



OPENING SESSION
Preston Auditorium

10:30 – 12:00 pm

Chair J. Lin, Chief Economist and Senior Vice President, World Bank

Opening remarks

Facilitating land access and agricultural investment: The role of international institutions
K. Nwanze, President, IFAD

Securing land rights for the poor: The case of Lesotho
P. Sekatle Matumelo, Minister of Local Government, Kingdom of Lesotho

Keynote address

Robust property rights institutions to manage local and global commons: Lessons & challenges
E. Ostrom, Professor, Indiana University, Nobel Prize in Economics, 2009

Discussion

THEMATIC SESSIONS

Main Complex

THEME 1: LARGE SCALE AGRICULTURAL INVESTMENT

ACQ1: Is there a global land rush?

Monday, April 26th | 8:30 am – 10:00 am | MC Room 13-121

Chair: C. Fisiy, Director, Social Development, World Bank

Presentations:

The global land rush: Getting down to the facts

K. Deininger, Land Tenure Adviser, ARD, World Bank

Results from action-oriented research on large scale agricultural investments led by civil society

M. Taylor, Land Policy Programme Manager for Africa, ILC Secretariat, Rome

A regional perspective on principles for responsible agro-investment: OECD's West African case studies

L. Hitimana, Agricultural Economist, Sahel and West Africa Club, OECD

Operationalizing the principles for responsible agro-investing through a knowledge platform and toolkit

J. Lamb, Senior Agribusiness Specialist, ARD, World Bank

ACQ2: Large scale agricultural investment: Country perspectives

Monday, April 26th | 13:00 – 14:30 pm | MC Room 13-121

Chair: P. Collier, Professor of Economics, Oxford University

Presentations:

Strengthening economic evaluation and data for large scale investments in Mozambique: Key lessons

R. Albino, Director, Center for Agricultural Promotion (CEPAGRI), Republic of Mozambique

The Government's role in attracting viable agricultural investment: Experience from Ghana

K. Ahwoi, Minister of Food and Agriculture, Republic of Ghana

An innovative public-private partnership for national food security and sustainable RAI

N. Al Hajri, Chairman, Hassad Food, Qatar

Discussant:

L. del Castillo, Co-Chair, International Land Coalition

ACQ3: Social and environmental aspects of large scale agricultural investments

Monday, April 26th | 15:00 – 16:30 pm | MC Room 13-121

Chair: C. Augustinus, Chief, Land Tenure & Property Administration, UN Habitat

Presentations:

Do outgrower schemes improve local livelihoods? Evidence from Zambia

D. Gumbo, Regional Scientist, Center for International Forestry Research (CIFOR), Zambia

Social impact of large scale agro-investments in the FSU: Lessons from Ukraine's experience

I. Gazizullin, Senior Analyst, International Centre for Policy Studies, Ukraine

Large scale land concessions in Liberia: Has the renegotiation process improved social outcomes?

S. Gotomo, Executive Director, Making Enterprises Ltd., Liberia

Discussants:

C. Plançon, Land Policy Specialist, French Ministry of Foreign and European Affairs
G. Myers, Senior Land Tenure and Property Rights Specialist, USAID

ACQ4: Large scale agricultural investment: Social, economic, and environmental impacts

Monday, April 26th | 16:45 – 18:15 pm | MC Room 13-121

Chair: S. Rietbergen, Senior Forestry Specialist, Environment & NRM, Africa Region, World Bank

Presentations:

Establishing a framework for transferring public land

M. Hernandez, Project Head Agriculture and Capital Market, Proinversion, Peru

Whose land are you giving away, Mr. President?

L. Alden Wily, Independent consultant, Nairobi

Plantation expansion in Papua, Indonesia: Likely impacts on the largest remaining forested landscape in the Asia Pacific

K. Obidzinski, Scientist, CIFOR

Discussant:

J. Lindsay, Senior Counsel, LEGEN, World Bank

ACQ5: The policy framework governing large scale agricultural investments

Tuesday, April 27th | 08:30 – 10:00 am | MC Room 13-121

Chair: J. Howard, Executive Director, Partnership to Cut Hunger and Poverty in Africa

Presentations:

Governance of large scale agricultural investments in Africa: The case of Ethiopia

