

Sustainable Development and Security of Property Rights in the UNECE Region:

An assessment of perceived tenure security for land and housing

4 April, 2023

A joint initiative of:

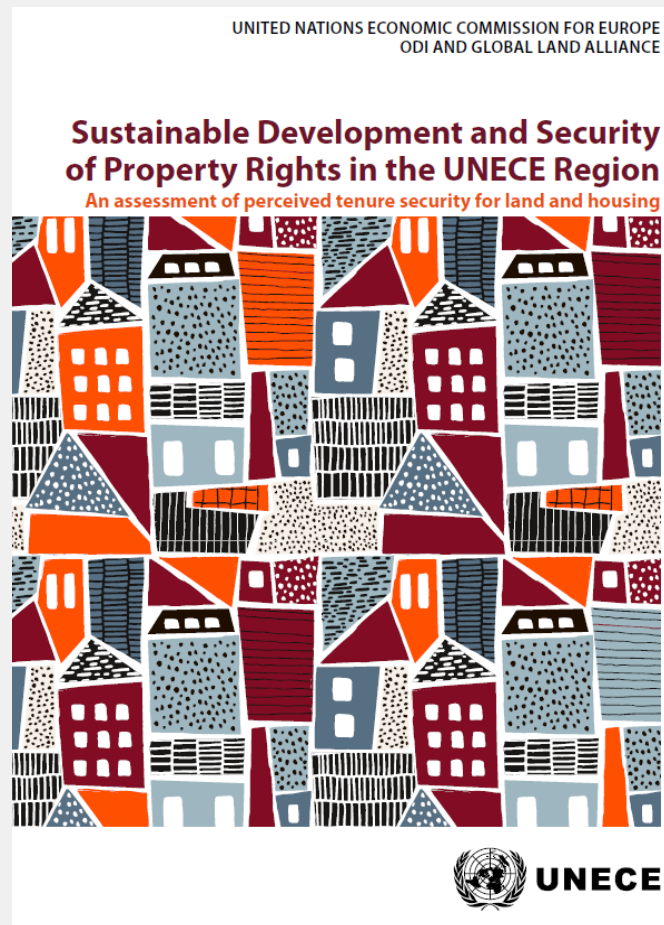


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Sustainable Development and Security of Property Rights in the UNECE Region:

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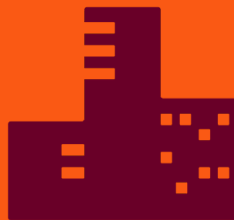
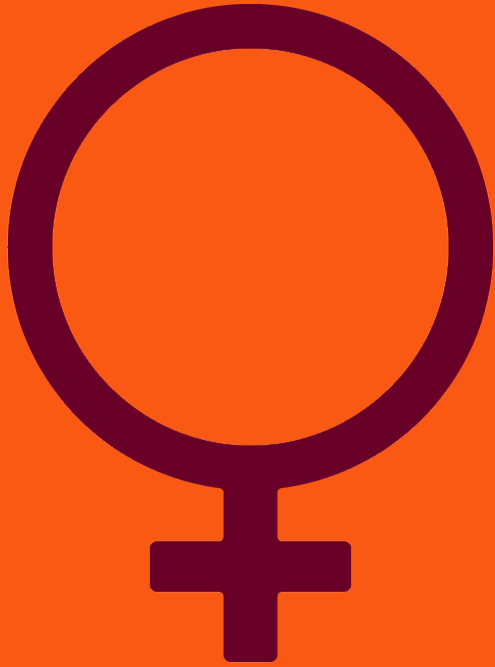
Available in English and Russian: <https://unece.org/info/Housing-and-Land-Management/pub/367641>



Prindex

A global assessment from
140 Countries:
50 from the UNECE Region





PRESENTATION STRUCTURE

1. Overview
2. Methodology
3. Key findings
4. Next steps



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Property rights are among the fundamental human rights

- Adequate housing (Article 25, UN 1948)
- Protection of property (Article 1 of Protocol No. 1 to the European Convention on Human Rights)



How secure are property rights to land and housing across the adult population? (SDG Indicator 1.4.2)

Proportion of total adult population with secure tenure rights to land, (a) with legally recognized documentation, and (b) who **perceive their rights to land as secure**, by sex and type of tenure



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Main objective of Prindex

to develop a nationally representative, globally comparative dataset, available to all, with an approach and methodology that can be adapted to different contexts in countries & groups.

UNECE report

is the first comprehensive study of perceptions of tenure security with estimates for the individual countries, European Union and UNECE region.





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What do we want to achieve with this report?

To improve tenure security in the ECE region:

1. Support evidence-based design of national policies & programmes related to land & property.
2. Help to monitor impact of these policies & programmes – PTS as intermediary measure of success.
3. Contribute to tracking the SDGs (1.4.2 and 5.a.1) & other key development indicators.



Methodology



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METHODOLOGY

- CAPI-assisted face-to-face interviews
- 3-stage cluster sampling; random selection of individual within household
- Data weighted by age, gender, urban/rural based on latest census

140 countries (50 of 56 UNECE countries)

Covering 96% of the global population (99% UNECE population)

168,000 people aged over 18 interviewed (53,000 in the UNECE countries)

Collected: 2018-2019

Tenure Security Metric

“In the next five years, how likely or unlikely is it that you could lose the right to use this property, or part of this property, against your will?”

