of informal fees rather than objective professional valuations.

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## VALUATION OF UNREGISTERED LANDS

## IMPACTS

- Limited information on unregistered lands makes determining value complex leading to disagreements and variations.
- The problem gets compounded when dealing with acquisition, compensation and resettlements.
- The poor and disadvantaged groups are usually the ones affected.
- Results include speculative buying by the rich, gentrification, and perpetual poverty circles. - *The poor are unable to join property ladder*
- The opaque values of unregistered lands impede realisation of value of unregistered properties.

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## VALUATION OF UNREGISTERED LANDS

## WAY FORWARD

- **GTLN and partners (FIG, RICS, etc.) working to develop a tool for valuation of unregistered lands and property.**
- **Links to other GTLN initiatives – CoFLAS, PILAR**
- **The initiative supports the paradigm shift towards continuum of land rights**
- **Inputs of stakeholders and professionals on how to proceed.**

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**Thank you for your attention**  
**WANT TO KNOW MORE?**

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*SECURING LAND AND PROPERTY RIGHTS FOR ALL*

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