I. Tamrat, Managing Director, Multi-Talent Consultancy PLC, Ethiopia

Governance of large scale agricultural investments in Africa: The case of DRC

A. Mpoyi, Executive Director, Council for Environmental Defense by Legality & Traceability

FDI in land and the need to establish a concession inventory: The case of Lao PDR

O. Schoenweger, Land Tenure Adviser, GTZ Laos

Mainstreaming land observatories in Africa: Potential roles for regional organizations

I. Dare, Director, West African Economic & Monetary Union

Discussants:

D. Gustafson, Director, FAO Liaison Office for North America

K. Hornberger, Investment Policy & Promotion Specialist, IFC

ACQ6: Large scale agricultural investment: Perspectives by different types of investors

Tuesday, April 27th | 10:30 – 12:00 pm | MC Room 13-121

Chair: S. Inoue, Deputy Director, Economic Security, Ministry of Foreign Affairs, Japan

Presentations:

Can sustainability, social responsibility, and profitability be reconciled? A farm operator's perspective

A. Preusche, Chairman, NFD Agro

Large farm agriculture in Africa: An institutional investor's perspective
S. Payne, CEO, Emergent Asset Management

Global developments in agricultural land markets
P. de Laperouse, Managing Director, HighQuest Partners LLC/Soyatech LLC

Farming in the Southern Cone: Sustainable development model
A. Lopez, Technical and Environmental Manager, AdecoAgro

Discussant:

P. Labaste, Lead Agriculture Economist, World Bank

ACQ7: Facilitating a fair deal: The role of civil society (and governments)

Tuesday, April 27th | 13:30 – 15:00 pm | MC Room 13-121

Chair: K. Pfeifer, Head of Research, Oxfam America

Presentations:

The potential (and limitations) of civil society to help secure community rights: Lessons from Peru
M. Benavides, Sub-director, *Instituto de Bien Comun* (IBC), Peru

Governance of large scale agricultural investments in Africa: The case of Zambia
A. Mulolwa, Professor, University of Zambia

Towards sustainable biofuel development: Assessing the local impacts of large scale foreign land acquisitions in Ghana
G. Schoneveld, Associate Expert, Center for International Forestry Research (CIFOR)

Discussants:

N. Marquez, Executive Director Asian NGO Coalition for Agrarian Reform & Rural Development

H. Liversage, Land Tenure Adviser, IFAD

ACQ8: Standards & contracts: Can they ensure RAI contributes to food security and sustainability

Tuesday, April 27th | 15:30 – 17:00 pm | Preston Auditorium

Chair: E. Cousin, United States Ambassador to the United Nations Food Agencies

Presentations:

Lessons from EITI's governance structure for responsible agricultural investment
A. Ravat, Program Manager, EITI, World Bank

Regulating land acquisition: What are the risks and how well do existing standards address them?
R. de Man, International consultant, Sustainable Business Development

Enforcing industry codes of conduct: Challenges and lessons from other sectors
W. Kiene, Former Chairman of the World Bank Inspection Panel (2007-2009)

Discussant:

A. Ries, Head, Programme on Food Security, Swiss Agency for Development & Cooperation

THEME 2: LAND GOVERNANCE

GOV1: Moving towards ‘land information 2025’: Next steps

Monday, April 26th | 8:30 am – 10:00 am | MC Room 2-800

Chair: R. Mahoney, Royal Institute of Chartered Surveyors, London

Presentations:

From cadastre to land governance: the changing role of land professionals in support of the global agenda
S. Enemark, Professor, Aalborg University, Denmark

From LADM/STDM to a spatially enabled society: a vision for 2025
H. Uitermark, Visiting Scientist, ITC

Global position infrastructures and their relevance to building sustainable land administration systems
M. Higgins, Department of Natural Resources & Water, Queensland Government, Australia

Helping to meet the software needs for low-cost land administration
M. Torhönen, Land Tenure Officer, FAO

Discussants:

K. Bell, Senior Land Policy Specialist, World Bank

P. Rabley, President, International Land Systems US

GOV2: Towards better land governance: Lessons learned and way forward

Monday, April 26th | 13:00 – 14:30 pm | MC Room 2-800

Chair: R. Meinzen-Dick, Senior Research Fellow, International Food Policy Research Institute (IFPRI)

Presentations:

The voluntary guidelines for good governance of land & natural resources: Content, process & next steps
P. Munro-Faure, Head, Land Tenure & Management Unit, FAO