- **Very unlikely**
- **Unlikely**
- **Somewhat likely**
- **Very likely**

Key findings for the UNECE Region



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...stituted under The Kolkata Municipal Corporation Act, 1980 (West Bengal Act
XLIV of 1980) having its central office at 5, S.N. Banerjee Road, Kolkata - 700 013,
hereinafter called "the LESSOR" (which expression shall unless excluded by or
repugnant to the subject of context be deemed to include its successors and assigns) of
the ONE PART.

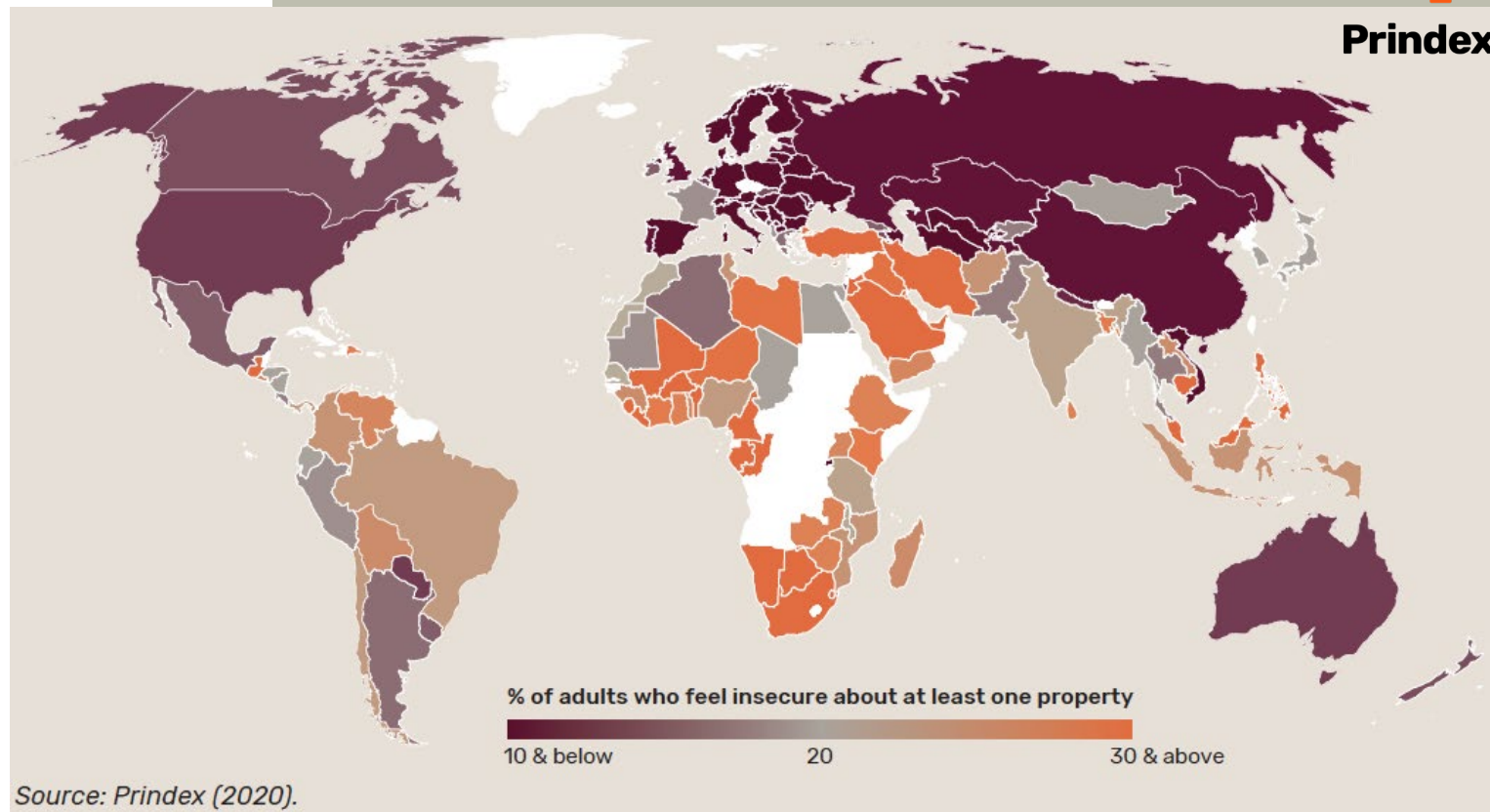


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Nearly
1 in 5 adults feel
insecure about their land
or property rights

almost
1B
people globally

About **130M** people in
ECE Region (**13%** of adult
population)



Perceived tenure insecurity - A global dataset: [Prindex.net](https://prindex.net)



