CONTENTS

3 Welcome Letter
4 Maps
6 Opening / Closing Sessions
7 Plenary Sessions
8 Schedule of Parallel Sessions
11 Schedule of Side Events
12 Program
39 Presentations
92 Participants

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Welcome Letter

Land is widely recognized as a key factor for sustainable and equitable development. Without well-defined land rights it is difficult to address global challenges such as climate change, urbanization, gender equality, food security and overall development. However, while land policies touch on almost everybody’s life, arrangements are context-specific, technically complex, and often politically sensitive. Research to critically examine the impacts of proposed solutions at the local level is thus essential and the Bank has long taken a leading role in promoting it.

While there are many issues to be addressed in this area— and the conference provides a rich panorama of the research challenges—here are three areas where progress is critical:

- **Low transactions cost and participatory ways of securing land rights by poor women and men:** Increased interest in large scale agricultural and carbon investments requires addressing not only individual but also communal rights. New technology and private sector involvement can have enormous impact if the regulatory framework is right.

- **Ways to increase productivity of land use that create local benefits:** New business models to provide technology, inputs, and market access to integrate small holders into value chains and allow them to better utilize their land have shown great potential. But in addition to regulation and public goods at local levels, they require standards and accountability mechanisms to be put in place.

- **Transparent and comprehensive reporting of land rights and transactions:** Land registries are increasingly being adopted everywhere because there are immense social benefits from putting information on land ownership and transfers on public record, often at the local level. But too often, they remain shrouded in secrecy, creating suspicion, undermining good land governance, and making use of fiscal instruments to improve land use impossible.

The Bank’s combination of research capacity, technical expertise, and country-level engagement can help to (i) bring together stakeholders to identify priority land issues at country level; (ii) draw on global best practice to adapt and, once proven, scale up models that work; and (iii) evaluate gender and asset-differentiated impacts of proposed and actual interventions to ensure they deliver the promised results. But we can use our strengths effectively only if we complement them with those by partners who can bring in new ideas, assess them critically in light of local experience, and help promote debate and implementation on the ground.

The enormous interest in this conference, with more than 800 participants from governments, academia, civil society, private sector, and development partners from 90 countries suggests that there are many who share the belief in the importance of land and the possibility of positive change. I hope the debates in this conference will result in improved capacity, innovative ideas, and concrete action at the country level to improve the lives of people and promote overall development.

Kaushik Basu
Senior Vice President and Chief Economist
World Bank
Maps

MC 5-100

MC 6-100

MC C2-125

MC C2-131

MC C2-137
Opening Session

April 08, 2013 – 5:00 pm - 6:30 pm
Location: Preston Auditorium
Overflow: Preston Lounge
Overflow: MC 13-121

Opening Remarks
Kaushik Basu
Sr Vice President & Chief Economist
The World Bank, United States of America

Keynote Address
H.E. Festus Mogae
Former President of the Republic of Botswana

Open Discussion

Closing Session

April 11, 2013 – 5:00 pm - 6:30 pm
Location: Preston Auditorium
Overflow: Preston Lounge
Overflow: MC 13-121

Opening Remarks
Rachel Kyte
Vice President Sustainable Development Network
The World Bank, United States of America

Transparency and Good Land Governance
Michael Anderson
Director General for Policy and Global Issues, DFID

Brief Statements by Government Representatives
Contributions by Conference Participants
Closing Remarks
Plenary I

April 09, 2013 – 5:00 pm - 6:30 pm
Location: Preston Auditorium
Overflow: Preston Lounge
Overflow: MC 13-121

Closing the accountability loop: Towards sustainable mechanisms for transparency and participation
Chair: Sanjay Pradhan
Vice President, World Bank Institute

Increasing the Transparency of Commercial Agriculture: Lessons Learned from the Liberia EITI
Samson Tokpah
Head of Secretariat, Liberia Extractive Industry Transparency Initiative, Liberia

Increasing Access to Information to Hold Governments and Investors Accountable
Hugette Labelle
Chair, Transparency International, Canada

Increasing Transparency and Accountability in Large-Scale Investments: Lessons Learned from Indonesia’s Moratorium on New Forestry and Oil Palm Investments
Nirarta Samadhi
Government of Indonesia, President’s Delivery Unit for Development Monitoring and Oversight

Transparency and Good Governance of Agricultural Investments: Perspectives from an Industry Leader
Tom Langan
Vice President, Unilever, United States of America

Plenary II

April 10, 2013 – 5:00 pm - 6:30 pm
Location: Preston Auditorium
Overflow: Preston Lounge
Overflow: MC 2-800

The multi-faceted role of land institutions
Chair: Asli Demirguc-Kunt
Director Development Economic Research Group, World Bank

Explaining Land Market Regulation in Europe: Implications for Other Regions
Jo Swinnen
Professor Licos, KU Leuven and President, International Association of Agricultural Economists, Belgium

The Far-Reaching Implications of Land Registries: Theoretical Concepts and Practical Implications
Benito Arruñada
Professor, Pompeu Fabra University, Spain

Why are There So Few Successful Land Reforms - And What Does It Imply for Our Approach to This Sector?
Alain De Janvry
Professor, UC Berkeley, United States of America

Climate Mitigation Policies and the Poor: Land Tenure as the Missing Link?
Thomas Warren Hertel
Professor, Purdue University, United States of America
## Schedule of Parallel Sessions

### April 9, 2013

<table>
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<tr>
<th>Time</th>
<th>Session</th>
<th>Location</th>
<th>Chair</th>
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<tbody>
<tr>
<td>8:30am</td>
<td>INS01: Building capacity for good land governance</td>
<td>MC 6-100</td>
<td>Lionel Galliez</td>
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<tr>
<td>10:00am</td>
<td>SPL01: Spatial positioning: Innovations and partnerships</td>
<td>MC 13-121</td>
<td>Kevin Barthel</td>
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<td>TWV01: Towards a conceptual basis for the continuum of land rights</td>
<td>MC 4-800</td>
<td>Gregory Ingram</td>
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<td>URB01: Using taxation to improve land governance</td>
<td>MC 4-800</td>
<td>David Ameyaw</td>
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<td>10:00am</td>
<td>Coffee Break</td>
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<td>10:30am</td>
<td>INS02: Institutional and legal reform: Dealing with weak governance</td>
<td>MC 6-100</td>
<td>Babette Wehrmann</td>
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<td>SPL02: Spatially enabling land registration</td>
<td>MC 13-121</td>
<td>Teo Chee Hai</td>
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<td>TWV02: Community titling</td>
<td>MC 4-800</td>
<td>Abha Joshi-Ghani</td>
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<td>URB02: Good governance for facilitating the rural-urban transition</td>
<td>MC 4-800</td>
<td>Mark Cackler</td>
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<td>12:00pm</td>
<td>Lunch: Preston Lounge and Front Lobby</td>
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<tr>
<td>1:00pm</td>
<td>INS03: Reforming land administration and legal frameworks</td>
<td>MC 6-100</td>
<td>Joan Kagwanja</td>
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<tr>
<td>2:30pm</td>
<td>SPL03: Reaping the benefits of investing in spatially enabled applications</td>
<td>MC 13-121</td>
<td>Alex Pilipchak</td>
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<td>TWV03: Securing community land: Legal and administrative challenges</td>
<td>MC 4-800</td>
<td>Edesio Fernandes</td>
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<td>URB03: Increasing access to affordable housing I</td>
<td>MC 4-800</td>
<td>William Magrath</td>
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<td>2:30pm</td>
<td>Coffee Break</td>
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<tr>
<td>3:00pm</td>
<td>INS04: Lessons from land registration pilots and implications for upscaling</td>
<td>MC 6-100</td>
<td>Caroline Plancon</td>
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<tr>
<td>4:30pm</td>
<td>SPL04: Laying the basis for spatially-enabled land administration</td>
<td>MC 13-121</td>
<td>Keith Clifford Bell</td>
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<td>TWV04: Unpacking tenure security for women</td>
<td>MC 4-800</td>
<td>Guinara Roll</td>
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<td>URB04: How can property administration help in post financial crisis recovery?</td>
<td>MC 4-800</td>
<td>Alex Lotsch</td>
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<td>Coffee Break</td>
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### April 10, 2013

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<tr>
<td>8:30am</td>
<td>INS05: Country level approaches to land administration reform</td>
<td>MC 6-100</td>
<td>Harris Selod</td>
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<tr>
<td>10:00am</td>
<td>INV05: How can Government improve the outcomes from large scale investment?</td>
<td>Preston Lounge</td>
<td>Chiara Selvetti</td>
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<tr>
<td>10:00am</td>
<td>SPL05: Spatial enabling: Emerging and enabling technologies</td>
<td>MC 13-121</td>
<td>Brent Jones</td>
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<td>10:00am</td>
<td>URB05: Urban tenure security</td>
<td>MC C2-137</td>
<td>Hubert Ouedraogo</td>
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<td>10:30am</td>
<td>TWV05: How to make the continuum of rights operational</td>
<td>MC 4-800</td>
<td>Ruth Meinzen-Dick</td>
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<tr>
<td>11:00am</td>
<td>USE05: Impact evaluations of innovative land interventions</td>
<td>MC 5-100</td>
<td>Alain De Janvry</td>
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<td>11:30am</td>
<td>Coffee Break</td>
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<tr>
<td>11:30am</td>
<td>INS06: New challenges for land administration</td>
<td>MC 6-100</td>
<td>Otmar Schuster</td>
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<td>1:00pm</td>
<td>INV06: Transparency to improve land governance: Examples and mechanisms</td>
<td>Preston Lounge</td>
<td>Christina Blank</td>
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<tr>
<td>1:00pm</td>
<td>SPL06: Spatial enabling: Enabling and collaborative platforms</td>
<td>MC 13-121</td>
<td>Abbas Rajabifard</td>
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<td>1:00pm</td>
<td>URB06: Increasing access to affordable housing</td>
<td>MC C2-137</td>
<td>Diane Dumasie</td>
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<td>1:30pm</td>
<td>TWV06: Land, law, and justice: Innovations to gain secure tenure for women</td>
<td>MC 4-800</td>
<td>Christina Biebesheimer</td>
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<td>1:30pm</td>
<td>USE06: Land market reform in theory and practice</td>
<td>MC 5-100</td>
<td>Michael Kirk</td>
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<td>2:00pm</td>
<td>Lunch: Preston Lounge and Front Lobby</td>
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<td>2:30pm</td>
<td>INS07: Political economy issues related to land governance and land reform</td>
<td>MC 6-100</td>
<td>Maren Kneller</td>
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<tr>
<td>2:30pm</td>
<td>INV07: Innovative tools to increase the transparency and accountability of large-scale land acquisitions</td>
<td>Preston Lounge</td>
<td>Simon Nihal Bell</td>
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<td>2:30pm</td>
<td>SPL07: Implementing new approaches to spatial data acquisition</td>
<td>MC 13-121</td>
<td>Kevin Daugherty</td>
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<td>URB07: Participatory and inclusive land readjustment (UN-Habitat/GLTN)</td>
<td>MC C2-137</td>
<td>Robert Lewis-Lettington</td>
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<td>3:00pm</td>
<td>TWV07: Strengthening women’s tenure in law and in practice</td>
<td>MC 4-800</td>
<td>Karol Boudreaux</td>
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<td>3:00pm</td>
<td>USE07: Downstream impacts of land market reform</td>
<td>MC 5-100</td>
<td>Issa Faye</td>
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<td>Coffee Break</td>
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<td>3:30pm</td>
<td>INS08: Lessons learned from land reform</td>
<td>MC 6-100</td>
<td>Christian Graefen</td>
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<td>4:00pm</td>
<td>INV08: Evidence on investor-community partnerships II</td>
<td>Preston Lounge</td>
<td>Michael Jarvis</td>
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<td>4:00pm</td>
<td>SPL08: Spatial enabling: Place-based information revolution (Roundtable)</td>
<td>MC 13-121</td>
<td>Jan Peterson</td>
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<td>4:00pm</td>
<td>URB08: Political economy of urban land tenure reform</td>
<td>MC C2-137</td>
<td>Matthew Glasser</td>
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<td>4:30pm</td>
<td>TWV08: Community-driven responses for secure tenure</td>
<td>MC 4-800</td>
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<td>5:00pm</td>
<td>USE08: Securing indigenous peoples' rights</td>
<td>MC 5-100</td>
<td>Franklin Oduber</td>
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### April 11, 2013

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<tr>
<td>8:30am</td>
<td>INS09: Environmental planning and market innovations to enhance local benefits and economic growth</td>
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<td><strong>Location</strong>: MC 13-121</td>
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<td><strong>Chair</strong>: Melchiade Bukuru</td>
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<td>10:00am</td>
<td>INV09: How can governments support agricultural investment that yields local benefits?</td>
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<td><strong>Chair</strong>: Anna Tibaijuka</td>
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<td>10:30am</td>
<td>TWV09: Land tenure in conflict and post-conflict situations</td>
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<td><strong>Chair</strong>: Isabel Lavadenz-Paccieri</td>
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<td>10:00am</td>
<td>URB09: Urban slum upgrading</td>
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<td><strong>Chair</strong>: Elizabeth Blake</td>
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<td>12:00pm</td>
<td>USE09: Effective land use and food security</td>
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<td><strong>Chair</strong>: William Martin</td>
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<td>1:00pm</td>
<td>XCY02: Impacts of land tenure reforms in Africa and Asia</td>
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<td><strong>Chair</strong>: Gunnar Kohlin</td>
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<td>3:00pm</td>
<td>INS10: Improving land administration in practice I</td>
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<td><strong>Chair</strong>: Elisa Manukjan</td>
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<td>4:00pm</td>
<td>IN010: What is needed to more effectively leverage private sector investment for development impact?</td>
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<td><strong>Chair</strong>: Phillip Hay</td>
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<td>TWV10: Research tools to assess the impacts of large scale land acquisition</td>
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<td><strong>Chair</strong>: Andrew Norton</td>
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<td>4:30pm</td>
<td>URB10: Experiences with urban planning</td>
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<td><strong>Chair</strong>: John Carruthers</td>
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<td>5:00pm</td>
<td>USE10: Case studies of large scale land acquisition II</td>
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<td><strong>Chair</strong>: Frits Van Der Wal</td>
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<td>1:00pm</td>
<td>Lunch: Preston Lounge and Front Lobby</td>
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<td>2:00pm</td>
<td>INS11: Improving land administration in practice II</td>
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<td><strong>Chair</strong>: Harold William Liversage</td>
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<td>IN11: Using aggregate data to assess land acquisition trends and impacts</td>
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<td><strong>Chair</strong>: Emmy Simmons</td>
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<td>TWV11: Land disputes: Determinants and settlement mechanisms</td>
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<td>URB11: Innovative ways of dealing with urban expansion</td>
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<td><strong>Chair</strong>: William Cobbett</td>
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<td>USE11: Non-conventional impacts of land interventions</td>
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<td><strong>Chair</strong>: Jintao Xu</td>
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<td>7:00pm</td>
<td>XCY03: Land value capture to enable urban development</td>
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<td><strong>Chair</strong>: Arish Adi Dastur</td>
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<td>8:00pm</td>
<td>XCY04: The continuum within the continuum of land rights</td>
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<td><strong>Chair</strong>: Teo Chee Hai</td>
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<td>INS12: Increasing private sector participation in land sector service delivery</td>
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<td><strong>Chair</strong>: Peter John Rabley</td>
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<td>11:00pm</td>
<td>INV12: Private sector experience addressing land-related challenges</td>
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<td><strong>Chair</strong>: Amar Inamdar</td>
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<td>12:00pm</td>
<td>TWV12: Improving tenure security through legal aid</td>
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<td><strong>Chair</strong>: Vivek Maru</td>
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<td>1:00pm</td>
<td>URB12: Fiscal and governance impacts of improving urban land tenure</td>
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<td><strong>Chair</strong>: Sharon Sayles Belton</td>
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<td>USE12: Land and financial markets</td>
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<td><strong>Chair</strong>: Rick Gaynor</td>
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<td>XCY05: Progress with implementing the LPI agenda</td>
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<td><strong>Chair</strong>: Janet Edeme</td>
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Annual World Bank Conference on LAND AND POVERTY 2013

Schedule of Side Events

April 09, 2013

10:30am - 12:00pm
Consultation on upcoming World Bank report on women’s voice, agency and participation
Location: MC 8-100

12:00pm - 1:00pm
Open Title: Experiences and results (Thomson Reuters)
Location: MC 2-850

Review of Current World Bank Group Land-related Activities
Atrium

April 10, 2013

12:00pm - 1:00pm
Open Title: A hands-on session (Thomson Reuters)
Location: MC 2-850

DRC Land Program: Achievements, prospects and opportunities
(UN-Habitat/GLTN)
Location: MC 3-500

5:00pm - 6:30pm
Building a community of practice for promoting just and equitable land and natural resource investment
Location: MC 2-520

April 11, 2013

10:30am - 12:00pm
Integrated field data collection for improved land administration productivity (Trimble)
Location: MC 3-570

6:30pm - 8:00pm
DGF Steering Committee Meeting - By Invitation Only
Location: MC 5-100

April 12, 2013

8:30am - 12:00pm
Expert Group Meeting on Spatially Fit-for-Purpose - By Invitation Only
Location: MC 2-800

9:00 am - 12:00pm
Africa Regional Strategy Workshop - By Invitation Only
Location: MC 13-121

1:00pm - 4:30pm
Development Partner Coordination Meeting - By Invitation Only
Location: MC 13-121

2:00pm - 4:00pm
Open consultation on the on-going World Bank safeguards review process
Location: MC 2-800
Pre – Conference Workshop

April 08

8:00 AM - 9:30 AM
Global support to voluntary guidelines implementation
MC 13-121
Chair: Gregory Myers
USAID

Voluntary Guidelines: Supporting Implementation
Munro-Faure Paul; Hilton Andrew; Palmer David
FAO, Italy

How to best support capacity development processes for the implementation of the Voluntary Guidelines on Responsible Governance of Tenure.
Romano Francesca; Arial Anni; Shamsaifar Leila
FAO, Italy

The FAO SOLA Open Source Software Pilots – A Step Towards Transparent and Responsible Governance of Tenure
Pullar Neil
UN - FAO, Italy

Supporting the Development of Legal Frameworks in the Context of the Voluntary Guidelines
Talla Patrice
FAO, Italy

Status of the Consultation Process to Develop Principles for Responsible Agricultural Investment
Blank Christina
Permanent Representation of Switzerland to FAO, IFAD and WFP, Italy

9:45 AM - 11:00 AM
Using land governance assessments to inspire policy change I
MC 13-121
Chair: Clarissa Augustinus
UN-Habitat

Introduction to the Land Governance Assessment Framework
Hilhorst Thea
World Bank

Senegal
Ba Cheikh Oumar
Initiative Prospective Agricole et Rurale, Senegal

Mauritania
Baro Mamadou
University of Arizona, Mauritania

Gambia
Bensouda Amie
Amie Bensouda & Co., Gambia

Philippines
Eleazar Folay
Land Equity Technology Services, Philippines

Brazil and Para State
Reydon Bastiaan Philip ¹; Benatti Jose Helder ²; Treccani Geronimo ²; Fernades Vitor ¹
¹ UNICAMP, Brazil; ² UFPA

11:15 AM - 12:00 PM
Using land governance assessments to inspire policy change II
MC 13-121
Chair: Andrew Hilton
FAO

Cameroon
Tchawa Paul
Université de Yaoundé

Mali
Djiré Moussa
Bamako University of Legal and Political Sciences, Mali

South Sudan
Deng David K.
South Sudan Law Society (SSLS), South Sudan

Moldova
Egiashvili David
Professional Consulting Group LLC, Georgia

Colombia
Endo Victor
AD Territorio, Peru

Vietnam
Dang Hung Vo
National University of Hanoi, Viet Nam
12:00 PM - 1:00 PM
Improving country level policy and practice
MC 13-121
Chair: Harold William Liversage
IFAD

Malawi
Luhanga Ivy
Ministry of Lands and Housing, Malawi

Nigeria
Adeniyi Peter; Ofogha Valentine; Ukaejiofo
Andrus Nnaemeka
Presidential Technical Committee for Land Reform, Government of Nigeria

Democratic Republic of the Congo
Mpoyi Augustin 1; Paka Albert 2
1 CODELT, Democratic Republic of the Congo; 2 Ministry of Lands, Democratic Republic of the Congo

Peru
Matsuda Angelica
Ministerio de Economía y Finanzas del Perú, Peru

2:15 PM - 3:15 PM
Tracking progress on land governance and stakeholder dialogue
MC 13-121
Chair: Jolyne Sanjak
Millennium Challenge Corporation

Malawi
Jere Paul Knorr
Poverty and Environment Initiative, Malawi

Madagascar
Andrianirina Ratsialonana Rivo
Observatoire du Foncier, Madagascar

Georgia
Egiashvili David
Professional Consulting Group LLC, Georgia

Peru
Endo Victor
AD Territorio, Peru

Ukraine
Nizalov Denys 1; Childress Malcolm 2
1 Kyiv Economics Institute / Kyiv School of Economics, Ukraine; 2 World Bank, United States of America

3:45 PM - 4:30 PM
Taking country platforms to the next level
MC 13-121
Chair: Frits Van Der Wal
Dutch Ministry of Foreign Affairs and Development Cooperation

Roundtable discussion with contributions by
FAO
IFAD
UN Habitat
AU LPI
WPLA
OAS
FIG
ILC
RRI
April 09, 8:30 AM - 10:00 AM

MC 6-100
Building capacity for good land governance
Chair: Lionel Galliez
International Union of Notaries

How to Enhance Good Land Governance through Learning and Capacity Development
Transparency in Land Administration
Haile Solomon 1; Sietchiping Remy 2; Zevenbergen Jaap 3; Asiama Seth 4
1 UN-Habitat; 2 UN-Habitat; 3 University of Twente; 4 KNUST

Holistic Capacity Building for Sustainable Results
Kjellson Bengt
Lantmateriet, Sweden

The Action of the Notarial Profession Concerning Titling – The Simplified Secure Title (SST)
Malaplate Pauline
High Council of Notaries (CSN), France

FGF : a network at the service of training and land governance
Fournier-Schmitt Bénédict; Vanderschueren Marc
Federation of French-speaking surveyors (FGF), France

Preston Auditorium
Land management tools to improve transparency of agricultural investments: Learning from local experiences
Chair: Babette Wehrmann
Independent Consultant

Building Partnerships for Structured Land Use Planning Entailing Individual and Group Registration in the Northern Regions Under Communal Ownership
Lusepani Esther
Ministry of Lands and Resettlement (MLR), Namibia

Implementing Coordinated Spacial Development Plans Across Administrative Levels in Cambodia
Khemro Beng Hong Socheat
Ministry of Land Management, Urban Planning and Construction, Cambodia

Recognizing Local Land Rights in the Context of a Large-Scale Investment: Lessons Learned from the Grandis Timber Plantation in Cambodia
Pederson Mogens 1; Thavy Yin 2
1 International Woodland Company; 2 Grandis Timber

Building Up a Nationwide Economic Land Concession Inventory in Lao PDR
Giger Markus
CDE, Switzerland

MC 13-121
Spatial positioning: Innovations and partnerships
Chair: Kevin Barthel
MCC

Multi-Disciplinary Collaboration to Support GNSS Infrastructure in the Modernization of National Geospatial Reference Systems
Doyle David 1; Sella Giovanni 2; Schwieger Volker 3; Balden George 4
1 Doyle Geodetic Consulting, United States of America; 2 National Geodetic Survey (NGS); 3 International Federation of Surveyors (FIG); 4 International Civil Aviation Organization (ICAO)

Support for the Development of Accurate National and Regional Geoid Models
Doyle David 1; Roman Dan 2; Schwieger Volker 3
1 Doyle Geodetic Consulting, United States of America; 2 National Geodetic Survey (NGS); 3 International Federation of Surveyors (FIG)

Establishing a Land Policy Reform and GPS Technology Implementation in Burkina Faso
Bagré Alain 1; El-ayachi Moha 2; Ahomaki Tapio 3
1 ATEF, Burkina Faso; 2 Institute of Agronomy and Veterinary Medicine, Morocco; 3 Trimble Navigation Ltd, United States of America

Mapping out the Plotlines: Establishing an Effective and Well-Functioning Farmland Registration System in China
Wu Xiaohui
Landesa
MC C2-131
Towards a conceptual basis for the continuum of land rights
Chair: Jolyne Sanjak
Millennium Challenge Corporation

City Structure and Informal Property Rights in West Africa
Selod Harris ¹; Tobin Lara ²
¹ The World Bank, United States of America; ² Paris School of Economics

Continuing to Bridge the Cadastral Divide
Bennett Rohan Mark ¹; Van Gils Hein ²; Zevenbergen Jaap ³; Lemmen Christiaan ²; Wallace Jude ³
¹ University of Twente, Netherlands, The; ² Kadaster International, Netherlands, The; ³ University of Melbourne, Australia

Spatially Enabled Land Administration; Paradigm shift in land information management
Rajabifard Abbas; Kalantari Mohsen; Williamson Ian
The University of Melbourne, Australia

What is Land Tenure Security for Rural Small Holders in Sub-Saharan Africa Context: Revisiting the Concept
Simbizi Marie-Christine Dushimiyimana; Zevenbergen Jaap; Bennett Rohan
University of Twente, Netherlands, The

MC 4-800
Using taxation to improve land governance
Chair: Gregory Ingram
Lincoln Institute of Land Policy

Linking Land Securisation and Tax Collection as a Development Tool: Pilot Experience in Madagascar
Razafindrakoto Yolande; Ravelomanantsoa Zo; Rijanantemaina Serge Eric
EPA NGO Madagascar, PNF Madagascar

Improving Fiscal and Land Governance Through Real Property Valuation and Taxation Reforms in the Philippines
Alvina Nino Raymond Bersabe
Department of Finance - Bureau of Local Government Finance, Philippines

Community Growth Through Land Taxation
Plimmer Frances Anne Sterry ¹; McCluskey William J ²
¹ International Federation of Geometers (FIG), United Kingdom; ² University of Ulster, United Kingdom

Socializing Land Rent, Untaxing Production
Hartzok Alanna Kay
Earth Rights Institute, United States of America

MC 5-100
Land markets: Development and impacts
Chair: David Ameyaw
AGRA

State versus Markets in Land Governance: Quantifying and Explaining Regulation of Sales and Rental Markets in Europe
Swinnen Jo ¹; Van Herck Kristine ²; Vranken Liesbet ³
¹ LICOS Centre for Institutions and Economic Performance University of Leuven, Belgium; ² Division of Bioeconomics Department of Earth and Environmental Sciences University of Leuven

Certified Migrate: Property Rights and Migration in Rural Mexico
Gonzalez-Navarro Marco ¹; de Janvry Alain ²; Sadoulet Elisabeth ³; Emerick Kyle ²
¹ University of Toronto, Canada; ² University of California-Berkeley

Land Market in Ukraine: Good or Bad News?
Zadorozhna Olha
Bocconi University, Kyiv Economic Institute

Explaining Sub-National Variation in Liberian Land Disputes: The Role of Local Institutions and Development in Order and Conflict
Hartman Alexandra
Yale University, United States of America
Women and Benefit Sharing from Mining: Ok Tedi - an Innovative Case from Papua New Guinea
Menziez Nicholas
World Bank, United States of America

Masaba Connie 1; Liverseau Harold 2; Verkuil Hugo 3; Jonckheere Steven 4
1 International Fund for Agricultural Development, Kenya; 2 Vegetable Oil Development Project, Uganda; 3 Mali Biocarburant

Mobilizing The Private Sector to Improve Land Governance
Jadhav Chandra Shekar
Nandan Cleantec Limited, India

Efforts to Increase Responsibility in Agricultural Investments: Policy Frameworks and Implementation Challenges – Evidence from Civil Society in Sierra Leone
Rahall Joseph 1; Conteh Mohamed 2; Kruckow Caroline 3; von Oppeln-Bronikowski Constanze 4
1 Green Scenery, Sierra Leone; 2 Sierra Leonean Network on the Right to Food; 3 Working Group on Peace and Development, Germany; 4 Welthungerhilfe, Germany

MC 13-121
Spatially enabling land registration
Chair: Teo Chee Hai
International Federation of Surveyors

Contribution of Technology for the Improvement of Governance of Tenure in ECA Region
Tonchovska Rumyana Bl 1; Kelm Kathrine M 1
1 World Bank, United States of America; 2 FAO of the UN

Improving Systematic Registration and Cadastre Towards Spatially Enabled Land Administration
Stanley Victoria; Torhonen Mika
World Bank, United States of America

Sustainability of the Rural Land Registration System in Ethiopia: The Case in “Dugda” and “Halaba” Wederas
Abza Tigistu Gebremeskel 1; Anthony Tony Burns 2; Abebe Gizachew Abegaz 3
1 Ethiopia: Ministry of Agriculture (MoA), Ethiopia; 2 Land Equity International, Australia; 3 ELAP-USAID

Innovative Approaches Towards Spatially Enabling Land Administration and Management
Srivastava Bipin Bihari
Department of Land Resources, Ministry of Rural Development, Government of India

MC C2-131
Community titling
Chair: Robert Buergenthal
Landesa

The Community Land Initiative in Mozambique: Lessons for the Funding of Pro-Poor Land Tenure Reform Implementation
Norfolk Simon 1; De Wiit Paul 2; Jordão Celia 3; Oliveira Emidio 4
1 Terra Firma, Mozambique; 2 hinterland, Mozambique; 3 Royal Netherlands Embassy, Mozambique; 4 Department for International Development, Mozambique

Malagasy Local Land Offices: What Are the Determinants of Their Integration in the Local Land Governance?
Burnod Perrine 1; Andrianirina Nicole 2; Andrianirina Rastialonana Rivo 3; Ranaivoson Faly 4; Pelerin Emilie 5
1 CIRAD; 2 Malagasy Land Observatory; 3 Malagasy National Land Program; 4 Malagasy National Land Program and French Department of Foreign Affairs

The Experience of Mozambique’s Community Land Initiative (ITC) in Securing Land Rights and Improving Community Land Use: Practice, Policy and Governance Implications
Quan Julian Francis 1; Monteiro Jose 2; Mole Paulo 3
1 NRI, University of Greenwich, United Kingdom; 2 Iniciativa de Terras Comunitarias (ITC), Mozambique; 3 KPMG Mozambique
MC 5-100
Evolution of agrarian structures in response to new challenges
Chair: Mark Cackler
World Bank

Emergent Farmer Growth Trajectories in Zambia: Land Accumulation and its Implications for Poverty Reduction
Sitko Nicholas Joseph 1; Hichaambwa Munguzwe 2; Jayne T.S. 1
1 Michigan State University; 2 Indaba Agricultural Policy Research Institute

Population Pressure, Small Farms, and Rural Development in Africa: Theories, Facts and Mysteries
Headey Derek 1; Jayne Thom 2; Chamberlain Jordan 2
1 IFPRI, Ethiopia; 2 Michigan State University

Securing Smallholder Farmers’ Land and Water Rights and Promoting Equitable Land Access in Irrigation and Watershed Management in Malawi, Rwanda and Swaziland
Gunda Chisomo 2; Sithole Sam 3; Gasasira Janvier 4; Liversage Harold 1; Jonckheere Steven 1
1 International Fund for Agricultural Development, Kenya; 2 IRLADP, Malawi; 3 LUSIP, Swaziland; 4 KWAMP, Rwanda

The Impact of Food Crisis on Small Farmers’ Welfare: Evidence from Ethiopia
Savastano Sara 1; Weaver Robert 1; Paolantonio Adriana 2
1 University of Rome Tor Vergata, Italy; 2 Penn State

Land Access, Land Rental and Food Security: Evidence from Kenya
Muraoka Rie; Jin Songqing; Jayne Thomas S.
Michigan State University; United States of America

MC C2-125
New methods for collecting data on land issues
Chair: Peter Lanjouw
World Bank

The Impact of Using Global Positioning System for Land Area Measurement: a Cross-country Analysis
Carletto Calogero 1; Winters Paul 2; Gourlay Sydney 3
1 World Bank, United States of America; 2 American University

Using Mobile Phones to Collect Panel Data in Developing Countries
Dillon Brian
Cornell University, United States of America

Missing(ness) in Action: Selectivity Bias in GPS-Based Land Area
Kilic Talip 1; Zezza Alberto 1; Carletto Calogero 1; Savastano Sara 2
1 World Bank; 2 Universita’ di Roma Tor Vergata

GEOSHARE and HUBZero: An Open Platform for Spatial Data Development and Analysis
Villoria Nelson
Purdue University, United States of America

Drafting By-Laws for Community Land and Natural Resource Management: An Integral Component of Community Land Protection Efforts
Knight Rachael
Namati: Innovations in Legal Empowerment, United States of America

Technology Strategies for Community-Driven Land Formalization in Bolivia
Alexander Matthew Robert 1; Bittaker Amanda 1; Wishnie Jeff 2; Sanjines Esteban 3
1 Mercy Corps - Red Tierras; 2 ThoughtWorks; 3 Fundación Tierra (Bolivia)

MC 4-800
Good governance for facilitating the rural-urban transition
Chair: Abha Joshi-Ghani
World Bank

Allowing a More Equitable and Market Driven Urban Expansion Through the Chengdu Land Tenure Experiment: Implementation Modalities and Initial Impacts
Deininger Klaus 1; Jin Songqing 2; Liu Shouying 3
1 World Bank, United States of America; 2 Michigan State University; 3 Development Research Group of the State Council, Government of China

Re-thinking the Role of Compensation in Urban Land Acquisition: Empirical findings from South Asia
Johnson Craig Anthony; Chakravarty Arpana
University of Guelph, Canada

The Rush for Peri-urban Lands: Another Matter of Worry for Land Governance in West Africa: A Case Study in Mali
Djiré Moussa
Bamako University of Legal and Political Sciences, Mali

Participatory Inclusive Land Readjustment in Huambo, Angola
Cain Allan
Development Workshop, Angola
Reforming land administration and legal frameworks
Chair: Keith Hofgartner
Trimble

Building International Institutions for Sustainable Land Management in Europe
Roll Gulnara 1; Milligan Michael 1; Childress Malcolm 2; Pahic Damir 3; Wouters Rik 4
1 United Nations Economic Commission for Europe, Switzerland; 2 State Geodetic Administration, Croatia; 3 State Cadastre, Land Registry and Mapping Agency

National Cadastre System of Ukraine
Tymchenko Sergii
State Agency for Land Resources of Ukraine, Ukraine

The Effect of Law on Cadastre and Address System for a Sustainable Land Governance in Kosovo
Mea Murat; Çaka Muzafër
Kosovo Cadastre Agency, Kosovo

Moving Towards Transparent Land Governance: Land and Property Confidence in Georgia
Meskhidze Ekaterina
National Agency of Public Registry, Georgia

Developing the Social Component in the Systematic Registration Project
Sas Eugenia; Grigore Marcel
National Agency for Cadastre and Land Registration, Romania

Impact of Large Scale Agricultural Investment on Income and Food Security in Oromiya Region, Ethiopia
Bekele Maru Shete 1; Rutten Marcel M.M.E.M. 2
1 Leiden University, The African Studies Centre, The Netherlands; 2 The African Studies Centre, Leiden, The Netherlands

Extending the Water Connection: Land Acquisitions and Economic Development
Kim Kyungmee; Jägerskog Anders
Stockholm International Water Institute, Sweden

Securing Rights and Livelihoods for Rural Women in the Context of Corporate Land Investments: Learning from Experiences in Africa
Wegerif Marc 1; Tandon Nidhi 2
1 Oxfam, Tanzania; 2 Networked Intelligence for Development, Canada

Rubber, Rights and Resistance: The Use and Misuse of Laws and Policies to Support Claims and Counterclaims to Village Lands for Chinese Rubber Concessions in Northern Laos
McAllister Karen Elisabeth
McGill University, Canada

Ghana’s Land Based Resources and the Constitutional Benefit-Sharing Formula
Sewornu Rita Esiinu 1; Quaye Benjamin 2; Agbogah Dickson 3
1 University of Calgary, Canada; 2 University of Otago, New Zealand/Lands Commission; 3 Office of Administrator of Stool Lands, Ghana

Reaping the benefits of investing in spatially enabled applications
Chair: Alex Piliptchak
Thomson Reuters

Developing Spatial Information System (V-SIS) for Effective Management of Disaster and Protection of National Agricultural and Stockbreeding Industry
Kwak Byungyong; Lee Jongmin; Lee Mincheol
Korea Cadastral Survey Corporation, Korea, Republic of (South Korea)

Land Tenure Reform Within a Comprehensive Disaster Management Framework for St. Vincent and the Grenadines
Browne Jamal Alanzo
The University of the West Indies, Trinidad and Tobago

Using ICTs to Enable Better Land Administration: The BHoomi System of Karnataka, India as Case for the Study
Chawla Rajeev 1; N R Samartharam 2
1 Government of Karnataka, India; 2 National Informatics Centre, India

A Rising Star in Land Management: Turkey
Durutan Okan S. Nedret 1; Kusek Gursel 2; Dieterle Gerhard 3; Okan Cuneyt 4
1 Consultant - World Bank, Turkey; 2 Director General - General Directorate of Agrarian Reform, Ministry of Food Agriculture and Livestock; 3 World Bank - Forestry Advisor - Program Manager for FIP and Dedicated Grant Mechanisms for Indigenous Peoples
MC C2-131
Securing community land: Legal and administrative challenges
Chair: Norman Anderson
CG/LA Infrastructure

Ensuring Tenure Security for Women: A Case Study on Namibia’s Communal Land Rights Registration Programme
Matthaei Elke Astrid 1; Mandimika Prisca 2
1 GIZ “Support to Land Reform”, Namibia; 2 Special Advisor to the Minister, Ministry of Lands and Resettlement, Namibia

Strengthening Community Land Rights in the Plural Tenure System of South Sudan
Mennen Tiernan
Chemonics International, United States of America

Providing Farmland Ownership Rights to Women in Rural Mali: the MCC Experience
Rolfes Jr. Leonard
Millennium Challenge Corporation, United States of America

MC 4-800
Increasing access to affordable housing I
Chair: Edesio Fernandes
DPU Associates

Land Registration Effectiveness in Social Housing in South Africa: A Western Cape Case Study
Barry Michael Brendan; Roux Lani
University of Calgary, Canada

Planning Regulations and Social Justice
Alterman Rachelle
Technion – Israel Institute of Technology

Transforming Cities with Transit: Transit and Land-Use Integration for Sustainable Urban Development
Suzuki Hiroaki; Cervero Robert; Iuchi Kanako
The World Bank, United States of America

MC 5-100
Lessons learned from forest tenure reform in China
Chair: William Magrath
World Bank