Using the land governance assessment framework (LGAF): Lessons and next steps
H. Selod, Senior Economist, ARD, World Bank

Using the LGAF to feed into the domestic policy dialogue: Lessons from Benin’s experience
J. Tonato, Associate, Impact Consultants, Benin

Applying the LGAF to Peru: Substantive insights and local follow up
V. Endo, Executive Director, Administracion del Territorio, Peru

Discussants:

W. Zimmerman, Land Tenure Adviser, GTZ

M. Niasse, Director, International Land Coalition, Rome

GOV3: Land commissions

Monday, April 26th | 15:00 – 16:30 pm | MC Room 2-800

Chair: M. Mora, Secretariat for Political Affairs, Organization of American States

Presentations:

Land reform in Nigeria: Progress, problems, and prospects
A. Mabogunje, Chairman, Presidential Technical Commission on Land Reform, Govt. of Nigeria

Dealing with land relations in Liberia: The land commission’s approach and agenda
O. Brandy, Chairman of the Land Commission, Republic of Liberia

The emerging research agenda on land in Liberia

J. Carter, Co-Director, Institute for Research, University of Liberia

Competing conceptions of customary land rights registration (PFRs in Benin): Methodological, policy, and polity issues

P. Lavigne-Delville, Senior Research Officer on Land Policies, GRET/IRD/LASDEL

Discussant:

J. Sanjak, Managing Director, MCC

GOV4: Reducing deforestation in the Amazon: Environmental planning & consumer demands

Monday, April 26th | 16:45 – 18:15 pm | MC Room 2-800

Chair: J. Ranganathan, Vice President of Science and Research, World Resources Institute (WRI)

Presentations:

Implementation and enforcement of environmental planning in Para: Lessons for others and next steps

J. Benatti, President, Instituto de Terras do Para (ITERPA), Para, Brazil

Integrating environmental and social sustainability into agricultural commodities value chains

L.F. Guedes Pinto, Executive Director, Imaflora, Brazil

The Brazilian Amazon Initiative: Opportunities for sustainable private sector partnerships

C. Klink, Senior Program Officer, IFC Brazilian Amazon Initiative

Discussant:

M. Lundell, Sector Leader, LCSAR, World Bank

GOV5: Options for low-cost registration in local regions: Lessons from recent experience

Tuesday, April 27th | 08:30 – 10:00 am | MC Room 2-800

Chair: R. Pertev, Agriculture Policy Advisor, Global Donor Platform for Rural Development

Presentations:

Statutory recognition of customary land rights: Legal and empirical issues

R. Knight, Attorney, International Development Law Organization (IDLO), Rome

Pilot implementation of systematic low-cost demarcation in rural Tanzania

T. Burns, Land Equity International

Using satellite data to secure rights and guide land use planning in India

Y.V.N. Krishnamurthy, Director, Indian Space Research Organization (ISRO), Hyderabad

Reconstruction in Haiti: A land rights infrastructure to support its sustainable development

D. Roberge, Director Office of the Surveyor General of Quebec & Chair Elect FIG Commission 7

Discussants:

D. Gruszczynski, Associate Program Officer, Bill & Melinda Gates Foundation

N. Taylor, Vice President, International Land Systems

GOV6: Building capacity for land policy analysis: Moving towards South-South collaboration

Tuesday, April 27th | 10:30 am – 12:00 pm | MC Room 2-800

Chair: S. Enemark, President, International Federation of Surveyors (FIG)

Presentations:

Integration of land policies into CAADP roundtables: Evidence and implications for research

J. Kagwanja, Program Officer, Alliance for a Green Revolution in Africa (AGRA)

Fostering South-South collaboration in capacity building

M. Rukuni, Professor, University of Zimbabwe and COMESA

Land in the AERC's program on agricultural economics: Key analytical issues

W. Kosura, Professor, University of Nairobi and African Economic Research Council (AERC)

The role of land rights observatories in stimulating monitoring of trends

H. Ouedraogo, Land Policy Adviser, AU/ECA

Discussants:

B. Koppers, Program Manager, East and West Africa, HTSPE Ltd.

T. Pickardt, Land Management Adviser, German Technical Cooperation (GTZ)

GOV7: Land in the urban agenda

Tuesday, April 27th | 13:30 – 15:00 pm | MC Room 2-800

Chair: R. Buckley, Managing Director, Rockefeller Foundation

Presentations:

Using land registration as a tool to generate municipal revenue: Lessons from Bogota

F. Ruiz, Head of Valuation, S. Soler, Chief IT Officer, & G. Vallejo, City of Bogota

Land in the World Bank's urban strategy: Implications for technical and financial support

S. Lall, Senior Economist, Urban Unit, World Bank

Long-term prospects in land and tenure in sub-Saharan Africa

A. Durand-Lasserve, Director of Research, National Centre of Scientific Research, France

Revising urban planning laws in South Africa and Zambia: Implementation and impacts

S. Berrisford, Consultant, University of Cape Town & University of Sheffield

Discussant:

R. Sietchiping, Global Land Tool Network Project Officer, UN-Habitat

GOV8: The role of land governance in facilitating a low-carbon development strategy: Guyana

Tuesday, April 27th | 15:30 – 17:00 pm | MC Room 13-121

Chair: M. Bukuru, Chief of UNCCD Liaison office, United Nations Headquarters

Presentations:

Guyana's low carbon development strategy (LCDS): Key issues and challenges

A. Bishop, Adviser on Land and Environment, Guyana Forest Service

The role of land administration in facilitating a LCDS: Process in Guyana and broader lessons

M. Childress, Senior Land Administration Specialist, World Bank

How can clean development become economically attractive? Role of the Forest Carbon Partnership Fund

B. Bosquet, Lead Carbon Finance Specialist, World Bank

Discussant:

J. Munoz, Lead Rural Development Specialist, LCSAR, World Bank

THEME 3: RESEARCH AND CAPACITY BUILDING

CAP1: Improving women's land access: Options and lessons

Monday, April 26th | 8:30 am – 10:00 am | MC Room 9-100

Chair: M. Verveer, Ambassador at Large for Global Women's Issues, USA

Presentations:

Does inheritance law reform increase women's access to assets? Evidence from South India

A. Goyal, World Bank

Policy reform towards gender equality in Ethiopia: Little by little the egg begins to walk

A. Quisumbing, Senior Research, International Food & Policy Research Institute (IFPRI)

N. Kumar, Senior Research Staff, IFPRI

Legal assistance and women's land rights in Andhra Pradesh: Designing a policy evaluation

T. Hanstad, President, Rural Development Institute (RDI)

Discussant:

C. Doss, Senior Lecturer, Yale University

CAP2: Putting land institutions in context

Monday, April 26th | 13:00 – 14:30 pm | MC Room 9-100

Chair: J. Sanjak, Managing Director, MCC

Presentations:

The theory and policy of contractual registers

B. Arrunada, Professor, University Pompeu Fabra

Going digital: Credit effects of land registry computerization in India

K. Deininger, Land Tenure Adviser, ARD, World Bank

Land reform in Africa: No-intervention agreements

G. Köhlin, Director, Environment for Development, University of Gothenburg

Discussant:

D. Monchuk, Assistant Professor, University of Southern Mississippi

CAP3: Towards a broader perspective on land issues

Monday, April 26th | 15:00 – 16:30 pm | MC Room 9-100

Chair: B. Reydon, Professor and Researcher, NEAA/UNICAMP

Presentations:

In search of order: Property rights enforcement in Kibera Settlement, Kenya

S. Joireman, Professor, Wheaton College

The effect of land market restrictions on employment pattern and wages: Evidence from Sri Lanka

F. Shilpi, Development Research Group, World Bank

Initial impacts of land reform in Malawi

X. del Carpio, Independent Evaluation Unit, World Bank

V. Hoffmann, Professor, Agricultural and Resource Economics, University of Maryland

Discussants:

A. Zoomers, Professor, Utrecht University

C. Augustinus, Chief, Land Tenure & Property Administration, UN Habitat

CAP4: Broader implications of land distribution and inequality: New evidence on old issues

Monday, April 26th | 16:45 – 18:15 pm | MC Room 9-100

Chair: G. Feder, Senior Adviser, IFPRI

Presentations:

The far-reaching impact of land inequality on public good provision: Evidence from US counties
D. Vollrath, University of Houston

Do property titles increase credit access among the urban poor?
M. Torero, Director, Markets & Trade Division, IFPRI