Tenure security and insecurity in the UNECE Region

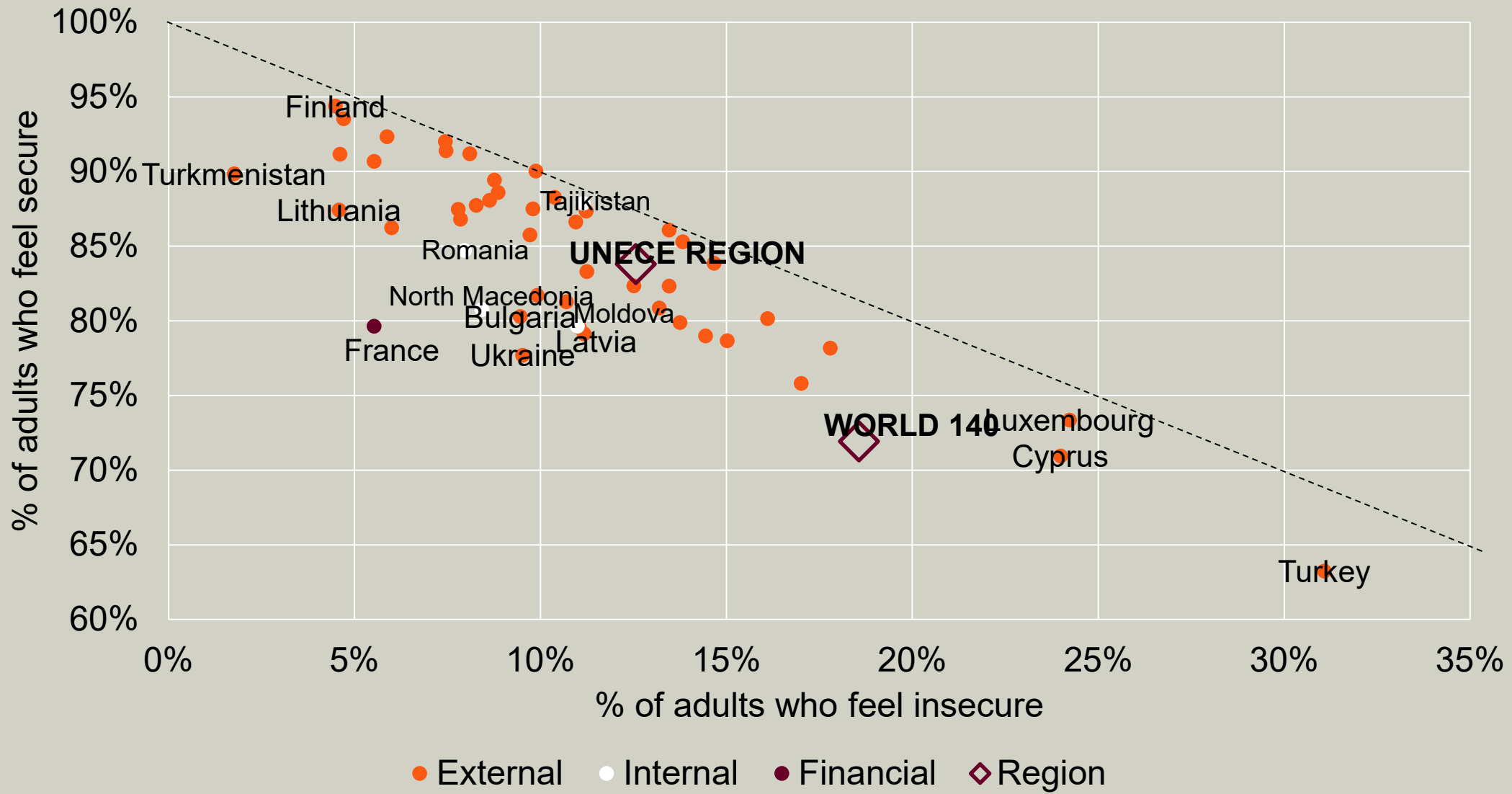
Table: PERCENTAGE OF ADULTS WHO FEEL INSECURE AND SECURE ABOUT THEIR LAND AND HOUSING PROPERTY RIGHTS

| Region | Secure | Insecure | DK/Ref |
|-----------------------|--------|----------|--------|
| World (140 countries) | 72 | 19 | 10 |
| UNECE: | 84 | 13 | 4 |
| – EU | 86 | 11 | 3 |
| – North America | 86 | 14 | 1 |
| – EECCA | 82 | 10 | 8 |
| – Other UNECE | 72 | 24 | 5 |



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Tenure security and insecurity in the UNECE Region





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SDG 1.4.2: 'total adult population with secure tenure rights to land, with (a) legally recognized documentation; and (b) **who perceive their rights to land as secure, by sex and by type of tenure**' (United Nations, 2017)

The screenshot shows the 'Sustainable Development Goals' website. The page title is 'Indicator 1.4.2'. Below the title, there is a description: 'Proportion of total adult population with secure tenure rights to land, (a) with legally recognized documentation, and (b) who perceive their rights to land as secure, by sex and type of tenure'. To the left of the text is a red icon with the number '1' and the words 'NO POVERTY' above a family silhouette.