Collective Forest Tenure Reform: Legal Development and Challenges
Li Shuxin
APFNet, China, People’s Republic of

Equity Implication of Collective Forest Tenure Reform in China
Liu Yongfan; Wang Qianjin; Xu Jintao
Peking University

Factors Driving Post-Reform Forest Land Markets
Siikamaki Juha 1; Ji Yongjie 2; Deiningler Klaus 3
1 RFF; 2 Iowa State University; 3 The World Bank

Impact of Tenure Reform on Forest Management
Yi Yuanyuan; Kohlin Gunnar
University of Gothenburg
April 09, 3:00 PM - 4:30 PM

**MC 6-100**

**Lessons from land registration pilots and implications for upscaling**

Chair: Caroline Plancon  
Ministry of Foreign & European Affairs

**Old Policies – New Action: A Surprising Political Initiative to Recognize Human Rights in the Cambodian Land Reform**

Müller Franz-Völker; Zülsdorf Günther  
GIZ, Cambodia

**Evolution of Land Policy in Belarus: Innovation Are Afoot**

Shavrov Sergei 1; Vaskovich Marina 2  
1 Belarusian State Technological University, Belarus; 2 Royal Institute of Technology (KTH), Sweden

**Innovations to Improve Land Administration and Management in Haiti**

Oriol Michele  
CIAT

**Toward Addressing Land Tenure Security in Rural Haiti**

Vaz Rodrigues Gabriela 1; Barthel Kevin 2  
1 The World Bank; Department of Geographical Sciences, University of Maryland College Park; 2 Geographer and Land Tenure and Property Administration Consultant

**Preston Auditorium**

**The business case for equitable investment models**

Chair: Koji Makino  
JICA

**The Business Case for Transparent Land Deals**

de Man Reiner  
Sustainable Business Development, Netherlands, The

**DFI Additionality in Large Scale Agribusiness Projects: Getting the Land Concessions Right**

Fayz Issa; Gajigo Ousman; Mutambatsere Emelly  
African Development Bank, Senegal

**Development Projects and the Need for Participatory and Transparent Channels of Negotiation with Affected Communities**

Pedelowski Marcos Antonio; Medeiros de Alvarenga Felipe  
UENF, Brazil

**Responses to Rising Farmland Acquisitions in West Africa: Fostering Accountability in Land Governance at Local Levels**

Nelen Joost 1; Idrissou Abibath 1; Sanou Bala 2; Traoré Nata 1  
1 SNV Netherlands Development Organisation, Burkina; 2 KIT Royal Tropical Institute, the Netherlands

**Building the Business Case for Integrated Landscape Management**

Kissinger Gabrielle Ann 1; Brasser André 2  
1 Lexeme Consulting, Canada; 2 Beagle Sustainable Solutions

**MC 13-121**

**Laying the basis for spatially-enabled land administration (Roundtable)**

Chair: Keith Clifford Bell  
World Bank

**Fit for Purpose: Building Spatial Frameworks for Sustainable and Transparent Land Governance**

Enemark Stig  
Aalborg University, Denmark

**Engaging the Land Sector Gatekeepers in Crowdsourced Land Administration**

McLaren Robin  
Know Edge Ltd, United Kingdom

**Structured Approach to Land Issues Through SES Elements**

Steudler Daniel 1; Rajabifard Abbas 2  
1 Federal Office of Topography swisstopo, Switzerland; 2 Department of Infrastructure Engineering, Centre for SDIs and Land Administration, The University of Melbourne, Australia

**Innovative Approaches Towards Spatially Enabling Land Administration and Management**

Aronsohn Alexander Stefan; Elder Ben  
RICS, United Kingdom

**Land Administration Domain Model Is an ISO Standard Now**

Lemmen Christiaan Herman 1; Van Oosterom Peter 2; Uitermark Harry 3; De Zeeuw Kees 1  
1 Kadaster, The Netherlands; 2 Delft University of Technology, The Netherlands; 3 Retired
MC C2-131
Unpacking tenure security for women
Chair: Agnes Quisumbing
IFPRI

Where is Security in Secure Tenure: Promoting an Alternative View of Tenure Security for Grassroots Women as Key to Building Resilient Communities
Scholz Birte 1; Chaves Patricia 2; Al Hassan Fati 3
1 Huairou Commission, United States of America; 2 Espaco Feminista, Brazil; 3 Grassroots Sisterhood Foundation, Ghana

The Fog of Entitlement: Women and Land in India
Kelkar Govind
Landesa India, India

Frameworks for Analysis of Legal Issues Related to Women’s Land Rights
Giovarelli Renée; Chang Jennifer
Landesa, United States of America

Pastoral Rangeland Privatization and Women’s Well-Being: A Gendered Analysis of Tenure Transformations Among the Maasai of Southern Kenya
Archambault Caroline S
University Utrecht, Netherlands, The

The Gender Evaluation Criteria - Evaluating Land Tools with a Gender Lens for Transparent Land Governance: The Uganda Experience
Obaikol Esther 1; Rosales Lowie 2; Pedersen Toril 2; Johnson Åsa 2
1 Uganda Land Alliance, Uganda; 2 UN-HABITAT, Kenya

MC 4-800
How can property administration help in post financial crisis recovery? (UNECE)
Chair: Gulnara Roll
United Nations Economic Commission for Europe

Land Administration and Management in Europe: Example of England and Wales
Dawson OBE Malcolm
HM Land Registry, United Kingdom

Current challenges in land administration across the ECA region
Creuzer Peter
UNECE, Germany

Benchmarking of the land administration systems in the UNECE region as a tool for evaluating economic performance and stimulating the improvement of land registration systems
Khanalibayli Elshad
State Committee on Property Issues, Azerbaijan

Land Registration and Cadastre, One or Two Agencies?
Wouters Rik
Dutch Kadaster, Netherlands, The

MC 5-100
Strengthening rights to carbon, land, and REDD+ benefits in theory and in practice
Chair: Alex Lotsch
World Bank

Community Controlled Forests, Carbon Sequestration and REDD+: Some Evidence from Ethiopia
Bluffstone Randal 1; Damte Abebe 2; Mekonen Alemu 1, 3
1 Portland State University, United States of America; 2 Ethiopian Development Research Institute, Ethiopia; 3 Addis Ababa University, Ethiopia

Implications of Tenure, Weather Shocks and Rates of Time Preference on Conservation: Unraveling the Poverty Traps?
Di Falco Salvatore 2; Kohlin Gunnar 1; Bezabih Mintewab 3
1 University of Gothenburg, Sweden; 2 University of Geneva, Switzerland; 3 London School of Economics and Political Science, United Kingdom

Does Land Use Change Foster Economic Development?
Lange Mareike
Kiel Institute for the World Economy, Germany

April 09, 3:00 PM - 4:30 PM
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<th>Time</th>
<th>Session</th>
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<td>8:30 AM</td>
<td>Country level approaches to land administration reform</td>
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<td><strong>Securing Land Rights and Improving Land Use at the Grassroots</strong>:  Mongolia Case</td>
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<td><strong>The Evolution of Liberia’s Land Rights Policy</strong>:</td>
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<td><strong>Promoting Land Rights in Vietnam: A Multi-Sector Advocacy Coalition Approach</strong>:</td>
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<td><strong>Designing a Registration System to Support Family Land Governance in the Caribbean</strong>:</td>
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<td>University of the West Indies, Trinidad and Tobago</td>
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<td><strong>The Lesotho Land Administration Authority: the White Elephant Lives</strong>:</td>
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<td>Johnson Sean Gregory</td>
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<td>Land Administration Authority, Lesotho</td>
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<td><strong>How can Government improve the outcomes from large scale investment?</strong></td>
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<td><strong>Moving Towards Transparent Land Governance: Evidence-Based Next Steps</strong>:</td>
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<td>Kiswani Mohini Bhagwan</td>
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<td>Ministry of Water Land Environment and Climate Change, Jamaica</td>
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<td><strong>Opportunities to Responsible Land-Based Investment Practices in Central Africa</strong>:</td>
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<td><strong>The Role of the Uganda Investment Authority in Facilitating Investor Access to Farmland: Policy, Practice and Possible Reforms</strong>:</td>
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<td><strong>Mobilizing the Private Sector to Improve Land Governance: NEPA Model</strong>:</td>
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<td>Salcito Kendyl Ruth1,3,4; Kanis Blair Elizabeth1,2</td>
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<td>1 Nomogra, United States of America; 2 Kutak Rock LLP, United States of America; 3 Swiss Tropical and Public Health Institute, Switzerland; 4 Newfields LLC, United States of America</td>
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<td><strong>Positioning and Geospatial Technologies Used in Land Administration</strong>:</td>
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<td>Daugherty Kevin</td>
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<td>Trimble, United States of America</td>
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<td><strong>Using Unmanned Aerial Vehicles (UAVs) to Democratize Spatial Data Production: Towards Spatially Enabling Land Administration</strong>:</td>
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<td>Barnes Grenville 1; Volkmann Walter 2; Barthel Kevin 3</td>
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<td>1 University of Florida, United States of America; 2 MicroAerial Projects LLC; 3 Private Consultant</td>
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<td><strong>Satellite Imagery for Land Mapping</strong>:</td>
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<td>Navulur Kumar Chandra Sekhar</td>
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<td><strong>Spatial Analysis and GIS Modeling to Promote Private Investment in Agricultural Processing Zones: Nigeria’s Staple Crop Processing Zones</strong>:</td>
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<td>Monchuk Daniel; Barra Alvaro Federico; Nash John; Murray Siobhan</td>
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<td>World Bank, United States of America</td>
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<td><strong>Addressing the Information Requirements of the Urban Poor – A Government-Community Partnership in Piloting the Social Tenure Domain Model in Uganda</strong>:</td>
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<td>Antonio Danilo Ramos 1; Makau Jack 2; Mabala Samuel 3</td>
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<td>1 UN-Habitat, Kenya; 2 Slum Dwellers International; 3 Ministry of Land, Housing and Urban Development - Uganda</td>
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Annual World Bank Conference on LAND AND POVERTY 2013
Annual World Bank Conference on LAND AND POVERTY 2013

MC 4-800
How to make the continuum of rights operational
Chair: Ruth Meinzen-Dick
IFPRI

Participatory and Pro-Poor Land Administration System of the Amhara National Regional State of Ethiopia: Evaluation and Lessons Learnt of the Current Status
Shibeshi Gebeeyehu Belay 1; Fuchs Helmut 2;
Mansberger Reinfried 2
1 BoEPLAU, Ethiopia; 2 University of Natural Resources and Life Sciences, Vienna, Department of Landscape, Spatial and Infrastructure Sciences, Institute of Surveying, Remote Sensing and Land Information, Peter Jordan-Strasse, A-1190 Vienna, Austria

Communities' Ability in Consultations and Land Transactions: Improving the "Empowering Effect" of Tenure Security Initiatives in Rural Mozambique
Mei Giorgia; Alabrese Mariagrazia
Scuola Superiore Sant’Anna di Studi Universitari e di Perfezionamento, Pisa (Italy)

Beyond Building the Cadastre: Next Steps for Mozambique in Participatory Land Governance and Decentralised Land Rights Administration
Carrilho João 1; Norfolk Simon 2
1 Ministry of Agriculture, Mozambique; 2 Terra Firma, Mozambique

Land Rights in Laos: Linking Policy-Making to Village-Level Reality
Sirivadi Hongthong
Village Focs International, Lao People’s Democratic Republic

Land Right from Below in Nepal and the Key Role of Land Monitoring: Civil Society Perspective in Converging Equity and Efficiency
Nepali Puma B. 1; Mauro Annalisa 2
1 Consortium for Land Research and Policy Dialogue (COLARP), Nepal; 2 International Land Coalition (ILC) Rome, Italy

MC C2-137
Urban tenure security
Chair: Hubert Ouedraogo
UNECA

How Does Land Governance Impact Urban Land Information Projects in Developing and Post-Crisis Countries?
Sietchiping Remy 1; Turkstra Jan 1; Augustinus Clarissa 1; Ezigbalike Chukwudzie 2
1 UN-Habitat, Kenya; 2 UNECA, Ethiopia

When Destiny Caught Up With Us
Saborio Cristina
FUNDACION RAUM, Mexico

Protecting the Rights of Peripheral Urban Landholders: The Evolving Land Tenure Policy and Legislation of Benin
Valletta William 1; Kougblenou Victorien 2
1 Millennium Challenge Corporation, United States of America; 2 University of Abomey Calavi, Cotonou, Benin

Re-Mapping the Poor and Public Space: street vendors on the sidewalks of Ho Chi Minh City
Kim Annette M.
MIT, United States of America

MC 5-100
Impact evaluations of innovative land interventions
Chair: Alain De Janvry
UC Berkeley

Why are women’s plots in Uganda much less productive? A within household analysis
Duponchel Marguerite
International Growth Centre

Do Secure Land Rights for Women Encourage Conservation? The Medium-term Impacts of the Ethiopian Land Registration
Quisumbing Agnes; Kumar Neha
International Food Policy Research Institute, United States of America

Caught in a Productivity Trap: A Distributional Perspective on Gender Differences in Malawian Agriculture
Kilic Talip; Palacios-Lopez Amparo; Goldstein Markus
The World Bank

The Price of Empowerment: Land Titling and Female Inclusion in Urban Tanzania
Ali Daniel Ayalew 1; Collin Mathew 2; Deininger Klaus 1; Dercon Stefan 2; Sandefur Justin 3; Zeitlin Andrew 2
1 World Bank, United States of America; 2 University of Oxford, UK; 3 Center for Global Development, United States of America
April 10, 10:30 AM - 12:00 PM

MC 6-100
New challenges for land administration
Chair: Otmar Schuster
Haus Der Geo Information

The Role of Land Governance Assessment Framework (LGAF) in the CAADP Implementation Process
Ghebru Hosaena; Mogues Tewodaj
IFPRI

A Missing Dimension: How Can Governments Organize to Deliver Responsible Land Governance?
Bruce John W.; Swallow Kimberly
LADSI Inc., United States of America

Environmental Risks and Land Conflicts in Latin America: Challenges for the Land Sector in Capacity Development
Espinoza Jorge
Technische Universität München, Germany

Farmer and Farm Worker Perceptions of Land Reform and Sustainable Agriculture in Tajikistan
Abbott Eric
School of Journalism and Communication, Iowa State University, United States of America

Preston Auditorium
Transparency to improve land governance: Examples and mechanisms
Chair: Christina Blank
Permanent Representation of Switzerland to FAO, IFAD and WFP

Pathways to accountability in Africa’s land rush: What role for legal empowerment?
Polack Emily 1; Cotula Lorenzo 1; Cote Muriel 2
1 IIED, United Kingdom; 2 University of Edinburgh

Conflict or consent? Oil palm expansion and community rights
Colchester M. Edward 1; Chao Sophie Maria 1; Jiwan Norman 2
1 Forest Peoples Programme, United Kingdom; 2 SawitWatch, Indonesia

Iterative and Incremental Justice: Improving Access to Essential Natural Resources
Debucquois Claire; Quinn Casey
Columbia Law School, United States of America

Building a Multi-Stakeholder Platform to Facilitate Investment Transparency and Accountability: Lessons Learned from Open Development Cambodia
Parnell Terry
East West Management Institute, Cambodia

Machnes Megan
Global Witness, United States of America

MC 13-121
Spatial enablement: Enabling and collaborative platforms
Chair: Abbas Rajabifard
The University of Melbourne

New Technology for Innovative Cadastral Systems
Jones Brent
ESRI, United States of America

ICT-Enabled Innovation and Land Administration
Lindy Ilari 1; Törhönen Mika-Pettersi 1; Xu Qiyang
Xu 2; Kiess Johannes S. 2
1 The World Bank, United States of America; 2 The World Bank Institute, United States of America

IT-Driven Development of Land Information Systems for Fostering Transparent Land Governance
Schindler Gernod 1; Gläsel Andreas 2; Dells Katja 2
1 GCI - Dr. Schindler Geo Consult International GmbH & Co. KG; 2 BVVG Agriforest Privatization Agency

Joint Information System of Land Registry and Cadastre in the Republic of Croatia. Lessons Learned
Markovinovic Danko 1; Bilic Vanja 2; Lucic Maro 1; Fuckar Mirela 2
1 State Geodetic Administration, Croatia; 2 Ministry of Justice, Croatia
MC 4-800  
Land, law, and justice: Innovations to gain secure tenure for women  
Chair: Christina Biebesheimer 
World Bank

Securing Land Rights for Women through Institutional and Policy Reforms  
Pradhan Sarita  
Landesa, India

The Ground We Stand On: Opportunities and Challenges in the Implementation of Women’s Land Rights in the Context of the Constitution of Kenya  
Okeyo Achola Pala  
Independent International Affairs Professional

Access to Land Justice: Bottom Up Strategies for Securing Women’s Tenure  
Scholz Birte 1; Araujo Katia 1; Al Hassan Fati 2; Shakafuluswa Florence 3; Mwaura-Muiri Esther 4; Kimeresi Ndini 5; Birungi Frances 6; Chitongo Shorai 7; Makwara Theresa 7; Ngwerume Veronica 7; Markham Elisabeth 7; Pritchett Regina  
1 Huairou Commission, United States of America; 2 Grassroots Sisterhood Foundation, Ghana; 3 Kataba Women’s Association, Zambia; 4 GROOTS Kenya, Kenya; 5 Maasai Women Development Organisation, Tanzania; 6 UCOBAC, Uganda; 7 GROOTS Zimbabwe, Zimbabwe

Ensuring Poor Rural Women Benefit from Forestland Reform in China: Summary of Field Findings and Policy Recommendations  
Giovarelli Renee; Scalise Elisa; Wang Xiaobei  
Landesa, United States of America

Legal Empowerment to Secure Women’s Land Rights in Burundi  
Jonckheere Steven; Musirimu Esperance; Liversage Harold  
IFAD, Italy

MC C2-137  
Increasing access to affordable housing II  
Chair: Diane Dumashie 
Associates

Housing Improvement Program: Increasing Space Quality Inside Brazilian Consolidated Slums  
Moreira Renata Maria Pinto  
Human Dwelling and Housing Laboratory of the University of São Paulo - FAUUSP, Brazil

Weak Housing Finance Systems: A Case Study in Kampala  
Nilsson Annika  
Royal Institute of Technology, Sweden

Using Evidence-Based Global Housing Indicators for Policy Evaluation of Rental and Vacant Properties  
Baird-Zars Bernadette 1; Alvarado Maria Luisa 1; Katz Jane 1  
1 Habitat for Humanity International; 2 Alarife Urban Associates

MC 5-100  
Land market reform in theory and practice  
Chair: Michael Kirk 
University of Marburg

Impact of Licensed Cultivators Act in Andhra Pradesh  
Haque Tajamul  
Landesa, India

Land Documents, Tenure Security and Land Rental Development: Panel Evidence from China  
Wang Hui; Riedinger Jeffrey M; Jin Songqing  
Michigan State University, United States of America

Towards Improved Transactions of Land Use Rights in Ethiopia  
Gebeyehu Zemen Haddis  
USAID/Ethiopia, Ethiopia

Land Tenure Reforms in Tanzania- Mollycoddling the Villager?  
Komu Felician  
Ardhi University, Tanzania

Land Certification, Farm Size and Off-Farm Employment in Ethiopia  
Bezabih Mintewab 1; Mannberg Andrea 2; Siba Eyerusalem 3  
1 London School of Economics, United Kingdom; 2 Umea University, Sweden; 3 Gothenburg University, Sweden
April 10, 1:00 PM - 2:30 PM

MC 6-100
Political economy issues related to land governance and land reform
Chair: Maren Kneller
BMZ

Inheriting Inequity: Land Administration and Agrarian Structure in Petén, Guatemala
Milian Vicente Bayron Augusto 1; Grandia Liza 2
1 University of San Carlos of Guatemala, Guatemala; 2 University of California, USA

Putting Things Back Together: Colombian Land Restitution Policy and Its Potential for Collective Designed Land Use Strategies
Pardo Camilo 1; Victorino Raquel 2
1 Independent, United States of America; 2 Unidad de Restitución, Colombia

Deforestation, Migration, Land Appropriation and Reforms: Land Disputes and Rural Resilience in the Ivory Coast.
Desdoigs Alain 1; Koudou Hugues 2
1 université Paris-Est, France; 2 ENSEA Abidjan, Côte d’Ivoire

Transparency in Land Governance with the Quebec’s Charbonneau Commission and the Role of the Media: Which Lessons for Developed and Developing Countries?
Happi Mangoua Frédéric
University Laval/Ministry of Transports of Quebec, Canada

Safeguarding Tenure: Lessons from Cambodia and Papua New Guinea for the World Bank Safeguards Review
Pred David; Bugalski Natalie
Inclusive Development International

Preston Auditorium
Innovative tools to increase the transparency and accountability of large-scale land acquisitions
Chair: Simon Nihal Bell
Armillary Ventures

Stopping Land Grabs: Applying Facts and Principles
Hertzler Doug
ActionAid

The Challenges of Creating a Public Tool to Promote Transparency in Global Land Deals: The Experience of the Land Matrix at Global and Country Levels
Anseeuw Ward 1; Giger Markus 2; Althoff Christof 3; Messerli Peter 4; Nolte Kerstin 5; Taylor Michael 6; Seelaff Antti 7
1 CIRAD/University of Pretoria, South Africa; 2 CDE, Switzerland; 3 IALTA; 4 GIGA, Hamburg; 5 CDE, Switzerland; 6 GIGA, Hamburg; 7 IALTA, Germany

Patterns of Large Scale Land Acquisitions – Evidence from the Land Matrix
Lay Jann 1; Anseeuw Ward 2,3; Boche Mathieu 2; Nolte Kerstin 3; Petersen Julia 1; Giger Markus 8
1 GIGA German Institute of Global and Area Studies, Germany; 2 CIRAD Centre de Coopération Internationale en Recherche Agronomique pour le Développement; 3 University of Pretoria, South Africa; 4 University of Goettingen, Germany; 5 CDE at the University of Cape Town, South Africa

Meggiolaro Laura 1; Pallas Sabine 1; Glyn Davies 2; Treadle Jordan 3; Vestappen Leon 4
1 International Land Coalition, (ILC); 2 Practical Participation Ltd; 3 Food and Agriculture Organization (FAO); 4 ILTA

MC 13-121
Implementing new approaches to spatial data acquisition
Chair: Kevin Daugherty
Trimble Navigation

LIS Implementation Project in Uganda: Final Appraisal and Tentative Road Map at the Regional Level
Orlova Nadege
IGN France International, France

How to Map 50,000,000 rural land parcels in Ethiopia
Hailu Zebru 1; Harris David 2
1 GTZ; 2 Responsible and Innovative Land Administration Project

Land Administration Reform Through Institutional Reform and Integrated Land Information Systems in Cross River State, Nigeria
Pichel Frank 1; Edmead Nigel 2; Ngwu Chimeka 1, Oqua Engr. Bassey Ika 4
1 Thomson Reuters, United States of America; 2 Thomson Reuters, United Kingdom; 3 Teqbridge Limited, Nigeria; 4 Ministry of Special Projects, Cross River, Nigeria

Implementation Practice: Real Property Registration Systems in Developing Countries: Confluence of Technical, Institutional and Organizational Requirements in the Addis Ababa Project
Zein Tarek 1; Berisso Zerihun 2
1 Hansa Luftbild, Germany; 2 Addis Ababa City Administration, Ethiopia

Cadastral Surveying on Agricultural Land Reform Office, Thailand
Utesnan Vutthin
Rajamangala University of Technology Krungthep, Thailand
MC 4-800
Strengthening women’s tenure in law and in practice
Chair: Karol Boudreaux
Omidyar Network

Does Inheritance Law Reform Improve Women’s Access to Capital? Evidence from Urban India
Deininger Klaus 1; Jin Songqing 2; Nagarajan Hari 3; Xia Fang 2
1 World Bank, United States of America; 2 Michigan State University, United States of America; 3 National Council for Applied Economic Research, India

Achieving Fair and Transparent Land Allocation of High Value Agricultural Lands in the Senegal River Valley: The Delicate Question of Selecting Project Beneficiaries
Elbow Kent Michael 1; Diouf Alain 2
1 Millennium Challenge Corporation, United States of America; 2 Millennium Challenge Account-Senegal

Securing Property Rights for Women in Kosovo
Joireman Sandra
Wheaton College, United States of America

Espinosa Deborah; Santos Florence
Landesa, United States of America

Supporting Displaced Women’s Land Rights in Conflict and Post-conflict Contexts
Farmer Kirstie Joanne; Bermudez Sanchez Monica; Cunial Laura
Norwegian Refugee Council, Norway

MC C2-137
Participatory and inclusive land readjustment (UN-Habitat/GLTN)
Chair: Robert Lewis-Lettington
UN-Habitat

Discussion contribution
Pinilla Juan Felipe
Pinilla Law Firm, Colombia

Discussion contribution
Hong Yu-Hung
MIT and Land Governance Laboratory, United States of America

Discussion contribution
Augustinus Clarissa
UN-Habitat, Kenya

MC 5-100
Downstream impacts of land market reform
Chair: Issa Faye
AfDB

Muyanga Milu; Jayne T.S.
Michigan State University, United States of America

Kempexr Niels 1; Luu Viet Ha 2; Klump Rainer 2
1 University of Mannheim, Germany; 2 University of Frankfurt, Germany

The Behavior of International Investors in Land Acquisitions in Sub Sahara Africa: a Quintile Regression Approach
Bertini Raffaele
University of Florence, Italy

Gender-Differentiated Demand for Land Certificates in Nigeria
Deininger Klaus 1; Hoseana Ghebru Daniel 2; Okumo Austen 3
1 World Bank; 2 IFPRI; 3 Adam Smith International
April 10, 3:00 PM - 4:30 PM

MC 6-100
Lessons learned from land reform
Chair: Christian Graefen
GIZ

Land Distribution in Zimbabwe
Taffs Charles J.
Commercial Farmers Union of Zimbabwe, Zimbabwe

Improving the Land Use in Grassroots; How 3.3 Million Acres of Barren Land of Poor Has Been Brought Under Cultivation: Experience of MGNREGS in Andhra Pradesh
Vakatti Karuna; Gopikuttan Gopi Sankar; M Anjaneyulu
MGNREGS-AP, Dept of Rural Development, Govt of Andhra Pradesh, India

Can Government Allocated Land Contribute to Food Security? Intrahousehold Analysis of West Bengal’s Microplot Allocation Program
Santos Florence 1; Peterman Amber 2; Fletschner Diana 1; Savath Vivien 1
1 Landesa, United States of America; 2 International Food Policy Research Institute, United States of America

Evidence From the Field: Juggling Land Tenure and Tights in Zimbabwe’s Fast Track Land Reform Programme
Matondi Prosper Bvumiranyai
Ruzivo Trust, Zimbabwe

Customary Rights as Social and Economic Rights in Southern Africa
Lawry Steven
DAI, United States of America

Preston Auditorium
Evidence on investor-community partnerships II
Chair: Michael Jarvis
World Bank Institute

Inclusion of Local Actors in Decision-Making Processes in Mali: Spotlight on Three Cases of Large-Scale Land Acquisitions in the Office du Niger Region
Nolte Kerstin 1; Voget-Kleschin Lieske 2
1 GIGA German Institute of Global and Area Studies, Germany; 2 Department of Philosophy, University of Kiel, Germany

Leasing Land for Horticulture in East Africa and Using Partnerships to Achieve Sustainable Development
van Dijk Meine Pieter
UNESCO IHE, Netherlands, The Netherlands

Alternative Tools for Improving Participation, Equity and Sustainability in Land Allocations for Investments in Mozambique: The Role of Social Preparation, Legal Assistance and Independent Monitoring
Salomao Alda Isabel Anibal 1; Zoomers Annelies 2
1 Centro Terra Viva, Mozambique; 2 Utrecht University, Netherlands

Community-investor partnerships: lessons from Pro Parcerias in Mozambique
Boche Mathieu 1,2; Zimba Ercilio 2; Anseeuw Ward 1,3; Tanner Christopher 2,4
1 CIRAD, France; 2 National Directorate for Promotion of Rural Development (DNPDR) PRO-PARCERIA project; 3 University of Pretoria; 4 CTC Consulting

MC 13-121
Spatial enablement: Place-based information revolution (Roundtable)
Chair: Kees De Zeeuw
Kadaster

Data is the New Currency in the Location Revolution – Who Will Supply the Data?
McLaren Robin 1; Kennedy Ed 2
1 Know Edge Ltd, United Kingdom; 2 Hickling Arthurs Low Corporation, Canada

The new land surveyor: A geospatialist with social responsibilities
Roberge Daniel
Ministère des Affaires municipales, des Régions et de l’Occupation du Territoire, Canada

Korea’s PPGIS (Public Participatory GIS) Initiative Within the National Cadastre
Lee Jongmin; Kwak Byungyong; Lee Mincheol
Korea Cadastral Survey Corporation, Korea, Republic of (South Korea)
Community-driven responses for secure tenure (Roundtable)
Chair: Jan Peterson
Huairou Commission

Land Rights and Legal Literacy for Grassroots Women
Shakafuswa Florence Mpembamoto
Katuba Women’s Association, Zambia

Women’s Secure Tenure in Relation to Women’s Empowerment and Sustainable Development
Nangobi Joyce Rosemary
Slum Women’s Initiative for Development (SWID), Uganda

Improving Community Land Security to Address Poverty at the Grassroots
Nyamwoga Bayegeha Floribert
CODELT, Congo, Democratic Republic of the Congo

Discussion Contribution
Ny科比e Jane
GROOTS Kenya, Kenya

Political economy of urban land tenure reform
Chair: Matthew Glasser
World Bank

The Political Economy of Urban Land Management: Evidence from Mumbai and Nairobi
Rajack Robin 1; Pethe Abhay 2; Peter Ngau 3; Shrikant Barhate 4
1 World Bank, United States of America; 2 University of Mumbai, India; 3 University of Nairobi, Kenya; 4 Independent Consultant, India

Access to Justice for a Responsive and Inclusive Land Governance: Need for Institutional Adjustments to Target the Most Economically Vulnerable Groups in Brazil
Alves Da Silva Mercia Maria 1; Coelho Ronaldo 2; Alvarado Maria Luisa 2; Stead Lisa 2; Blake Elizabeth 2
1 Center Dom Helder Camara - CENDHEC; 2 Habitat for Humanity

Adjusting Laws and Institutions to Address Urban Expansion and Governance
Mediratta Achala
Town and Country Planning Organisation, Ministry of Urban Development, Government of India, India

Brazil’s City Statute: A Critical Assessment, 10 Years Later
Fernandes Edesio
Lincoln Institute of Land Policy

Securing indigenous peoples’ rights
Chair: Franklin Oduber
ANATI

Using Observation to Inform Hypothesis for First Nations Property Rights: Institutions, Taxes & Parcels
Ballantyne Brian Andrew 1; Le Dressay Andre 2
1 Natural Resources Canada, Canada; 2 Tulo Centre of Indigenous Economics, Thompson Rivers University

The World Bank’s Experience in Supporting Indigenous Peoples’ Land Rights in Latin America
Muñoz Jorge; Bourguignon Camille; Gonzalez Mary Lisbeth
The World Bank, United States of America

The Role of Participatory Mapping in the Recognition of Indigenous Peoples’ Land Rights in Honduras
Galeana Fernando; Pantoja Enrique
The World Bank, United States of America

From M’Intosh to Endorois: Creation of an International Indigenous Right to Land
Mennen Tiernan; Morel Cynthia
Chemonics International, United States of America
April 11, 8:30 AM - 10:00 AM

**MC 13-121**

**Environmental planning and market innovations to enhance local benefits and economic growth**

**Chair:** Melchiade Bukuru  
*United Nations Convention to Combat Desertification*

Ecological Economic Zoning a Land Governance Promoter: Acre’s Case  
Reydon Bastiaan Philip; Souza Elyson Ferreira; Fernandes Vitor Bukvar  
1 UNICAMP, Brazil; 2 Universidade Federal do Acre, Brazil

Ecosystem Service Markets as a Means of Sharing Land Management Benefits: A UK Case Study  
Cowap Charles David  
*Royal Institution of Chartered Surveyors, United Kingdom*

Securing Land Rights and Improving Land Use at the Grass Roots: The Pilot Case of Communities Around the Volcanoes National Park in Rwanda  
Rurangwa Eugene  
*International Gorilla Conservation Programme, Rwanda*

RIA and ASODECAS: Reducing Poverty in Colombia with successful business and environmental strategies  
Durán Ortiz Juan Pablo; Montoya Betancur Elizabeth  
1 IBSER, Colombia; 2 IBSER, Colombia

**Preston Auditorium**

**How can governments support agricultural investment that yields local benefits?**

**Chair:** Anna Tibajuka  
*Republic of Tanzania*

Introductory Remarks  
Lindsay Jonathan  
*World Bank, United States of America*

Land-Related Challenges Under GCAP in Ghana  
Bortey Alabi  
*Ministry of Food and Agriculture, Ghana, Ghana*

Designing an Integrated Agricultural Development Project: Lessons Learned from the Bagre Growth Pole Project  
Kargougou Issaka  
*Bagre Growth Pole Project, Burkina Faso*

Legal and Institutional Arrangements for Facilitating Equitable Large-Scale Commercial Agriculture Investments  
Wone El Hadji Amadou  
*Programme de Developpement des Marches Agricoles du Senegal (PDMAS), Senegal*

Challenges Associated with Land in the Development of Irrigated Areas in Zambia  
Mulenga Barnabas  
*Irrigation Development Support Project, Zambia*

**MC C2-131**

**Land tenure in conflict and post-conflict situations**

**Chair:** Isabel Lavadenz-Paccieri  
*IADB*

Kohlhagen Dominik  
*University of Antwerp, Belgium*

Post-conflict ‘Land Grabbing’: Governance Challenges  
Van der Haar Gemma; Van Leeuwen Mathijs  
1 Wageningen University, Netherlands, The; 2 Radboud University Nijmegen

The On-going Colombian Experience: Land at the Root of Conflict and Peace  
del Castillo Anne Marie; Ibanez Ana Maria  
1 USAID, Colombia; 2 University of Los Andes

Recouping Governance: Colombia’s Land Restitution Policy  
Gruszczynski Diana  
*Aluna Development Associates, United States of America*
MC 2-800
Urban slum upgrading
Chair: Elizabeth Blake
Habitat for Humanity

Formalizing Property Rights in Informal Settlements and Its Implications on Poverty Reduction: The Case of Dar es Salaam, Tanzania
Kyessi Alphonce Gabriel; Samson Tumpale
Ardhi University, Tanzania

Tenure Security and Settlement Upgrading at the Grassroots – Case of Informal Settlements in Lahore
Wajahat Fatima
Florida State University, United States of America

Land Tenure Systems in the Informal Settlements of Nairobi: Implications for Slum Upgrading Programmes
Omwoma Ronald Matende
Institution of Surveyors of Kenya

Building Land Governance and Transparency in Land Policies: Practical Lessons from Ponte do Maduro
Chaves Patricia Maria; Pritchett Regina
Espaço Feminista para Democracia e Direitos Humanos, Brazil

MC 6-100
Effective land use and food security
Chair: William Martin
World Bank

Is There a Farm Size - Productivity Relationship in Africa? Evidence From Rwanda
Ali Daniel Ayalew; Deininger Klaus
World Bank, United States of America

Land Conflict and Food Security in the Liberian-Ivoirian Border Region
Alexandra Hartman Gregory Kitt
Yale University | Norwegian Refugee Council

Are Large Farms More Efficient Than Small Ones: Farm Size Growth and Factor Market Imperfections in Ukraine
Deininger Klaus 2; Nizalov Denys 1; Singh Sudir 2
1 Kyiv Economics Institute / Kyiv School of Economics, Ukraine; 2 World Bank

Life satisfaction and land distribution in Cambodia
Gobien Simone
University of Marburg, Germany

MC 5-100
Impacts of land tenure reforms in Africa and Asia
Chair: Gunnar Kohlin
University of Gothenburg

A Conceptual Framework for Dealing With Land and Forest Tenure and Reform in Africa and Asia
Holden Stein T.
Centre for Land Tenure Studies, Norwegian University of Life Sciences, Norway

Next Steps on Land and Forest Tenure Reform: A Summary of Case Studies
Otsuka Keijiro
National Graduate Institute for Policy Studies (GRIPS), Japan

Links between Tenure Security and Food Security: Evidence from Ethiopia
Ghebru Hosaena 1; Holden Stein 2
1 IFPRI, United States of America; 2 CLTS, Norway

April 11, 8:30 AM - 10:00 AM
Improving land administration in practice I
Chair: Elisa Manukjan
Federal Ministry of Food, Agriculture and Consumer Protection - Germany

The Land Policy as a Determinant of Poverty in the Amazon: A Case Study in Acre
Reydon Bastiaan Philip 1; Gori Alechandre Maia 1; Maciel Raimundo Claudio Gomes 2; Souza Gisele Elaine Batista 2
1 UNICAMP, Brazil; 2 Universidade Federal do Acre, Brazil

Improving Land Governance and Securing Land Rights
Singh Charanjit
Ministry of Rural Development, Government of India, India

Reforming Indonesia’s Complex Legal Environment for Land Governance: Complementary Approaches Top-Down and Bottom-Up
Bell Keith Clifford; Srinivas M. Shivakumar; Martinez Juan
World Bank, United States of America

Multi-Ethnic Communal and Collective Forms of Tenure in Post-War Guatemala: Lessons from the Petén
Hrtao Paz y Paz Laura 1; Grandia Liza 2
1 Guatemala, Guatemala; 2 University of California-Davis, Department of Native American Studies, USA

Indigenous Peoples and Land Titling in Cambodia: A Study of Six Villages
Hornung Manfred; Vize Jeff
Heinrich Boell Foundation, Cambodia

What is needed to more effectively leverage private sector investment for development impact?
Chair: Phillip Hay
World Bank

Helping Private Players to Expand Rapidly: Providing Robust Evidence on Local Benefits
Bassi Iggy
GADCO, Ghana

Where in the Value Chain is Investment Most Useful to Benefit Local Populations?
Brett Chris
Olam International, United Kingdom

Getting Things Right from the Start: Challenges in Ensuring Successful Greenfield Investment
Ryder Lauren
AgDevCo, United Kingdom

Creating Shared Value: Lessons Learned from Singisi Forest Products in South Africa
Lippert Claus
Hans Merensky Holdings, South Africa

Implementing Sustainable Sourcing Throughout the Value Chain
Lieutard Olivier
Touton, France

Impact of large–scale land investments on income, prices and employment: Empirical analyses in Ethiopia
Baumgartner Philipp 1; von Braun Joachim 1; Mueller Marc 1; Abebaw Degnet 2
1 Zentrum für Entwicklungsforschung (ZEF) | Uni Bonn, Germany; 2 Ethiopian Economics Association (EEA) | Ethiopian Economic Policy Research Institute (EEPRI)