Are there efficiency costs to continued land reform legislation? The case of West Bengal
S. Jin, Assistant Professor, Michigan State University

Discussant:

J. Conning, Professor, City University of New York

CAP5: Land and conflict

Tuesday, April 27th | 08:30 – 10:00 am | MC Room 9-100

Chair: C. Biebesheimer, Chief Counsel, LEGJR, World Bank

Presentations:

Integrating land issues into post-conflict response: Case study evidence and implications
S. Pantuliano, Head, Humanitarian Policy Group, Overseas Development Institute (ODI), UK

The contribution of land to recent violence in Kenya: Implications for the ongoing land policy dialogue
I. Mwathane, Director, Land Development & Governance Institute (LDGI), Kenya

Challenges for land administration in the Pacific
R. Nixon, Consultant, World Bank's Justice for the Poor Program, Timor-Leste

Discussant:

A. Norton, Lead Social Development Specialist, SDV, World Bank

CAP6: Impact of land administration interventions

Tuesday, April 27th | 10:30 – 12:00 pm | MC Room 9-100

Chair: W. Martin, Sector Manager, DECRG, World Bank

Presentations:

Low cost titling in Africa: Land tenure regularization in Rwanda
E. Nkurunziza, Head, National Land Center, Republic of Rwanda and
A. Locke, Project Director, HTSPE

Land tenure reform in Rwanda: Pilot impacts and strategy for national roll-out
D. Ali, DECRG, World Bank

Long-term impacts from communal land rights registration: The case of Mexico's *ejido* reform
M. Gonzalez-Navarro, Robert Wood Johnson Scholar in Health Policy Research, UC Berkeley

Impact of land registration and certification on land border conflicts in Ethiopia
S. Holden, Professor, Norwegian University of Life Sciences

Discussant:

O. Larbi, Project Director, Ghana Land Administration Project, Republic of Ghana

CAP7: Will corporate farming eliminate smallholder agriculture? Towards a research agenda

Tuesday, April 27th | 13:30 – 15:00 pm | MC Room 9-100

Chair: M. Cackler, Sector Manager, ARD, World Bank

Presentations:

Large vs. small scale agriculture: Towards a conceptual framework and research agenda

D. Byerlee, World Bank

Land availability and investments for sustainable (agricultural) development in food insecure countries

M. Shah, Program Director, Qatar National Food Security Program

The emergence of large scale agricultural production in Ukraine: Lessons and perspectives

A. Lissitsa, President, Ukrainian Agribusiness Club

Discussant:

A. Engel, Division Chief Agriculture, GTZ

CAP8: Improving natural resource tenure

Tuesday, April 27th | 15:30 – 17:00 pm | MC Room 9-100

Chair: J. Hatcher, Manager, Global Programs, Rights & Resources Initiative

Presentations:

Micro-effects of forest tenure reform in China

X. Jintao, Professor, Peking University

Improving land tenure security in Uganda: Initial evidence

R. Meinzen-Dick, IFPRI and C. Doss, Yale University

Natural resource tenure reform in the context of climate change: Evidence and emerging hypotheses

M. Kirk, Professor, University of Marburg, Germany

S. Prediger, Research Assistant, University of Marburg

Discussant:

A. Mekonnen, Addis Ababa University, Ethiopia

BOOK LAUNCH

Monday, April 26th | 18:15 – 19:00 pm | Preston Auditorium

Opening remarks

J. Voegelé, Director, Agriculture and Rural Development Department

Presentations:

Land Administration for Sustainable Development

S. Enemark, Professor, Aalborg University, Denmark

Uncharted Territory: Land, Conflict, and Humanitarian Action

S. Pantuliano, Head, Humanitarian Policy Group, Overseas Development Institute (ODI), UK

One Billion Rising: Law, Land and the Alleviation of Global Poverty

T. Hanstad, President, Rural Development Institute (RDI)

Discussant:

D. Grusczyński, Associate Program Officer, Bill & Melinda Gates Foundation

Closing remarks

W. Martin, Manager, Development Research Group, World Bank

RECEPTION

Monday, April 26th | 18:30 – 21:00 pm | Front Lobby

OFFICIAL CLOSING

Tuesday, April 27th | 17:15 – 18:00 pm | Preston Auditorium

Chair: I. Bjork-Klevby, Deputy Executive Director, UN-Habitat

Main points and next steps from each of the 3 conference themes

Large scale agricultural investment

A. Ries & L. Hitimana

Land governance

H. Ouedraogo & R. Birner

Research and capacity building

J. Kagwanja & G. Köhlin

Closing remarks

K. Deininger, Lead Economist, DEC & Land Tenure Adviser, ARD, World Bank

FOLLOW UP EVENTS

Wednesday, April 28th | 9:00 – 12:00 pm

1st Meeting of FAO Advisory Committee on Voluntary Guidelines for Land and Natural Resources

By invitation only

Wednesday, April 28th | 9:00 – 5:30 pm

International Workshop on Expanding Urban Land Supply: What Works?

See next page

**INTERNATIONAL WORKSHOP ON EXPANDING URBAN LAND SUPPLY:
WHAT WORKS?**

**Washington, DC
April 2010**

DRAFT PROGRAM

PLEASE NOTE THAT NOT ALL SPEAKERS HAVE YET CONFIRMED

Greeting the 800 pound gorilla on the way in: Understanding the political economy of constrained urban land access

Wednesday, April 28th | 9:00 – 10:15 am | MC Room 9-100

Chair: B. Levy, Advisor, PRMPS, World Bank

Presentations:

The Case of Nairobi

P. Ngau, Chairman, Dept. of Urban and Regional Planning, University of Nairobi, Kenya and
J. Klopp, Assistant Professor of International and Public Affairs at Columbia University, NY

The Case of Mumbai

A. Pethe, Director, Department of Economics, University of Mumbai, India
S. Barhate, Consultant, World Bank

Discussants:

J. Ahmad, Sector Manager, AFTUW, World Bank

How to expand urban land supply through direct intervention?

Wednesday, April 28th | 10:30 am – 12:15 pm | MC Room 9-100

Chair: N. V. Jagannathan, Sector Manager, EASIN, World Bank

Presentations:

Is land pooling viable for broader application?

S. Ballaney, Environmental Planning Collaborative, Ahmedabad

Is it feasible to establish Rights of Way for future city expansion?

R. Goethert, Professor, MIT
G. Arboleda, Independent Housing Consultant

How to make auctions of public land successful?

O. Kaganova, Senior Research Associate, Urban Institute

Discussants:

T. Keicho, Senior Urban Environment Specialist, SASDU, World Bank
A. Ortiz, Senior Urban Economist, MNSUR, World Bank (tbc)

Book Launch: Urban Land Markets

Wednesday, April 28th | 12:30 – 2:00 pm | MC Room 9-100

Chair: Z. Allaoua, Director, FEU, World Bank

Presentations:

Improving Land Management for Successful Urbanization

S. Lall, Senior Economist, FEUUR, World Bank

Discussants:

G. Ingram, CEO and President, Lincoln Institute of Land Policy

M. Fay, Chief Economist, SDNVP, World Bank

Digging deeper into the tool box: What works, where?

Wednesday, April 28th | 14:30 – 15:45 pm | MC Room 9-100

Chair: W. Cobbett, Program Manager, Cities Alliance

Presentations:

Experience with less conventional land policy tools and regulatory simplification

G. K. Payne, Geoffrey Payne and Associates, London

What should today's Sites and Services projects look like?

R. Chavez, Consultant, World Bank (tbc)

Discussants:

C. Augustinus, Chief, Land Tenure & Property Administration, UN Habitat

Parallel Working Groups to Finalize Policy Notes

Wednesday, April 28th | 16:00 – 17:00 pm | MC Room 9-100

Facilitators:

Transferable Development Rights

R. Buckley, Managing Director, Rockefeller Foundation

Guided Land Development

R. Chavez, Consultant, World Bank

Community Land Trusts

A. Durand-Lasserve, Senior Fellow, National Center for Scientific Research (CNRS), Paris

Land Pooling

S. Ballaney, Environmental Planning Collaborative, Ahmedabad

Next Steps

Wednesday, April 28th | 17:00 – 17:30 pm | MC Room 9-100

Chair: A. Joshi-Ghani, Economics and Urban Development Department, World Bank

Short Report from Breakout Sessions

R. Buckley, R. Chavez, A. Durand-Lasserve, S. Ballaney

Next Steps

R. Rajack, Senior Urban Development Specialist, FEUUR, World Bank