Countries Reported using Prindex:

- USA
- [UK](#)
- [Tanzania](#)

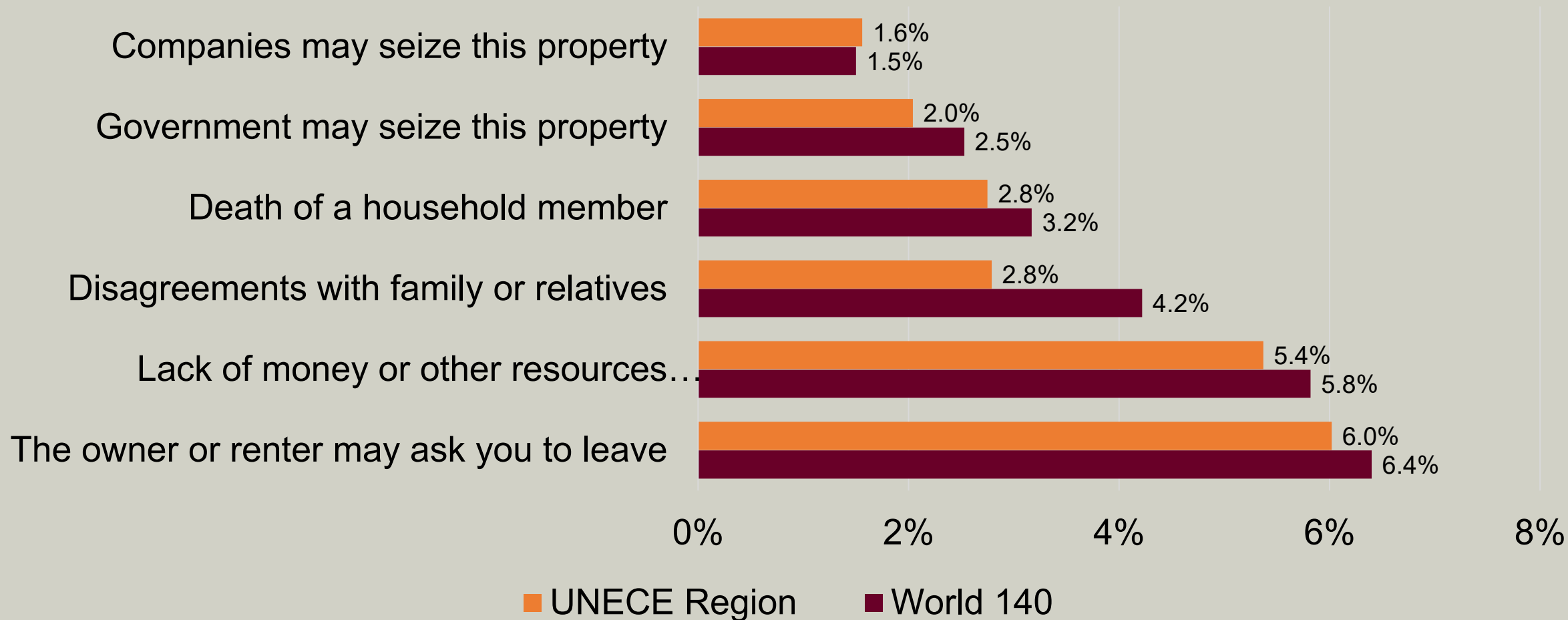
| | Secure | Insecure | DK/Ref |
|---------------------|--------|----------|--------|
| World 140 | 72% | 19% | 10% |
| UNECE Region | 84% | 13% | 4% |



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Why Reasons for feeling insecure