Modelling of Expansion of Large-Scale Farming for Bio-Fuel Production and Control of Welfare Flows
Nuppenau Erns-August
Justus-Liebig-University, Germany

Household Welfare Outcomes of Large-scale Agricultural Investments: Insights from Sugarcane outgrower Schemes and Estate Employment in Malawi
Herrmann Raoul 1,2; Grote Ulrike 2; Brüntrup Michael 1
1 German Development Institute / Deutsches Institut für Entwicklungspolitik (DIE), Germany; 2 Institute for Environmental Economics and World Trade (IUW), Leibniz University of Hannover, Germany

Mines and Female Employment
Tolonen Anja Karolina 1; Kotsadam Andreas 2
1 University of Gothenburg, Sweden; 2 University of Oslo, Norway
**MC 2-800**

**Experiences with urban planning**  
**Chair:** John Carruthers  
George Washington University

Emerging Impacts of Donor-Assisted Land Use and Development Planning in the Philippines  
Lange Dr. Andreas 1; Garcia Dr. Maria Melody 2  
1 Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ), Philippines; 2 German Institute for Development Evaluation (DEVAL), Bonn, Germany

Urban Planning and Social Inclusion, a Study of Kigali City, Rwanda  
Niyonsenga David  
INES, Institution of Higher Learning, Rwanda

Ahmedabad: More but Different Government for "Slum Free" and Livable Cities  
Thawakar Vasudha 1; Annez Patricia 2  
1 World Bank; 2 World Bank

Land Consolidation and Settlement Reorganization: The Rwandan Context  
Onguka George Odhiambo  
INES-Ruhengeri, Rwanda

**MC C2-131**

Case studies of large scale land acquisition II  
**Chair:** Frits Van Der Wal  
Dutch Ministry of Foreign Affairs and Development Cooperation

The Interplay of Land Governance Systems and Large-scale Agricultural Investments: Evidence from Ghana and Kenya  
Väth Susanne Johanna 1; Nolte Kerstin 2  
1 Philipps-University Marburg, Germany; 2 GIGA German Institute for Global and Area Studies

The Role of Customary Land Tenure in Large-scale Land Acquisition in Ghana: Insights from Two Case Studies  
Montford Josephine; Birner Regina  
University of Hohenheim, Germany

Land Grabbing by Local Elites in the Territory of Kalehe, South Kivu, Eastern DRC  
Claessens Klara 1; Mudinga Emery 2; Ansoms An 2  
1 University of Antwerp, Belgium; 2 Catholic University of Louvain La Neuve, Belgium

Land Governance and FDI on Land in Africa: Role of the Elite and Traditional Leaders, and the Position of Customary Land Rights in Mainstream Land Governance Systems  
Kambanje Cuthbert; Rukuni Mandivamba  
Policy Development Trust (PDT), Zimbabwe

**MC 5-100**

Land value capture to enable urban development  
**Chair:** Arish Adi Dastur  
World Bank

Land Value Capture: Types and Outcomes  
Hong Yu-Hung  
Lincoln Institute of Land Policy and Land Governance Laboratory, United States of America

Land Readjustment: Lessons from Bhutan  
Keicho Toshiaki  
World Bank

Assessment of Land Market Impacts of Changes in Transport Accessibility in Sao Paulo  
Bianco Darido Georges  
World Bank

Institutional and Legislative Considerations in Value Capture Through Tradable Air Rights in Bogota  
Rodriguez Hernandez Camila  
World Bank

A Better Way to Grow?: Town Planning Schemes as a Hybrid Land Readjustment Process in Ahmedabad, India  
Deuskar Chandan 1; Sanyal Bishwapriya 2  
1 World Bank; 2 Massachusetts Institute of Technology
April 11, 1:00 PM - 2:30 PM

**MC 6-100**

**Improving land administration in practice II**
Chair: Harold William Liversage
IFAD

**Land Registration Supported by German Development Cooperation: Concepts and Practical Experiences**
Pickardt Tanja; Müller Yvonne; Graefen Christian; Sisoulath Viladeth
GIZ

**Pro-Poor Cadastral Solutions – Bridging the Gap**
Black Douglas
Mozambique National Directorate of Lands and Forestry, Mozambique

**Securing Land Rights and Improving Land Use at the Grass Roots: Innovative Approaches to Secure Customary Land Rights in Ghana**
Larbi Wordsworth Odame ¹; Kakraba-Ampeh Mark ²
¹ Independent Consultant, Ghana; ² Land Resource Management Centre, Kumasi, Ghana

**Improvements on Brazilian Land Governance: An evaluation of INCRA’s cadaster integrated with the notaries**
Reydon Bastiaa Philip ³; Amara Gilmar ⁴; Cardoso Evandro ⁵; Fernandes Vitor Bukvar ⁶
¹ UNICAMP, Brazil; ² INCRA, Cartografia, Brazil; ³ INCRA Cadastro, Brazil; ⁴ Unicamp, Brazil

**Enhancing Evidence Based Land Policy Making for increased Agricultural Productivity: Challenges and Opportunities for Africa**
Namubiru-Mwanga Evelyn Lwanga
Alliance for A Green Revolution in Africa (AGRA), Kenya

**Preston Auditorium**

**Using aggregate data to assess land acquisition trends and impacts**
Chair: Emmy Simmons
Independent Scholar

**The Earth Security Initiative: Involving the Private Sector in Land Governance**
Litovsky Alejandro
Earth Security Initiative, United Kingdom

**Using Spatial Information and Web-Tools to Increase Transparency and Accountability in the Land Sector**
Stolle Fred
WRI, United States of America

**Roots at the Treetop: Connecting Knowledge from Civil Society Organizations to Policy Arenas – A Methodological Proposal**
Zanella Matheus Alves; Rosendahl Judith; Weigelt Jes
Institute for Advanced Sustainability Studies - IASS, Germany

**Improving Transparency and Coordination in the Land Use Sector: The Interactive Forest Atlas Approach**
Steil Matthew Shaun
World Resources Institute, United States of America

**MC 13-121**

**Land disputes: Determinants and settlement mechanisms**
Chair: Remy Sietchiping
UN-Habitat

**Conflict Management: The Fragile Key to Land and Resources in Kenya’s Mau Forest**
Freudenberger Mark
Tetra Tech ARD, United States of America

**Land Interests and Land Conflicts: An Investigation of the Determinants of Local Land in Rural China**
Vendryes Thomas ¹; Li Shi ²
¹ Ecole Normale de Cachan, Centre d’Economie de la Sorbonne, France; ² Beijing Normal University, China

**Land Acquisition in Developing Countries: The Politics of Rural Protest in India**
Mookherjee Sohini
Georgia State University, United States of America

**A More Formal Land Dispute Settlement in Africa: Land Conflicts and New Wave Land Reform in Tanzania**
Pedersen Rasmus Hundsbæk
The Danish Institute for International Studies (DIIS), Denmark

**Overlapping Land and Natural Resource Property Rights: A Comparative Analysis from Africa**
Veit Peter; Larsen Gaia
World Resources Institute, United States of America
MC 2-800
Innovative ways of dealing with urban expansion
Chair: William Cobbett
Cities Alliance

The Game of Land Conversion: Agricultural Land for Urban Development in Central Vietnam
Nguyen Quang Phuc 1; van Westen August 2
1 Hue University, Viet Nam; PhD candidate in Utrecht University, the Netherlands; 2 Utrecht University, the Netherlands

Adjusting Laws to meet the Requirements of Urban Expansion in a Sustainable Property System
Kohli Alexander
SWISS LAND MANAGEMENT, Switzerland

Land Use for Urbanization: Lessons from International Experience
Lal Somik Vinay; Lozano Graca Nancy
World Bank, United States of America

How to Incorporate Informal Peri-Urban Land Markets: Changing Land Rights in China and Ethiopia
van Dijk Meine Pieter
UNESCO IHE, Netherlands, The

MC C2-131
Non-conventional impacts of land interventions
Chair: Jintao Xu
Peking University

Does Land Titling Stem Forest Cover Change? Native Communities in the Peruvian Amazon
Blackman Allen 1; Asner Greg 3; Corral Leonardo 1;
Lima Erivelthon 4
1 Inter-American Development Bank; 2 Resources for the Future; 3 Carnegie Institute for Science; 4 InterAmerican Development Bank

Effects of Protected Areas on Deforestation and Poverty: Evidence from the Peruvian Amazon
Miranda Juan Jose 1; Blackman Allen 3; Asner Gregory 3; Corral Leonardo 1; Lima Erivelthon 1
1 Inter-American Development Bank; 2 Resources for the Future; 3 Department of Global Ecology, Carnegie Institution for Science

Gibrat’s Law in Developing Country Agriculture
Henderson Heath Linn; Corral Leonardo R.; Simning Eric Michael; Winters Paul Conal
Inter-American Development Bank, United States of America

Agricultural Supply Response and Smallholders’ Market Participation - The Case of Cambodia
Gaiha Raghav Das 1; Azam Md Shafiul 2; Imai Katsushi S. 2
1 University of Delhi, India; 2 University of Manchester

MC 5-100
The continuum within the continuum of land rights (UN-Habitat/FIG)
Chair: Teo Chee Hai
International Federation of Surveyors

Introductory Remarks
Chee Hai Teo
International Federation of Surveyors, Malaysia

Setting the Scene: The Continuum of Land Rights – Sustaining the Momentum and Paradigm
Augustinus Clarissa
UN-Habitat, Kenya

Discussion contribution
Selod Harris
World Bank, United States of America

Discussion contribution
Sietchiping Reny
UN-Habitat, Kenya

Discussion Contribution
Peterson Jan
Huairou Commission, United States of America

Discussion Contribution
Zevenbergen Jaap
University of Twente, The Netherlands

Jones, Brent
Short Remarks
Jones, Brent

Summary by Rapporteur
Antonio Danilo Ramos
UN-Habitat, Kenya
**April 11, 3:00 PM - 4:30 PM**

**MC 6-100**

**Increasing private sector participation in land sector service delivery**

Chair: Peter John Rabley  
Omidyar Network

Land Administration Products, Business Models and Commodities as Spin-off  
de Zeeuw Kees; Lemmen Christiaan; Barnasconi Godfried  
_Kadaster, Netherlands, The_

Operations of Private Sectors on Poverty Eradication by Using Land Resource in Tanzania: Practice and Experience from Registered Urban Planning Private Companies

Samandito Gombo 1; Shedrack Janepher 2  
1_Ardhi Plan Limited, Tanzania; 2 ARDHI PLAN LIMITED, Tanzania

**A New Partnership Paradigm**

Barlow Christopher H  
_Thomson Reuters, United States of America_

Modernizing Land Registration Systems through Alternative Service Delivery and Private-Public-Partnerships: An Overview of the Teranet Model from Canada

Clarke Bill  
_Public Sector Modernization Group, Toronto, Ontario, Canada_

**Preston Auditorium**

**Private sector experience addressing land-related challenges**

Chair: Amar Inamdar  
_World Bank_

Lessons Learned from Palm Oil Investments in Southeast Asia

Colchester Marcus Edward  
_Forest Peoples Programme, United Kingdom_

Scaling up Solutions for Addressing Land-Related Challenges in the Agribusiness Sector

Men Kon Tang  
_Sime Darby Plantation, Malaysia_

The Role of the Private Sector in Addressing Land-Related Challenges in the Mining Sector

Cotts Nick  
_Newmont Mining Corporation, United States of America_

Discussion Contribution

Galliez Lionel  
_International Union of Notaries, France_

**MC C2-131**

**Improving tenure security through legal aid**

Chair: Vivek Maru  
_Namati_

A Systems Approach for Providing Legal Aid for Land

Kumar Sunil  
_Landesa India, India_

Community-Based Legal Aid Activities in Uganda and Tanzania: Strengthening Women’s Land Rights and Legal Knowledge

Billings Lucy 1; Peterman Amber 2; Behrman Julia 3  
1 International Food Policy Research Institute, United States of America; 2 International Food Policy Research Institute, United States of America; 3 New York University, United States of America

Securing Land Rights of Poor Through Paralegals in Andhra Pradesh, India

Rajsekhar Budithi; Viziniendra Boyi; Rajan Senthil  
_Society for Elimination of Rural Poverty, India_
MC 2-800
Fiscal and governance impacts of improving urban land tenure
Chair: Sharon Sayles Belton
Thomson Reuters

Addressing the Challenges of a Computerized Land Records Management in Metro Manila
Gianan Margie Soneja
Department of Environment and Natural Resources - National Capital Region, Philippines

Advances on the Urban Land Governance in the State of São Paulo: Experience of “Cidade Legal”
Reydon Bastiaan Philip 1; Bueno Ana Karina da Silva 2; Figueiredo Sylvio Eduardo M. 3; Fernandes Vitor Bukvar 1
1 UNICAMP, Brazil; 2 UNICAMP, USP, Brazil; 3 Consultant

Theorising Urban Growth in Developing Countries: Informal Real Estate Markets and the Production of the Urban Built Environment
Munshifwa Ephraim Kabunda
Copperbelt University, Zambia; University of Cape Town, South Africa

Nasara Development Platform: A Strategy for Securing Land Rights, Improving Land use & Efficient Generation of Land Revenue
Jibril Ibrahim Usman
Nasarawa State Government, Nigeria, Nigeria

MC 5-100
Land and financial markets
Chair: Rick Gaynor
Millennium Challenge Corporation

Evaluation of Real Estate Property and Market Risk for Real Estate Backed Financial Products
Milligan Michael; Campagnoli Enrico; Bambagini Giampiero
United Nations Economic Commission for Europe, Switzerland

Central America: Addressing Local Economic Development Through Municipal Land Policy and Fiscal Reforms
Kieser Walter Frederick
Economic & Planning Systems, Inc, United States of America

Land Bank 2.0: An Empirical Evaluation
Whitaker Stephan; Fitzpatrick IV Thomas James
Federal Reserve Bank of Cleveland, United States of America

Capturing the Value of Public Land for Urban Infrastructure: Centrally Controlled Landholdings in India
Thawakar Vasudha 1; Peterson George 2
1 World Bank, India; 2 World Bank

MC 13-121
Progress with implementing the LPI agenda (UNECA)
Chair: Janet Edeme
African Union Commission

Mainstreaming land issues into CAADP investment plans
Chipeta Mafa
FAO Eastern Africa

Large Scale Land-Based Investments and Nairobi Action Plan
Anseeuw Ward
CIRAD, France; University of Pretoria, South Africa

Promoting Women’s Land Rights
Odeny Millicent
Jet Set Consultants

Capacity Development
Haile Solomon
UN-Habitat, Kenya
Presentation

Abstracts
April 09, 8:30 AM
INS01: Building capacity for good land governance MC 6-100
Chair: Lionel Galliez
International Union of Notaries
How to Enhance Good Land Governance through Learning and Capacity Development Transparency in Land Administration
Haile, Solomon
UN-Habitat, Kenya
Transparency is an important pillar of governance. Improving transparency will lead to a better and functioning land administration. Clearly, opaque land administration is conducive for rent-seeking and negatively impacts on the quality and confidence in services. On one hand, people seeking land administration services will find it difficult to know who is responsible for what, the number of steps and the amount of time required to access services and to process transactions, and the means and routes of appeal. On the other hand, land administration officials in gate keeping positions find it easier to engage in and fraudulently benefit from a range of corrupt practices. The paper notes that corrupt practices in land administration unfairly impair land and property rights, engender forced evictions to ‘make way’ for vested interests, trigger inequalities, social exclusion and unrest. Transparency allows land administration to operate openly, understandably and predictably, hence making policies, laws, regulations, charters, codes, rules, structures, functions, and processes and procedures governing land functions more comprehensible and responsive to the needs of citizens. Ultimately, transparency can therefore encourage civic engagement and accountability, strengthens confidence in governments and public agencies and has positive impact on economic development through equitable and fair access to land, increased tenure security, efficient use of land, substantial reductions in the cost of doing business etc. The paper proposes a number of recommendations on effective design and delivery of training and capacity development programs in land administration as well as in the broader land governance agenda. It also shows how the lessons and recommendations provided the building blocks for a good practice guideline in training and capacity development. The paper proposes how training practices can be improved. Recommendations are also made towards various actors including international development actors who fund or implement capacity development programs, particularly in the land and governance sectors.

Holistic Capacity Building for Sustainable Results
Kjellson, Bengt
Lantmäteriet, Sweden
Capacity building and institutional strengthening are often mentioned as important parts of improvements in land administration. But often the focus has been limited only to technical and/or legal - improvements in legislation, use of modern technology, and development of IT systems. Although such components are essential in a development strategy towards a more well-functioning land administration system and transparent land governance, there are other fields that also need to be covered in order to achieve sustainable improvements. In recent projects the Swedish government agency Lantmäteriet has worked on a broader basis, incorporating components such as HR, finance and control, organizational culture, strategic planning and change management. The design of these projects has been more of a partnership between Lantmäteriet and the recipient organizations. The thinking behind this approach is that capacity building must be holistic, and designed to strengthen the whole organization, and to create a closer involvement in the organization’s core business from various support functions. The result is that this approach produces improvements in the approach to management, organization, staff motivation, financial performance, etc., thus enhancing the possibilities for actually reaching the long term objectives of the organization. This approach is also a measure in the fight against corruption.

The Action of the Notarial Profession Concerning Titling – The Simplified Secure Title (SST)
Malaplate, Pauline
High Council of Notaries (CSN), France
In 2008, the High Council for the Notarial Profession decided, as part of its international action, to export its expertise in securing land tenure to developing countries. A “titling” working party was then set up with the Association of French-speaking Notaries, the Order of Licensed Surveyors, the Civil Law Initiative, the International Organization for the French-speaking World and the Caisse des dépôts et consignations. This working party, under the responsibility of Didier Nourissat, first of all drew up a major scientific work on securing land tenure, which led to organizing two symposia in November 2009. Next the many contacts developed with all the international organizations involved in titling helped to bring recognition to a number of French notaries as experts on land tenure within these institutions. Lastly, these actions in the field were implemented in several countries with the aim of participating in a new land reform project or assessing reforms in progress.

FGF : a network at the service of training and land governance
Fournier-Schmitt, Bénédicte
Federation of French-speaking surveyors (FGF), France
The Federation of French Speaking Surveyors (FGF) is an association created in 2005 which gathers 26 countries. Its main objectives are to bring its members, coming mainly from the African continent, a technical as well as a political support to contribute to the organization of the surveying profession, to guarantee a high level of initial and continuous training and to contribute to the maintain of the use of the French language within international institutions. Thanks to the commitment of its members and to the support of international organizations such as UN-Habitat or the International Organization of la Francophonie, FGF organized in Niamey (Niger) in October 2010 the first seminar of evaluation of the surveyors of the French-speaking countries in Africa. Also, FGF organized in October 2012 during 3 days the first post-graduate university of French-speaking African surveyors and technicians in Ouagadougou (Burkina Faso). The purpose of the presentation is to present the Federation of French Speaking Surveyors, its objectives and actions towards training, women (regarding their access to education, land and property rights) as well as more transparent land governance.

INV01: Land management tools to improve transparency of agricultural investments: Learning from local experiences
Chair: Babette Wehrmann
Independent Consultant
Partnerships for Structured Land Use Planning Entailing Individual and Group Registration in the Northern Regions Under Communal Ownership
Lusepani, Esther
Ministry of Lands and Resettlement (MLR), Namibia
MLR coordinates with a number of other sector ministries (i.e. Environment, Transport, Regional Development, Agriculture) a structured land use planning entailing individual and group registration process in the northern Regions under communal ownership. Ms Lusepani, a former expert in a respective private consulting company and now political decision maker, is elaborating on the factors to organize a broad buy-in of sector ministries and traditional authorities into a joint, binding spatial planning process. Key questions (1) What are the key incentives for a buy-in of diverging political, powerful decision makers to joint planning and compromise on spatial, conflicting interests? (2) What are the key challenges and how binding is the zonation for different land uses? What has to be done to to follow a structured and efficient investment process, both by government, local farmers, private large and small-scale investors and the civil society? (3) How should such a process be ideally structured and driven? (4) Which administrative level (local, regional, national) should be responsible for which planning issues?

UN
Habitat
Building capacity for good land governance
Implementing Coordinated Spacial Development Plans Across Administrative Levels in Cambodia

Khemro, Beng Hong Socheat
Ministry of Land Management, Urban Planning and Construction, Cambodia

Land is a precious resource in most countries but is of particular importance in the current social and economic development of Cambodia. In rural areas, where over 80% of the population resides, people’s economic and social well-being depends on access to adequate land holdings. Poverty in rural areas cannot be overcome if rural populations cannot gain access to arable land and water resources. However, the country recognizes that better land distribution alone will not be sufficient to pull the Cambodian population out of poverty into economic security. Rural populations urgently need convenient access to the urban settlements for supplies, services, information and technologies that will help them increase their productivity and improve their living conditions. Most importantly, they need access to urban markets to sell their produce and increase their incomes. So transportation, communications and energy systems have to be planned and installed to bring rural populations within efficient and affordable reach of towns and into the orbit of social and economic development. Small and medium-sized towns are indeed the first and vital point of contact for rural populations. They also form the most viable network through which a variety of key inputs for rural development can be channeled through to the villages.

Recognizing Local Land Rights in the Context of a Large-Scale Investment: Lessons Learned from the Grandis Timber Plantation in Cambodia

Pederson, Mogens
International Woodland Company, Denmark

As a means to manage the risk associated with establishing and managing a large-scale plantation operation in a rural area of Cambodia, Grandis Timber has paid considerable attention to the tenure and land rights of the communities affected by the operation. This has been based on following a pragmatic approach to strategic CSR, where every intervention has had to address social or environmental issues, while at the same time improve on turnover, profit and the risk profile of the operation. The key assumption has been that more clearly defined and secure tenure arrangements for local communities help to identify the challenges the company faces when cooperating with local people and simultaneously addressing their needs. As part of this strategy, Grandis Timber has been working closely with government as well as non-government organizations with aligned interests in local land rights.

Building a Nationwide Economic Land Concession Inventory in Lao PDR

Giger, Markus
CDE, Switzerland

The most comprehensive publication to date on land concessions and leases in Lao PDR has recently been published. It shows that over 2,600 land-concessions and leases have been granted covering a total of 4.1 million hectares of territory, or roughly 5% of Lao PDR’s land. Today, one out of five villages in the country is affected by these investments. They exceed the area used for wet rice production. Land use patterns in Lao PDR are rapidly changing. Between 2000 and 2009, the number of land deals in Lao PDR increased fifty-fold. The State Land Leases and Concession Inventory represents a globally unique and extremely valuable database from various perspectives. It contains the spatially explicit data and is the first systematic inventory that allows for visualising and analysing the extent and dimensions of land-intensive investment across the entire country. The land concession inventory is the result of a trilateral cooperation between the Lao government, Switzerland, and Germany. Representatives from the three partners jointly introduced the document published by MoNRE, the Centre for Development and Environment (CDE), the Swiss Agency for Development and Cooperation (SDC), and the Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ).

Support for the Development of Accurate National and Regional Geodid Models

Roman, Dan
U.S. National Geodetic Survey (NGS), United States

Use of GPS as a tool for precise 3-dimensional positioning and the important role it plays in contemporary land management practices is very well established. One aspect of the use of GPS that is seldom expressed and discussed at this and too many other similar land management conferences is the importance of having an accurate national or regional geodetic model. A geodid model is required to translate the height component of a 3-dimensional position derived from GPS observations to one that more closely approximates “sea level” and is referenced to the Earth’s gravity field. The need for accurate, reliable and consistent height information as part of any land management effort cannot be overstated. Elevation information contributes to informed decision making and impacts a wide range of important activities including mapping and charting, intelligent water management, improved agricultural production, flood risk assessment, transportation, land use and ecosystem management. The development of an accurate (<10 cm) geoid model is one that is challenging even for developed countries with extensive and active geodetic institutions. Currently very few developing nations enjoy such a utility and must rely on globally best fitting models that may have local errors in the range of more than 2-3 meters. Regrettably most land management and property administration projects lack the technical expertise to address this issue. This panel will attempt to address ways in which the development of local and/or regional geoid models may be integrated into on-going and future efforts to modernize national surveying, mapping and GIS programs.

Establishing a Land Policy Reform and GPS Technology Implementation in Burkina Faso

El-ayachi, Moha
Institute of Agronomy and Veterinary Medicine, Morocco

Access to a secure land is a key condition to achieve the promotion of food production. As in many developing countries and parts of Africa, Burkina Faso has known a phenomenal growth in population, which has increased demand on land and land based conflicts in the rural communities. It is pressing
to formalize their rights to sustain continuous use of their arable lands. As identified in its Poverty Reduction Strategy Paper, the government of Burkina plans to promote growth in the rural economy by modernizing and diversifying agricultural activity. A functional cadastre has become urgent to record land changes into a unique and issue-specific frame for the stakeholders’ land rights. As part of the land management enhancement, the geodetic infrastructure has been modernized by establishing nine Continuously Operating Reference Stations. This paper focuses on the main reasons and objectives behind developing a new framework for land governance in Burkina Faso. It highlights the importance of such framework in implementing a land administration system for tenure security and a successful capacity building program to ensure project sustainability. It will conclude with the impact of land reform policies and the new geodetic network on the national economy of Burkina.

Mapping out the Plotlines: Establishing an Effective and Well-Functioning Farmland Registration System in China
Wu, Xiaohui
Landelss, China
China’s history of the past three decades demonstrates that secure land tenure rights of farmers are clearly an important component of economic development generally, and rural development specifically. The wise application of the law to the reform of land tenure rules and systems remains among the most widely relevant and highly leveraged means of improving the lives of the rural population. The paper begins with the task of laying out the current facts concerning China’s efforts to set up a nationwide farmland registration system. It summarizes much of the farmland registration pilot experience in China, in the hope that the cumulative experience and policy recommendations discussed in this paper will provide help and guidance for China in identifying what is needed, and what should be done, to establish a nationwide, effective land registration system over the coming years. One of the most important messages to take away from this paper is that there are practical, legal-system ways, sometimes rather new and innovative measures, to achieve that goal. This includes such important factors as political leadership, legislation, administrative planning and system design, financial resource mobilization, access to international comparative experience, as well as public participation, women’s empowerment and education on farmland registration.

TWV01: A conceptual basis for the continuum of land rights MC C2-131
Chair: Jolyne Sanjak
Millennium Challenge Corporation
City Structure and Informal Property Rights in West Africa
Selod, Harris
The World Bank, United States
We adapt the standard monocentric land use model to account for the diversity of land tenure situations and difficult access to secure tenure in West African cities. To this effect, we introduce an endogenous choice of property rights along a continuum of tenure options and explicitly model the interactions of households with the land administration. Households simultaneously decide where to live in the city and the level of tenure security they purchase from a corrupt and clientelistic land administration which collects fees in inequitable ways. This setting enables us to analyze the impact of land tenure pluralism and clientelism or rent-seeking practices by agents of the land administration on city structure and tenure choices, considering the non-trivial interactions between land administration fees, tenure choices, exposure to multiple sales, and land prices. The model replicates the observed urban spatial patterns of cities in West Africa where households tend to have formal ownership titles in the most central locations and other weaker forms of property rights further away. We simulate the impact on city structure and households’ welfare of land administration among other things making either property rights more affordable or the menu of land administration fees more equitable.

Continuing to Bridge the Cadastral Divide
Bennett, Rohan Mark
University of Twente, Netherlands
The cadastral divide is a term used to differentiate between those countries that maintain complete cadastres and those that do not. The worldwide project aimed at bridging this cadastral divide spans well over half a century. The most recent chapter in the bridging story stems from evidence demonstrating that conventional approaches deliver less than optimal outcomes. The increasingly dominant view is that a continuum of options for understanding and recording land tenures is needed. To support the continuum of land rights in practical terms, a set of new tools is needed. These are underpinned by pragmatism, diversity in approach, and innovation. They might support or be used in parallel with conventional adjudication, demarcation, surveying, recording and dissemination approaches. Many are already available and applied, many more are under construction. This paper provides examples, solutions, and challenges from Kenya, Rwanda, Ethiopia, and Austria. Some initiatives are shown to reduce the cost and time of cadastral activities using simpler processes, reducing required expertise, and using cheaper technological approaches. Others enable recording of previously unrecorded tenures by engaging new actors, utilizing other infrastructure projects, and enabling flexibility in land policies and resulting legal frameworks.

Spatially Enabled Land Administration; Paradigm shift in land information management
Rajabifard, Abbas
The University of Melbourne, Australia
The administration of land is challenged by the increasing need of clients for land information and by the creation of new land related commodities and interests. In this space, spatial information and technologies can change the way business and governments manage activities and solve problems in relation to land. Much information relates to place and locations. Some of this is spatial information, but a great deal is information that can be organized according to its impact on a place. These emerging spatial technologies potentially expand the capacity of societies. They provide possibilities for ordering information that are profoundly world changing. The more difficult task involves embedding new technologies into the most conservative and fundamental processes in land information and management of the land market, particularly, into the land registries. Regardless, the opportunities provided by emerging technologies are driving changes in the way governments interact with their citizens, principally in initiatives to spatially enable their processes, as well as their information building on the growing need for land information and availability of spatial technologies, this paper presents two paradigm shifts in collecting and managing land information in the context of spatially enabled land administration.

What is Land Tenure Security for Rural Small Holders in Sub-Saharan Africa Context: Revisiting the Concept
Simbizi, Marie-Christine Dushimyimana
University of Twente, Netherlands
The meaning of land tenure security is reasonably well agreed upon in developed societies. In Sub-Saharan Africa (SSA) however, the concept remains controversial and poorly defined. Past conceptualization efforts have favored reductionist approaches, resulting in narrowing the concept to one as pect or another. Though it is agreed that there is no one-size-fit-all definition of tenure security, scholars remain silent on a framework that enables conceptualizing tenure security in its totality, taking into consideration the diversity and contextual differences that exist among land tenure systems. This paper aims to assist in closing the theoretical gap by revisiting the concept of tenure security using Sub-Saharan Africa’s small holders as a case. A research synthesis was undertaken to develop a new conceptual framework of tenure security. This paper introduces system approach as a framework that enables capture more holistically the total security of a small holder. The new multi-aspects concept of security is defined as an emergent property of a land tenure system. The content of such security is explained by understanding key interactions between elements of land tenure system in SSA (1) people, (2) social and (3) public institutions, (4) a continuum of land rights and restrictions, and (5) land.

43
URBO1: Using taxation to improve land governance MC 4-800
Chair: Gregory Ingram
Lincoln Institute of Land Policy

Linking Land Securisation and Tax Collection as a Development Tool: Pilot Experience in Madagascar
Razafindrakoto, Yolande
EFA NGO Madagascar, PNF Madagascar, Burkina Faso

The Malagasy land policy, adopted in 2005 had a major focus in the decentralization of land management and the ability for municipalities, through the creation of local land offices, to formalize land rights and to issue land certificates. Nowadays, the reform has seen major advances. About 450 local land offices have been created. However, these local land offices have only received an average of 290 demands each, and issued an average of 160 certificates. One of the reasons explains low uptake is that demands are not systematically done. Municipalities have the challenge of integrating this decentralized administration of land governance. In Madagascar, the municipalities are responsible for establishing a database of land tax, collecting these, and allocating the whole tax revenues to their population. But so far, the different approaches implemented to increase land taxes revenues had not the expected effects. The land tax system remains declarative and, therefore, is far from being exhaustive. The objective of this presentation is to analyze the opportunities presented by the process of combining land tenure and taxation at the municipality level, to describe the methodology, to report statistical data and accounted for the implementation of the operation for the assessment of the methodological approach and to communicate the conclusions and lessons obtained from this experience in the perspective of the second phase of the land reform and the reinforcement of land decentralization.

Improving Fiscal and Land Governance Through Real Property Valuation and Taxation Reforms in the Philippines
Alvina, Nino Raymond Bersabe
Department of Finance - Bureau of Local Government Finance, Philippines

Property valuation in the Philippines had been characterized as inefficient and inequitable due to the webbed gaps and dysfunctions in policies, systems, and structures, thus undermining the potential of real property to contribute to the socio-economic development goals of the country. This was evidenced by generally outdated property values, low revenues from property tax particularly in the local governments, absence of uniform valuation standards, lack of formal education program and capacity building for appraisers and assessors, among others. Under the Land Administration and Management Project (LAMP), the government embarked on long-term program towards improving land governance, particularly on tenure security, provision of land administration services, and property valuation and taxation. Over the last 10 years of project implementation, significant interventions have been introduced in the legal and policy frameworks, capacity building and education programs, and tools and systems to support appraisal work. The paper presents the experience of the Philippines in delivering a reform program on property valuation and taxation, including a pilot case in a local government unit, and discusses the ways to move forward.

Community Growth Through Land Taxation
Plimmer, Frances Anne Sterny
International Federation of Geometers (FIG), United Kingdom

For the property tax to be administratively feasible, socially acceptable and to generate revenue to fund local services, it is not necessary to develop a system based on complex assessments of property value. Simplified value-based systems have been shown to work well in developed countries and therefore their experience provides reliable evidence on which to base a similar system in countries with less developed real estate markets and data-base resources. This paper looks at a number of 'simple' value and non-value based approaches, and demonstrates how property tax systems can operate with minimal data, with the potential for future development as more data becomes available and as property valuation skills become more widespread and sophisticated. It is the contention of the paper that the use of such approaches has considerable merit in those jurisdictions where property transactional data is scarce and property valuation skills are in short supply. This paper also discusses the need to involve the (potential) taxpaying community in the development and implementation of any new tax regime, as well as the municipal authorities so that the services for which taxes are paid are both appreciated by the community and deliverable by the authorities.

Socializing Land Rent, Untaxing Production
Hartzok, Alanna Kay
Earth Rights Institute, United States

This paper begins with a statement of considerable relevance to the topic from the founding document of UN-Habitat. Foundational terms and concepts are then defined, essential for comparing classical economics with the neoclassical brand and highly relevant to understanding the relationship of land and poverty. The concept of socializing land rent is traced to ancient times including the Vedic period, Biblical Leviticus and Talmudic writings, and China from 4,000 years ago. Statements from the Physiocrats, Adam Smith and Karl Marx show the similarity of their perspectives concerning rent socialization as do those of many Nobel Prize winning economists. The Law of Rent is described and then Henry George’s understanding of the importance of socializing rent to secure a fair distribution of wealth. The sufficiency of rent as the taxable capacity of land for funding infrastructure and other public goods and services is set forth in both theory and with a number of examples in practice. Lastly, presented is a holistic integrated tax shift model for fully socializing rent while untaxing production that is being used as the basis for legislative tax reform proposals for the state of Vermont in the United States. Several charts and graphs are included.

USEO1: Land markets: Development and impacts MC 5-100
Chair: David Ameyaw
AGRA, Kenya

State versus Markets in Land Governance: Quantifying and Explaining Regulation of Sales and Rental Markets in Europe
Van Herck, Kristine
LICOS Centre for institutions and Economic Performance University of Leuven, Belgium

Certified to Migrate: Property Rights and Migration in Rural Mexico
Gonzalez-Navarro, Marco
University of Toronto, Canada

Improving the security of tenure over agricultural land has been the focus of a number of large land certification/titling programs. While the main justification for these efforts is to increase productive investments and facilitate land transactions, we show that if access rights were tied to actual land use in the previous regime, a frequent condition, these programs can also lead to increased outmigration from agrarian communities. We analyze the Mexican ejido land certification program which, from 1993 to 2006, awarded ownership certificates to 3.6 million farmers on about half the country's agricultural land. Using the program rollout over time and space as an identification strategy, we show that households obtaining land certificates were subsequently 30% more likely to have a migrant member. The effect was larger for households with ex-ante weaker property rights and with larger off-farm opportunities. At the village level, certificates led to a 4% reduction in population. We show evidence of certificates leading to sorting, with larger farmers more likely to stay and land-poor farmers more likely to leave in high productivity areas. We test -and reject- the possibility that the migration response was due to a relaxation of liquidity constraints. Finally, use of satellite imagery shows that improved property rights did not lead to reductions in cultivated acreage. The policy lesson from the paper is that strengthening property rights and making land markets work better can have important spillover effects on the spatial allocation of labor.
Land Market in Ukraine: Good or Bad News?
Zadorozhna, Olha
Bocconi University, Kyiv Economic Institute, Italy

The paper estimates a reaction of investors of agricultural companies to events connected with the extension of the moratorium on land sales in Ukraine. The analysis is done for a sample of Ukrainian big agricultural companies that are traded on a stock exchange using an event study methodology and a dummy-regression approach. Results suggest that the majority of investors of agricultural companies reacted negatively to the extensions of the moratorium before 2010, however, their reaction has changed afterwards. In 2011 the lion’s share of investors perceived negatively events connected with the elimination of the moratorium. This might have had to do with a change in political power in Ukraine that happened in 2010. Also, current proposal of the Law “On the Land Market” that if adopted would automatically dismiss the moratorium does not favor business of big agricultural companies. Therefore, investors currently prefer the moratorium to be in place. Dummy-regression approach suggests that investors’ reaction is stronger for companies with larger land holdings. Also, political connections are important, however, their effect is significant only for some post 2010 events. Results suggest that investors of big agricultural companies are not ready for the introduction of the land market under current political and economic conditions in the country.

Explaining Sub-National Variation in Liberian Land Disputes: The Role of Local Institutions and Development in Order and Conflict
Hartman, Alexandra
Yale University, United States

Systematic property rights are the foundations of many political systems, yet conflict over land exists in many societies. Wide variation in the severity, duration and geographic dispersion of land conflict in Liberia raises the question—why are certain land conflicts tractable, easy to resolve, and nonviolent? Why in other cases do disputes and justice providers fail to resolve conflicts despite years or even decades of intervention? I explore the conditions under which conflicts over land become difficult to resolve in Liberia by tracing the evolution of property rights and rule of law institutions in five of Liberia’s 16 counties. Using quantitative and qualitative data on land conflicts from 2006-2012, I analyze variation in three key indicators of tractable land dispute length of time it takes to resolve, the number of remedies sought, and the level of violence associated with the dispute. I find evidence that geo-spatial variables, the strength of the central government, and emotional and cultural ties to land shape the conditions under which order and conflict vary within a nation state in counter-intuitive ways.

