

# Unregistered Land Valuation (UN GLTN manual) - Fair Compensation for a Just Transformation

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**Key words:** Access to land; Informal settlements; Land management; Security of tenure; Valuation; Keyword 1; Keyword 2; Keyword 3

## SUMMARY

The paper addresses just and fair compensation associated with infrastructure development and the valuation of unregistered land. The focus is how to minimize impoverishment risks for extractive industries (mining), hydropower development, transmission line, and other infrastructure projects that need to be built in large numbers as a source of alternative energy to achieve Net Zero and Just Transition. This area has a poor track record in restoring livelihoods and living standards of project affected people, especially when initiated in the developing world. The session will discuss challenges in determining what may, at minimum, ensure the principle of equivalence for involuntary resettlement of Indigenous communities and compulsory acquisition of informal/customary lands, given the unique challenges they present due to their complex dependencies on lands as a source of livelihoods, identify, social fabrics and security. The limitation of compensation for physical assets in restoring livelihoods, and the question of non-physical/market values that are not captured in the “market value” but are important to the affected local communities, will be highlighted, and alternative approaches to better recognize them will be explored. Concrete examples from Asia, Africa and Latin America which sought to go beyond the reconstruction of physical assets to restore livelihoods based on participatory approaches, challenges they face including due to limitations in prevailing legal and regulatory frameworks, and potentials for improvements will be sought. The session will limit the presentation to three so sufficient time can be allocated for discussion among practitioners to share experiences and explore ways to improve the practice on the ground.

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