% of adults who feel insecure by reason, 2018-2019

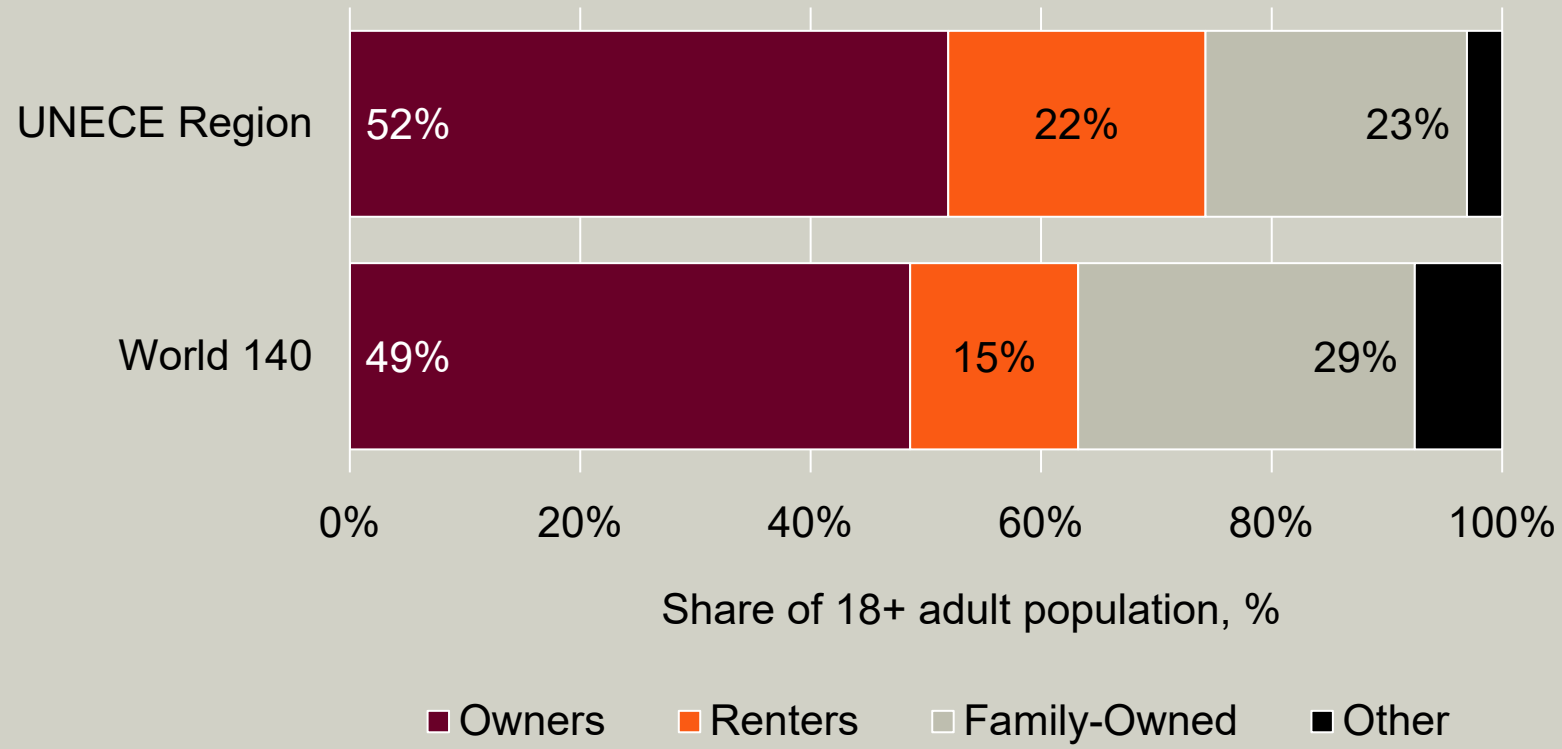




Who

Types of tenure

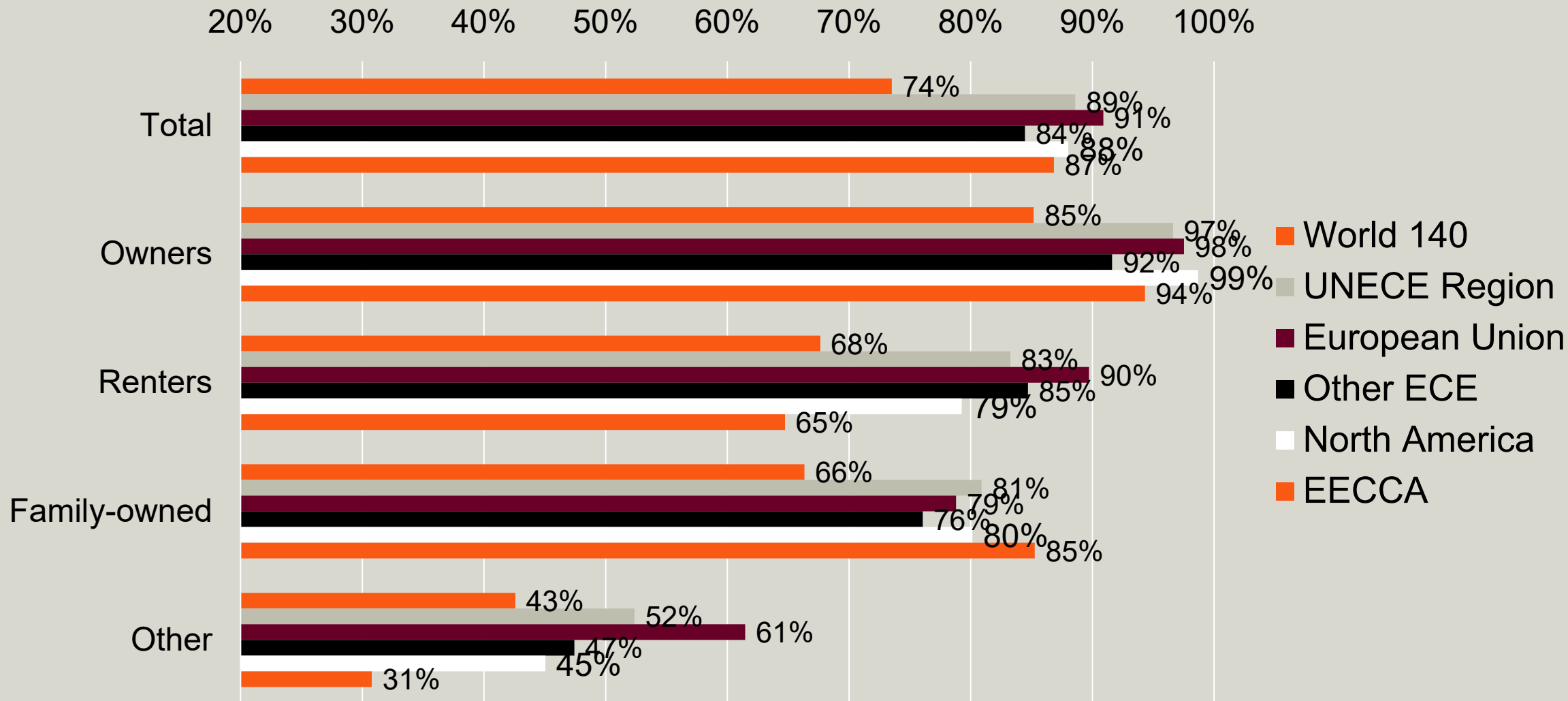
Tenure arrangements for primary housing property