April 09, 10:30 AM
INS02: Institutional and legal reform: Dealing with weak governance frameworks MC 6-100
Chair: Joan Kagwanja
UN-DC

Steps Towards Enhancing Land Tenure Security: The Kenya Case - Gains and Challenges
Mwathane, Ibrahim Njiru
Land Development and Governance Institute, Kenya

This paper discusses the implementation of Kenya’s land reforms based on the national land policy and the new constitution which contains a comprehensive chapter on land and environment. The paper mentions how some issues in the constitution like gender rights, categorization of land, land holding by non-citizens, taxation, reposssession of land and limited land sizes undermined the referendum vote. The paper provides highlights of the progress made in the implementation process, including the enactment of some new land laws, capacity building, civic education, the establishment of a national land commission and new environment and land courts and progress in preparing a land use policy and developing a land information management system. Challenges to implementation, including resistance to change, limited political goodwill and budget, capacity constraints, lack of an implementation plan and a monitoring and evaluation mechanism, are discussed. The paper further discusses the politics of implementation, highlighting various actor interests. Opportunities opened in national development, possible partnerships and convergence with regional and global initiatives and lessons learnt are highlighted. The paper makes conclusion that if there is continuous vigilance to ensure that current challenges are addressed, then reforms in Kenya will help promote social-economic development and reduce poverty.

Dealing with Institutional and Legal Complexities in Land Administration in the Post-conflict South Sudan: The Experience of the South Sudan Rural Land Governance Project (2011-2013)
Marongwe, Nelson
Tetra Tech ARD, South Sudan

South Sudan is a country coming from a conflict, having attained political independence in July 2011. Decades of civil war destroyed South Sudan’s essential institutions of governance, especially the customary and statutory systems that allocated land rights and ensured that land holders could use their land to secure livelihoods. The new institutional landscape, a blend of old and new institutions from the pre- and post-conflict periods, is operating in an environment where legal and policy frameworks and instruments for land administration and land use planning barely exist, with mandates of land administration institutions poorly defined. The paper demonstrates how innovative approaches by USAID’s Sudan Rural Land Governance Project in land administration and land use planning in rural contexts is making impact in a challenging environment. Such innovation is characterized by the use of bottom-up approaches in land use planning and land registration, making important contribution to the development of South Sudan’s land use planning and land administration infrastructure. In conclusion, the paper argues that lessons learnt from the project are expected to inform national and state level responses to South Sudan’s land administration challenges. To this end, the State has a role to play to make this happen.

Dealing with Land Governance in Post Conflict Settings: Evidences From DR Congo
Sylla, Oumar
UN-HABITAT, Democratic Republic of the Congo

Land used to be driver of conflict in DR Congo. Unsuccessful nationalization land policy in the country generated adverse affected by favoring elites and entertaining corruption and illegal land acquisition processes. During the post-conflict context race to land takes another patterns for various reasons, weakness of the state and its land institution, appartment of new actors on land competition (military, warlords), ethnic tensions revolved around land which are fuelling tensions in face of land tenure system which is favoring customary lands. Based on cases studies, the study aimed at highlighting challenges related to land governance in post-conflict DRC with the interference of many factors, economic, politic and ethnical. The management of public lands in post conflict is still maintained the seed for violence while land competitions have always generated political crisis (lack of transparency on land management, lack of clarity on land customary regime, tenure insecurity for small holders as an adverse consequence, ethnic rivalries around land). As DRC government is moving towards a land reform process, the study is a contribution for a better understanding of specific land related challenges in post conflict settings.

Can Formalization of Land Rights Benefit the Poor? The Case of Kenya
Olutoch-Kosura, Willis Aggrey
University of Nairobi, Kenya

The multiple functions of land, such as being the basic factor of production, source of collateral for credit, social capital, rental income, cultural and religious identity have fueled interest in formalization of land rights through tenure conversion from communal to individual tenure to improve the quality of life of the rural poor. Secure land rights often give incentives and authority to make investment decisions for sustainable management of the resource. The landless poor stand locked out from the
opportunities provided by these multiple functions of land. The systematic conversion involves a protracted process of adjudication, registration and titling of land parcels meant to commoditize the land and to secure the individual land rights. However, while some empirical studies have found no systematic direct link between tenure conversion to increased investment and land productivity (e.g. Mignot-Athola et al, 1994 and Kosura, W.O, 1994, Anne-Sphie et al, 2002), others like Kieya, J. and Nyaga (2009) found positive linkage between secure land rights and increased land productivity and poverty reduction in Kenya. It therefore appears systematic land tenure conversion culminating in titling may not necessarily benefit the poor. The relative benefits from such tenure conversion programs vary from context to context, with some benefits carrying risks for disadvantaged groups such as women and the youth due to elite capture by some powerful group categories. This paper analyses the dynamics of the land tenure conversion, using Kenya. Some of the perceived benefits have remained elusive. The characterization of the typologies of contexts are analyzed to demonstrates the conditions for benefitting the poor and asserts that the “one shoe fits all” approach for tenure conversion programs is no guarantee for achieving the full potential benefits for the rural poor.

Resource Development on Customary Land - Using Option Pricing Theory to Share the Benefits from the Exploitation of Land Based Resources

Boydell, Spike

UTS: Asia-Pacific Centre for Complex Real Property Rights, University of Technology, Australia

Building on prior research that identified the benefits of engaging a synergistic value approach to land resource compensation, this paper explores the potential of applying option-pricing theory as a proxy for the economic value of the “marriage” of stakeholder interests associated with mineral exploitation. Drawing on the example of a copper and gold reserve in Fiji, and equally applicable to other Pacific islands or African contexts, the research adapts, evolves and explains the findings of recent modeling to recommend equitable stakeholder benefit sharing in the context of customary land. The synergistic compensation model, informed by (and acknowledging the limitations of) option pricing theory, offers a key transparent negotiation tool for all parties – but highlights the need for increased negotiation capacity in developing countries. Informed by publicly available data, it places the onus on the exploration company to prove or disprove the data. It also offers a policy framework that enables the custom landowners to be the direct financial beneficiaries of the scheme (potentially by taking a share in bulkion rather than cash), with the national fiscal benefit to the State being derived from standard taxation arrangements over the customary landowners newfound source of revenue.

INVO2: Evidence on investor-community partnerships

Chair: Bernd Schanzenbaecher

EBG Capital

Women and Benefit Sharing from Mining: Ok Tedi - an Innovative Case from Papua New Guinea

Menzies, Nicholas

World Bank, United States

Despite global gender equality gains in many areas, two areas of inequality persist - asset gaps and women's agency. Land and natural resources are often citizens’ key assets, but women's agency over these is commonly weak, especially when married with financial capital. This presentation will highlight a globally innovative deal at the Ok Tedi Mine in Papua New Guinea, where host-community women now control more than 10% of all community benefits. This deal is a product of the particular history of the mine, the receptiveness of the mining company and astute female leadership. Implementation is more sobering, with decision processes not widely understood and impacts not felt in most beneficiary villages. So what might be – tentatively – learnt from the experience? (i) Outcomes for women rely on the quality of the overall negotiation process. (ii) Leveraging investor incentives (eg, for “less conflictual development”) can balance reticent male land holders. (iii) Minor ‘tweaks’ to benefit delivery (like family bank accounts) can be as important to ultimate impact as the overarching terms of a deal.


Masaba, Connie

Vegetable Oil Development Project, Uganda

The paper presents 2 examples of inclusive business models from Uganda and Mali that have a positive impact on smallholder farmers livelihoods and land and natural resource rights.

Mobilizing The Private Sector to Improve Land Governance

Jadhav, Chandra Shekar

Nandana Cleantec Limited, India

Taking into account the fact that the resources like land and water are limited, Nandan, an Indian sustainable bioenergy company, has developed innovative models, ensuring sustainability and improving productivity with innovative technologies and also creating economic regeneration through inclusive business models. Nandan has innovatively structured its bio-energy investment and thus has been able to mobilize the private sector to improve land governance and minimize land related risk and maximize benefit. Under the Public Private Partnership Model (P3) the land for plantation development is owned by the village community, while the cultivation is taken up under integrates and leverages strengths of multiple stakeholders of the value chain. Under the Public Private Partnership Model (P3) the land ownership is maintained with the farmer who will get wages and cultivation expenses paid by the government. Under the Estate Model the company has leased government-owned marginal land for a period of 20 years. Under Self-Help Groups farmers have allocated government owned marginal land. The company provides upfront inputs, and produce buy back arrangement. Under NGO Model the company has identified and appointed rural youth entrepreneurs who facilitate marginal land identification, testing and arrangement of contract with interested marginal farmers.

Efforts to Increase Responsibility in Agricultural Investments: Policy Frameworks and Implementation Challenges – Evidence from Civil Society in Sierra Leone

Rahill, Joseph

Green Scenery, Sierra Leone

Sierra Leone belongs to the Group of LDCs with high rate of poverty and ongoing Food Insecurity for the majority of the population. Moreover, the country still has to recover from a decade lasting civil war. The control over natural resources, especially land was a trigger for conflict and still is a contentious issue for Sierra Leone. Against the historic and conflictive background the acceleration of large scale land acquisitions bear the risk of increasing the divide within rural population, worsening local food insecurity and fuelling underlying conflict lines. While national policies aim to foster both, smallholder commercialization and large scale foreign direct investments in land, those two goals conflict with each other in practice. Given the prevailing agricultural practices there is no idle productive land available in Sierra Leone that can easily be made available for large scale investments. Government, investors and donors have to be aware of risks involved and need to be explicitly sensitive to the context, in particular with regard to unequal capacities and power imbalances between investors on the one and rural communities to the other hand. Responsible investments and governance will need to follow high standards and their implementation will need to be carefully monitored. As illustrated local civil society organizations can play an important role in that regard. The World Bank and also other international donors should attentively develop further their safeguards that build up on Human Rights requirements and the ‘Do no Harm’ principle.

SPL02: Spatially enabling land registration

Chair: Teo Chee Hai

International Federation of Surveyors

MC 13-121
Contribution of Technology for the Improvement of Governance of Tenure in ECA Region

Tonchovska, Rumyana Bl
FAO of the UN, Italy

The world today faces many complex challenges including adaptation and mitigation of climate change, rapid urbanization and increased demand for natural resources and growing food, water and energy insecurity, increased natural disasters which have a clear land dimension, unequal access to land, insecurity of tenure, unsustainable land use, and weak institutions for land administration. In the Europe and Central Asia region (ECA) the World Bank and partners such as FAO are at the forefront of assisting countries with improvements to land administration through 39 projects in 23 countries, over US$1.6 billion in loan or credit funds, 56% of which is utilized for ICT systems. Changes in technology contributed to better governance of land tenure in ECA countries through improved services from efficiency, effectiveness, transparency, limiting opportunities for corruption, accountability, accessibility, equity and cost perspective, and making those services more affordable for all. This paper presents the Malagasy Local Land Offices as well as the quality of their operation, and targets to unravel key conditions towards their sustainability. On the basis of a set of in-depth studies and field experiences conducted by the Malagasy Land Observatory on LLO and local governance, the paper uses a general assessment covering more than 300 Communes in 2012. The paper delineates the stakes and challenges related to the decentralization of land management and the institution of LLO. It compares the local context, the operating conditions and the social interactions of 3 groups of LLO according to their upholding pathways.

Improving Systematic Registration and Cadastre Towards Spatially Enabled Land Administration

Stanley, Victoria
World Bank, United States

Innovative Approaches Towards Spatially Enabling Land Administration and Management

Srivastava, Bipin Bihari
Department of Land Resources, Ministry of Rural Development, India

TWV02: Community titling MC C2-131

Chair: Robert Buergenthal
Landesa

The Community Land Initiative in Mozambique: Lessons for the Funding of Pro-Poor Land Tenure Reform Implementation

Oliveira, Emido
Department for International Development, Mozambique

The Community Land Use Fund, known in Mozambique as iTC, is an independent fund created by six international donors to complement the efforts of the government to implement the Land Law, by helping rural communities secure their rights over land and natural resources and to fight poverty. Under the Mozambican Land Law the land belongs to the state, but informal and customary forms of community rights are recognized. The implementation of the law has however been a serious issue, due to poor awareness of rights, high demand of land use applications and fragility of in-house capacity to enforce systems and procedures. As a result key steps of the regulations, such as community consultation in land use attributions have been neglected. iTC was designed to fill part of this gap. After 8 years of continual refinement of systems and implementation methodologies, and as a result of feedback obtained from the public, iTCs model can well be applicable to Mozambique and, potentially, to other similar contexts in the world. This paper shares the processes through which it became a potential instrument to promote and protect community rights, aiming at poverty reduction.

Malagasy Local Land Offices: What Are the Determinants of Their Integration in the Local Land Governance ?

Andrianirina, Nicole
Malagasy Land Observatory, Madagascar

In 2005, Madagascar embarked on a major land reform whose foundation is inter alia based on the establishment of new decentralized land administration operated by the Communities- the Local Land Office (LLO or Guichets Fonciers). Upon its establishment, the LLO is facing three main challenges- its effective management and valuation by local authorities, its ownership by the population, and over all its financial sustainability. Six years after the first LLO was inaugurated, the overall statement depicts mixed statuses related to their performances, ownership by local stakeholders and perpetuation. This paper aims at highlighting the determinants that could influence the upholding of these Local Land Offices as well as the quality of their operation, and targets to unravel key conditions towards their sustainability. On the basis of a set of in-depth studies and field experiences conducted by the Malagasy Land Observatory on LLO and local governance, the paper uses a general assessment covering more than 300 Communes in 2012. The paper delineates the stakes and challenges related to the decentralization of land management and the institution of LLO. It compares the local context, the operating conditions and the social interactions of 3 groups of LLO according to their upholding pathways.

The Experience of Mozambique’s Community Land Initiative (iTC) in Securing Land Rights and Improving Community Land Use: Practice, Policy and Governance Implications

Quan, Julian Francis
NRL, University of Greenwich, United Kingdom

‘ITC is an innovative programme to secure rural communities’ land rights and facilitates inclusive economic development and improved sustainable land use. Mozambique’s 1997 Land Law enables both customary tenure security through a simple land delimitation process, and private leasehold titling for investors large and small. In a context of rapid growth and weak land governance and administration, private land allocation has dominated, leading to conflicts. Nevertheless iTC has achieved significant results in assisting communities to secure land rights and establish sustainable land and natural resource based businesses, overcoming misunderstanding amongst state and market actors and resolving conflicts. iTC’s lessons indicate need for more systematic investment in community social preparation, land delimitations in contiguous village clusters, and community based land management institutions. Legal instruments and practical guidelines to regulate community partnerships with investors and value chain actors, and integrated incremental approaches to securing rights of communities, producer associations and individuals, are also required. Institutional issues to be addressed include (a) decentralized land administration capacity, (b) land governance arrangements engaging customary leaders, farmer organizations, state and private actors, (c) legal personality of communities and CBOS, (d) improved territorial planning, and (e) formal establishment of iTC as an independent national institution to facilitate inclusive land use development.

Drafting By-Laws for Community Land and Natural Resource Management: An Integral Component of Community Land Protection Efforts

Knight, Rachael
Namati: Innovations in Legal Empowerment, United States

In recent years, governments have been granting vast land concessions to national elites and foreign investors for agro-industrial enterprises and forestry and mineral exploitation. Such concessions are further exacerbating trends of growing land scarcity and weakening the land tenure security of rural families. Community land documentation efforts (which document the perimeter of a community according to customary boundaries) are a low-cost, efficient way to protect communities’ customary land claims. However, recent research on how best to support community land documentation efforts found that to be most effective, land documentation activities should combine the technical task of mapping and titling community lands with the peace-building work of land conflict resolution and the governance work of strengthening land and natural resource management. This article details how the process of drafting and adopting community by-laws for local land and natural resource management has the potential to improve intra-community governance and promote equitable land and natural resource management. It describes some of the observed impacts of communities’ by-laws drafting.
efforts, including direct community participation in land governance decisions previously taken solely by customary and state authorities, creation of intra-community mechanisms to hold local leaders accountable, strengthening of women’s land rights, alignment of local custom with national legislation, institution of consistent norms and clear, publicly known penalties for infractions, and promotion of sustainable natural resource management and conservation, among others. It provides practical guidelines for how NGOs and government agencies may support and facilitate communities’ by-laws drafting processes. The article concludes by urging legislators and policymakers to pass laws that call for communities to examine local rules, norms and practices and amend them to ensure good governance, justice, and alignment with national law.

**Technology Strategies for Community-Driven Land Formalization in Bolivia**

**Alexander, Matthew Robert**  
*Mercy Corps - Red Tierras, United States*

In 2010, only 37 percent of land in Bolivia had been formalized, leaving at least 3.5 million indigenous people in rural areas with insecure land tenure. We present the initial findings of a pilot program, Red Tierras (Land Network), on technology-enabled land titling in Aymara indigenous communities in Bolivia. The Red Tierras pilot program drives information and communications technology adoption to make community-led land titling more efficient and widespread. After discussing the design and implementation of the program, we share quantitative and qualitative analysis comparing formalization progress between target and control communities. The data suggest the mobile communications platform reduced coordination and communication times, while the digital cadaster and registry system empowered the communities to manage the process and reduced the time and costs borne by the local partner organization. We discuss how macro conditions and community characteristics influence the effect of technology use on community-driven formalization and the conditions under which similar programs might be successfully replicated. We hope the findings from this presentation will inform future initiatives on the application of innovative technologies to decentralized land formalization.

*URB02: Good governance to facilitate the rural-urban transition MC 4-800*

**Chair: Abha Joshi-Ghani**  
*World Bank*

**Allowing a More Equitable and Market Driven Urban Expansion Through the Chengu Land Tenure Experiment: Implementation & Initial Impacts**

**Jin, Songqing**  
*Michigan State University*

The strict segregation of land markets between collective ownership in rural areas and state ownership in urban areas, with the only transactions through expiration of collectively owned rural land has given rise to enormous inequities and inefficiencies in a number of ways. First low cost and potentially large fiscal gains from expropriating collective land at the urban fringe led to land acquisition well beyond what was needed to maintain a given population density, in some cases highly inequitable and non-transparent ways, and with a dangerous reliance of local government finances on rents from such transactions. Second, as they could not trade their construction land to outsiders, farmers were unable to share in the benefits of rapid industrialization, leading to a rapid growth in rural-urban inequality that threatened the very fabric of Chinese society.

To address these issues, the entire prefecture of Chengu, an agglomeration with a population of some 14 million on 12,310 km2, was named as a pilot area for the comprehensive reform for Balanced Urban-Rural Development with many privileges that allowed the local Government to conduct more far-reaching reforms of the rural property rights system. Within the framework of an overall prohibition of converting agricultural land to urban uses, three key changes were introduced. First, to lay the basis for efficiency-enhancing trades, a systematic and highly participatory effort at land titling as well as zoning and planning for rural areas was undertaken. This resulted in about 1.8 mn. households receiving title not only to their contracted agricultural land but also to their housing, communal and forest land in a low-cost (average of Y10/ha) and low-tech process that lasted about 2 years. Second, outside investors are allowed to directly acquire construction land in a village -this is normally freed up by voluntary consolidation of dispersed and unplanned settlements that have only limited access to services. Beyond this, a ‘rural equity exchange’ was established to allow transfers of development rights for agricultural land across locations to provide the basis for real estate development (though such transferability is at present still limited to the district). Finally, the houkou was abolished, allowing individuals to leave the countryside and enjoy urban services without having to fear the loss of their land.

**Re-thinking the Role of Compensation in Urban Land Acquisition: Empirical findings from South Asia**

**Johnson, Craig Anthony**  
*University of Guelph, Canada*

Planned efforts to relocate human populations often entail protracted struggles over the terms on which local populations may be compensated for the loss of land, assets and livelihoods. In many instances, compensation has been established on the basis of historical market value, which in effect excludes stakeholders (e.g. encroachers, landless laborers, sharecroppers, etc.) whose livelihoods are adversely affected by land acquisition. Establishing ways of recognizing and compensating the loss of informal land and livelihood is therefore a pressing policy priority. This paper explores the challenge of compensating losses incurred as a result of rapid urban land acquisition in the Indian State of West Bengal. Drawing upon 6 months of empirical field research, it explores (i) the ways in which national and local development authorities have structured processes of land acquisition in areas surrounding Kolkata, (ii) the rights and entitlements that have been used in compensating losses incurred as a result of land acquisition, (iii) the degree to which local populations have been incorporated into this process, and (iv) the extent to which public policy may be used in strengthening the rights of vulnerable populations to basic forms of entitlement, such as housing, employment, and social assistance.

**The Rush for Peri-urban Lands: Another Matter of Worry for Land Governance in West Africa: A Case Study in Mali**

**Djiré, Moussa**  
*Bamako University of Legal and Political Sciences, Mali*

These last years, the world wide interest for large scale land deals has, a bit, eclipsed another strong aspect of land governance in Africa, the management of peri-urban lands. In several African countries, land in peri-urban areas has been snapped up by the national bourgeoisie and emergent urban middle class. As demographic growth and galloping urbanization pushed the capital out towards neighboring villages, land in parts of localities adjoining big cities was parceled up and sold to applicants for housing plots. This process creates a very explosive situation which constitutes major factor of land insecurity and conflicts. The proposed paper, result of socio legal researches in the peri-urban areas of Bamako (Mali) aims to explain trends and dynamics of land deals in these areas, the drivers of the phenomenon and its impacts in the context of a non perfect land market and unachieved land legislation. Despite efforts to legislate in ways that take account of the diversity of contexts and tenure patterns, many provisions of national law are incomplete, ineffective and out of touch with the local socio-economic reality, particularly in rural areas. This situation make urgent to initiate a deep land reform and elaborate adequate land legislation.

**Participatory Inclusive Land Readjustment in Huambo, Angola**

**Cain, Allan**  
*Development Workshop, Angola*

Uncontrolled urban expansion left Angola with chronic post-war settlement problems. The authors propose an adaptation of a “land readjustment” strategy in the context of Angola’s urban crisis. The paper illustrates two case studies of projects implemented in the province of Huambo at a time when important decentralization reforms were underway. Responsibilities for managing land were devolved to newly created municipal administrations. The first case study was completed before the reforms were implemented. It demonstrated how land readjustment could reduce conflicts by regularizing tenure status, how market mechanisms created land value that benefitted former occupants, new owners-builders, and the state, and the crucial role of social mobilization and government buy-in to secure success. The second case implemented after the reforms shows that the
loss of financial control and the opportunity to mobilize the land market to create value meant that the project did not generate sufficient resources to sustain itself. The authors support the decentralization program. However, they conclude that municipalities require enhanced administrative capacity and the possibility of generating their own financial resources through transaction fees and taxes. Income from the regularization of land tenure may be one of the ways that municipalities can sustain themselves in the future.

USE02: Response of agrarian structures to new challenges MC 5-100
Chair: Mark Cackler
World Bank

Emergent Farmer Growth Trajectories in Zambia: Land Accumulation and Its Implications for Poverty Reduction
Sitko, Nicholas Joseph
Michigan State University, Zambia

Lost in the emotive debates over foreign land grabbing in Zambia is a process of land accumulation that has led a rapid increase in the number of relatively large, indigenously owned farms. This is occurring within the context of Zambia’s agricultural development strategy, which seeks to support land acquisition and agricultural investment among a handful of better-capitalized, “emergent” farmers. Our analysis suggests that this strategy facilitates elite capture of agricultural lands and public spending on agriculture, and may systematically limit the potential for the majority of small-scale farmers to engage in agricultural-led capital accumulation, land acquisition, and production growth. We argue that this process of accumulation has worrying implications for the future of smallholder agriculture to contribute to economic growth and poverty reduction in Zambia.

Population Pressure, Small Farms, and Rural Development in Africa: Theories, Facts and Mysteries
Headey, Derek
IFPRI ethiopia

Since the seminal works of Malthus and Boisserup, social scientists have long debated the impact of population, reducing fertility rates, and promoting nonfarm diversification. Whilst these findings will not be individually surprising to the relevant disciplines, the contribution of this paper is to unify them as individual components of a single and very important challenge for the development of rural Africa.

Securing Smallholder Farmers’ Land and Water Rights and Promoting Equitable Land Access in Irrigation and Watershed Management in Malawi, Rwanda and Swaziland
Gunda, Chisomo
IRLADP, Malawi

The paper presents lessons learnt in securing equitable access and tenure to land in irrigation schemes in Malawi, Rwanda and Swaziland.

The Impact of Food Crisis on Small Farmers’ Welfare: Evidence from Ethiopia
Savastano, Sara

University of Rome Tor Vergata, Italy

Using four rounds of the Ethiopian Rural Household Survey over a period of 15 years and covering two price crises (mid nineties and the 2006-2008 shock) we analyze the impact of food price spikes on agriculture revenues and productivity, and on households’ well-being. We observe significant gains in agriculture revenues associated with each crisis period, especially for net producers of the main cereals. However, we do not find evidence of increases in agriculture productivity. We find evidence consistent with the inference that farmers did not revise their price expectations, considered the higher prices during the crises as transitory, and thereby used the unanticipated liquidity for savings or consumption rather than for long term productive investment (such as adoption of new and improved technologies) to enhance agriculture productivity. Our estimates of the welfare effects of the price crises differ between the two experiences. We analyzed the before and after-response welfare effect and found that the first crisis had a negative (though marginal) effect on both net consumers and producers, while the price hikes of 2008 are associated with substantial benefits for net producers, as well as gains for net consumers. We examine robustness of these results and we highlight some methodological issues related to the use of the net benefit ratio in analyzing the welfare effect of price crises.

Land Access, Land Rental and Food Security: Evidence from Kenya
Muraoka, Rie
Michigan State University, United States

In this paper, we use household and plot level data from rural Kenya to explore the linkage between land access and food security. We find operated land size is positively related to food security. A 10% increase in operated land size would increase total food consumption or total cereal consumption by 1.2% and 2.1%, respectively. We also find that land rental is the dominant mechanism that poor rural farmers use to access additional land for cultivation. However, the land rental markets do not seem to perform at their full potential. The level of productivity and long-term investment (measured by organic manure) is significantly lower for rented plots than for own plots even after household fixed-effect and plot level observed characteristics are controlled for. Furthermore, land rental markets do not allow farmers to fully adjust their operated land size to the optimal level.

XCY01: New methods for collecting data on land issues MC C2-125
Chair: Peter Lanjouw
World Bank

The Impact of Using Global Positioning System for Land Area Measurement: a Cross-country Analysis
Carletto, Calogero
World Bank, United States

Land area measurement is a fundamental component of agricultural statistics and analysis. Failure to adequately measure land may lead not only to questionable estimates of agricultural relationships but also to misleading land inequality estimates. Farmer self-reported land area has been widely used in household surveys since it can be easily incorporated into a standard household questionnaire and thus requires very little additional time or money. However, recent empirical evidence based on the 2005/2006 Uganda National Household Survey comparing GPS and self-reported measurement of plot areas suggests the existence of systematic errors in self-reported areas (Carletto et al., 2011). The Living Standards Measurement Study – Integrated Surveys on Agriculture (LSMS-ISA), a program of the World Bank’s Development Economics Research Group, has collected data on both GPS-measured and farmer self-reported plot areas in a number of national household surveys. The inclusion of both measurements allows for the identification of systematic discrepancies between the two methodologies and analysis of the impact of measurement methodology on estimates of agricultural yields and the inverse productivity relationship. In this cross-country study we use plot-level data from four LSMS-ISA countries, namely Uganda, Tanzania, Malawi and Niger, to achieve the aforementioned objectives.

Using Mobile Phones to Collect Panel Data in Developing Countries

Annual World Bank Conference on LAND AND POVERTY 2013

49
Dillon, Brian
Cornell University, United States

The rapid spread of mobile telephony throughout the developing world offers researchers a new and exciting means of data collection. This paper describes and analyzes the experience of a research project from 2009-2010 that used mobile phones to collect high frequency, quantitative economic data from households in rural Tanzania. I discuss the research design, highlight some of the mistakes made and lessons learned, and speculate on the applicability of this method in other settings. I also give an overview of other phone-based research efforts currently under way.

Kilic, Talip
World Bank, United States

Land area is a fundamental component of agricultural statistics and of analyses undertaken by agricultural economists. While household surveys in developing countries have traditionally relied on farmers' own, potentially error-prone, assessments to record land area measurement, the availability of affordable and increasingly reliable Global Positioning System (GPS) units has recently made GPS-based area measurement a practical alternative. Nonetheless, survey implementing agencies typically require enumerators to record GPS-based area measurements only for plots within a given radius of dwelling locations, for the purpose of reducing survey costs, keeping interview durations within reasonable limits, and avoiding the difficulty of asking respondents to accompany enumerators to distant plots. Consequently, it is common for as much as a third of the sample plots not to be measured, and available research has not shed light on the possible selection bias in analyses that rely on partial data due to gaps in GPS-based area measures. Our study explores the systematic patterns of missingness in GPS-based plot areas, and investigates their empirical implications in the context of the inverse scale-land productivity relationship.

Villoria, Nelson
Purdue University, United States

GEOSHARE is a pilot project aimed at demonstrating the potential for a global network of research nodes to collaborate on the construction and dissemination of interoperable data on land use, agriculture, environment and poverty, along with analysis tools designed to work with these data. It is funded by DFID, DEFRA, ISDA and CCAFS. At the heart of GEOSHARE is cyber infrastructure powered by the HUBzero software developed at Purdue University. HUBzero was specifically designed to facilitate building an active research and outreach community around a set of shared resources. Users can upload their own content—including tutorials, courses, publications, and animations—and share them with the rest of the community. But each hub is more than just a repository of information. It is a place where researchers and educators can share data and simulation tools online. In this presentation I will demonstrate how users can use GEOSHARE and HUBzero for collaboration in the creation, dissemination, and analysis of spatial data on global land use.

INS03: Reforming land administration and legal frameworks MC 6-100
Chair: Keith Hofgartner
Trimble

Building International Institutions for Sustainable Land Management in Europe

Roll, Gulnara
United Nations Economic Commission for Europe, Switzerland

The geographical focus of this paper is greater Europe, a region which includes the European Union, Eastern Europe, the Caucasus and Central Asia. The paper will present a review of the different institutions involved in land administration and land management in greater Europe, as well as an analysis of possible ways to improve synergies and intersectoral linkages between those institutions through international cooperation. Based on this review, it will elaborate proposals for strengthening land resource governance systems in the region, highlighting the role of intergovernmental agencies and initiatives to support these synergies and linkages. The paper will draw strongly on new research by the UNICE and from analysis carried out by World Bank-financed projects in the region.

National Cadastre System of Ukraine

Tymchenko, Sergii
State Agency for Land Resources of Ukraine, Ukraine

In January 2013 Ukraine launched National Cadastre System (NCS) as completely automated electronic system for registration and cadastre. NCS was developed within the cooperation between Ukraine and the World Bank. As well in 2013 for the first time in the history of the country the information about all land parcels became public and was shown on a on-line public cadastre map. Full automation of all registration processes has reduced timing from weeks to 45 minutes in average. Aerial photography and cadastre index maps were done for the whole territory of Ukraine – over 603,000 km2, which means that Ukraine now obtains the biggest cadastre map in Europe. Over the second half of 2012 a tremendous work was done in digitalization of paper archives, about 17 million of land titles (34 million sheets), entire soil map (144 map sheets with over 1,000 objects on each sheet), all boundaries of administrative and territorial units (over 40,000 units), topographic map 1 10,000 (110 thousand map sheets), cartograms of soil (over 20,000 map sheets) etc. Special software was developed to recalculate and unify over 1,500 local coordinate systems into one national system.

The Effect of Law on Cadastre and Address System for a Sustainable Land Governance in Kosovo

Meha, Murat
Kosovo Cadastre Agency, Kosovo

There is a growing need all over the world for land information as a basis for planning, development and control of land resources (Larsson, 2000). Security of ownership is a prerequisite for a functioning land market. Real property rights must be registered and the ownership information should be easily accessible. The authorities should guarantee the content and transparency of the register. This register forms a strong basement for the development for Republic of Kosovo. The functioning of the cadastral system in the Republic of Kosovo is based on a series of laws and regulations. From 15 June 2008 when the Constitution of Republic of Kosovo entered into force (Constitution of Republic of Kosovo 2008), the right to own the property is guaranteed, and the use of property is regulated or will be regulated by the law in accordance with the public interest. The Law on Cadastre No04/L-013 regulates the registration of immovable property, national and cadastral surveys, geodetic and cadastral works as well as acquisition, keeping, maintenance and use of cadastral data. The Law on Address System No04/L-071 regulates the manner of establishing and administering the Address System, to set out the criteria and identification of each building, object and every free cadastral parcel in the territory of the Republic of Kosovo. Therefore this article explains the effect of these laws for good and transparent Land governance in Kosovo, as a mechanism for sustainable economic growth. Reconstruction of Cadastral Information, registration of buildings and apartments, address system etc., are contributing to the improvement of the real property systems in Kosovo and therefore, to the operation of the real property markets. The main outcome would be the increased number of users actually using digital cadastral systems, especially for helping secure mortgages, transactions and land market (Meha, 2007). After presenting the current status some key conclusions will be made regarding the effect of legal framework addressing the improvement of land governance in Kosovo.
Moving Towards Transparent Land Governance: Land and Property Confidence in Georgia
Meskhidze, Ekaterina
National Agency of Public Registry, Georgia

The Government of Georgia has implemented extensive reforms for the economic development of the country. With the fast growing immovable property market in Georgia significant changes were made and new possibilities were implemented especially in Land Administration System. The reforms are significantly beginning to improve economic development within the country resulting in a more dynamic land market as well as credit market. National Agency of Public Registry (NAPR) under the Ministry of Justice, is the responsible authority for land administration and the first governmental entity, leading reformer and successful authority within these last years that implemented main principles of e-governance in Georgia and continues activities toward sustainable development of land administration system. The most significant strategic objective of Georgian government is provision of effective, transparent and accessible services to the society. In its daily work NAPR is following the principles of good governance. Sustainability - ensured by comprehensive reform. Subsidiarity - services are available at all levels. Efficiency - simple and fast registration system. Equity - ensured by gender balance. Transparency - transparent and clear policy and technology. Security - secure and safe tenure system. The Government of Georgia demonstrates its commitments to continue the reforms moving towards transparent land governance.

Developing the Social Component in the Systematic Registration Project
Grigore, Marcel
National Agency for Cadaster and Land Registration, Romania

The National Agency for Cadastre and Land Registration is implementing the Project CESAR. The main objective of the Project is to develop systematic registration of properties in 91 communes. During the project implementation in 19 pilot communes we discovered that in all communes there are vulnerable people and we have designed a strategy to protect their property rights in the project. After a few months of implementation we concluded that the Contractors of systematic registration works and the City Halls have not been very much interested in vulnerable people issues. We have improved the strategy by (i) improving the methodology to monitor the participation of vulnerable groups in the project, (ii) improving the social monitoring process, we hired a Consultant in order to monitor the vulnerable groups and several consultants to monitor the projects activities, and (iii) involving in the project the local NGOs for Roma population. Conclusions - We have taken the first steps in the project areas to develop the mentality of protecting the rights of vulnerable people. The property registration of disabled people, elderly, widows, single women and Roma were for the first time took into consideration and “someone” paid attention to their issues.

INV03: Case studies of large scale land acquisition | Preston
Chair: Andy White
Rights and Resources Initiative

Impact of Large Scale Agricultural Investment on Income and Food Security in Oromiya Region, Ethiopia
Bekele, Maru Şhete
Leiden University, The African Studies Centre, Netherlands

This article identified the impact of large scale agricultural investment on income and food security in Bak Oromiya region in Ethiopia. It considered an agricultural investment project that leased in an area of about 12000 hectares for 45 years. The project has been operational since 2008, and some households lost access to customarily owned grazing and arable areas. Primary data were collected from 300 households that were drawn through systematic random sampling techniques from communities that lost access to grazing and farmlands and from those who did not lose anything but comparable to the first group. Data was analyzed employing the propensity scores matching technique. Households incurred an average income loss of 2949 ($162) to 5247 ($288) Ethiopian Birr per year, and 26% to 29% of them became food insecure as a result of the loss of land. In a situation where there are competing claims over land resources, putting land into large scale investment disposes local community from their livelihood, worsens their food insecurity status and brings a win-lose outcome. We argue that the approach of leasing out farmlands for large scale commercial agriculture with the assumption that land is “unused” is not well grounded, and land transfer should consider the livelihood patterns of the local people.

Extending the Water Connection: Land Acquisitions and Economic Development
Jägerskog, Anders
Stockholm International Water Institute, Sweden

Globally large-scale acquisitions of agricultural land have increased after the food price crisis 2007–2008. This contribution aims at providing an overview of how water is positioned in the bigger scheme of land acquisitions and economic development in the host developing countries. The paper takes a broader perspective to investigate the linkages between land acquisitions, water and development. As a discussion paper, the contribution brings the resource curse theory into the land acquisition discussions and highlights the role of water in land acquisitions that take place in developing countries, a topic that has been a neglected in the research on water and land acquisitions. This is a critical area of research as a majority of the cultivated land in sub-Saharan Africa – the region where land acquisitions most frequently take place – relies on rain fed agriculture (FAO 2005, 27). The paper also notes that the acceleration of virtual water trade by the large-scale land acquisitions (Allan, 2011, Jägerskog et al, 2012, Kay and Franco, 2012) is an additional important issue that should be included in the international discourse on the subject. Theorizing land acquisitions and extending the water connection can widen the scope of the global research front.

Securing Rights and Livelihoods for Rural Women in the Context of Corporate Land Investments: Learning from Experiences in Africa
Wegerif, Marc
Oxfam, Tanzania

Evidence from field research on large scale land deals in three African countries confirms that most rural women are net losers as corporate agro-investments intensify. While corporations might claim a triple bottom line of economic, social and environmental outcomes, those who are unable to negotiate their rights and choices in this equation, and those who are essentially invisible at the negotiation table, are de facto losing out. The impacts on rural women are especially profound because they underpin much of the local food economy. Undermining women’s status is a direct violation of their rights and is counter-productive to a vibrant rural society. Corporate land deals further entrench a cultivation model that marginalizes women’s interests. Limited social capital prevents women from countering the negative impacts of corporate land deals, making it extremely difficult to ensure that they benefit from public and private investments in agriculture. Strong interventions, led by rural women themselves and supported by civil society organization and governments, are needed to advance the position of women in international frameworks, national policies, and at local levels. Otherwise, corporate land deals will continue to perpetuate and deepen existing gender inequalities and contribute to increased levels of resource scarcity, poverty and conflict.