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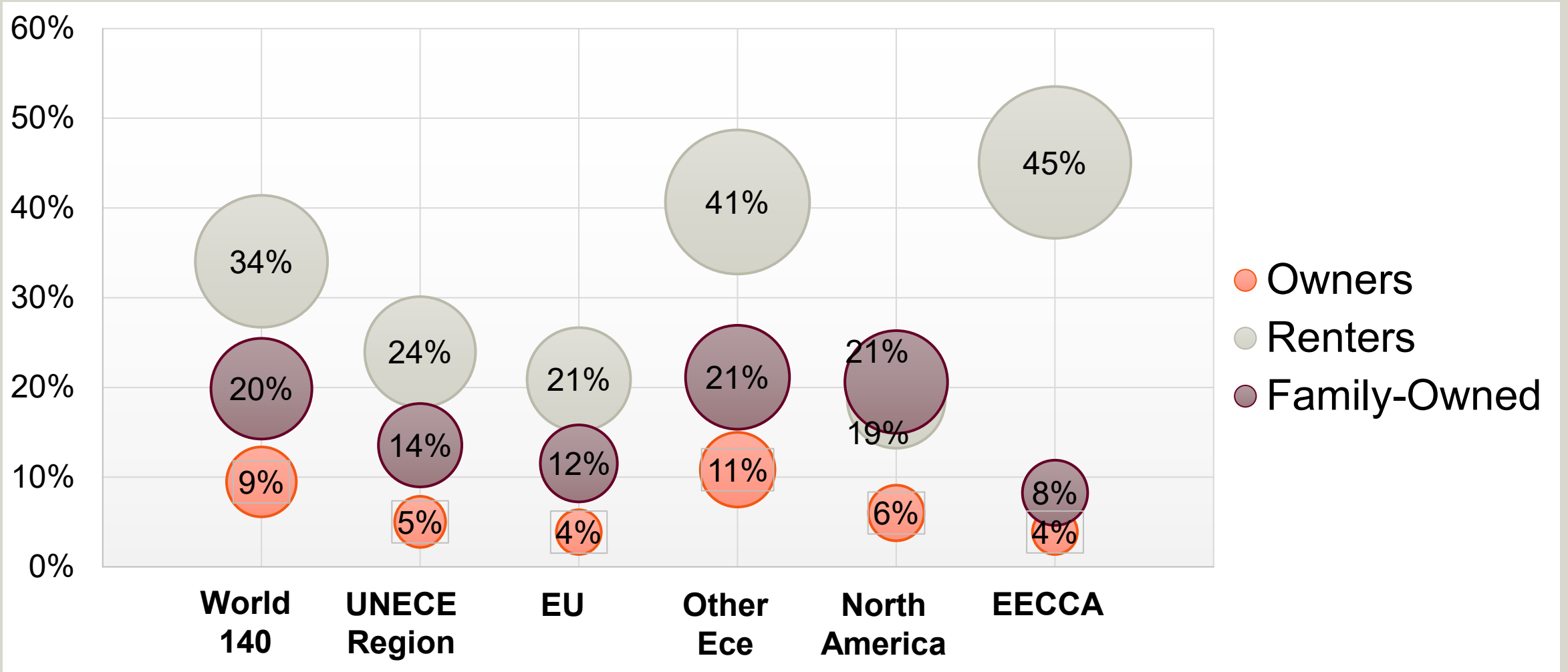
Percentage of adults with formal documentation for primary housing property (self-reported)





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Percentage of owners, renters and people living in family-owned properties who feel insecure about their main property





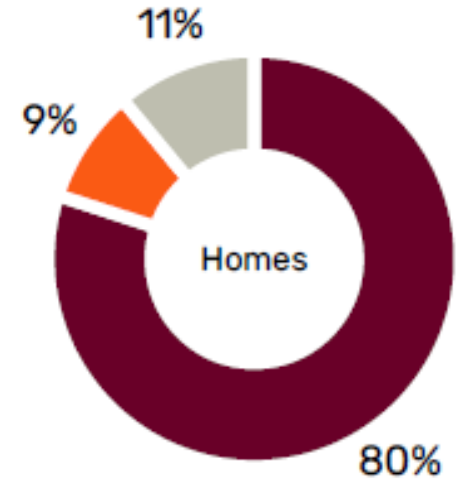
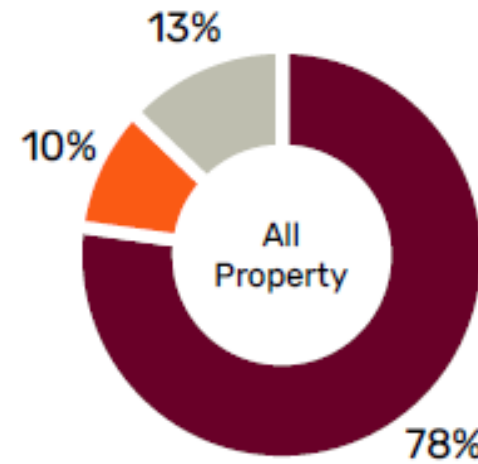
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Ukraine, 2019

Source: <https://www.prindex.net/data/ukraine/>

1 LEVELS OF INSECURITY

The percentage of the adult population that feels insecure in their property rights



Secure Insecure No Answer

2 WHO FEELS INSECURE

Insecurity by gender, population density, or tenure type



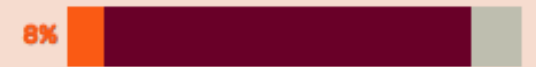
Owners



Rural



Urban



Men



Women



Insecure Secure No Answer

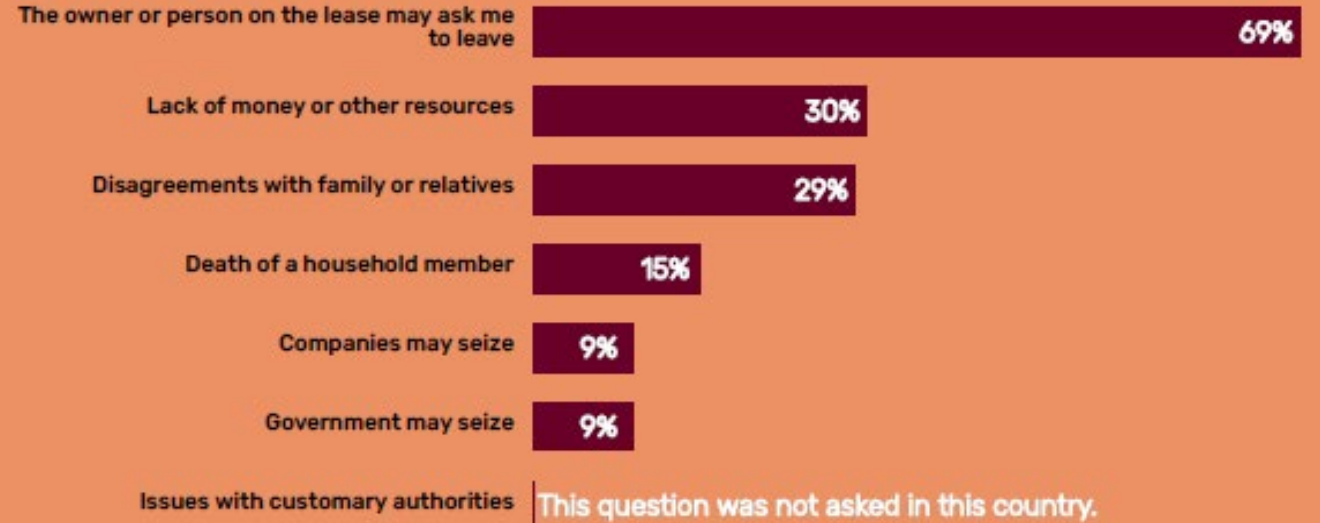


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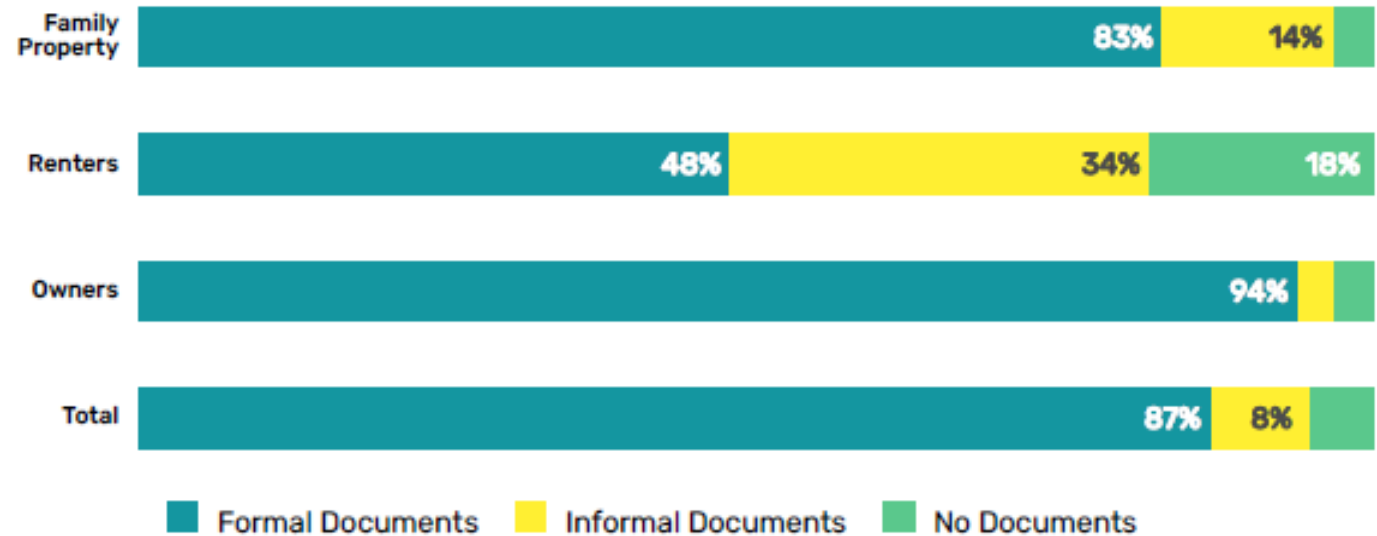
Ukraine, 2019