Rubber, Rights and Resistance: The Use and Misuse of Laws and Policies to Support Claims and Counterclaims to Village Lands for Chinese Rubber Concessions in Northern Laos
McAllister, Karen Elisabeth
McGill University, Canada

Since the mid-2000s, foreign investments in agro-industrial tree plantations have been rapidly enclosing village lands across Laos. Most plantations are being established in areas legally defined as state forests but inhabited by highland communities. The lease of village lands to foreign investors intersects with state policies for modernizing upland agriculture, ecologically zoning highland resources, and creating more legible and privatized land rights in rural communities. In northern Laos, the introduction of rubber plantations from China corresponded with the implementation of the Land and Forest Allocation Policy (LFP) which was designed to demarcate village boundaries and establish
more secure individualized land rights. Implementation of the LFAP was spatially and temporally fragmented, creating both security and insecurity for villagers. In remote villages where the LFAP had not been fully implemented, district officials use the policy to legally free up lands for Chinese rubber plantations by demarcating boundaries for only part of village territories. In roadside villages where LFAP had been fully implemented, local land rights were somewhat protected and farmers were encouraged to enter contract farming agreements. This paper examines how policies for formalizing land rights are used alternately to dispossess people from lands, to secure local resource rights, or to resist dispossession in the face of transnational land grabs.

**Ghana’s Land Based Resources and the Constitutional Benefit-Sharing Formula**

Sewornu, Rita Esinu  
University of Calgary, Canada  

**SPL03: Reaping the benefits of spatially enabled applications MC 13-121**

Chair: Alex Pilipetchak  
Thomson Reuters  

**Developing Spatial Information System (V-SIS) for Management of Disaster and Protection of National Agricultural & Stockbreeding Industry**

Kwak, Byungyong  
Korea Cadastral Survey Corporation, South Korea  

In modern era, the public wants more high quality information as the land value is increased. More information related to land should be provided by the government. Currently, the existing cadastral base national information is not able to satisfy social requirement. For this reason, the spatial information system, V-SIS (Virtual Spatial Information System), is needed to fulfill information and to handle several types of spatial information management. It also provides alternative countermeasure to confront a huge productivity reduction in agricultural (about 11 million dollars) and stockbreeding (about 400 million dollars) industry for the next 15 years due to FTA (Free Trade Agreement). The V-SIS prototype is a solution to manage these types of issues.

**Land Tenure Reform Within a Comprehensive Disaster Management Framework for St. Vincent and the Grenadines**

Browne, Jamal Alanzo  
The University of the West Indies, Trinidad and Tobago  

The existing land tenure arrangements for St. Vincent & the Grenadines do not sufficiently support comprehensive disaster management. This is particularly due to the large gaps in the national spatial data infrastructure, and the inherent non-responsiveness of the deeds registration system to the current socio-economic demands of society. The core objective of this study is to prove that where social tenures are recorded, recognized, and respected, there is a greater likelihood of personal investments in mitigation and reconstruction. Other objectives include, to clearly identify and outline the challenges of vulnerability reduction which stem from the inherent weaknesses of the deeds registration system and other proposed systems of land registration, and to show that the range of property systems in St. Vincent & the Grenadines demand the use of pro-poor land tools. The methodology employed in this study was predominantly quantitative. It incorporated a review of literature on land tenure systems development for developing countries and the progression of vulnerability based on the Pressure and Release Model. The study was performed in the rural villages of Colonaire, Langley Park and Sandy Bay between January 5 - 10, 2013. Preliminary results indicate that tenure security is indeed a factor affecting hazard vulnerability.

**Using ICTs to Enable Better Land Administration: The BHoomi System of Karnataka, India as Case for the Study**

Chawla, Rajeev  
Government of Karnataka, India  

Bhoomi is a wonderful example of continuously evolving e-Governance system in India. It has grown from simple ownership transfer vanilla application to Total Land Records Management System (Land Administration system) with electronic integrations with different stakeholders. Digital database and software processes have ensured in creating tamper proof land records which are nearly up to date. Full-fledged and sustainable land records system like Bhoomi is pre-requisite in transforming title of presumptive nature in India to conclusive one.

**A Rising Star in Land Management: Turkey**

Durutan Okan, S.Nedret  
World Bank, Turkey  

Planning and monitoring land use are two undeniable elements of governance, sitting at the beginning and ends of the spatial management continuum. Accurate physical, social and economic data converted to information is necessary for planning that is relevant for poverty reduction. Among the outcomes of Turkey’s impressive economic performance of the past decade are pressures associated with growth in energy use, industry, tourism, where agriculture, water management, soil erosion, and nature protection remain long-term challenges. Evidence of Turkey being a responsible proponent of sustainable land management in terms of completed and planned investments is evidenced in the agricultural resources base and activity monitoring system that the Ministry of Food, Agriculture and Livestock (MFA) has put into place and the implementation of a 5.5 million ha land consolidation program that underpins sustainable land management as the foundation of rural development and zoning measures that specifically allocate land to agricultural production and clean and renewable energy Regional development approaches that take spatial planning as the nexus between poverty and resource management and large scale water basin management initiatives that dovetail into climate change mitigation are all indicators of Turkey’s commitment to improving and sustaining its land and other natural resource management capacities.

**TWV03: Securing community land: Legal and administrative challenges**

Chair: Norman Anderson  
CG/IA Infrastructure  

**Ensuring Tenure Security for Women: A Case Study on Namibia’s Communal Land Rights Registration Programme**

Mandimika, Prisca  
Special Advisor to the Minister, Ministry of Lands and Resettlement, Namibia  

The importance of a gendered analysis of the impact of the communal land rights registration programme in Namibia on women is strategic for current and future planning purposes. This paper will highlight the steps the Ministry of Lands and Resettlement in Namibia has taken to promote gender equality in communal areas. The paper provides an analysis of broad based land policies and legislation that were enacted following the National Conference on Land Reform and the Land Question of 1991, and their consequent impacts on gender equality. Issues of communal land administration, the roles of Communal Land Boards and Traditional Authorities in promoting secure tenure for women are interrogated. Gender disaggregated data on the current communal land rights registration programme in Namibia is also highlighted. The successes and challenges of the registration programme in terms of promoting tenure security for women are presented.

**Strengthening Community Land Rights in the Plural Tenure System of South Sudan**

Mennen, Tiernan  
Chemonics International, United States  

Understanding the dynamics of customary ownership and control of land is essential to strengthening tenure and access to land in pluralistic states. Customary traditions of land tenure emphasize moderate use, restoration, and community health and prosperity, but are vulnerable to elite capture. As in other conflict-afflicted countries land has defined the history of South Sudan - it was at the heart...
of the war, as people sought to secure their lands and natural resources from appropriation and alienation. Now as South Sudan strives for stability and development land is both a keystone to livelihoods and economic growth and a tinderbox for future confiscation. Despite its importance little has been written on customary land law in South Sudan and its contemporary status vis-à-vis developing formal land tenure systems. This study presents an initial foray and examines more general barriers to access to land in plural tenure systems, through a South Sudan lens. The study demonstrates that displaced women, returnees and other vulnerable populations are consistently subjected to corrupt practices and are unaware of their rights both within and beyond the customary systems. Most often it is the grey area between customary and statutory, or the transition from one to the other that is used to take land from the vulnerable.

Providing Farmland Ownership Rights to Women in Rural Mali: the MCC Experience

Rolles, Jr., Leonard
Millennium Challenge Corporation, United States

From 2007-2012 the Millennium Challenge Corporation (MCC) financed the Atalona Irrigation Project in Mali. The Project developed almost 5,000 hectares of irrigated land, allocated it to households whose land rights were affected by the Project and to farmers moving in from elsewhere, and provided support to help them succeed. Given MCC’s recognition of the relationship between gender equality and poverty reduction through economic growth, the Project made a significant effort to provide women with rights to the irrigated land. Three approaches were used, allocating market gardens to women’s groups, promoting allocation of five-hectare farms to women farmers through a pre-qualification and lottery process, and promoting joint tilling of farms. The approach was strongly influenced by the sociocultural environment of the Atalona area, where people are poor, have limited formal education, and where multi-generational extended families live in households headed by the senior man who has traditionally controlled most resources. The Project allocated the market gardens as planned and achieved positive joint tilling results. In addition, the number of farms that went to women through the pre-qualification and lottery process was consistent with original estimates.

URB03: Increasing access to affordable housing I MC 4-800

Chair: Edesio Fernandes
DPI Associates

Land Registration Effectiveness in Social Housing in South Africa: A Western Cape Case Study

Barry, Michael Brendan
University of Calgary, Canada

The Project97 (pseudonym) case provides insights into how and why landholders choose to register or not to register transactions after first registration. The study tests and develops components of a theoretical framework that the authors developed. Post-apartheid, South Africa has constructed an estimated 3 million houses as part of government subsidized social housing programmes. The majority are registered in ownership. There are indications that a significant number have been traded off-register, which can adversely affect the parties to the transaction, the registration system, land administration in general, and the formal land market. There are suggestions of a small number of off-register transactions in Project97, but these could not be authenticated. In contrast to some housing projects, on the whole, the registration system works in this housing project. There are policies in place which enable people to register and which address problems encountered in other housing projects in South Africa. Landholders are knowledgeable about the different strategies available to them in the event of a problem, they consider their title deed a very important document, in general they trust the land administration institutions and the agents involved in administration, and the institutions have delivered in this project.

Planning Regulations and Social Justice

Alterman, Rachelle
Technion – Israel Institute of Technology, Israel

In most countries today, there are mandatory planning laws and regulations – at least in the books. The laws enacted in developing countries have usually been modeled on equivalents in advanced-economies country (often, the former colonial power). Do planning regulations contribute to social justice or exacerbate social disparities? If one looks at advanced-economy countries, where planning laws are routinely applied and enforced, the verdict is mixed. Although the initial rationale for planning regulations is to reduce conflicts among land uses and to distribute land and infrastructure resources equitably, all too often, planning regulations work in the reverse direction: They create physically – and socially – uniform neighborhoods, allocate better sites, infrastructure and public services to the more affluent, and thus exacerbate social disparities. And because regulations often cost money, the increasing number and scope of planning regulations may have prompted higher housing prices. In developing countries, where planning laws are enforced only intermittently, they are vulnerable to greater misuse. In order to preserve the essential underpinnings of planning regulations but minimize their socially unjust effects, developing countries should be critically selective about the planning regulations they wish to adopt, and should lead the way in adopting new cost-accounting criteria.

Transforming Cities with Transit: Transit and Land-Use Integration for Sustainable Urban Development

Suzuki, Hiroaki
The World Bank, United States

As one of the most promising strategies for advancing environmental sustainability, economic competitiveness, and socially inclusive development in fast-growing cities, transit and land-use integration is increasingly being embraced by policy-makers at all levels of government. However, this integration is not taking place in rapidly growing cities in developing countries. This study provides policy recommendations and implementation measures to make the integration happen.

USE03: Lessons learned from forest tenure reform in China MC 5-100

Chair: William Magrath
World Bank

Collective Forest Tenure Reform: Legal Development and Challenges

Li, Shuxin
APFNet, China

Since 2003, a new round of collective forest tenure reform was carried out in China, government and forest sector have been acclaimed for this reform. But it is still too early to celebrate success. A lot of challenges need to be coped with, how to protect farmers’ property rights, streamline administrative procedures, and secure farmers get economic benefit from managing forest etc. All those things actually directly decide the final success of this reform. Chinese forest sector still has a long way to go.

Equity Implication of Collective Forest Tenure Reform in China

Xu, Jintao
Peking University, China

Presentation during a session on forest tenure

Factors Driving Post-Reform Forest Land Markets

Siikamaki, Juha
RFF, United States

Despite villages were given large autonomy in the second round of forest tenure reform in China, the equity rule (forest lands are equally allocated to local households) has generally prevailed. While possible inefficiencies inherent in the initial allocation may be alleviated through land markets, they are not well developed. We use a choice experiment method to better understand and the potential for land markets. We elicited farmers’ preferences over potential land transfer contracts and their key attributes, such as contract length, right to re-rent, and payment method. We examine both supply and demand for land transfer contracts and separately analyze low and high quality land. We find intuitive
Evidence of farmers' desire to participate in land markets. For example, farmers prefer contracts with a longer length and favorable rent schedule, but are concerned about the risk of losing de facto ownership of land to the new renter. We also find evidence consistent with the currently 'thin' land transfer markets. While farmers are willing to rent-in land under suitable contract terms, the corresponding supply tends to be limited and the requested transfer fee rates relatively high. The emergence of land markets could be helped by, for example, the issuance of land certificates.

**Impact of Tenure Reform on Forest Management**

Kohlin, Gunmar  
University of Gothenburg, Sweden

This paper assesses how tenure reform in China's collective forest sector affects Chinese farmers' perceptions of secure rights and propensity to invest in their forestland. A large database consisting of information from 3,180 household in eight provinces from south to north is used to explore factors correlated with stronger perceived tenue rights and determinants of forest related investment. The study first adds to the limited research testing whether there is endogenous causality between investment and tenure security in forest land and finds that investment was not undertaken to enhance tenure security. Second, the data allows for differentiation between perceived tenure security and contracted use and transferability rights. Overall, stronger contracted rights were found to affect investment. China's forest tenure reform—where individual households can manage forest land, empowered by legal certification and stronger contract rights—has thus enhanced tenure security and encouraged forest investment.

**INS04: Lessons from land registration pilots and implications for upscaling MC 6-100**

Chair: Caroline Plancon  
Ministry of Foreign & European Affairs, Government of France

**Old Policies – New Action: A Surprising Political Initiative to Recognize Human Rights in the Cambodian Land Reform**

Müller, Franz-Volker  
GIZ, Cambodia

Under the motto “old policies - new action”, in June 2012 the Cambodian Prime Minister initiated a massive land registration campaign on unregistered forest land. Unauthorized settlers and other long-term users of these land, including those inside Economic Land Concessions, were considered illegal before. They now receive full property title by way of donation in case they are poor. The campaign was planned for 12 months and targets 470,000 families on 700,000 parcels comprising a total of 1.8 Mio hectares. The Campaign is now halfway through. By January 2013 information sheets were filled for 430,014 parcels relating to 316,153 families. A total of 389,578 parcels were surveyed, comprising 505,347 hectares. A four week public display was undertaken for 189,958 hectares of 101,073 families comprising 293,348 hectares. So far, 117,548 ownership titles were distributed in the hands of the new owners. This article is a first and incomplete attempt to describe the political background, some technological and organizational issues and, of course, the current status in terms of land surveyed, titles delivered and type of state land reclassified.

**Evolution of Land Policy in Belarus: Innovation Are Afoot**

Vaskovich, Marina  
Royal Institute of Technology (KTH), Sweden

Despite the common seventy-year history, post-Soviet states have differently developed their land sectors. Belarus has also experienced its own way in development of land administration, which might be characterized by domination of state land ownership and underrnarked land market. The paper aims to address significant changes occurred in land policy of Belarus after declaration of independence in 1991. It particularly concerns innovations in land tenure system, land use planning and taxation, land development and land information. This paper also highlights innovative trends in technologies employed, which improved functioning of the land market. Innovative technologies such as satellite remote sensing, e-services, accurate mathematical models for mass land valuation and persistent data on land transactions are important factors for efficient land management in the country. The paper is finalized by outlining the possible ways to develop sustainable e-enabling land administration in Belarus.

**Innovations to Improve Land Administration and Management in Haiti**

Oriol, Michele  
CIAT, Haiti

For more than four centuries, Haiti has been a country with little private property. From the 17th century, the French colonization enshrined the notion of property as a commodity, free of all feudal rights and inseparable from usus, fructus and abusus, as established by France's custom at the time, applied in most French colonies and imposed across France 200 years later by the French Revolution. Following independence in 1804, Haiti’s institutions continued in the same vein but were unable to put in place effective land administration. There are many legal texts concerning land rights (there is a legal corpus of more than 400 texts) covering every aspect of the land issue (cadastre, registration and surveying, professions linked to land such as land surveyors and notary publics, State domain, etc.), but their effectiveness has declined over time and this administration can no longer cope with the development of Haiti's economy, demography and society. The ongoing land reform affects all land stakeholders and is based on drawing up a basic land map (Plan Foncier de Base) created on the basis of aerial photograh, at a scale of 1/500 for urban areas and 1/1,000 for the countryside. All land stakeholders are involved and the Prime Minister's Office is ensuring overall coherence. Today's challenge is to introduce management tools which are known and used in most countries into a system which had found some form of balance, despite being unsuitable for the requirements of modern life. Innovation here should be understood not in the sense of new land management tools but rather the introduction of 21st century tools into a land structure which dates essentially from the 19th.

**Toward Addressing Land Tenure Security in Rural Haiti**

Vaz Rodrigues, Gabriela  
The World Bank, Department of Geographical Sciences, University of Maryland College Park, United States

In 2011, the Government of Haiti requested support to the Inter-American Development Bank to prepare and finance a Land Tenure Security Program in Rural Areas. Expected to commence in 2013, this five-year project seeks to promote investments in agricultural productivity and sustainable natural resources management by enhancing tenure security in pilot rural areas. This paper presents the program's design, its rationale and challenges, and assesses its contribution to addressing the multiple limits to tenure security in Haiti. We identify two structural limitations to tenure security, the lack of a land regularization framework, and the weakness of the land administration system, which have led to an overall lack of clarity and legality of tenure. The program limited its intervention to demarcating parcels and to clarifying and documenting their tenure status in six communes, while strengthening at the same time the land administration system. If successful, it could be expanded to other communes and inform discussions on a future regularization framework. Its success will depend on overcoming a number of challenges, above all managing potential expectations and providing confidence to farmers that have no legal guarantee to their claimed rights.

**INV04: The business case for equitable investment models**

Chair: Koji Makino  
JICA

**The Business Case for Transparent Land Deals**

de Man, Reinier  
Sustainable Business Development

The paper explores the 'business case for transparent land deals', starting with a critical inspection of common arguments in favor of such a business case. There may be a business case, but not for all investors. There is a need to clearly distinguish between different types of investors more clearly. A typology for investors is proposed. There are major differences between these investors with respect to their attitude towards business risks and their business interest in transparent land deals. For many
investors there is no obvious business case for being transparent, individuals and families investing their own money, many private equity funds and commodity traders/processors. A clearer business case for transparency will be found in investors with vulnerable consumer brands, companies strongly regulated in their home country and funds that invest public money. Self-regulation through voluntary standards will not be successful. Weakly governed countries attract investors with no interest in transparency. The companies that do have an interest are not present. In such countries, there is no business case for transparency, but it can be created in public-private partnerships with civil society involvement. A Land Transparency Initiative may create such partnerships and develop effective and legitimate procedures for transparent land deals, not on a voluntary basis but embedded in legislation and institutional structures. Only then will there be a business case for transparency.

DFI Additionality in Large Scale Agribusiness Projects: Getting the Land Concessions Right

Faye, Issa
African Development Bank, Senegal

Agricultural sector in Africa has been the recipient of significant amount of attention from investors, in the form of large scale agribusiness projects, and the concomitant demand for land. Development Finance Institutions (DFIs) such as the World Bank Group (through IFC and MIGA) and the African Development Bank (through its private sector department) have been providing financing for many projects in the sector. In fact, DFIs provided about USD 12 billion globally between 1998 and 2008, with the AfDB accounting for most of the DFI financing of projects in Africa. This paper analyses the additionality – that is, bringing development-relevant qualities to projects that cannot be contributed by commercial lenders. We pay particular attention to land governance, given the fact that land is the most important factor of production in agribusiness projects, and the considerable amount of controversy surrounding it. The high level of DFI financing for private sector projects presents both a challenge and opportunity. The institutions need to justify that their investments in profit-oriented private sector operations are consistent with their poverty reduction mandates. Fortunately, there is ample opportunity to demonstrate additionality by bringing features that maximize development outcomes of projects. This paper contributes to the debate on large agribusiness projects and land concessions by drawing from the actual experiences of the AfDB in the field to demonstrate how DFIs can maximize development outcomes of projects without compromising commercial viability.

Development Projects and the Need for Participatory and Transparent Channels of Negotiation with Affected Communities

Pedlowski, Marcos Antonio
UENF, Brazil

Recent efforts made by developing countries to foster economic growth has caused the displacement of communities from long time government owned territories and, thus leading to grave social conflicts. This paper presents a study on the conflicts occurring as a result of the construction of Açú Superport Industrial Complex (CISPA) on the northern coast of Rio de Janeiro State, Brazil. CISPA is lead by the EBX Group, owned by a Brazilian billionaire. And, in spite of being a private enterprise, we found different areas of government supporting CISPA initiative. In addition to a series of loans from State and Federal banks, CISPA benefited from the State government’s eminent domain to transfer land from small farmers and fishermen to the EBX Group. The State government also facilitated the approval of environmental licenses through a fast-track approach. As a result, CISPA has faced a strong reaction from affected communities that see the project as a menace to their means of survival and social reproduction. Our goal is to demonstrate that the lack of mechanisms to allow community participation and project accountability is the root of an ever-growing opposition to CISPA.

Responses to Rising Farmland Acquisitions in West Africa: Fostering Accountability in Land Governance at Local Levels

Nelen, Joost
SNV Netherlands Development Organisation, Mali

In West Africa a subtle land rush takes place through city-based, domestic investors who are acquiring farm, forest and grazing land. Despite official discourses on the impetus on agriculture by these agro-investors, in our action-research sites in Benin, Burkina and Niger (and Mali) there are few resources invested and the profitability is meager if speculation on rising land value is excluded. There was no clear evidence found of (intentions of) agricultural investments of which local population would benefit. The development of informal land markets also points to changes at the level of customary authorities. Some resist. Others seem overwhelmed by the magnitude of the phenomenon, or compromised because they have approved (disputed) acquisitions. Municipality councils and land management commissions do not yet fill up institutional gaps that the customary authorities start leaving. It is important that formal and informal authorities are more informed about political mandates and legal possibilities. It is crucial that they become more accountable and seek to regulate the arrival of agro-investors. Farmers’ organizations are taking action. They try to ‘play the system’ by organizing information and discussion platforms, by using and anticipating laws and by participating in the local institutions.

Building the Business Case for Integrated Landscape Management

Kissingler, Gabrielle Ann
Lexeme Consulting, Canada

In response to global challenges related to food security, poverty, climate change, and ecosystem degradation, the private sector is increasingly pursuing integrated landscape management approaches. This investigation conducted a global scan of initiatives, in order to identify those that exhibit integrated landscape management attributes, based on criteria for selection. Twenty-seven initiatives were identified. From these, we identify a common understanding of rationales (reasons) and modes (methods) for companies to engage in landscape approaches. The most common identified rationales are local community and operational risks, value chain efficiency and voluntary standards compliance. The first two refer to business concerns about supplies and sourcing areas. The latter two are generally more focused on supply chain and demand-side or market preference concerns. Businesses view these rationales as risks, and find ways to mitigate those risks through the following mitigation activities (modes), partnerships and multi stakeholder approaches which lead to landscape approaches, a value chain approach with landscape attributes, and regional producer support programmes. The motivation for business comes from direct risks to business operations, rather than more positive approaches to long-range planning beyond the business unit. Climate change, water scarcity and community issues are important drivers for companies to engage landscape approaches.

April 09, 3:00 PM

SPL04: Laying the basis for spatially-enabled land administration
MC 13-121

Chair: Keith Clifford Bell
World Bank

Fit for Purpose: Building Spatial Frameworks for Sustainable and Transparent Land Governance

Enemark, Stig
Aalborg University, Denmark

The paper relates especially to the on-going discussion in Sub-Saharan Africa around building adequate spatial frameworks for the 70% of the land that is currently outside the formal land administration systems. Arguably sound land governance is the key to achieve sustainable development and to support the global agenda set by adoption of the Millennium Development Goals (MDGs). The operational component of land governance is the country specific land administration systems dealing with the four key functions of land tenure, land value, land, and land development. Land administration systems - whether highly advanced or very basic - require a spatial framework to operate. This paper argues that the spatial framework should be developed using a flexible and fit-for-purpose approach rather than being guided by costly field survey procedures or over-engineered technology solutions. When considering the resources and capacities required to building such spatial frameworks in developing countries, the western concepts may well be seen as the end target but not as the point of entry. When assessing the technology and investment choices the focus should be on...
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engaging the land sector gatekeepers in crowdsourced land administration

mclaren, robin
know edge ltd, united kingdom

comprehensive land administration systems (las) exist in only 50 mostly oecd countries and only 25 percent of the world’s estimated 6 billion land parcels are formally registered in las. this leaves a large section of the world’s population with reduced levels of security of tenure, trapping many in poverty. one potential solution to the security of tenure gap is ‘crowdsourcing’. establishing such a partnership between land professionals and citizens would encourage and support citizens to involve themselves in directly capturing and maintaining information about their land rights. however, the crowdsourcing initiative challenges the status quo and is perceived as a particular threat to the current gatekeepers- national mapping and cadastral agencies, the surveying and legal professions and those land and property investors taking advantage of the current chaos. this poses particular problems when designing pilot / proof of concept projects to ensure engagement with these key stakeholders to bridge crowdsourced land rights with formalized land rights. this paper proposes an approach to designing and implementing the crowdsourcing pilots and explores the range of decisions made in introducing radical change into a very conservative land sector and ensuring that citizens accept this opportunity of empowerment.

structured approach to land issues through ses elements

steudler, daniel
federal office of topography swisstopo, switzerland

in order to respond to economic, social and environmental challenges, societies need sound and reliable information about their resource “land”. the foremost important data set is before taking any strategic or operational decisions – is about who owns a particular piece of land. such information is to be provided by well-organized and efficient systems such as land registration and cadastral, which are core elements of a “land administration” system. land administration systems themselves can be considered as the basic documentation layer serving “land management” with relevant information to carry out land related activities such as land-use planning, land consolidation and other land related implementation policies. land ownership information in this context is very much as things always happen on somebody’s land, land ownership is not the sole information though, it is more often than soil ownership or location. in order to take benefit on a macro-economic level of spatial or location-based information, data needs to be organized in such a way that it can be integrated and shared among stakeholders. interoperability is key to make best use of geographic information. this can be achieved by establishing a spatial data infrastructure, which obviates three conditions that will allow it to be operated in either a centralized or decentralized federated environment.

innovative approaches towards spatially enabling land administration and management

aronsohn, alexander stefan
rics, united kingdom

this paper explores how, with only a small amount of investment, the development and implementation of internationally agreed and recognized measurement standards will support an improved market efficiency, providing a wide range of beneficial tools to decision makers - from benchmarking pricing of developments to the identification and valuation of ownership collateral for the poorest in our societies to an increased fiscal/tax raising potential from the establishment of a formalized land and property market (fiscal cadastr). a properly functioning, transparent and sustainable market in land, property and construction is a fundamental building block for any successful economy. the elements of such a market range from registration of enforcement of land title, to accurate asset valuations prepared in accordance with international valuation standards, to an adequate supply of professionals working to common ethical principles. one key missing ingredient that has so far been given scant attention at a global level is a set of standards for the physical measurement of land and buildings. rics believes that the creation and establishment of international measurement standards are an essential part of the process to spatially enable land administration and management.

land administration domain model is an iso standard now

lemmen, christiaan herman
kadaster, netherlands

this paper analyses the impact of the standard with regard to the development of (and information exchange) between land administration systems. the continuum of land rights is supported. there is also a continuum of accuracy, of land recordation’s of types of spatial units, of types of parties involved, and of data acquisition approaches. all this is supported in ladm – allowing for a flexible, step by step approach in the development of a land administration based on the needs, priorities and requirements of users and society. this can be combined in a natural way with organizational development with a proper alignment to ict development. this makes the concept of ladm a basis for strategic development in land administration.

TWVO4: unpacking tenure security for women MC C2-131

chair: agnes quismunging
ippri

where is security in secure tenure: promoting an alternative view of tenure security for grassroot women as key to building resilient communities

scholz, birte
huairou commission, united states

true secure tenure over land is crucial for women’s empowerment and a prerequisite for building secure and resilient communities. tenure is impacted by a multitude and often contradictory set of rules, laws, customs, traditions, and perceptions. for grassroot women, these complexities are layered with barriers that come with their daily realities, discriminatory social dynamics across all levels, unresponsive legal systems, lack of economic opportunities and lack of voice in decision making. yet most models of legal regimes, land management, and planning disregard these realities and apply a single dimensional view of tenure, and fail grassroot women as a result. this paper supports grassroot women members of the huairou commission, whose collective work building resilient communities has demonstrated a need for a broader consideration of security in land tenure for women, especially as a tool for grassroot women’s empowerment. it illustrates that both the process and product of tenure are critical to empowerment. the paper proposes a framework for consideration of secure tenure, ground in realities of grassroot women and based on the varied dimensions of tenure and a holistic view of security. this framework is suggested as prerequisite to develop holistic, innovative land tenure systems that provide possibilities for women in communities to gain true security.

the fog of entitlement: women and land in india

kelkar, govind
landesa india, india

this paper draws attention to the complex inter-relationship between women farmers and their lack of rights to land. based on qualitative insights gained from interviews of 504 women in 19 villages, in two states of india and his pradesh and bihar (landesa-un women, 2012), the paper further explores the structure of constraints to women’s entitlements to land. at a formal level, these constraints indicate that the policy commitments made since 1980s and some bold changes made in the hindu succession amendment act in 2005, have limited implementation. at the informal level, socio-cultural norms discourage women from acquiring land through inheritance or allocation of government land. in the final section of this study, several measures are proposed to policy administration and development organizations to close the gender gap in ownership and management of land. these include gender sensitization and gender balance in land and revenue administration, increased community awareness regarding women’s right to agricultural land, and increased support for gender
transformative research and documentation on women’s partitionable joint and/or exclusive titles to land.

**Frameworks for Analysis of Legal Issues Related to Women’s Land Rights**

Chang Jennifer  
Landesa, United States

At Landesa’s Center for Women’s Land Rights (LCWLR) we are creating, collecting, and curating resources related to women’s land rights and housing them in an online digital repository called LandWise. LandWise is a free, online, user-friendly, searchable database that contains laws, articles and practice materials, as well as frameworks for analysis. The LCWLR created to help users in analyzing women’s land rights issues. Through LandWise we seek to provide lawyers, researchers, and development practitioners with tools to understand women’s land rights. This paper explains the information and capacity building goals we seek to achieve with this project and provides an example of how a development professional can use LandWise.

**Pastoral Rangeland Privatization and Women’s Well-Being: A Gendered Analysis of Tenure Transformations Among the Maasai of Southern Kenya**

Archambault, Caroline  
University Utrecht, Netherlands

The Kenyan pastoral rangelands are undergoing dramatic tenure transformation, changing from systems of communal management to private ownership. This process has stirred up considerable debate among scholars, policy makers, and pastoralists, with many warning of an impending crisis in pastoral livelihood security and advocating for a return to collective holdings. The voices and opinions of women are remarkably absent from these debates. Based on long-term ethnographic fieldwork and mixed methods approaches, this paper explores women’s perspectives on land privatization in a community in Southern Kenya that has recently undergone the process of privatization. Family case studies illuminate the complex nature of tenure change and how the impacts on women’s well-being are importantly shaped by cross-cutting factors such as age, socio-economic status, and family circumstance, among others. Bringing in a female perspective to issues of land tenure transformation that is critically situated within the marital, familial, and community contexts that shape women’s lives, deepens our understanding of the role of tenure change in processes of development and social transformation and provides critical insights into how best to approach land tenure reform as a means to achieve socially equitable development outcomes.

**The Gender Evaluation Criteria - Evaluating Land Tools with a Gender Lens for Transparent Land Governance: The Uganda Experience**

Obaikol, Esther  
Uganda Land Alliance, Uganda

Gender equality in land access and management represent a critical component for achieving transparent land governance. Despite progress on several fronts, gender inequalities nonetheless persist. In terms of rules and processes, women commonly have significantly less role representation in formal, informal and customary systems of land tenure. Even with greater acceptance of women’s equal rights to land in laws and policies, their implementation often runs into significant obstacles (UN-HABITAT, 2007). Women also remain underrepresented when it comes to decision-making, enforcement and management of land. Insufficient information exists on how to implement pro-poor land policies with a gender lens in practice, and tracking how these interventions may impact women and men differently. The Gender Evaluation Criteria for Large-scale Land Tools has been developed by the Global Land Tool Network to contribute towards more evidence-based and gender-responsive evaluation methods of land policies and programs. This paper illustrates how the evaluation criteria have been applied to assess the gender responsiveness of land administration and dispute resolution in ten districts in Uganda. This paper argues that while the result of the Uganda evaluation are yet to be further integrated in governance processes, it shows early potential as a critical instrument for gender equality and land governance.

**URB04: How can property administration help in post financial crisis recovery? MC 4-800**

Chair: Gulnara Roll  
United Nations Economic Commission for Europe

**Land Administration and Management in Europe: Example of England and Wales**

Dawson OBE, Malcolm  
HM Land Registry, United Kingdom

It is widely recognized that secure property rights are a key enabler for economic prosperity and development. In particular, a system of land registration supported by a clear legal framework and judicial processes to enforce compliance create the necessary confidence and security which enable capital markets to flourish. An efficient land registration system can also serve to reduce transaction costs, improve transparency and simplify the conveyancing process. As Europe recovers from the financial crisis of 2007/08 and responds to the continuing pressures on Eurozone countries, many land administration authorities have been have been re-examining these issues in considering what they can do to support economic growth. This presentation will draw out some of the key themes from a UNECE conference held in London in October 2012 which addressed this question. It will also highlight the approach being taken by HM Land Registry in England and Wales to improve efficiency through digitization and integration of services and to build increased confidence and assurance, particularly in the face of an increasing threat from fraud. It will also set out the opportunities presented by improving the accessibility and re-use of data to enable entrepreneurs to create and grow new markets.

**Current challenges in land administration across the ECA region**

Creuzer, Peter  
UNECE, Germany

Land administration issues have been dealt with for a long time by the United Nations Economic Commission for Europe (UNECE), in particular the Working Party on Land Administration (WPLA). As the countries of the ECA region and of course the area of responsibility of UNECE show a very heterogeneous number of approaches towards land administration, they cannot easily be compared with regard to their current challenges – and differences. Many West European countries have a long tradition of maintaining land registration and real estate cadastre systems, whereas in some states sound land management structures are only on the way of being implemented. This presentation is going to highlight a number of current challenges to be tackled in different areas of the ECA region, rather than to present a comparison or even a benchmarking of land administration systems. Issues such as securing ownership and other rights in land, spatial planning, informal development, improvement of real estate markets through appropriate land administration data and implementation of geodata infrastructures for EU member states within the framework of the INSPIRE directive are discussed in more detail. The approach of the WPLA is briefly described.

**Benchmarking of the land administration systems in the UNECE region as a tool for evaluating economic performance and stimulating the improvement of land registration systems**

Khanalibayli, Elshad  
State Committee on Property Issues, Azerbaijan

The United Nations Economic Commission for Europe (UNECE) Working Party on Land Administration is an intergovernmental body dedicated to improving and coordinating land management practices in the UNECE region. This document presents the results of a questionnaire sent to all 56 UNECE member States, for which 23 responses were received. These results form the basis for a UNECE comparative study of land administration, land registration and mapping systems. These systems straddle the public and private sectors to varying degrees in different jurisdictions. Nevertheless, the control and regulation of land administration within the UNECE region is generally a public-sector function.
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Working Party believes that benchmarking is a necessary exercise to evaluate economic performance, stimulate innovation, improve registration systems and promote universal standards of good land administration. Benchmarking plays a key role in improving public sector performance and provides a framework for improvement and technological innovation among land-administration institutions by mimicking the effect that competition and the marketplace have on the private sector. The Working Party and the secretariat will work to create a series of publications from this study in order to contribute to the development of land administration in the UNECE region.

Land Registration and Cadastre, One or Two Agencies?

Wouters, Rik
Dutch Kadaster, Netherlands

In recent years the issue of the organization of land registration and cadastre has been dealt with regularly by the European umbrella organizations. There is no general consensus. Some countries defend their integrated model, some land registration or cadastre organizations would favor such integration but don't think it is politically achievable in their countries. Some organizations find they manage well in their non-integrated organizations or are strongly opposing integration. The European umbrella organizations therefore have always abstained from a solid position in this issue. UNECE argues only for alignment of the two information systems. "Although separate organizations may administer the land books, the cadastre, and the registers of mortgages and encumbrances, an integrated system is desirable either in one organization or through electronic linkages." EuroGeographics expresses a slight preference. "It is optimal to have a single organization responsible for the related databases, but if that is not the case, relevant organizations should ensure common portals providing a single gateway to cadastral, land registry and other data like taxes, public restriction. The research project, to be carried out by the WPLA, will wrap up all what is available, including statements from relevant organizations and recent studies on this topic. It will come up with a general set of recommendations.

USE04: Strengthening rights to carbon, land, and REDD+ benefits in theory and in practice MC 5-100

Chair: Alex Lotsch
World Bank

Collective-Owned Forestland Tenure Reform: A Study in Gansu

Zhang, Weiming
Gansu Poverty Reduction Office, China

China has set a good example in reducing rural absolute poverty in the past by innovating land reform policy. Currently, Chinese government initiates more land reform policy in tackling with the problem of development disparity and income poverty. I wish those experiences could contribute other developing countries’ efforts in efficiently reducing poverty. Personally I also wish to learn more from other countries experiences by joining this conference.

Community Controlled Forests, Carbon Sequestration and REDD+: Some Evidence from Ethiopia

Bluffstone, Randall
Portland State University, United States

Mitigating and hopefully reversing climate change is one of the key challenges facing humanity today. REDD+, which supports a variety of forest carbon-enhancing approaches in the developing world, is one of the tools used under development to try to meet this challenge. A key issue within REDD+ is to appropriately bring in the almost 25% of developing country forests that are effectively controlled by communities. Many authors have discussed or analyzed the social aspects of appropriateness, but there is limited analysis of the actual carbon sequestration potential of better-managed community controlled forests (CCFs). Drawing on an analytical framework that relies heavily on the common property and social capital literatures, our paper attempts to contribute to closing this research gap and therefore shed light on whether community forest management structures are institutions that should be given serious consideration as REDD+ partners in the battle to mitigate climate change.

Implications of Tenure, Weather Shocks and Rates of Time Preference on Conservation: Unraveling the Poverty Traps?

Kohlin, Gunnar
University of Gothenburg, Sweden

This paper investigates how weather shocks affect the rate of time preferences and subsequently the implementation of soil conservation investments in rural Ethiopia. To this end we combine farm household level panel data, farm specific weather data, and individual subjective rates of time preferences measured using an experiment. We find that weather risk plays an important role in increasing the rate of time preference. And, this reduces the propensity to invest in soil conservation. Although we find evidence that RTP, driven up by weather risk, dampen the incentive to invest in soil conservation, this inclination is dramatically reduced for households with higher tenure security. Our findings imply that increased weather variability under climate change could have devastating implications in terms of increased land degradation due to reduced investments in soil conservation and the resulting poverty trap for the people. However, it also points to the potential of adding tenure reform to the increasing number of climate change adaptation measures.

Does Land Use Change Foster Economic Development?

Lange, Mareike
Kiel Institute for the World Economy, Germany

Knowledge about local growth impacts of land conversion and land use change (LUC) is crucial for a spatially disaggregated land use planning policy that accounts both for the climate change mitigation role of natural biomes and the role of agricultural expansion for the development of emerging economies like Brazil. On one hand, the conservation of the remaining continuously forested areas and savannas is known to be crucial for climate change mitigation. On the other hand, LUC due to an increasing demand for food, fodder and bioenergy is putting augmenting pressure on the remaining natural biomes. Furthermore, in Brazil, LUC is considered essential for its economic development. Consequently, production strategies that set limits to LUC are often considered to restrain economic growth. I analyze the interrelationship between the economic development and the occurring LUC for the most important agricultural expansion area in Brazil, the Cerrado from 1995-2006 by using disaggregated economic indicators and agricultural census data in combination with satellite based land conversion data applying econometric methods. Results show that only a highly mechanized agriculture can generate growth by LUC and that there is still room for further development without LUC by a more efficient use of the already converted areas.

Using household and community level data from four regional states in Ethiopia, we examine whether CCFs with design features known to be associated with better management appear to sequester more carbon than community systems with lower levels of these characteristics. Though because of the nature of our data results should be considered indicative, the empirical analysis suggests that the quality of local level institutions may be important determinants of carbon sequestration. Developing country CCFs may therefore play a positive role within the context of REDD+ and other carbon sequestration initiatives. Better and smarter data combined with innovative techniques are needed to conclusively evaluate linkages between CCFs, carbon sequestration and REDD+.
Securing Land Rights and Improving Land Use at the Grassroots: Mongolia Case

Bat-Erdene, Battsetseg
Millennium Challenge Account of Mongolia, Mongolia

Peri-urban pastureland has been overgrazed and degraded by the movement of herders migrating towards the urban centers adding to the already exceeding pasture carrying capacity. While a significant amount of peri-urban pastureland to unite and form an organized agriculture to integrate their activities and to better their livelihoods is scarce. The Peri-Urban Rangeland Project of the MCC-Mongolia through funding from the United States Government through the MCC has aimed to establish and support herder groups and farms that manage livestock in an intensive and semi-intensive manner on peri-urban agricultural land to increase herder group/farm income and eventually reduce poverty through economic growth. In doing so, the project will provide herder groups with long term rights to pasture land to supply the urban population with meat and dairy products, and ultimately increase herder income.

The Evolution of Liberia’s Land Rights Policy

Brandy, Cecil O. T.
Liberia Land Commission, Liberia

Never in its history has Liberia had a clearly defined land rights policy. The goal of this policy statement is to improve the daily lives of all Liberians—to eliminate the anxiety and uncertainty they feel over land rights. Historically, the Government of Liberia has treated all land that is not deeded as public, yet there has never been a clear definition of public land nor a clear relationship to preexisting customary land rights. The policy addresses four categories of land rights: Customary, Private, Government, and Public Land and provides the basic framework for reforming land rights in Liberia. The Land Commission followed a two phased approach in the development of the policy paper, a multi-institutional task force which met to develop the policy paper followed by an extensive public consultation exercise to allow for broader participation in the finalization of the policy document. This paper will address the guiding principles of the policy and review the process through which the policy has been vetted in various public fora. It summarizes the need for reform, a summary of the components of the policy, and a review of the public consultation process undertaken to ensure widespread support for the policy.

Promoting Land Rights in Vietnam: A Multi-Sector Advocacy Coalition Approach

Wells-Dang, Andrew
Oxfam, Viet Nam

Land rights have become highly contested in Vietnam in recent years. Vietnam’s land endowment is one of the lowest in the world, each agricultural household holds, on average, less than 0.5 hectare. Access to land is critical to social and economic development in the future. The national priority on “industrialization and modernization” has placed new demands on agricultural and forest land for urban-industrial expansion. The high level of public concern over land tenure and its links to political and social stability have led to widespread calls for revision of the 2003 Land Law. This paper contributes to the conference thematic area of “Securing land rights and improving land use at the grassroots” by presenting the initial results of advocacy on the Land Law and land rights conducted by a multi-stakeholder coalition including Oxfam, Vietnamese domestic NGOs, government research institutes, and media. The paper begins with a political economy analysis of land rights in Vietnam, including an analysis of the draft revised Land Law, with particular focus on appropriation of agricultural land and protection of ethnic minority forest land. Next, the paper describes local and provincial consultation on the draft law conducted by the Oxfam-supported coalition and its initial results.

Designing a Registration System to Support Family Land Governance in the Caribbean

Laloo, Sunil
University of the West Indies, Trinidad and Tobago

Family land is the Caribbean’s experience of customary land tenure. It emerged in the post-emancipation era as a cultural response to plantation engendered, pseudo land scarcity. The tenure form persisted despite efforts to eradicate it through systematic adjudication-type titling and registration which aimed at converting it into existing legal land holding structures such as private freehold and group trusts. Family land is a complete tenure form that carries with it an expansive set of rights, restrictions and responsibilities. It serves a very important social role by providing access to land for the rural poor allowing several generations of occupants to have a place to live and subsist. This research aims at examining the governance structures of family land to develop mechanisms that would include the tenure form in the legal and institutional land registration framework without significantly changing its customary tenure arrangements. In the study of governance there were three main elements that were investigated- transmission of rights, land use and management, and the interaction between the family land occupants and the state. Upon completion of the analysis of governance mechanisms, a proposal for the development of a new registration system based on a rights based approach is suggested.

The Lesotho Land Administration Authority: the White Elephant Lives

Johnson, Sean
Lesotho Land Administration Authority, Lesotho

In 2010 the Government of the Kingdom of Lesotho passed a law creating a new autonomous agency responsible for land administration to replace the separate departments then responsible for issuing leasehold titles to land, registration of deeds, and cadastral surveying and mapping. The Land Administration Authority Act, and the more controversial Land Act 2010, were enacted under the auspices of the Land Administration Reform Project and support of the Millennium Challenge Corporation. Following a period of planning and preparation, the Land Administration Authority (LAA) recruited the best candidates and began reforming and improving operations and building a culture of customer service. This has resulted in “substantial” improvements in service delivery and output performance, the time to transfer an existing lease has fallen from 105 days to 28 days, over twice as many new leases, transfers and mortgages are being registered than 3 years ago. These successes could sustain LAA but the organization is expected to also be financially independent. Meeting this challenge will require building on achievements and continuously improving LAA’s people, services and income through better revenue collection.

INV05: How can Government improve the outcomes from large scale investment? Preston

Chair: Chiara Selvetti
DFID

Moving Towards Transparent Land Governance: Evidence-Based Next Steps

Kiswani, Mohini Bhagwan
Ministry of Water Land Environment and Climate Change, Jamaica

This paper provides useful insights on land administration and governance in relation to providing security of tenure through implementation of (a) policy and procedures that facilitates divestment of...
government owned lands that is transparent and sustainable, and (b) innovative strategies used/proposed to address chronic land titling issues. The Government is the largest land owner, but has not adequately contributed to the development. The Government has over the years made efforts to improve access to land to improve the quality of life of people and the development of the country. Unfortunately, factors including the multiplicity of standards used, and high costs, among others have led to inefficient utilization of land. Further, the cultural issues, costs and legal requirements among others have impacted adversely on security of tenure especially for the poor. The Ministry of Water, Land, Environment and Climate change spearheads the formulation and implementation of policy and legislation to facilitate the divestment of lands, and registering land to securing land rights in a transparent and efficient manner. This paper serves as a guide to assist in solving similar issues in other countries.

Opportunities to Responsible Land-Based Investment Practices in Central Africa

Feintrenie, Laurene
CIRAD, Cameroon

This paper discusses agro-industrial development projects in Central Africa. Large-scale land-based investments in Central Africa are not new, however, the years 2000s have seen a renewed interest in agriculture by foreign investors. This new rush for farm land involved multi-national holdings new in the region and sometimes in the sector. With a focus on four countries of the region hosting the majority of the Congo Basin natural forests - Cameroon, Gabon, Democratic Republic of Congo (DRC), and Republic of Congo (Congo), this paper looks at this recent wave of investments in farm lands, and discusses their specificities, the ways the host countries deal with investors, and the impacts on livelihoods and on forest cover that these large-scale projects might have. The analysis draws on scientific literature and media reports review, an assessment of large scale land acquisitions for agricultural expansion, logging, conservation, or mining projects, and field surveys conducted in 2012 and 2013 in the 4 countries where key stakeholders have been interviewed (representatives of the various ministries involved in large-scale land deals, managers of the private sector presently investing in land-based projects, NGOs, land and tenure experts, villagers nearby on-going land-based projects).

The Role of the Uganda Investment Authority in Facilitating Investor Access to Farmland: Policy, Practice and Possible Reforms

Sticker, Mercedes
The World Bank, United States

This study aims to help decision-makers better understand the process through which investors acquire farmland outside the protected estate in Uganda and any potential risks associated with this process in policy or in practice. Because of its key role in facilitating investor access to land, this paper focuses primarily on the role of the Uganda Investment Authority (UIA) and its enabling legislation. The results find a significant gap between existing laws and policies and actual recent acquisition processes. The paper proposes a number of reforms to improve the policy and practice of farmland acquisition. The Government urgently needs to clarify the rights of foreign investors to acquire farmland. The Government also needs to develop and codify farmland acquisition procedures for eligible investors. Ideally, rather than facilitating investor access to land, the Government should focus on creating an enabling legislative and institutional framework that supports a fair and transparent land acquisition process. It will also be important to clarify the roles and responsibilities of the UIA vis à vis other government agencies with respect to farmland acquisition. Above all, increased transparency is urgently required to ensure that farmland acquisitions follow standard procedures and to enable monitoring and analysis of investment planning and implementation.

Mobilizing the Private Sector to Improve Land Governance: NEPA Model

Salcido, Kendyl Ruth
Nomogaia - Swiss Tropical and Public Health Institute, Newfields LLC, United States

Mobilizing private actors to proactively assist in improvement of land governance seems daunting. Governments do not want to demotivate investors by threatening corporations with legal action for negative outcomes associated with land deals. At the same time, there is a growing global consensus that large-scale land acquisitions should be better regulated. To balance these political and economic interests, engagement of private actors to improve land governance methods must be motivated by a shared interest in understanding long- and short-term consequences of these exchanges, rather than by harsh legal ramifications. A model for such legislation can be found in the Environmental Impact Statement (EIS) requirements of the U.S. National Environmental Protection Act (NEPA) of 1969. We outline the parallels between land governance and environmental protection, provide an overview of the EIS requirement of NEPA as a model for a detailed impact statement in the land sector, argue that such an impact statement should be developed using the human rights framework, and propose a hybrid of the World Bank’s Land Governance Assessment Framework and a human rights impact assessment (HRIA) toolkit developed by NomoGaia as a structure for this impact statement, building on existing knowledge and research within the field.

SPL05: Spatial enablement: Emerging enabling technologies MC 13-121

Chair: Brent Jones
EsrI

Positioning and Geospatial Technologies Used in Land Administration

Daugherty, Kevin
Trimble, United States

Many professional land administrators deal more with policy and procedures, than they do with technology. This presentation will open with a base understanding of the importance and relevance of land administration, to set the stage for the application of the newer positioning and geospatial technologies that are being used to measure and monitor land and land practices. Technologies will be categorized by type and function, with a discussion on the products (data) they produce, and the options for which technologies are suitable for different data collection approaches. The presentation will show how these technologies support GIS data management systems.

Using Unmanned Aerial Vehicles (UAVs) to Democratize Spatial Data Production: Towards Spatially Enabling Land Administration

Barnes, Grenville
University of Florida, United States

In 2004 Chris Anderson, Editor of Wired Magazine, proposed what he called “the long tail theory” to explain how society is moving from large enterprises selling bundled, one-size-fits-all products to much smaller entities focusing on niche markets. As we increasingly turn to on-line services for buying books, music, air tickets, and other goods and services, we question in this paper whether the same “long tail” exists within the spatial information industry. Over the past few years GPS, digital cameras and navigation systems have become much smaller and fused together to offer dynamic, portable and precise spatial data acquisition solutions. Small UAVs now provide a platform for carrying these technologies to produce high resolution aerial imagery. This paper presents the current and potential use of UAV aerial imaging for cadastral applications in developing countries drawing on experience in Ghana and other countries. We believe recent technological innovations have presented the geo-spatial industry with a ‘long tail’ in which individual entrepreneurs and smaller companies can produce a variety of geo-spatial products to enable local governments and communities in developing countries to efficiently obtain spatial information to meet their specific territorial management and development needs.

Satellite Imagery for Land Mapping

Navulur Kumar, Chandra Sekhar
DigitalGlobe

DigitalGlobe to date has over 2.8 billion sq km of very high resolution imagery covering the world. Technology advancements in processing allows us to create country wide imagery maps in days and weeks that allow for fast development of programs for land registry systems.

Spatial Analysis and GIS Modeling to Promote Private Investment in Agricultural Processing Zones: Nigeria’s Staple Crop Processing Zones
Monchuk, Daniel
World Bank, United States

In an effort to revitalize the agriculture sector and otherwise reverse decades of poor performance, the Government of Nigeria (GoN) is implementing an Agricultural Transformation Agenda (ATA) which allows for a series of key policy reforms and investment initiatives including the development of Staple Crop Processing Zones (SCPFZs). Spatially delimited and focusing on one or more commodity value chains, the SCPFZs are designed to link farmers with processors and processors with regional and international markets. Located in areas with high agricultural production potential, each SCPFZ will be home to dedicated infrastructure facilities for production and processing of the primary commodity in combination with public infrastructure improvements (i.e. power, roads, etc.) which are capable of serving other commodity value chains and other sectors in general. One major bottleneck to the success of the SCPFZ’s concerns the state of transportation infrastructure and the generally poor condition of roads – especially in rural areas. In an effort to provide a rapid assessment of the quality and conditions of roads that would supply raw product and connect SCPFZ’s to major markets, we develop a survey instrument and rely on an established network of cooperatives (supported under the World Bank’s FADAMA project) to collect this information. Initial response rates were in excess of 90%. The survey data were used to construct maps of transport conditions and costs for dry and wet seasons near the SCPFZ’s. The model is also used as a policy tool to demonstrate the impact of infrastructure upgrades on select road segments.

Addressing the Information Requirements of the Urban Poor – A Government-Community Partnership in Piloting the Social Tenure Domain Model in Uganda

Antonio, Danilo Ramos
UN-Habitat, Kenya

By 2030, 60% world’s population will live in urban areas and by 2020, about 1.4 billion people will be living in slums. Such recognition has triggered a continuing debate in the global development discourse on a new phenomenon – the urbanization of poverty. Central to this debate is that most people living in slums do not have registered land rights and are excluded from the ‘benefits’ of urbanization as they are not covered by conventional cadastres and development plans. The Social Tenure Domain Model, a poor land rights recording system has been developed by the Global Land Tool Network partners to support the recognition of the continuum of land rights. STDM, built from free and open source software packages and based on a global standard can handle various types and layers of land rights and claims. The paper will argue that STDM as a concept can actually work on the ground and can potentially deliver results even in a short term. The paper will highlight the results, lessons learned and initial impact of STDM implementation in Uganda and will describe the associated opportunities for scaling up and for wider learning purposes.

TWVO5: How to make the continuum of rights operational MC 4-800

Chair: Ruth Meinzen-Dick
IFPRI

Participatory and Pro-Poor Land Administration System of the Amhara National Regional State of Ethiopia: Evaluation and Lessons Learnt of the Current Status

Shibeshi, Gebeyehu Belay
BoEPLAU, Ethiopia

The Amhara region of Ethiopia has designed and is implementing a land administration system to manage land to man relationship since 2003. But no systematic evaluation has been conducted so far. In literature systematic evaluation methods are suggested for improving land administration efficiency and knowledge exchange in the sector. The purpose of this paper is to present results of an evaluation of the Amhara land administration system at policy level, management level, operational level, including external factors and review processes. Field surveys, focused group discussions, expert panels, and desk work including the review of legal documents and official reports, were the methods used in this study. The study revealed that the major strengths of the system is experiential learning that can be evidenced through the design and implementation of a step by step participatory way of working for adjudication of rights. The lack of land use plans and development control were identified as the weak points in the system.

Communities’ Ability in Consultations and Land Transactions: Improving the “Empowering Effect” of Tenure Security Initiatives in Rural Mozambique

Mei, Giorgia
Scuola Superiore Sant’Anna di Studi Universitari e di Perfezionamento, Italy

Mozambique Land Law recognizes the “Right to Use and Benefit from Land” (DIUAT) in the following situations, collective or individual “customary occupation”, individual "good faith occupation", temporary (renewable) authorization for commercial exploitation to national and foreign individuals or corporate entities. The Land Law establishes also that in case of competing claims between the investor and the community, a process of consultation and a benefit-sharing agreement have to be undertaken. However, the weak knowledge of legal provisions and, in particular, of the consultation process by the majority of rural communities, does impair the capacity of local users to claim their rights and to make investors accountable to the terms of the "unwritten" contract which follows the land transfer. The four cases of "land deal" described in this paper clearly confirm this evidence and corroborate the idea that, in order to make possible the legal empowerment of rural communities, there is an urgent need to reconsider the goals of different tenure security initiatives in support of rural groups’ rights. Beyond the application of legal tools, paralegal initiatives need to be augmented (awareness-raising, paralegal trainings, assistance during the “land transfer” etc) and the outcomes of the consultation process better implemented and monitored.

Beyond Building the Cadastre: Next Steps for Mozambique in Participatory Land Governance and Decentralised Land Rights Administration

Carrilho, João
Ministry of Agriculture, Mozambique

Poverty levels in Mozambique remain high in the rural areas and it is particularly the poorer members of communities that depend on the safety net provided by access to land-based resources. There is a surge in demand for large land areas, related to rising food prices and energy demands internationally, but also to the need to adjust the rural modus vivendi to the new realities presented by the discovery and exploitation of significant mineral resources nationally. The asymmetries in access to information, to technology and to capital, mean that the rural poor are in a vulnerable position. A number of policy tools were put in place to ensure the balancing of interests between these competing land users. This paper suggests that, although the tools have been partly effective as a protective measure, there is an urgent need to (i) combine territorial planning processes with systematic registration of community rights, in ‘high pressure’ areas, within a framework of inclusive rural development, (ii) integrate mechanisms for the formal registration of cadastral ‘blocks’, covering specific intra-community land, and (iii) strengthen community institutions, to ensure that social and economic adjustments in land occupation can take place in a way that makes development more inclusive.

Land Rights in Laos: Linking Policy-Making to Village Level Reality

Srivath, Hongthong
Village Focus International, Lao

The main paper will expound on each of the three areas above (including current efforts to improve the Land Policy, Land Law and Forestry Law - which the author is directly involved with) and use specific village cases of land conflict to illustrate both the issues and the needs for actions described above.

Land Right from Below in Nepal and the Key Role of Land Monitoring: Civil Society Perspective in Converging Equity and Efficiency

Nepali, Purna B.
Consortium for Land Research and Policy Dialogue (COLARP), Nepal
Land issue is complex, dynamic, and contentious in Nepal. It is from when Nepal became democratic country in 1951 that land reform has been an issue of discussion. Slogan like, "land to the tiller" has become a popular agenda for each political party with different understandings and interpretations specifically during the last decades’ violent conflict (1996-2006). To move ahead in this direction, Scientific Land Reform has been clearly mentioned in Comprehensive Peace Agreement 2006 and Interim Constitution 2007 to address equity and efficiency issues. There is big debate on equity and efficiency. Realizing strengths of both issues, following analytical framework such as agrarian political economy, democratic and pro-poor land governance, it is found that civil society monitoring is playing pivotal role in converging equity and efficiency issues of land reform. Those monitoring initiatives generate evidences that serve to generate pressure on effective response by Government to collective demands for justice. By combining equity and efficiency, Nepal’s civil society and citizen-led initiatives are definitively promoting an active engagement of reformist actors and change-makers for generating equitable economic growth. Few determinants of this citizen led initiative are activism and engagement, clear and articulated demand, efficient and accountable, voicing vulnerable groups.

**URB05: Urban tenure security**

**Chair: Hubert Ouedraogo**

**UN/ESA**

**How Does Land Governance Impact Urban Land Information Projects in Developing and Post-Crisis Countries?**

**Sietchiping, Remy**

**UN-Habitat, Kenya**

Developing appropriate land information systems for urban management under weak governance is a challenge. While land information technology is increasingly available and powerful, it is very important to keep land information systems simple with a view to adding value to existing initiatives. Adopting a “bottom-up” approach in a local land management project can also help to empower the population (participation, demanding influence in decision-making) and to strengthen local land institutions. This paper undertakes in-depth analysis of land information projects in 11 developing and post-crisis countries. First, the analysis reveals that many urban land information projects had partially or completely failed, mainly because they have ignored or underestimated the role of good land governance. Second, many countries portrays weak land governance, mostly due to incompetent and ineffective land institutions. Third, the review of case studies demonstrates clearly that the level of governance influences how much progress can be realized in a specific period of time with the improvement of land information. Fourth, it is important to approach the development of land information as an integral part of the broader urban land governance. The paper concludes that there cannot be sustainable land information without good land governance.

**When Destiny Caught Up With Us**

**Saborio, Cristina**

**FUNDACION RAUM, Mexico**

When we are thinking in solving the current problems of poverty and land in developing countries we need to look into the past. Latin America is the best place to do this.

**Protecting the Rights of Peripheral Urban Landholders: The Evolving Land Tenure Policy and Legislation of Benin**

**Kougblenou, Victorien**

**University of Abomey Calavi, Cotonou, Benin**

On January 14, 2013, the National Assembly of Benin adopted the Code of Land Tenure and the Domain, fundamental legislation that consolidates all of the laws and regulatory acts dealing with the rights of citizens, other physical persons and legal entities, the state and its local communal administrations in land. The new Code reflects a national policy consensus and incorporates the results and the "lessons learned" from a series of experimental projects and programs. It elaborates new principles, such as prescriptive acquisition of land rights. It strengthens and clarifies several new instruments of rural and urban land tenure, in particular the plan foncier rural, the register foncier
Caught in a Productivity Trap: A Distributional Perspective on Gender Differences in Malawian Agriculture
Palacios-Lopez, Amparo
The World Bank,
Globally, 1.4 billion people, or one quarter of the population of the developing world, live in extreme poverty, and an additional 1.2 billion live in moderate poverty. The analysis of regional contributions to global poverty indicates that although sub-Saharan Africa (henceforth referred to as Africa) represents only 12 percent of the world population, it accounts for 27 percent of the global poor, and that poverty in Africa is being reduced at a much slower pace than elsewhere (Chen and Ravallion, 2008). Aggregate agricultural growth has been documented to bring disproportionate gains to the poorest in the developing world (Ligon and Sadoulet, 2008). In Africa, nearly 75 percent of the extreme poor reside in rural areas, and 91 percent of the rural extreme poor are estimated to participate in agriculture. As smallholder agriculture is the predominant form of farm organization in the region (FAO, 2009), smallholder agricultural productivity growth has been identified as a key driver of poverty reduction and increased food security (Irz et al., 2001).

The Price of Empowerment: Land Titling and Female Inclusion in Urban Tanzania
Ali, Daniel Ayalew
World Bank, United States
While multiple studies have shown that a woman's control over land is positively associated with bargaining power outcomes, few have succeeded in highlighting successful methods for increasing this control. We report on a policy experiment in an unplanned settlement in Dar es Salaam, Tanzania, that provided access to formal land titles to informal settlers at randomized prices, with additional price discounts conditional on designating a woman as owner or co-owner of the land in question. Results show that the household's are highly responsive to price incentives, as households offered a small conditional discount are roughly 30% more likely to co-title their land. Despite these large differences, households offered conditional discounts are just as likely to purchase a formal land title as those offered general discounts. We discuss the implications of these results for the expected bargaining power impacts of the intervention.

INS06: New challenges for land administration MC 6-100
Chair: Otmar Schuster
Haus Der Geo Information

The Role of Land Governance Assessment Framework (LGAF) in the CAADP Implementation Process
Mogues, Tewodaj
IFPRI, United States
A Missing Dimension: How Can Governments Organize to Deliver Responsible Land Governance?
Bruce, John W.
LADIIS Inc., United States
Considerable attention in development circles has been focused on "land governance" in recent years. While the concept involves a more complete and holistic focus on the land sector activities of governments than the earlier focus on "land administration", the implications of that broader focus for national organization of land governance have not been explored to any significant extent. This is in spite of the fact that a good deal of innovation in this area has taken place in developing countries, and many other governments are interested in reorganizations that would produce greater efficiency and equity in land governance. This paper reviews the issue generated through case studies of nearly 20 country case studies to understand the choices among different organizational archetypes (e.g., ministry, commission, agency, etc.) faces by national governments. It explores the pros and cons of different options, covering issues such as management structure, scope of mandate, degree of autonomy, and decentralization. While the experience of other countries can rarely be simply imported to another country, given differences in land uses, governance styles and histories of land and institutions, the experience of other countries is instructive and can assist governments in focusing on the right issues as they consider how to proceed.

Environmental Risks and Land Conflicts in Latin America: Challenges for the Land Sector in Capacity Development
Espinoza, Jorge
Technische Universität München, Germany
The frequency of natural disasters has been steadily increasing in the last decades, putting substantial pressure on land management and land administration systems. In this context, one of the most relevant challenges is security of land rights and land tenure, for without good governance in this area, disaster prevention and mitigation actions are seriously hindered. The objective of this paper is thus, with special focus on Latin America, to highlight the main challenges for the land sector in facing environmental risks and to point out the implications for the necessary capacity development actions in this field.

Farmer and Farm Worker Perceptions of Land Reform and Sustainable Agriculture in Tajikistan
Abbott, Eric
School of Journalism and Communication, Iowa State University, United States
This 2011 study examines perceptions of 1800 farm households in 18 regions of Tajikistan concerning opportunities and constraints they face, including secure land rights and freedom to farm, social, economic and environmental impacts. The study also provides insights on stakeholder roles, risk sensitivity, and adaptation potential. Farmer perceptions are especially important in Tajikistan, where land reform and many management decisions lie within households. Results indicate that although there is good basic understanding of rights to land, there is poor knowledge of specific land restructuring alternatives or steps to complete the process. Despite this, farmers’ confidence that they control use of their land has increased significantly since 2007. In some regions, women’s access to land restructuring information is poor, and women’s names are often not included on restructured land certificates, limiting their future rights. As services and support previously provided by state farms disappear, there is a need for coordinated local efforts for watershed management, canal maintenance, machinery and credit. A combination of continued attention to securing land rights, freedom to farm, improved mechanisms and skills for watershed and water management and economic development, and a special focus on ensuring adequate information and rights for women is recommended.

INV06: Transparency to improve land governance: Examples and mechanisms Preston
Chair: Christina Blank
Permanent Representation of Switzerland to FAO, IFAD and WFP
Pathways to accountability in Africa's land rush: What role for legal empowerment?
Cotula, Lorenzo
IIED, United Kingdom
The global rush for land raises multifaceted development challenges. With the stakes so high, there is wide recognition that improved public accountability is critical to enabling local voices to be heard, discouraging harmful investments, and enabling local groups to get a better deal from incoming investment. Yet lines of accountability are complex and poorly understood, particularly in contexts of legal pluralism, fragmented land investment management responsibilities, and transnational economic relations. This paper assesses evidence on pathways to accountability in the global land rush, with a focus on Africa and on legal empowerment strategies. The paper explores how the law
regulating the land rush shapes opportunities and constraints for accountability and how people affected by land deals are responding to seek justice. These perspectives reflect the complementarity and convergence of two common ways of conceptualising accountability: ‘accountability as rights’, which focuses on mechanisms established by legal and regulatory frameworks, and ‘accountability as power’, which emphasises the importance of citizen action, power and politics in public accountability. The paper draws on an analysis of legal frameworks relating to 12 African countries, and on a review of 16 land deals in these countries for which citizen responses were documented in the literature.

Conflict or consent? Oil palm expansion and community rights

Colchester, Marcus Edward
Forest Peoples Programme, United Kingdom

Agencies, such as the United Nations, World Bank and FAO have shown concern for the social impacts of ‘land grabs’ and advocate governance reforms to ensure fairer development outcomes. Responding to complaints about investments in palm oil, the World Bank Group adopted a new strategy for the sector that seeks to ensure an adequate and transparent process for the protection of customary rights. At the same time, voluntary certification under the RSPO requires respect for customary rights and to FPIC. Based on field studies of 16 oil palm operations in six countries, the authors find serious problems both with governance and legal frameworks and with voluntary certification. Many impacted communities are openly opposed to the companies occupying their lands and express their discontent through direct complaints, public protests, legal suits and the RSPO’s own grievance procedures. The review finds that RSPO standards need revision to clarify what is really required to respect rights, while RSPO grievance procedures are ‘not fit for purpose’ given the sheer number of land conflicts and require reform and require reform. In the long run, broader governance and legal reforms are needed to adequately protect community rights from expropriation and provide just remedies for abuses. Achieving such reforms requires taking account of the real political economy of resource allocation.

Iterative and Incremental Justice: Improving Access to Essential Natural Resources

Debruyn, Claire
Columbia Law School, United States

This paper proposes the concept of “iterative and incremental justice” as an approach to governing essential natural resources. Iterative and incremental justice holds that the realization of justice evolves with changing norms and circumstances. Institutions therefore can never be static and perfectly just, but instead must allow constant reevaluation and refinement towards more just outcomes. We call this refinement “iterative and incremental” because it is not uniform or unidirectional, but tends to move towards substantive goals of justice – in the context of governing essential resources, equitable access and environmental preservation – gradually and in cycles by expanding autonomy of individuals and groups while simultaneously creating opportunities for the exercise of power, which must then be corrected in the next iteration. We illustrate this process with three case studies from Madagascar, showing how policies that are at least ostensibly pursued to enhance access to essential resources or preserve the environment are often co-opted by people in positions of power. Thus, it is crucial to establish the processes for power to be bound so that reform can benefit the less powerful. Finally, we demonstrate how transparency is the key tool for ensuring the achievement of just outcomes in each iteration.

Building a Multi-Stakeholder Platform to Facilitate Investment Transparency and Accountability: Lessons Learned from Open Development Cambodia

Parnell, Terry
East West Management Institute, Cambodia

Open Development Cambodia is a unique online, interactive “open data” hub aggregating freely available information from a wide range of sources to build out a national development “portrait.” Offering both current and historical information, users can also track development trends over time. ODC is based on the simple premise that information collected for public interest should be publicly available without restrictions. By presenting data without any policy or advocacy bias, the site despolitizes data, enabling users to consider issues more objectively. Cambodia is one of Southeast Asia’s fastest growing economies, but both private and public sectors too often operate with incomplete and differing information. Recent environmental problems and social conflicts point to the need for more informed and inclusive planning. As an interactive platform, ODC does more than increase transparency, it enables users to examine different sets of data in combination, thereby strengthening analysis. In doing so, ODC facilitates rational fact-based dialogue, improved communication, and better policy-making and planning between public, private, and development sectors. This session provides an interactive look at the site, while discussing the motivations and strategies behind it and exploring the collaborative extension of the approach to other countries to inform transnational responses.


Machines, Megan
Global Witness, United Kingdom

It is widely agreed that greater transparency is urgently needed to improve the governance of agricultural investments in Africa, Southeast Asia and Latin America. Opening the contracting process for these investments is a critical first step to improving transparency in key decision-making processes. However, for agribusiness investments, such openness must start during the contract consultation and negotiation stages, in order to provide an effective remedy against the negative risks associated with the “global land grab”. Critically, discussions about improving transparency need to move beyond conceptual principles to practical and evidence-based measures. This presentation would reflect on the current status of international policy discussions about how such improvements to transparency can be made, using the concept of “open contracting” as the framework for analysis. The presentation would start by proposing how open contracting within agribusiness investments should be defined. It would then identify some of the key levers available for promoting transparency and public participation in contracting processes. It would conclude by discussing the incentives for governments and the private sector to open up the contracting process, what barriers exist on the ground and how they might be overcome.

April 10, 10:30 AM

SPL06: Spatial enablement: Enabling collaborative platforms MC 13-121

Chair: Abbas Rajabifard
The University of Melbourne

New Technology for Innovative Cadastral Systems

Jones, Brent
ESRI, United States

New innovative cadastral projects embracing satellite imagery, crowd sourcing, integrating disparate data sets, and leveraging all types of devices including smart phones and tablets require new lightweight, easy-to-use technology for sustainable, reliable results. Technologies such as the cloud, for example the surface to be unrealistic in the developing world because of poor connectivity and remote locations, but with new technology, working with lightweight, inexpensive tools in a disconnected environment it becomes a reliable, scalable mapping/cadastre platform.

ICT-Enabled Innovation and Land Administration

Törhönen, Mika-Petteri
The World Bank Institute, United States

IT-Driven Development of Land Information Systems for Fostering Transparent Land Governance

Schindler, Gernod
GI-C Dr. Schindler Geo Consult International GmbH & Co. KG, Germany

GFA-Consulting Group / GI-Dr. Schindler Geo Consult International and the BVVG Agriforest Privatization Agency have been cooperating closely on land management projects for several years.
On multiple occasions these projects involved the development and implementation of IT-based land information systems that increase transparency of markets for land and land leases as well as help determine the optimal long term use of land resources. The paper describes functions of an IT-based land information system that are suitable for fostering efficient and transparent management of state-owned land as well as the development of a transparent and flexible land market for selling and leasing land. A participatory approach that focuses on quick implementation of individual IT-services and ensures sustainable project results is described. The paper illustrates how project partners can be sensitized for the need of transparent land markets and transparent organization of business processes and how an IT-driven land information system can empower self-learning. The paper draws back on experience the above mentioned partners have gained in over ten years of work in national and international projects. In particular it highlights experiences collected in the GIZ project titled “Land Management in Mongolia”, that was implemented by GFA, GCI and IWG in the years 2005 – 2012.

**Joint Information System of Land Registry and Cadastre in the Republic of Croatia. Lessons Learned**

**Lucic, Maro**  
**State Geodetic Administration, Croatia**

The International Bank for Reconstruction and Development (Bank) has granted to the Republic of Croatia (RoC) a Project Loan. The Ministry of Justice (MoJ) and State Geodetic Administration (SGA) are the Project stakeholders and fund beneficiaries. The Project was initiated with the main objective of building an efficient land administration system aimed at contributing to the development of the efficient real property markets. The reform of the land administration system is today half way through, preconditions have been created for the implementation of an efficient real property registration system. The Joint Information System of Real Property Registration and Cadastre (JIS) has been developed completed i.e. a unique database and application for keeping and maintaining the land registry and cadastral data has been established. In the next phase, it is necessary to implement the JIS throughout the Republic of Croatia which will streamline both systems and simplify the business processes. Among other numerous functionalities, such system will have the official extracts issued electronically which will save time and money for the citizens. The article focuses on the key challenges faced in implementation of the JIS, lessons learned from the JIS implementation in Republic of Croatia and major impact of implementation.

**TWV06: Land, law, and justice: Innovations to gain secure tenure for women**  
**MC 4-800**

**Chair: Christina Biebesheimer**  
**World Bank**

**Securing Land Rights for Women through Institutional and Policy Reforms**

**Pradhan, Sarita**  
**Landesa, India**

Rural women suffer double discrimination because they are female and poor. Though women are the biggest food producers, they earn only one-tenth of the world’s income and own less than 1% of the world’s land. The Government of India has tried to provide land to women, but with limited results. The Government of Odisha, with the support of Landesa, developed a pilot program to identify vulnerable landless women and provide them with secure rights to land. The government and Landesa designed a pilot operating from the sub-district land administration office to implement a village household inventory identifying single women such as widows and abandoned women. The pilot also developed the capacities of government officials involved in implementation. As a result of the pilot, the government identified several legal and procedural hurdles to ensuring single women could access land of their own. The pilot has now been scaled to the entire district where out of 300,000 households, close to 15% will be eligible to get land from the government. Considering how this innovative pilot is shaping, the government is keen to scale it further to the entire state, which would mean close to 500,000 single women would get land.

**The Ground We Stand On: Opportunities and Challenges in the Implementation of Women’s Land Rights in the Context of the Constitution of Kenya**

**Okeyo, Achola Pala**  
**Independent International Affairs Professional, Kenya**

In Kenya, the national constitution, promulgated in 2010, serves as the country’s overarching legal framework upon which the interpretation of people’s rights – women and men – is premised. Going forward, the national constitution is expected to underpin new governance institutions and processes, including land laws, which will promote equality, human dignity and human rights and transform all areas of life of the people of Kenya. Although, the constitution is widely held to be an emancipatory event, its transformative capacity may be hindered, at least in the initial stages, by an apparent lack of clarity and potential contradiction between its rights based approach and its emphasis on cultural autonomy. With respect to land rights, land reform and land administration, gaps in “legal” and “cultural” interpretation of rights might constrain the practical realization of rights, with women (especially grassroots women) bearing the greater burdens of inequality arising from emerging uncertainties and ambiguities in the supreme law. Unless women put into practice new strategies to secure their rights to land, the situation of being between and betwixt two systems of law presents a threat to women’s right to food and livelihood security. The central thesis of this paper is that security of tenure for women in this liminal stage is not a matter of law but rather a matter of understanding the complexities of choices which lie at the intersection between human rights law and indigenous knowledge/culture. The paper uses the ‘personal story’ as a methodology to uncover women’s pragmatic and strategic analysis of their situation. The paper also seeks to highlight the problems associated with the imposition of a rights based approach onto a local cultural framework without addressing key economic disparities and historical injustices which fuel persistent inequalities on the ground on which women stand.

**Access to Land Justice: Bottom Up Strategies for Securing Women’s Tenure**

**Pritchett, Regina**  
**Huairou Commission, United States**

In Africa, State laws are layered on top of traditional laws in ways often that are unresolved, that confound legal administration and that make gender justice elusive for women and girls. This participatory action research entitled “Engendering Bottom-Up Justice Reform—A Grassroots Women’s Approach to Accessing Justice” examines how organized groups of grassroots women in 70 communities in 7 countries in Africa—Cameroon, Ghana, Kenya, Tanzania, Uganda, Zambia and Zimbabwe—are using a gender empowerment framework to resolve the disjunctures and contradictions in diverse contexts of legal pluralism. The study was funded by United Nations Development Programme, coordinated by Huairou Comission and 12 of its implementing partners from Women’s Land Link Africa, a pan-African platform that gives voice to networks of grassroots women-led groups working to address women’s tenure security. Across their diversity of context, strategies and interventions, this study advances that grassroots women access justice through a process that (i) delineates the overlapping and disjointed legal frameworks; (ii) increases community awareness of gender injustice; (iii) builds new partnerships with a variety of stakeholders; (iv) designs and implements new community justice mechanisms, and (v) reviews, analyzes and aligns cultural practices with the constitutions to deal with cultural injustices against women.