Source: <https://www.prindex.net/data/ukraine/>

3 WHY PEOPLE FEEL INSECURE The reasons cited by those who feel insecure



4 DOCUMENTATION Types of property documentation held by people, broken down by tenure arrangements





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Policy implications

1. Issue of tenure security goes beyond titling and secure ownership policies.
2. Vulnerable groups are country-specific (e.g. renters, people in family arrangements, young adults, users of agricultural land)
3. Range of policy tools includes:
 - Payment breaks or a moratorium on evictions;
 - Accessible ownership;
 - Expanding rental housing supply.
4. Regular monitoring of tenure security and updating SDG indicators





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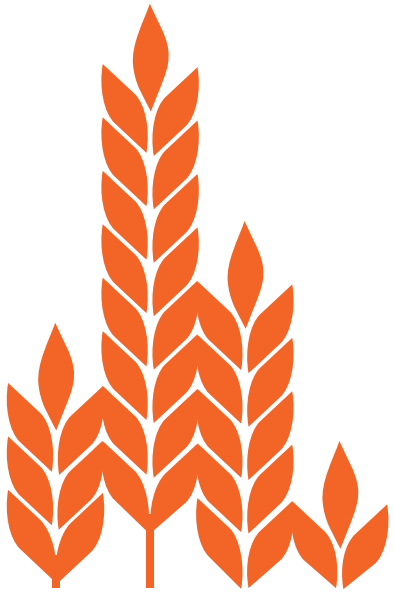
Research gaps

1. Country-specific studies on sources of insecurity.
2. Establishing country-level time series data on tenure security
3. Integrating tenure security into broader research on land governance
4. New methods for assessing perceived tenure security



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New Development and Next steps



- Country specific in-depth studies:
 - Colombia: tenure security in conflict-affected communities
 - Colombia: data quality in measuring tenure security
 - Nigeria: impact of COVID-19 on tenure security in Lagos' slums
 - Burkina Faso: small farmer and pastoralist land rights
 - Ukraine: need assessment in protecting property rights during the war-time
- 2nd round of Prindex global Summer, 2023 – Winter, 2024 (including **27** UNECE countries)



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UNECE countries included in Prindex survey

| Region | Country | 2028-19 | 2023-24 | Region | Country | 2028-19 | 2023-24 |
|----------------|----------------|---------|--------------|-----------|------------------------|---------|---------|
| EU | Austria | Y | N | Other ECE | Albania | Y | Y |
| | Belgium | Y | N | | Bosnia and Herzegovina | Y | Y |
| | Bulgaria | Y | Y | | Israel | Y | Y |
| | Croatia | Y | Y | | Montenegro | Y | Y |
| | Cyprus | Y | Y | | North Macedonia | Y | N |
| | Czech Republic | N | N | | Norway | Y | N |
| | Denmark | Y | N | | Serbia | Y | Y |
| | Estonia | Y | Y | | Switzerland | Y | N |
| | Finland | Y | N | | Turkey | Y | Y |
| | France | Y | N | | N America | Canada | Y |
| | Germany | Y | N | USA | | Y | Y |
| | Greece | Y | Y | EECCA | Armenia | Y | Y |
| | Hungary | Y | Y | | Azerbaijan | Y | Y |
| | Ireland | Y | N | | Belarus | Y | N |
| | Italy | Y | Y | | Georgia | Y | Y |
| | Latvia | Y | Y | | Kazakhstan | Y | Y |
| | Lithuania | Y | Y | | Kyrgyzstan | Y | Y |
| | Luxembourg | Y | N | | Moldova | Y | Y |
| | Malta | Y | N | | Russian Federation | Y | Y |
| | Netherlands | Y | N | | Tajikistan | Y | Y |
| Poland | Y | Y | Turkmenistan | | Y | N | |
| Portugal | Y | N | Ukraine | Y | Y | | |
| Romania | Y | N | Uzbekistan | Y | Y | | |
| Slovakia | Y | N | | | | | |
| Slovenia | Y | N | | | | | |
| Spain | Y | N | | | | | |
| Sweden | Y | N | | | | | |
| United Kingdom | Y | Y | | | | | |



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Measuring global perceptions
of land and property rights

Prindex.net

Data support and questions: info@prindex.net

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