**Ensuring Poor Rural Women Benefit from Forestland Reform in China: Summary of Field Findings and Policy Recommendations**

**Wang, Xiaobei**  
**Landesa, China**

China has engaged in forestland tenure reform since the 1980s, focusing primarily on decentralizing forestland use rights from the collective to households. In recent years, with the continuing increase of male urban labor migrants who have become key agricultural laborers, accounting for more than 65% of the rural labor force in China. Landesa conducted solutions-focused qualitative research on the gender dimensions of China’s forestland reforms in 2011 in three of the most forested Chinese provinces, Hunan, Fujian and Yunnan. The findings of the research show that rural women have not
benefited from forestland tenure reform to the same extent as men, and women’s forestland rights are not as secure as men’s. We conclude that the main reason women’s rights are less secure than men’s rights is that the forestland decentralization has given village committees too much discretion in allocating forestland benefits. Often traditional gender practices, norms and roles influence those decisions in ways that render women’s forestland tenure insecure. The report includes targeted policy recommendations for integrating gender perspectives into the forestland tenure regime and ensuring that the benefits of forestland reforms are shared equally by men and women.

Legal Empowerment to Secure Women’s Land Rights in Burundi
Jonckheere, Steven
IFAD, Italy
The paper presents the lessons learned on the legal empowerment of women from the Transitional Programme of Post-Conflict Reconstruction (Programme transitoire de reconstruction post-conflit - PTRPC) in Burundi.

URB06: Increasing access to affordable housing II MC C2-137
Chair: Diane Dumashie
Assistants
Housing Improvement Program: Increasing Space Quality Inside Brazilian Consolidated Slums
Moreira, Renata Maria Pinto
Human Dwelling and Housing Laboratory of the University of São Paulo - FAUUSP, United States
This work presents the Housing Improvement Program experience held in 2008 by the Department of Urban Development, Environment and Housing (SEMUDUH) of Taboão da Serra municipality, one of the 39 municipalities of Greater São Paulo, Brazil. It points out the lack of critical thinking about favelas upgrading projects, especially when a large volume of funds and resources has been hindering the understanding that the final quality of urbanization projects depends on breaking limits between house and street within these informal settlements. The reported experience, the urban upgrading of Jardim Comunitário in Taboão da Serra municipality, is more effective in presenting spatial methodologies and to indicate that important feedbacks for housing policies in informal settlements are brought by practical experiences with strong spatial assumptions at the tip end of its operational level instead of macro designs of large-scale urban infrastructure. This small scale approach is also innovative for urban land rights, especially in thinking how to address spatial quality when implementing policies for new housing development face the reality of smaller available urban land in metropolitan areas.

Weak Housing Finance Systems: A Case Study in Kampala
Nilsson, Annika
Royal Institute of Technology, Sweden
House construction is capital intensive but only less than one percent of the population qualifies for a mortgage loan in Uganda. The majority of houses are therefore built incrementally and a small percentage of them is financed by short time loans. This paper presents a survey about incremental building in a urban area in Kampala. In the wide variety of the selection of customers, the profile of the respondents was first investigated by looking at employment, education, age and gender. The survey shows that the majority of the respondents represent a rather homogenous group of a young well educated and regularly employed people that most probably would qualify for a mortgage loan. The process of building incrementally and the demand for bank finance in this process is also studied. One purpose is to investigate reasons why the majority of the customers choose small short time loans rather than larger mortgage loans with lower interest rates. The survey shows that the most frequent reason for applying for a short-term bank loan is for buying land. The survey furthermore shows that regularly employed are taking more loans than the whole sample. They start to apply for a loan to be able to buy land. Then, when land is obtained, they take another loan to construct a shell house. Finally, to finish the house and be able to move into it they take another loan, which is possible since they no longer need to pay rent for their living. The survey shows that potential demand for mortgages is larger than the actual demand for mortgages. The main reasons cited for self exclusion from taking a mortgage loan are i) fear of losing their land properties if they would be unable to meet their repayments, ii) it is too complicated to apply for a mortgage loan, iii) the income is too low to qualify for such loans, and iv) they do not want a long term loan. Rather than taking a less expensive mortgage loan do they therefore prefer combine several shorter term loans over a period of approximately 1-4 years.

Using Evidence-Based Global Housing Indicators for Policy Evaluation of Rental Housing and Vacant Properties
Baird-Zars, Bernadette
Alarife Urban Associates, 
Secure, formal and affordable rental housing is a crucial component of healthy housing markets, especially for the urban poor. In Latin America, the rental housing sector has remained underdeveloped, in part due to decades of homeownership-focused regulations and subsidies. Using a comparative policy framework, this paper provides an initial snapshot of the enabling environment for rental in five major Latin American cities profiled in the recently-launched Global Housing Policy Indicators platform. Analysis of the indicators, situated in additional city-specific studies and data, confirms a persistent policy bias towards new homeownership in the subsidy programs, regulations, and institutions impacting housing in the five cities. All five rental markets suffer from persistent gaps of secure and formal rental options, particularly for low-income households and vulnerable populations. As the need for affordable and accessible housing becomes increasingly acknowledged and prioritized by national policy-makers, standardized global policy indicators can provide a critical ‘wide-lens’ approach that, grounded in localized market and case-study findings, can pinpoint key subsidy and regulatory changes to enable sector growth. Further, new tools, such as developing centrally-located vacant or underutilized housing, buildings and land into healthy rental units, could unlock immediate opportunities to decrease housing deficits.

USE06: Land market reform in theory and practice MC 5-100
Chair: Michael Kirk
University of Marburg
Impact of Licensed Cultivators Act in Andhra Pradesh
Haque, Tajamul
Landesa, India
Agricultural tenancy is either legally prohibited or highly restricted in most places in India. However, an informal, albeit passive lease market for agricultural land exists. Informal tenants generally fail to access institutional credit and other benefits such as insurance, input subsidies etc. In 2011, the State of Andhra Pradesh in Southern India passed the Andhra Pradesh Licensed Cultivators Act, 2011 which provided for Issuance of loan eligibility cards (LEC) to all the tenant cultivators, thereby entitling them to access land loans, input subsidies and crop insurance. However, the initial impact is not very encouraging. The majority of the tenants could not get an LEC and benefit from the well intentioned Act. Lack of awareness and the landowners’ apprehension about the adverse impact of the Act were the main constraints. The Act has the potential to improve the socio-economic condition of the tenants as well as farm productivity, but there is need for a legal amendment, to insert a critical ‘wide-lens’ approach that, grounded in localized market and case-study findings, can pinpoint key subsidy and regulatory changes to enable sector growth. Further, new tools, such as developing centrally-located vacant or underutilized housing, buildings and land into healthy rental units, could unlock immediate opportunities to decrease housing deficits.

Land Documents, Tenure Security and Land Rental Development: Panel Evidence from China
Riedinger, Jeffrey M.
Michigan State University, United States
We used household and farm-plot level data from a two period panel survey from six provinces in China to explore how tenure security, especially issuance of land documents, affected people's behavior in China's rural land rental market. The econometric analysis shows that possession of
Towards Improved Transactions of Land Use Rights in Ethiopia

Gebeeyehu, Zemen Haddis
USAID/Ethiopia, Ethiopia

The pre 1974 feudal landholding arrangements and the post 1974 public ownership of land give two different images to the Ethiopia's land tenure systems in the last one century alone. The public ownership of land and use rights of individuals and communities have been a center of discussions and studies. Coming from a socialist oriented regime, the divergence of the current land laws from expectation of landholders to exercise private ownership has created uncertainties in land use rights. In the absence of freehold land tenure system, relaxed rights on land use rights transactions is believed to improve the basic property rights, decrease the rate of holding fragmentations, link resources to land, encourage non-agriculture economy and movement of people, and ensure fair use of communal land rights. With increasing prevalence of land transactions in the informal markets, the Government of Ethiopia and regional states seem to wish introducing improvements in the restrictive laws. Some regions have already taken encouraging steps to improve land use rights transactions. Government affiliated micro finance institutions started to use holding certificates as collateral to provide credit services. Largely the practical situation indicates the need to promote official land use rights transactions. This paper aims to showcase existing good practices for encouragement and shortfalls for future improvements.

Land Tenure Reforms in Tanzania- Mollycoddling the Villager?

Komu, Felician
Ardbi University, Tanzania

This paper is an attempt to understand the underlying problem of village land management in Tanzania against increasing land pressure both from within and outside the villages. It draws experiences from consultancy services related to land acquisition, compensation and resettlement planning carried out during 1998-2010 and interviews carried out during September 2012. Cashes resulting from land rights violation are reported mainly from second order on account of a parliamentary motion that sought action to refrain from further allocation of land to large scale foreign investors is evaluated. Throughout its history from a colonial, socialist past and eventually a free market economy, the Tanzania Villager has always been assured of and even exhorted to assert his rights. However, the key to occupation a "deemed right of occupancy" (DRO). Despite these rights, the village land rights have continuously been curtailed either through urbanization or land alienation for large scale projects. The paper makes a case for a uniform land titling system that will replace the DROs and therefore distancing itself from the main stream of literature that supports customary land tenure models.

Land Certification, Farm Size and Off-Farm Employment in Ethiopia

Bezabh, Mintewab
London School of Economics, United Kingdom

The paper analyses the impact of the land certification program on farmers' off-farm participation and activity choice in the Central Highlands of Ethiopia. Farm household level panel data containing information on land certification and off farm employment activities are employed in the analysis. The extent to which land certification affects the decision to participate in off farm employment activities is assessed using the difference in differences approach. In light of similar previous studies, the major contributions of the paper are two, assessment of enhanced land tenure security on activities outside agriculture, and the role of farm size in off farm participation. The results show that certification is a significant determinant of participation in off farm employment. However, the relationship is conditional on farm size in the sense that households with larger farms are constrained from participating in off-farm activities. This is presumably due to increased labor demand on off farm activities that is not sufficiently offset by the increased confidence to leave behind a farm that was otherwise constrained by fear of signaling excess holding. The differentials in the responsiveness of different off farm activities to both certification and farm size indicate the need to recognize the complex relationships between land tenure enhancing reform policies and the non agricultural subsector in rural areas.

INS07: Political economy issues related to land governance and land reform MC 6-100

Chair: Maren Kneller
BMZ

Inheriting Inequity: Land Administration and Agrarian Structure in Petén, Guatemala

Milian Vicente, Bayron Augusto
University of San Carlos of Guatemala, Guatemala

Following Guatemala’s 1996 Peace Accords, many international donors began to finance cadastral and land regularization projects in Guatemala’s northern Maya lowlands as a critical region for biodiversity conservation. The largest of these was a $31 million project in the department of Petén, financed by a World Bank loan between 1998-2007, extended in 2006 with a second loan of $62 million for replication across Guatemala (2008-2013). In response to external studies suggesting that its project contributed to land grab, the Bank’s Latin America and Caribbean division (LASCAR) conducted a multidisciplinary $200,000 field-based study between September-December 2011 that documented an accelerated re-concentration of land in this region within five years close of project. Based upon data triangulation of the general property registry, cadastral databases before/post project interventions, community surveys and testimonial, and participatory mapping, we concluded that at least forty-six percent of project beneficiaries appear to have sold their land after it was surveyed and/or regularized. Reflecting upon continuous with land normalization projects of the 1970s and 80s, this paper discusses historical and emergent patterns of land grabbing in Petén.

Putting Things Back Together: Colombian Land Restitution Policy and Its Potential for Collective Designed Land Use Strategies

Pardo, Camilo
Independent, United States

The Colombian Government recently decided to embark on the enterprise of restoring land rights of those who were disposed as a cause of its long-standing internal conflict. Although the policy was initially and accurately framed as an effort to redress Human Rights violations and infringements to International Humanitarian Law, it was later included as a strategy within the much broader National Policy for Rural Development, and as such it holds important potential for correcting deficiencies within the Land Administration System and specifically for improving sustainable land use. The paper describes how the institutions set forward for the implementation of a policy conceived with strong humanitarian purpose which was intended to contribute to national reconciliation, also hold a great potential to positively influence the country’s Land Administration System in particular, and rural development in general. It depicts the way land restitution policy will help update land information systems, and how it is likely to impact sustainable land use. This assessment is framed within the still unresolved discussion about the causal relationship between land rights legalization and rural development and poverty reduction.

Deforestation, Migration, Land Appropriation and Reforms: Land Disputes and Rural Resilience in the Ivory Coast.

Desdoigts, Alain
Université Paris-Est, France

In the tropics, land transactions remain today carried out within the framework of custom and therefore constitute uncompleted sales, which is often argued hinders investment and rural economic resilience. The Ivory Coast is no exception to the rule. Nevertheless, the absence of proper land titles has not prevented the Ivory Coast from becoming the first world producer of cocoa. This paper shows how the process of colonization of the land by internal and foreign migrants, encouraged and supported by the Ivorian State since independence, has led to the perusal of an agrarian transition
Annual World Bank Conference on LAND AND POVERTY 2013

where small-holding migrants with the most fragile land tenure status take seriously the influence of the life cycle of tree crops when planning various types of investments for their land. Moreover, they tend, ceteris paribus, to invest more resources into their fields and to set up good agronomic practices. If this settlement dynamic enabled rural communities to steer towards a resilient agriculture, the absence of clearly defined property rights along with demographic pressure and land saturation has however led to a Malthusian crisis, curbing the green revolution.

Transparency in Land Governance with the Quebec’s Charbonneau Commission and the Role of the Media: Which Lessons for Developed and Developing Countries?

Happi Mangoua, Frédéric
University Laval/Ministry of Transports of Quebec, Canada

Managing land in the public sector is one of the main areas where corruption can flourish. Some countries are using anti-corruption commissions as a tool to address corrupt practices in the land sector. The paper shows how the Charbonneau’s Commission (CC) in Quebec is actually investigating, and trying to examine the existence of schemes and to draw a portrait of those that were misappropriated funds or acted in collusion. The role played by media in Quebec for the establishment of this commission and the quest for justice and transparency in the management of land in public sector is examined. Examining the Transparency International’s Corruption Perception Index and the International Finance Corporation ranking, the paper explains why corrupt practices in the land sector exist and prevail in both developed and developing countries. It will show why the level of economic development does not guarantee a clean land sector, especially in the public land management and administration. Using the case study on Quebec, it is demonstrated that in countries where accountability and rule of law are strong, the role of media, as citizens’ voice, can be instrument in the fight against corruption. Amongst other recommendations, limiting the number of mandates of mayors and other politicians is one example of recommendation made to curtail the formation of networks of collusion and corruption that negatively impact the damage the health of public finances, trust in public services and land governance.

Safeguarding Tenure: Lessons from Cambodia and Papua New Guinea for the World Bank Safeguards Review

Bugalski, Natalie
Inclusive Development International, Cambodia

With a view to operationalizing the recently adopted Voluntary Guidelines on the Responsible Governance of Tenure of Land, Forests and Fisheries, this paper identifies gaps in existing World Bank safeguard policies with respect to tenure. The paper explores the adverse impacts on security of tenure for vulnerable groups resulting from a land administration project in Cambodia, and explains how a series of oil palm projects in Papua New Guinea resulted in a shift away from a flexible and equitable tenure governance system to a more rigid individualized system that has made some land users more vulnerable. In both cases, existing Bank safeguard policies did not effectively avoid and mitigate the adverse impacts on tenure or the consequential harms to affected people and communities. The paper outlines new safeguard measures proposed by Oxfam and Inclusive Development International that aim to prevent and mitigate negative impacts on tenure, whilst promoting greater security across the continuum of tenure forms and more equitable access to and control over land, housing and natural resources.

April 10, 1:00 PM

INV07: Innovative tools to increase the transparency and accountability of large-scale land acquisitions Preston

Chair: Simon Nihal Bell
Armillary Ventures

Stopping Land Grabs: Applying Facts and Principles

Hertzler, Doug
ActionAid, United States

In the murky world of large-scale land acquisitions, getting the facts right is important in order to stop land grabs that take resources away from the control of smallholders and indigenous peoples. As ActionAid begins its multi-country campaign on land issues, the anti-poverty organization is emphasizing facts and highlighting the principles in the UN’s voluntary guidelines on land tenure, as well as working to develop stronger principles for responsible agricultural investment.

The Challenges of Creating a Public Tool to Promote Transparency in Global Land Deals: The Experience of the Land Matrix at Global and Country Levels

Anseeuw, Ward
CIRAD/University of Pretoria, South Africa

The Beta version of the Land Matrix (landportal.info/landmatrix) was launched in April 2012 as a tool to promote public participation in building a constantly evolving database on large-scale land deals, and making the data visible and understandable. The aim of the Land Matrix partnership is to promote transparency and open data in decision-making over land and investment, as a step towards greater accountability. Since its launch, the Land Matrix has attracted a high degree of attention, and stirred some controversy. It provides valuable lessons on the challenges and successes of promoting open data on practices that are often shrouded in secrecy. This paper will critically examine the ongoing efforts by the Land Matrix partnership to build a public tool to promote greater transparency in decision-making over land and investment at a global level. It intends to provoke discussion of the extent to which such a tool can ultimately promote greater accountability and be a step towards greater accountability and improved decision-making.

Patterns of Large Scale Land Acquisitions – Evidence from the Land Matrix

Lay, Jann
GIGA German Institute of Global and Area Studies, Germany - University of Goettingen, Germany

Research on Large-scale Land Acquisitions (LSLAs) suggests that this phenomenon is clearly an important trend with far-reaching implications for many developing countries, most notably for the populations living in affected areas. Yet, information on LSLAs and evidence on the impacts of this recent phenomenon are still scarce. The Land Matrix project (based on an international partnership) was set up to respond to this information gap. The Land Matrix project systematically collates information on LSLAs. It records transactions that entail a transfer of rights to use, control or own land through sale, lease or concession, that cover 200 hectares or larger, and that have been concluded since the year 2000. The data have been made partially publicly available (landportal.info/landmatrix) in April 2012. As a result for our call for feedback we have received numerous reports regarding the data. The Land Matrix Partnership is working towards an up-dated dataset and the results from this updated database on global patterns of LSLAs will be presented at the conference. The presentation will focus on the dynamics of land deals and the extent to which the related projects are implemented and become operational.


Vestappen, Leon
IALTA, Netherlands

Access to knowledge is essential for individuals and communities seeking to secure land rights, particularly for women. Stronger networks between government agencies, CSOs, and emerging social movements are needed to support more just, equitable and gender aware land governance. Over recent decades land governance groups have come to use the Internet in their practice, but it’s full potential is by no means realized. In this paper we explore how online platforms can support land advocacy and governance, drawing on learning from current practice, and highlighting emerging frontiers of relevance to the field. We focus in particular on learning from two years of The Land Portal
Evidence from Urban India
Does Inheritance Law Reform Improve Women’s Access to Capital?
Xia Fang
Michigan State University, United States

How to Map 50,000,000 rural land parcels in Ethiopia
Halilu, Zerfu
GTZ, Ethiopia

Over the past 13 years, Ethiopia has successfully implemented “1st level registration”, issuing land title certificates to over 12 million households. However, these certificates do not include a map showing the land parcel boundaries. The Finland funded REILIA (Responsible & Innovative Land Administration) project is conducting trials in four Ethiopian Regions, using orthophotos produced from aerial photographs and satellite images, to prove there is a sustainable low-cost method for unique mapping and mapping over 50,000,000 land parcels throughout Ethiopia. So far, trials have been undertaken in Oromiya and Southern Nations Regions, and are just starting in Amhara and Tigray Regions. Field and office production staff has been contracted, and training, supervision and development of procedures is done by staff from REILIA and the Land Administration Directorate at the Ministry of Agriculture. The use of orthophotos from aerial photography in the first two trials has been a great success. The surveyed boundaries have been processed with attribute information to produce parcel maps, which will be handed over to land holders very soon. The work has highlighted disputes involving boundaries and inheritance, many of which have been solved in the field. The roll-out of the methodology to other locations is being planned.

Land Administration Reform Through Institutional Reform and Integrated Land Information Systems in Cross River State, Nigeria
Oqua, Engr. Bassey Ika
Ministry of Special Projects, Cross River,

This paper provides insight into the steps taken by the government of Cross River State, Nigeria in its efforts to establish the foundation for a functioning, efficient and transparent land administration framework. Recognizing that the institutions responsible for managing land information lacked modern tools and skills to accomplish their tasks in an efficient manner and that spatial data was managed independently by various government agencies, the State launched a project that would consolidate land administration and equip the government agencies with the needed infrastructure to modernize land administration. Funded solely by its government, Cross River State has reformed land laws, established a geodetic network based on a standard datum, reorganized government agencies, trained and equipped staff, streamlined and modernized workflows and processes and implemented a state of the art land information system. With the necessary base established, the State has changed the perception by citizens as to what they can expect when conducting land transactions, and laid the foundation for continued reform and service delivery by the government.

Implementation Practice: Real Property Registration Systems in Developing Countries: Confluence of Technical, Institutional and Organizational Requirements in the Addis Ababa Project
Beresiso, Zerihun
Addis Ababa City Administration, Ethiopia

The successful implementation of a real property registration system depends on institutional and technical factors. If the institutional factors are not considered well, designed system may not be instigated. Thus high priority needs to be given to aligning national and local institutions with new cadastral systems. In September 2009 the Addis Ababa City Government called for tenders for the development of a real property registration and land information system. The tender called for a bundle of services including support for the establishment of municipal real property registration offices. During project implementation an international tender was issued calling for proposals for the management of the newly established real property agency. The tender required the development of the necessary laws and regulations, organizational development, capacity building, the adjudication of rights, and the registration of 150,000 real properties using the newly developed system. At the same time the city administration was required to create a favorable environment for the implementation of the system by, amongst others, aligning local and national policies and laws. This paper analyses the efforts of the Addis Ababa City Government to equally balance the demands of technological and institutional factors during the process of implementing a real property registration and land information system, and suggests a planning and implementation process that could assist similar projects facing a similar confluence of varying demands.

Cadastral Surveying on Agricultural Land Reform Office, Thailand
Utesnan, Vuttiman
Bajamangola University of Technology Krungthep, Thailand

In 2012, Agricultural Land Reform Office (ALRO), Minister of Agriculture, made decision to change its cadastral computation by production software updated computer technology to represent land parcel mapping. Beginning cadastral survey or cadastral map, the procedures is comprehensive register of the meter-and-bound real property of individual parcel, commonly including detail of the ownership, the tenure, the accurate position, the dimensions and the area, the cultivations, and the value of individual parcels of the land. The cadastres are verified with a title registers, legal system, and administrative system to describe the land parcel in legal documentary. Moreover, the cadastral is a unique identifying numbers for parcels, certificate of title numbers, positions of existing structures, section or lot numbers and their respective areas, adjoining and adjacent street names, selected boundary dimensions and references to prior maps. This paper will be intended to illustrate the important of cadastral survey in the context of the ALRO’s regulation, explained the relationship by UML standards and create spatial source data for documentation. The main challenge will be to ensure the improvement of the version cadastral surveying software, by enhancing its consistency in accordance with field survey data, and by implementing correction procedures, particularly the ALRO’s surveyor official needs are required.

TWVO7: Strengthening women’s tenure in law and in practice
Chair: Karol Boudreaux
Omidyar Network

Does Inheritance Law Reform Improve Women’s Access to Capital?
Evidence from Urban India
Xia, Fang
Michigan State University, United States

SPL07: New approaches to spatial data acquisition
Chair: Kevin Daugherty
Trimble Navigation

LIS Implementation Project in Uganda: Final Appraisal and Tentative Road Map at the Regional Level
Orlova, Nadege
IGN France International, France

In 2010, IGN France International was awarded a World Bank tender for DELILSor project (Design, Supply, Installation, Implementation of the Lands Information System and Securing of Land Records) for securing of titles, maps and other land administration documents through a development of an unique land information system for the 6 pilot districts of Kampala, Mukono, Wakiso, Jinja, Masaka and Mbarara in Uganda. The project finished in February 2013 its operational activities and started the 1-year maintenance phase. The presentation and article aim to present project activities and lessons learnt throughout their implementation and be taken into account during the planning and implementation of phase 2 of the project or other similar projects in Eastern African region.
This paper explores the impacts of the amendment to the 1956 Hindu Succession Act on Hindu females’ intergenerational transfers of physical and human capital. Information on the timing of three generations’ key life events helps isolate the causal effects. Our primary estimation strategy is a difference-in-difference estimator in which we compare the share of total assets received by male and female siblings in the same household between households whose heads died before and after the amendment. In the case of human capital investment, we compare primary education attainment of young cohorts who were potentially benefit from the reform and the older cohorts who were unlikely to benefit from the reform. In light of the fact that the amendment applies only to Hindus but not to Muslims, we compare the results between Hindus and Muslims for a robustness check. The results suggest that the amendment increased the share of total physical assets received by Hindu females who were single before the reform by 0.216. They also point towards an increase in the share of gifts transferred to Hindu females by 0.147. Hindu girls gained 0.594 years of more primary education than boys relative to the old cohort after the amendment.

Achieving Fair and Transparent Land Allocation of High Value Agricultural Lands in the Senegal River Valley: The Delicate Question of Selecting Project Beneficiaries

Elbow, Kent Michael
Millennium Challenge Corporation, United States

The paper explores the question of how the beneficiaries of increased land values are determined. Our case study is the Millennium Challenge Corporation’s (MCC) Integrated Water Resources Management Project being implemented in the Senegal River Valley (SRV) by the Senegalese government’s Millennium Challenge Account (MCA). Our investigation is built on the question - How is land whose value is increased through project activities to be allocated to beneficiaries? The land allocation process is centrally important in that it serves as the mechanism to decide who will directly benefit from the enhanced land values that result from a publicly-funded development initiative. The MCC/MCA approach to land allocation in the SRV can be boiled down to two fundamental principles, facilitated local participation in designing community-specific land allocation policies, and transparency in implementing the land allocation process. This fits well with Senegalese land tenure and land management policies that assign land allocation responsibilities to local governments. Nevertheless, it is an approach that requires careful design and considerable investment of time and expertise. It is also a model that is gaining support from Senegalese policymakers and emulation by international partners interested in sponsoring or investing in agricultural development in the SRV.

Securing Property Rights for Women in Kosovo

Joireman, Sandra
Wheaton College, United States

This paper addresses the challenges of establishing clearly defined and enforced property rights for women in Kosovo. It proceeds in three parts. The first section of the paper addresses women’s immobile property rights in Kosovo from a comparative perspective, examining the situation of Kosovar women vis-à-vis women in other former Yugoslav republics. The second part of the paper examines the gap between the egalitarian property law and unequal enforcement practices in Kosovo. The third part of the paper addresses both why this gap exists and discusses the unique opportunity the Kosovar government has in this moment to shift from de jure articulation of egalitarian property rights to the de facto enforcement of them. This paper is based on four months of research in Kosovo.


Santos, Florence
Landesa, United States

Kenya’s new Constitution guarantees all Kenyans the right to access justice, recognizes customary justice institutions to the extent they do not violate the Constitution, and prohibits gender discrimination in land matters. These provisions form the basis for the USAID-supported Kenya Justice Project, which piloted a model for improving women’s access to customary justice as a means to strengthen and enforce women’s land rights. An impact evaluation of the pilot found significant and large improvements in women’s knowledge of their rights, women’s confidence in the dispute resolution process and outcomes, men’s respect of women’s rights, and modest improvements in physical and social accessibility of the local justice systems for women. Evaluators found tangible improvements of justice institutions directly linked to the project - women in the pilot community can now bring claims independently to the village elders, elders and chiefs now require written spousal consent before approving any land sales or leases, and for the first time in its history, the community elected 17 women to serve as elders alongside men. The pilot demonstrates that the typically all-male customary institution can overcome biases to transform itself into an institution that recognizes and enforces constitutional rights, including those of women.

Supporting Displaced Women’s Land Rights in Conflict and Post-conflict Contexts

Cunial, Laura
Norwegian Refugee Council,

NRC’s long-standing programme experience in the provision of legal assistance forms the basis of a report on supporting displaced women’s access to land in conflict and post-conflict countries. The report’s qualitative methodology entails legal aid case analysis complemented by research on specific aspects of displaced women’s land rights in the following NRC country operations, Afghanistan, Colombia, South Sudan, Palestine, Lebanon and Liberia. This evidence base is used to highlight the main ways in which displaced women are specifically affected by violations of land rights – in particular through discrimination in access to land during displacement and upon return. The report concludes that for many displaced women, existing inequalities in access to land are exacerbated in conflict and post-conflict contexts. There is a window of opportunity in which humanitarian organizations can support women’s security of tenure through legal assistance, as a critical contribution to the recovery of conflict affected people. Furthermore, supporting equality in access to land is key to linking reconstruction and development processes and underpins women’s meaningful participation in peace building processes. The recommendations are based on NRC’s experience in resolving land disputes through collaborative dispute resolution in conflict and post-conflict contexts.
Many cities in the world are facing great challenges to improve the way urban renewal projects are conceived and implemented. There are a wide range of concerns about those projects, from their gentrification effects to the mechanisms used to define and decide the projects and the participation of the local communities. From a land management perspective a big concern has to do with the instruments being used to assemble the land. Given that traditional land assembly techniques such as expropriation and voluntary exchanges do not solve the demands of inclusion and participation of the communities, land readjustment is being considered a new path. In that context in Bogotá and particularly in a project known as “Progresas Fenicia”, there are efforts to use land readjustment as an inclusionary and participatory tool. That experience has shown the challenges of many required elements such as private and public participations, voluntary participation of owners, recognition of informal property, inclusionary urban design, inclusion of social housing, tools and mechanisms to treat land owners as partners and participation of other stakeholders.

**Discussion contribution**

*Pinilla, Juan Felipe*

*Pinilla Law Firm,*

During Vietnam’s transition from a socialist to a market economy, household’s property rights over agricultural land were considerably strengthened through a land certification program. This resulted in active formal credit and land markets, either of which potentially affects consumption growth and volatility. We show that the certification program affects consumption outcomes predominantly through the credit market channel as formal loans are used for (risky) agricultural investment rather than consumption smoothing. The acquisition of land and water resources by international investors in Sub-Saharan African countries is a new important phenomenon in the global scenario and it is debated by policymakers, activists and academics. During the international economic and financial crisis and after the increase in food and cash crop prices in 2007–2008, a large number of international investments in land were undertaken in countries rich in natural resources. In the same period, many issues emerged in the world scenario, from the “Global North” crisis in 2007, to the increasing role of Asians and other developing or emerging countries. A rising number of investors acquired land to produce agricultural goods all over the world but especially in SSA countries. Analyzing the behavior of international investors in acquiring land in SSA is a first and, in our opinion, necessary step towards understanding this phenomenon as a whole and the new Land Matrix provides reliable data to implement this analysis. Quintile regression models are presented - using OLS estimations as a benchmark - in this first attempt at analyzing this phenomenon. All in all, different behavior of Asian and MENA investors- pure land and water seekers - report interesting results compared to Western investors.

**Discussion contribution**

*Augustinus, Clarissa*

*UN-Habitat, Kenya*

Using a survey conducted with a random sample of medium scale farmers in Kenya, this paper explores the rise in medium-scale farming operations over the 1980-2010 period, how the medium scale farmers achieved their current scale of operation, the underlying interpretation of these findings about the priorities and motivations of governments, and the implications for prospects of broadly-based agricultural development strategies. Several consistent findings are as follows (i) The majority of medium-scale farmers, defined as using between 5-20 hectares for agricultural purposes, owned on average over two times more land than they were using for agriculture, implying a high degree of land owned for speculative purposes and/or an inability of farmers in this size category to make productive use of the land they owned, (ii) the majority of these farmers are either current or former public sector employees, and (iii) the majority of them acquired their land from savings from non-farm, largely urban jobs. Only a minority were primarily engaged in agriculture prior to achieving medium-scale farming status. This study, therefore, suggests that it is primarily individuals with the economic and political capital conferred through public sector jobs that are able to navigate the land administration system to access land.

**Property Rights, Consumption Growth and Consumption Volatility: Evidence from a Land Reform in Vietnam.**

*Kemper, Niels*

*University of Mannheim, Germany*

The acquisition of land and water resources by international investors in Sub-Saharan African countries is a new important phenomenon in the global scenario and it is debated by policymakers, activists and academics. During the international economic and financial crisis and after the increase in food and cash crop prices in 2007–2008, a large number of international investments in land were undertaken in countries rich in natural resources. In the same period, many issues emerged in the world scenario, from the “Global North” crisis in 2007, to the increasing role of Asians and other developing or emerging countries. A rising number of investors acquired land to produce agricultural goods all over the world but especially in SSA countries. Analyzing the behavior of international investors in acquiring land in SSA is a first and, in our opinion, necessary step towards understanding this phenomenon as a whole and the new Land Matrix provides reliable data to implement this analysis. Quintile regression models are presented - using OLS estimations as a benchmark - in this first attempt at analyzing this phenomenon. All in all, different behavior of Asian and MENA investors- pure land and water seekers - report interesting results compared to Western investors.

**Smallholder Land Access in Kenya: Can Current Land Institutions and Policies Foster Increased Smallholder Access to Land?**

*Okumo, Austen*

*Adam Smith International, Germany*

We discuss main results of a pilot study of gender- and asset-differentiated demand for certificates of occupancy (CO) in rural and urban areas of Kano and Ondo states to support design of land registration pilots supported by the Presidential Technical Committee on Land Reform. First, with only about one quarter of females having any (individual or joint) land rights, land ownership is heavily biased against women. Second, while 65% of households have informal documents that were often acquired at significant cost, only 5% were able to afford COs due to high informal fees. Third, demand for COs is high with about 54% of households (62% in rural and 46% in urban areas) willing to pay a price that would allow full cost recovery. Measures to make land certificates affordable and inclusive from a gender perspective could thus have a big impact. Implications for pilot design and the block-randomized strategy for impact evaluation of the pilot are presented in detail.
acted war of liberation. That history led to the creation of rural mechanisms at the behest of the state and the reactions of land. The case also throws light on strategies, l right. Land on the primary cause of total el study from 2004 and 2007 of FTLRP - d economic rights in national - al and economic significance to low, e of MGNREGS shows that small and fragmented fallow lands of poor can be national level interested in innovative and integrated approaches to reduce hunger and undernutrition. Improve the Land Use in Grassroots: How 3.3 Million Acres of Barren Land of Poor Has Been Brought Under Cultivation: Experience of MGNREGS in Andhra Pradesh

Vakatti, Karuna

MGNREGS-AP, Dept of Rural Development, Govt of Andhra Pradesh, India

Role of land as a poverty-reducing instrument is widely acknowledged. There is a strong linkage between poverty and the lack of access to land and water resource. Globally, there has been a renewed interest in agriculture as a key driver of development and poverty reduction particularly in small and marginal. Experience of MGNREGS shows that small and fragmented fallow lands of poor can be brought into productive use through appropriate policy interventions and thus create durable assets for individual households to strengthen livelihood opportunities. This paper presents the experience of MGNREGS – a flagship wage employment program of the Government of India – in South Indian state of Andhra Pradesh, where millions of acres of fallow land were brought under productive use by undertaking land development project in a saturation mode. The case also throws light on strategies, approach, need for convergence and role of information and communication technologies in effective program delivery.

Can Government Allocated Land Contribute to Food Security? Intrahousehold Analysis of West Bengal’s Microplot Allocation Program

Fletschner, Diana

Landesa,

Secure land rights are a critical, but often overlooked, factor in achieving household food security and improved nutritional status in rural developing countries. This study evaluates the impact of India's land allocation and registration program in West Bengal, focused among poor populations including joint titling for women. We use mixed methods data collected between 2010 and 2012 to examine program selection, intermediate outcomes, and final outcomes of food security and dietary diversity. Results indicate that block-wise program implementation allowed for considerable variation in terms of beneficiary selection, plot demarcation, title distribution and infrastructure support. We find significant impacts on a range of intermediary outcomes including self-perceived security of tenure, women's household decision-making, use of improved inputs, and credit for agriculture, specifically among households where women are included on titles, however find no evidence of impacts on household food security. These findings show that the program has laid the foundation for future food security improvements. Findings are relevant to a host of actors and agencies at the global, regional, and national level interested in innovative and integrated approaches to reduce hunger and undernutrition.

Customary Rights as Social and Economic Rights in Southern Africa

Lawry, Steven

DAL, United States

Customary tenure systems provide black Southern Africans access to rural land as a social right. Land rights for housing and agriculture and the right to use communal pastures are assigned at no or minimal cost to bona fide community members by traditional authorities, or in the cases of Botswana and Namibia by civil land boards. Colonial and post-colonial land and agricultural policies have generally treated customary tenure rights as inferior to private, so-called freehold tenures, and customary tenure institutions have in some countries of the region atrophied in a variety of ways, though the area of land administered under communal tenure has remained more or less constant or in some cases (e.g. Botswana) increased since independence. Legal restrictions—such as the 1913 Land Act—against black farmer participation in production for market, the creation of rural Bantustans under apartheid, and growing demands by South African mines and industries for low-wage labor transformed communal areas in the 20th century in South Africa (and other countries in the region) from locations of primary household production to what was described during the apartheid era in South Africa as “labor reserves.” While production in communal areas may today constitute a modest proportion of overall household income, the communal homestead continues to have vital social and economic significance to low-income people across Southern Africa. The paper summarizes the contemporary social and economic significance of customary tenure arrangements in Southern Africa, and argues for their protection and extension as social and economic rights in national constitutions and legislation as well as in international rights conventions.

Inclusion of Local Actors in Decision-Making Processes in Mali: Spotlight on Three Cases of Large-Scale Land Acquisitions in the Office du Niger Region

Nolte, Kerstin

GIGA German Institute of Global and Area Studies, Germany

Consultation and public participation are widely recognized as an important aspect of fair land deals. Most proposals for Codes of Conduct mention consultation as an important aspect. However, when it
The renewed interest in farmland from transnational investors raises challenges at different levels, such as food security and protection of local livelihoods and land rights. Embedded in many of these challenges is the relationship between communities and investors. At the international level, codes of conduct and principles of responsible investment have been proposed to regulate this relationship and favor beneficial outcomes. However, ways to establish community-investor initiatives at the grassroots level are less acquainted. This study looks at a program, Pro Parcerias, attempting to develop methodologies to promote and implement active economic community investor partnerships in Mozambique, using progressive legal instruments embedded in the country’s land reform. An analysis of the Pro-Parcerias reveals the difficulties related to the establishment of constructive relationships between partners with different needs and characterized by extreme imbalances in resources, capacity, and knowledge. The analysis underlines the need for carefully preparing the communities to engage in this process, and providing skilled mediation to facilitate the consequent negotiations and agreement. While facing difficulties, the project underlines the potential value of this approach aiming at facilitating investment on underused land, leading to prospect of enhancing local incomes through participation in the new enterprises, without undermining local rights.

**SPL08: The place-based information revolution**

Chair: Kees De Zeeuw
Kodaster

**Data is the New Currency in the Location Revolution – Who Will Supply the Data?**

McLaren, Robin
Know Edge Ltd, United Kingdom

A location revolution is increasingly reshaping how we use locational intelligence in our private and professional lives. The global market for Location Based Services is projected to reach over US$21 billion in annual revenue by 2015, registering around 1.24 billion subscribers. The market is being driven by the proliferation of GNSS-enabled smart phones, growing popularity of mobile commerce, and increasing usage of location based social network services, location based shopping applications, location enabled search, and location based mobile advertising. A recent McKinsey report estimates that in 2020 the worldwide personal geospatial data market will generate over US$100B in revenues for the service providers and generate US$700B of value to end users by 2020, data is the new currency. But where will these data come from? This paper reviews how the geospatial information landscape is being transformed by a series of disruptive drivers of change and details the responses expected from the public sector, private sector and the citizen to provide geospatial data to support this location revolution. The eventual outcome of this change process is discussed through the presentation of a number of alternative future scenarios.

**The new land surveyor: A geospatialist with social responsibilities**

Roberge, Daniel
Ministère des Affaires municipales, des Régions et de l’Occupation du Territoire, Canada

Land surveying is one of the oldest professions. The oldest artifact found is a tablet showing a basic scale land making. The eventual outcome of this change process is discussed through the presentation of a number of alternative future scenarios.

Annual World Bank Conference on LAND AND POVERTY 2013
Recently, public participation is considered as important method to make transparent and objective decisions. Development of information technology (IT) and smart devices enables people to easily access location-based problems. In South Korea, cadastral reform project is at an early stage and office of primary concern is planning to establish “Public Participation GIS” which can form a social consensus and support project.

**TWW08: Community-driven responses for secure tenure (Roundtable)**

**MC 4-800**

**Chair:** Jan Peterson  
Huairou Commission

**Land Rights and Legal Literacy for Grassroots Women**

Shakafuswa, Florence Mpembamoto  
Katuba Women’s Association, Zambia

Katuba Women’s Association (KWASSOC) is a rural grassroots women led community based organization, in Zambia with about 1,300 members. The Association has created strategic alliances and placed particular emphasis on development in order to control productive resources like land. The gist is to harness the community’s potential to overcome poverty and create sustainable communities. UNHabitat estimates 64 new urban households in Zambia every year. Urban dwellings have encroached into Katuba constituency. Land disputes have emerged as Katuba increasingly experience commodification of peri-urban and rural land resulting in land grabs against the poor who include women, children, people with disabilities, and those affected by HIV and AIDS. Zambia does not have adequate land policies and laws to guard against land grabs. Livelihood for the vulnerable is threatened. This paradigm provides an additional “check” on Land Administrators as grassroots women negotiate both the traditional and formal systems to help the vulnerable take control of customary lands and ultimately productive resources. Land tenure security and climate risks, are addressed. The Association uses research, dialogues and paralegal processes to document and lobby for better policies and laws. The Association is evolving into an empowering network that facilitates justice and land access for the poor.

**Women’s Secure Tenure in Relation to Women’s Empowerment and Sustainable Development**

Nangobi, Joyce Rosemary  
Slum Women’s Initiative for Development (SWID), Uganda

Slum Women’s Initiative for Development (SWID) an NGO licensed to operate in Jinja district Uganda was formed in 2003. SWID’s primary goal is “to enable grassroots women to acquire land titles and housing construction because without these women’s lives remain insecure and their hope for an improved livelihoods remains compromised. SWID uses the following strategies to secure tenure for women, Revolving Loan fund mechanism. The loans are specifically geared towards women’s land rights through the facilitation of GROOTS Kenya. She will share on the use of Community Land and Property Watch Dog groups as a replicable community based model that integrates grassroots leaders, community leaders and provincial administrators as a means of addressing and mediating Land and Property disinherintance injustices. The Watch Dog Groups have and continue to effectively address land and Property rights violations through raising women’s awareness on land rights and engaging the community to safeguard the rights. This Model has been replicated in many communities within GROOTS Kenya network. Among the partners who have supported the replication of this model is the Women’s Land Link Africa initiative, supported by the Huairou Commission. The speaker will provide an overview of GROOTS Kenya Women’s Property Programme, which includes engagement with customary systems to unpack culture and find positive aspects to support women’s gaining and claiming land in the context of sustainable development.

**URB08: Political economy of urban land tenure reform**

**MC C2-137**

**Chair:** Matthew Glasser  
World Bank

**The Political Economy of Urban Land Management: Evidence from Mumbai and Nairobi**

Rajack, Robin  
World Bank, United States

**Access to Justice for a Responsive and Inclusive Land Governance: Need for Institutional Adjustments to Target the Most Economically Vulnerable Groups in Brazil**

Blake, Elizabeth  
Habitat for Humanity, United States

Brazil has developed an important urban reform recognizing the urban issue as central to national interest, promoting the right to the city for present and future generations, and enhancing the social function of the property and the city as a mechanism to overcome social inequalities. This study (2012) is about the role of the Court of Justice of the State of Pernambuco in implementing the Special Collective Disapportion – SCJ to enhance the access to justice and recognize ownership on behalf of economically vulnerable families living in the Special Zones of Social Interest - ZEIS in the city of Recife. The institutional framework, cases studied, methodology for the analysis, and the main barriers hampering the successful implementation of the SCJ are presented. The evidences reveal two main type of obstacles (i) structural (bureaucracy and conflicts of jurisdiction), and (ii) a restrictive interpretation of the existing legal norms by the judicial authorities. This questions the ability in the judiciary and relevant public entities to implement innovative land reforms, and brings implications...
Adjusting Laws and Institutions to Address Urban Expansion and Governance

Mediratta, Achala
Town and Country Planning Organisation, Ministry of Urban Development, India

India is amongst the fastest growing economies in the world today with the pressure of rural urban migration increasing and many cities experiencing peripheral expansion with smaller municipalities and large villages surrounding the core cities becoming a part of the metropolitan area. This apart, the challenge is to address faster and more inclusive growth and move from demographic opportunity to demographic dividend. The implications for urban development as a whole are more planned cities that are needed as engines of growth for providing agglomeration economies and promoting investment climate which eases doing business and also eases living. However, the ground reality reflects a situation in which cities and towns are visibly deficient in quality of services they deliver and the current state of service delivery is far short of what is needed to realize their economic potential.

As such, the way forward consists of creating urban infrastructure and reforming governance for service delivery, providing access to universal service standards for all including the urban poor, consciously building rural – urban synergy, recognizing the importance of urban transport and focusing on metropolitan planning. The paper addresses the range of initiatives by the Government of India through its flagship Jawaharlal Nehru National Urban Renewal Mission (JNNURM) and the National Mission on Sustainable Habitat (NMSH). Generating the right ‘Environment’ to undertake this along with addressing Climate Change mitigation and adaptation form the crux of the initiatives being achieved through active handholding with State Governments, and Urban Local Bodies (ULBs). The implementation of this will in the long run lead to sustainable habitat which is of paramount importance in developing economy particularly like India.

Brazil’s City Statute: A Critical Assessment, 10 Years Later

Fernandes, Edesio
Lincoln Institute of Land Policy, United Kingdom

Brazil’s national urban policy law - the 2001 City Statute - has been internationally acclaimed as a groundbreaking regulatory framework to support governmental and social attempts to promote urban reform. The intertwined dimensions of the law certainly constitute a new urban land governance framework. Some 1,700 municipalities had a legal obligation to approve Master Plans so as to apply it, and remarkably some 1,450 have already done so. However, cities have undergone significant changes over the last decade, and the traditional process of sociospatial segregation has worsened. What has happened, to the City Statute? Has it failed, as some sceptical groups seem to believe? Has it perversely contributed to the escalating process of commodification of cities - and to the further peripheralisation of the urban poor - as some have argued? This paper aims to determine if and how the new municipal master plans have effectively translated the principles of the City Statute, as well as discussing what the main legal and social obstacles to the implementation of the law have been.

USE08: Securing indigenous peoples’ rights MC 5-100

Chair: Franklin Oduber
ANATL-Panama

Using Observation to Inform Hypothesis for First Nations Property Rights: Institutions, Taxes & Parcels

Ballantyne, Brian Andrew
Natural Resources Canada, Canada

Insufficient certainty for private sector investors impedes prosperity on First Nations lands in Canada - 630 communities of Aboriginal peoples across 3,100 Reserves. Lessons learned by First Nations Tax Commission (FNTC), Tulo Centre of Indigenous Economics (Tulo) and Surveyor General Branch (SGB) from two initiatives (taxing and renewing parcels) allow for the hypothesis that the First Nations property ownership (FNPO) initiative must a) be led by First Nations, b) be optional, First Nations must be free to choose to participate in new legislation, c) have political will, legislation must be supported by federal and provincial governments, d) have institutional support, regulatory and administrative systems are needed, e) allow for extensive consultation, between and within communities, f) be tested empirically, it must rise or fall on the facts and not on ideology, g) target those First Nations which can most benefit, given scarce resources. The FNPO initiative also encourages the three institutions to reform, by creating a land titles system to administer rights on Reserves (FNTC), offering a Certificate for FNPO Coordinators and publishing an Open Handbook on Building a Competitive First Nation Investment Climate (Tulo), and revising survey standards to allow rights to be unambiguously allocated (SGB).

The World Bank’s Experience in Supporting Indigenous Peoples’ Land Rights in Latin America

Muñoz, Jorge
The World Bank, United States

The Role of Participatory Mapping in the Recognition of Indigenous Peoples’ Land Rights in Honduras

Galeana, Fernando
The World Bank, United States

From M’Intosh to Endorois: Creation of an International Indigenous Right to Land

Mennem, Tiernan
Chemonics International, United States

Vestiges of colonial land regimes still plague both developing and industrialized societies and further marginalize vulnerable, indigenous populations worldwide. Recent progressive jurisprudence—in particular the Endorois case out of Kenya—has begun to change this landscape. This Article streamlines the debate on indigenous and native rights to land by synthesizing historical and modern developments in common law and international legal systems that definitively establish native title rights. It contextualizes the history of dispossession experienced by indigenous peoples and the constitutional and legal reforms needed to change both law and practice. Despite developments over the last decades, native title recognition is far from universal. Many countries lag behind in recognition and in the process condone exploitative colonial legacies. This Article argues for an immediate increased emphasis on implementing reforms that respond to modern jurisprudence and the growing international consensus on indigenous rights to land.

Annual World Bank Conference on LAND AND POVERTY 2013
April 11, 8:30 AM

INS09: Environmental planning and market innovations to enhance local benefits and economic growth

MC 13-121

Chair: Melchiade Bukuru
United Nations Convention to Combat Desertification

Ecological Economic Zoning a Land Governance Promoter: Acre’s Case

Reydon, Bastiaan Philip
UNICAMP, Brazil

In the 1970's Acre was a state in the Amazon region considered as an agricultural frontier. The Amazon forest ant the "people from the forest" (as Chico Mendes), were under threat. Because of the lack of cadastre and the abundance of forests as public land, the conflicts, murders and deforestation were the rule. The organization of the "people from the forests" made pressure, and in 1990 the Federal Government of Brazil created the Extractive Reserves (RESEX) and, which are conservation units with extractive use, putting aside large amounts of forests. Besides the RESEX, the state of Acre developed the Ecological and Economic Zoning for the state. This article shows that these two instruments played an important role in diminishing the consequences of lack of land management in the state of Acre, but are not its substitute. Besides diminishing the land conflicts and deforestation the Ecological and Economic Zoning contributes to the increase in land governance through participatory citizenship, opening institutional channels with society for consultation, information and co-management in the use of the territory. However, for this instrument to be more effective it requires a clear definition of property rights.

Ecosystem Service Markets as a Means of Sharing Land Management Benefits: A UK Case Study

Cowap, Charles David
Royal Institution of Chartered Surveyors, United Kingdom

This paper draws on two projects, one funded by RICS to examine the implications of new 'markets' in ecosystem services (ESS) from land, and the other funded by the UK Natural Environment Research Council with South West Water Ltd to develop a functioning PES (Payments for Ecosystem Services) Framework for peatland restoration on Exmoor and Dartmoor. The potential role of PES in expanding the economic base of upland areas - traditionally a relatively deprived area of UK farming supported by special payments - is discussed in the light of site work with South West Water and the Moors Scheme on Exmoor. It is argued that schemes like this offer a means to extend the economic base of rural uplands, and in doing so to secure future biodiversity, water supplies, carbon capture and other ESS - further strengthening food and natural resilience to the economic, environmental and social benefit of society more generally. The paper will also comment on the potential role for professional intermediaries in bringing such schemes to fruition, particularly in dealing with aspects of land tenure, negotiation, brokerage and valuation.

Securing Land Rights and Improving Land Use at the Grass Roots: The Pilot Case of Communities Around the Volcanoes National Park in Rwanda

Rurangwa, Eugene
International Gorilla Conservation Programme, Rwanda

The high demographic pressure around the Volcanoes National Park, the inappropriate land use and land degradation, the deterioration and decrease in soil fertility and declining yields push the surrounding communities to encroach on this protected area so rich in biodiversity. The consequence of this is the loss of biodiversity, the degradation of the environment and the perpetual conflict between park authorities, local authorities and local communities. Taking advantages of the ongoing land tenure regularization program in the country, the International Gorilla Conservation Program supported communities around the Volcanoes National Park to register their land as to ensure their tenure rights. Land use plans of the 12 sectors surrounding the Park were produced. Consensus was reached on land husbandry techniques to adopt. Consensus was also reached on the suitable crops to practice for sustainable agriculture, as well as the kind of soil and water conservation measures and soil erosion control techniques to adopt so as to avoid soil degradation and maximize production in a sustainable way. It is expected that land productivity will increase and then contribute to poverty alleviation, to reduce encroachment on the park.

RIA and ASODECAS: Reducing Poverty in Colombia with successful business and environmental strategies

Durán Ortíz, Juan Pablo
IBSER, Colombia

Poverty includes income, freedom and access to goods and services, among others. In Colombia the highest levels of poverty in the widest sense are in rural areas and have a strong spatial correlation with military conflicts and territories with big opportunities of future profits because of natural resources, illicit crops or large infrastructure projects. Historically, the inequitably distribution of land is caused by the speculation of armed groups, businessmen or politicians that have bought, regular or irregularly, lands with huge potentials of future incomes. One cause of the rural poverty is that profits of speculation are greater than profits of agricultural production. RIA and ASODECAS are two successful examples of increasing agricultural production profits. RIA is a public-private company with a successful strategy in agricultural, industry and services sectors that can change the uses of land depending on their real aptitude. Besides, they can improve the benefits of small farmers with its "land bank" model. ASODECAS is a farmers association that improves its product quality and its economies of scale with technification processes, and now are selling directly to big retail companies in urban areas.

INV09: How can governments support agricultural investment that yields local benefits?

Preston

Chair: Anna Tibaijuka
Ministry of Lands, Housing and Urban Development, Republic of Tanzania

Introductory Remarks

Lindsay, Jonathan
World Bank, United States

This presentation will provide background information on the country initiatives being presented during the session.

Land-Related Challenges Under GCAP in Ghana

Bortey, Alabi
Ministry of Food and Agriculture, Ghana

The Government of Ghana led by the Ministry of Food And Agriculture (MOFA), in collaboration with the World Bank and USAID has prepared the Ghana Commercial Agriculture Project (GCAP). GCAP will establish a credible and inclusive consultation process for all between communities, the government and prospective investors, and within communities themselves will be promoted to avoid situations where lease payments and other benefits are negotiated exclusively community leaders (chiefs and others) and investors sidelining community members including users.

76
Designing an Integrated Agricultural Development Project: Lessons Learned from the Bagre Growth Pole Project

Kargougou, Issaka
Bagre Growth Pole Project, Burkina Faso

Burkina Faso is implementing the first growth pole project at Bagré. The intervention area of the project is declared as a public utility area. The process should include the management of the displacement of affected populations and maintaining the security of lands and investments. For this purpose, the Government has set up a Conflict and Complaint Management Mechanism (MGCP) based on a participatory approach, involving populations, local and national authorities, World Bank and the project team.

Legal and Institutional Arrangements for Facilitating Equitable Large-Scale Commercial Agriculture Investments

Wone, El Hadji Amadou
Programme de Developpement des Marches Agricoles du Senegal (PDMAS), Senegal

The PDMAS project aims to promote an inclusive and sustainable model for the development of agribusiness in two pre-identified areas in the Senegal River Delta region. The issue of land availability and access for private agricultural investors is of critical importance. A win-win model for both the potential investors and for the local rural populations has ensuring long term benefits contributing to larger development outcomes must be designed within the current existing legal framework before any further reaching land reform may come into effect. Such model can be devised based on some recently implemented initiatives (PDMAS) and private investment projects in the region. Given the current system of agricultural land management by Rural Communities, the Central Government will play an important advisory role, monitoring the conformity of the entire process (as a referee) and actively targeting potential investors through APIX. In its technical components PDMAS will have a series of features to address the land-related challenges, including the support to rural communities in drafting of land development plans for the selected blocs, a legal and technical assistance in set up and operate land management offices at the community levels with modern tools to collect and process land related data, assistance in drafting contractual agreements with selected investors ensuring mutually beneficial conditions for developing the irrigated blocs, etc. Moreover, the entire project preparation phase is based on broad consultations with local populations at the village level in the target areas. This iterative, community level, proximity work involving key stakeholders is a crucial element to ensure the transparency of the process and to avoid future disputes or claims of "high-jacking" by any local officials. In fact, the project design and preparation is supposed to implement a methodology that will identify "clean" (dispute free) blocs of land ready to receive both public and private investments.

Challenges Associated with Land in the Development of Irrigated Areas in Zambia

Mulenga, Barnabas
Irrigation Development Support Project, Zambia

Zambia has two land tenure systems namely customary tenure and statutory tenure. Land under customary tenure is in customary rural areas under the authority of traditional chiefs. Land under statutory tenure is under local municipalities and is limited and rarely available for uses that require large-amounts of land such as agriculture. Focus of convergence on land for the Irrigation Development Support Project (IDSP), has been in customary areas where the target impoverished smallholder beneficiaries live, and is also where water and land ideal for irrigation development and investment is also found. Customary land has no security of tenure for investment and is not tradable. It, therefore, has to be converted to statutory leasehold tenure with the consent of the chief. It is increasingly becoming a challenge to obtain and secure land from chiefs who are increasingly becoming fearful of losing land and by implication the chieftancy. Investment in irrigation will inevitably entail security of tenure of the land under development. Nowadays, acquisition of land associated with irrigated agriculture and development of irrigation infrastructure such as dams is pushing affected rural communities to live and subsist on marginal lands and consequently exacerbating poverty. In the case of the IDSP project, where communities affected by project activities in sub-project areas have to be resettled involuntarily, it is critically important to ensure community buy-in through a transparent and participatory decision making process which involves provision of attractive incentives and compensation that is commensurate with the land given up by the people.

TWV09: Land tenure in conflict and post-conflict situations MC C2-131

Chair: Isabel Lavadenz-Paccieri
UGDB


Kohlhagen, Dominik
University of Antwerp, Belgium

In 2006, the countries of the region convened to sign the "Pact on Security, Stability and Development in the Great Lakes Region". The pact serves as an agenda aiming to create the conditions for security, stability and development between the member states. One of the cornerstones of the pact is a protocol aiming to restore and rehabilitate property to returning refugees and internally displaced persons as a means of preventing and resolving conflict in the region. The paper explains the importance of the projected measures in the specific context of repatriation after violent conflict. It will give a short overview as to how and to what extend the countries of the region have actually adapted domestic legislation, and it will clarify the political and practical constraints. Despite the difficulties to implement the Great Lakes pact on the ground, it remains one of the few international treaties related to land governance and proposes a general framework that might well be applied in other regional settings.

Post-conflict 'Land Grabbing': Governance Challenges

Van der Haar, Gemma
Wageningen University, Netherlands

We argue in this paper that post-conflict settings are particularly conducive to land grabbing. The paper explores, firstly, what are the conditions that foster unchecked land acquisitions in these settings and what makes these ‘grabs’ particularly problematic in view of post-conflict recovery and peace building. We consider the role of displacement, military and political ‘grabbing’, and the lack of effective mechanisms of protection of land access of vulnerable groups. Secondly, we address the governance challenges of post-conflict settings and suggest, in a tentative manner, how these might be met, e.g. through a moratorium or provisions to revert acquisitions that took place during or in the immediate aftermath of war.

The On-going Colombian Experience: Land at the Root of Conflict and Peace

Ibanez, Ana Maria
University of Los Andes, Colombia

Land has been at the heart of the 50 years of conflict in the country. When the Santos administration took office, an extraordinary land restitution and titling land program was launched. The provisions in the Colombian land restitution legislation are groundbreaking. Colombia is the only country in the world which has attempted to resettle land to victims – before the conflict has ceased. This month the government will begin the peace negotiations with the FARC and, in recognition of its centrality to conflict and peace, the first pillar to be discussed will be land and rural development. The purpose of this presentation is threefold. First, we will discuss the Colombian context, land as a central issue in the Colombian conflict, forced displacement and the magnitude of land seizure, and the economic impacts of conflict. Second, we will describe the Victims and Land Restitution Law and the ongoing peace process. Third, will examine some important challenges to implement this law and some key issues that should be addressed in a post-conflict period."
Recouping Governance: Colombia’s Land Restitution Policy
Gruczynski, Diana
Aluna Development Associates, United States

Colombia has witnessed decades of conflict in which land has taken center stage. In the late 1990s, the conflict began to escalate, and in 1997, the government of Colombia passed its first comprehensive law to address the challenges faced by its internally displaced persons, including the loss of their productive assets. In 2003, the GOC initiated the Protection of Land and Patrimony of IDPs Project with donor support. The Project contributed to rural land tenure policy for communities at risk of displacement by a) creating a safe space for discussion and debate of displacement and dispossession, giving voice to civil society, b) providing sound estimates of the magnitude of the problem of displacement and dispossession, c) researching displacement and land dispossession and related land rights issues, d) identifying key weaknesses in the existing legal processes to reclaim land rights, and e) developing approaches to clarifying land rights. In 2011, the GOC approved a Victims and Land Restitution Law to restore land rights to IDPs, and launched a major initiative to support restitution based on the lessons of the Project. This paper explores land transition, the protection to land restitution, and identifies critical gaps and opportunities in the land governance framework.

URB09: Urban slum upgrading MC 2-800
Chair: Elizabeth Blake
Habitat for Humanity

Formalizing Property Rights in Informal Settlements and Its Implications on Poverty Reduction: The Case of Dar es Salaam, Tanzania
Kyessi, Alphonse Gabriel
Ardhi University, Tanzania

Formalizing property rights as a strategy is a call for a global action aimed at overcoming poverty and underdevelopment. The poor of the world who are mostly living in informal settlements hold assets worth trillions of dollars in the form of houses, buildings, land and small businesses. The problem is that their rights are not adequately documented and hence these assets cannot be turned into capital. In Dar es Salaam City, the largest and primary urban centre in Tanzania has 80% of the residential houses located in informal settlements. The findings from recent researches conducted in Dar es Salaam, where formalization of properties is taking place in informal settlements, show that owners of the formalized properties are using the licensed titles or certificates to access credit for improving their houses or establishing small business. The emerging outcomes are indicators of poverty reduction. Although there are some challenges, the authors argue in the paper that these experiences in Dar es Salaam could be replicated in other informal settlements found in major urban centers in Tanzania and in other developing countries, thus achieving one of the Millennium Development Goals, Goal 7 Target 11.

Tenure Security and Settlement Upgrading at the Grassroots – Case of Informal Settlements in Lahore
Wajahat, Fatima
Florida State University, United States

This paper delineates the link between tenure regularization, tenure security and housing improvement in two squatter settlements in Lahore. Using a comparative case-study methodology it investigates the socio-economic and political factors that influence a squatter’s decision to invest in housing. It looks at investment in housing at the individual level improvement of the neighborhood at the collective level in a settlement that has been regularized and one that has not been regularized. It draws a picture of the informal resident’s relationship to her home and land, her perception of tenure security, and her expectative property rights. Findings suggest that improvements occur in the settlements irrespective of the legality of land tenure and the presence of community based organizations play a pivotal role in creating a perception of tenure security for the residents. The paper also finds that tenure security cannot be described as a legal-illegal dichotomy. The tenure security arrangements that prevail in these settlements are context specific and are dependent on (i) a range of both formal and informal actors, which include de facto leaders and elected officials (ii) non-government organizations, such as community based organizations and micro-finance institutes, and (iii) activities, such as private home improvement and public provision of utilities.

Land Tenure Systems in the Informal Settlements of Nairobi: Implications for Slum Upgrading Programmes
Omwoma, Ronald Matende
Institution of Surveyors of Kenya, Kenya

This is a desktop study based on secondary data and gives a fair estimation of the situation that can assist any further study of land tenure systems in informal settlements and their implications for slum upgrading.

Building Land Governance and Transparency in Land Policies: Practical Lessons from Ponte do Maduro
Chaves, Patricia Maria
Espaço Feminista para Democracia e Direitos Humanos, Brazil

In this paper we show how a group of grassroots women with the support of Espaço Feminista are being able to increase the transparency and responsiveness of governmental action especially in regard to the ongoing process of land regularization. The women of Ponte do Maduro are building alliances with diverse partners ranging from research institutions to public defenders. Armed with political understanding and technical knowledge, the grassroots women are demanding transparency in the land regularization and slum-upgrading process by making use of existing laws to contest traditional practices and clientelism. Far beyond the examining the on-going land regularization process, this paper will argue that a continuum process of political and technical education combined with horizontal partnerships resulted in i) empowering grassroots women, adjusting power imbalances and gender inequality, ii) increasing their presence and voice in spaces of policy formulation and social control, and therefore iii) building good governance and transparency in public policies.

USE09: Effective land use and food security MC 6-100
Chair: William Martin
World Bank

Is There a Farm Size - Productivity Relationship in Africa? Evidence From Rwanda
Ali, Daniel Ayalew
World Bank, United States

Whether the negative relationship between farm size and productivity that is confirmed in a large global literature holds for Africa or in a dynamic environment is of considerable relevance for policies on issues ranging from large-scale investment to fragmentation. Exploring this issue empirically with plot-level data from Rwanda, one of Africa’s most densely populated countries, supports the hypothesis of constant returns to scale. We also find a strong and robust negative relationship between farm size and output per ha that disappears once profits per ha is used. To the extent that compliance with them is not costless, the economic rationale for restrictions on subdivision would therefore be doubtful.

Land Conflict and Food Security in the Liberian-Ivoirian Border Regioin
Alexandra Hartman
Yale University / Norwegian Refugee Council, Liberia

In February 2012, the UN Food and Agriculture Organization, the Norwegian Refugee Council and the Danish Refugee Council conducted an assessment of food security, land conflict, social cohesion and early recovery in the border region. The NRC’s analysis identified land conflict to be an important underlying cause of instability and displacement in the border region, explored the link between land
unrealized gains from trade. Thus, the recent restrictive regional land law that puts duration and size restrictions allowing only for short-term rental contracts and not allowing more than 50% of the land to be rented out appear to threaten future tenure security and may undermine the benefits from the existing tenure reform.

A Conceptual Framework for Dealing With Land and Forest Tenure and Reform in Africa and Asia

Holden, Stein T.
Centre for Land Tenure Studies, Norwegian University of Life Sciences, Norway

The presentation summarizes a book assessing effects of land tenure reforms in Asia and Africa on poverty and efficiency of land use and other natural resources, by reviewing Land-to-the-tiller reforms, Market-assisted land redistribution reforms, Tenure security enhancing low-cost tenure reforms, Forest tenure reforms, and the needed future reforms to address the challenges arising from the recent sharp increase in demand for land in Africa. The book provides important policy lessons from past and ongoing land tenure reforms in Asia and Africa.

Next Steps on Land and Forest Tenure Reform: A Summary of Case Studies

Otsuka, Keijiro
National Graduate Institute for Policy Studies (GRIPS), Japan

The presentation will present highlights and draw conclusions regarding what we can learn from past and ongoing land tenure reforms in Asia and Africa.

The Land Policy as a Determinant of Poverty in the Amazon: A Case Study in Acre

Reydon, Bastiaan Philip
UNICAMP, Brazil

The occupation and development policies implemented in the Amazon, by the Brazilian Federal Government in the late 1960s, replaced the region specific development based on products extracted from the Rain Forest and by the large agriculture and cattle projects. Its main results were, disarticulation of forest products extraction, destruction of large amount natural forests and dislocation of the "people from the forests" to the outskirts of cities. To minimize such conflicts, during the 70s and 80s, the federal government created the colonization projects, PAD's and PAE's. In the 90's as a result of the social conflicts the RESEX's - protected areas for sustainable use were created. These different types of access to land implies in different land use forms, different levels of monetary gains and of wellbeing. This article based on data from rural households from three regions in the state of Acre, in the period 1996/1997 to 2006/2007 analyzes the different socioeconomic and environmental conditions, given the kinds of access to land and types of governance resources (land/environment). What can be generalized is that the level of guaranty associated to land ownership and organization of the farmers played an important role in their wealth situation.
Improving Land Governance and Securing Land Rights
Singh, Charanjit
Ministry of Rural Development, India

In India "Land" as an asset plays important role both in rural and urban areas. After independence of India in the year 1947, as the population increased, the land parcels became small & valuable, and different agencies like Consolidation, Survey, Revenue, Registration Departments, Panchayats and local bodies etc. came into existence. The manual system of the land records management came under huge pressure due to these developments. Many initiatives have been taken to computerize the land records management system. The National Land Records Modernization Programme is one of such efforts, which strives to put in place an effective Land Information System which is real-time and easily accessible by the citizens. There are around 103.5 million e-transactions in India every month. To strengthen the infrastructure for such huge transactions, the National e-Governance Plan has been launched. Its main components are, Common Service Centres, State Wide Area Network, State Data Centres and State Portals along with State Service Delivery Gateway. Further, to secure the land rights, the laws related to land are proposed to be amended, so that frauds are reduced and economic growth is unleashed through the development of an efficient property market.

Reforming Indonesia’s Complex Legal Environment for Land Governance: Complementary Approaches Top-Down and Bottom-Up
Srinivas, M. Shivakumar – Bell, Keith Clifford
World Bank, Indonesia

Fundamental to the challenges facing the reform of the Indonesian land sector is that it lacks a comprehensive land law. All land in Indonesia falls into one of two categories, forest estate or non-forest estate. As such, land is administered under a dual system through two different government agencies responsible for forestry and non-forestry lands, respectively. This dual system, together with colonial legacies, lack of integration of customary rights, and legal pluralism, have all generated numerous challenges to good land governance and the sustainable management of natural resources. Indonesia’s political stability has created a window of opportunity to reform the land sector. The government has recently made a strategic commitment to developing stronger, more robust policies and programs. The reforms are occurring through a dynamic series of top-down high level initiatives and followed by a series of what seems to be complementary bottom-up responses from civil society. This paper will report on Indonesian Forestry and Non-forestry land governance, especially pertaining to the laws, policy environment and institutional arrangements related to tenure security. In particular, the paper will review the progress being made in implementing land tenure reform, civil society engagement and identify priority areas for further work.

Multi-Ethnic Communal and Collective Forms of Tenure in Post-War Guatemala: Lessons from the Petén
Hurtado Paz y Paz, Laura
Guatemala, Guatemala

With highlights from a recent multidisciplinary study to assess the socio-economic and cultural impacts of a $31 million Land Administration Project in northern Guatemala, this paper explores the history of indigenous migration to the northern Guatemalan lowlands and reviews the socio-ethnographic typology of collective forms of tenure developed during the frontier colonization process including municipal ejidos, cooperatives, forest concessions, non-timber forest product groves, sacred sites, native petenero milpas, and especially indigenous customary land management systems. While “communal” and “indigenous” lands are often conflated, many of these land tenure forms transcend traditional ethnic divides, especially in Guatemala’s post conflict context. Nevertheless, for reasons described in the paper, the formalization of private land titles through land administration projects in this region left indigenous communities particularly vulnerable to land sales, especially in regions targeted for investment for cattle ranching, agrofuel development (mainly African palm) and tree plantations. In dialogue with grassroots leaders, we suggest ideas for meaningful ways of reparation of indigenous lands, especially sacred sites that were inadvertently privatized through land project interventions and other recommendations to support and re-establish community protections of customary management in future land administration activities.

Indigenous Peoples and Land Titling in Cambodia: A Study of Six Villages
Hornung, Manfred
Heinrich Boell Foundation, Cambodia

Conflict over land is the leading issue facing Cambodia in the early 21st century. The conflict is especially intense in Cambodia’s northwest, a resource-rich region home to most of the country’s 455 indigenous communities. Cambodia recognizes collective land ownership for indigenous peoples (IPs) – a core concept in the cultural identity of Cambodia’s IPs – but the distribution of collective titles has been almost non-existent, with only three communities completing the process. Complicating matters, Cambodia instigated a new land titling program in June 2012 to expedite the issuance of titles to rural Cambodians. The program has no provision for issuing collective titles to IPs, but it is operating in indigenous areas nonetheless. This is concerning because under Cambodian law, IPs who accept private titles are no longer entitled to collective title. This paper examines the ongoing land registration process in six indigenous villages in Cambodia’s northeast, with a focus on the new titling program. We conclude that there are key indicators that can predict IPs’ success or failure in obtaining a collective title. Those with the right markers are continuing towards their collective titles, those on the wrong side are struggling with external pressures on their land and misconceptions about the law.

INV10: What is needed to more effectively leverage private sector investment for development impact? Preston
Chair: Phillip Hay
World Bank

Helping Private Players to Expand Rapidly: Providing Robust Evidence on Local Benefits
Bassi, Iggy
GADCO, Ghana

Connecting smallholders to value chains is commercially compelling, with positive economic development pay-offs. Weak formalized markets and infrastructure have impeded African producer competitiveness, causing a ‘crowding-out’ from global and high-growth African markets. Persistent food security concerns; natural resource depletion; land grabbing; climate volatility; and demographic patterns compound this trend. Private and public sector interventions must rebuild producer competitiveness and also stimulate broad-based economic growth. GADCO believes agriculture is a ‘strategic natural resource’ capable of delivering equitable financial and social returns, whilst enhancing food security and economic growth. GADCO has a ‘creating shared value’ business model operational capabilities from the ‘farm-to-consumer’, aimed at capturing market share for its ‘Cups’ branded foods - with technology transfer from Latin America. GADCO aligns incentives, attracts ‘blended’ capital, and shares risks with value chain actors - by empowering smallholders; structuring innovative Community Private Partnerships for leasing; in-field testing with agribusinesses; productizing for local distribution; and building ‘communities for intervention’. This inclusive approach allowed GADCO, with the World Bank and Syngenta Foundation, to launch the ’Copa Connect’ program to transform smallholder livelihoods at the community and household level. Smallholders are not poor by choice, but by the lack of organized markets, resources, and aligned incentives.

Where in the Value Chain is Investment Most Useful to Benefit Local Populations?
Brett, Chris
Olam International, United Kingdom

The discussion will focus on the social, environmental and commercial dynamics of three farming models. Engaging with small-scale independent farmers (cocoa in West Africa), corporate farming (rice in Nigeria), and joint venture PPP models (oil palm in Gabon). Olam is a global leader in the supply of cocoa, sourcing from small scale independent farmers. The case for long term investment in cocoa to enhance the sustainability of the supply, focusing on issues such as replanting of aged stock and deforestation. Also impacting farmers is the cost of third party certification and the role the industry must play in stamping out child labor. In Nigeria where Olam operates large-scale rice production and
Getting Things Right from the Start: Challenges in Ensuring Successful Greenfield Investment

Ryder, Lauren
AgDevCo

Creating Shared Value: Lessons Learned from Singisi Forest Products in South Africa

Lippert, Claus
Hans Merensky Holdings, South Africa

The past disenfranchisement of communities necessitates a creative approach to land reform in South Africa. Government has chosen a land restoration model that does not provide freehold title to communities, but does enable the benefit of use. Within this context Singisi has secured long term leases on all land used. In addition, it has provided shareholding to communities and employees. The advantages include insight into company affairs, participation in setting the strategy and alignment of interests to ensure sustainability. The government fulfills an oversight role by determining and administering the lease and ensuring that the lease terms are upheld. Whereas the community ownership of land is fragmented, the company is able to optimize the forestry rotations over the whole area to ensure stable forestry and saw-mill operations. This benefits all stakeholders. The challenges experienced include the different interests of the communities, the choice of suitable directors, confusion of roles and effective communication. The communities have financially benefited from the long term lease of land, the growth in value of the company, dividends and sustainable jobs. The communities also benefited from all the empowerment initiatives. Collectively, financial, environmental and social sustainability has been ensured. This has alleviated poverty in a practical way.

Implementing Sustainable Sourcing Throughout the Value Chain

Lieutard, Olivier
Touton, France

The “Société Agricole de l’Ouest” in Côte d’Ivoire is owned by Touton SA since 1997 and represents 1,750 hectares of land (about 1,250 hectares are cultivated in sustainable cocoa, coffee and palm). Social, Economic and Environmental actions are undertaken for SAO employees and neighboring communities. Social actions (i) Child protection and education (school building renovation, school furniture supplied, transport to school), (ii) Health and access to fresh water (vaccination campaign, access to first aid, boreholes drilling), and (iii) Contribution to the social life (financial support to neighboring communities, accommodation for SAO employees). Economic improvements (i) Fair wages for SAO employees, and (ii) Fair prices for neighboring smallholders. Environmental actions (i) Rain forest conservation, (ii) Environmental protection, and (iii) Research & Development. Certification in Ivory Coast (i) SAO plantations are Rainforest Alliance certified. By end of 2013, smallholders producing cocoa in the neighboring communities will also be certified, and (ii) Sustainable Sourcing is part of the Global Sourcing Strategy. Touton is supporting 5,000 farmers all over Ivory Coast through Certification program. In Ghana, Touton developed a strong and unique partnership with the main cocoa Buying Company, supported by a Traceable Foundation, and the enforcement of a Certification scheme for producing communities.
matching (PSM) are combined with descriptive statistics using primary household survey data collected in Malawi. Our results show that these kinds of investments can render substantial and significant effects for rural incomes, poverty reduction, and asset wealth. We predict four- to five-fold increases in annual per capita incomes for outgrowers, and more than halving in poverty head count rates. Estimates on asset ownership show that participation leads to significant investments in housing characteristics and durable consumer assets. However, qualitative interviews also allude to risks for the rural poor associated with social conflicts in new outgrower expansions and lack of transparency in the operation of the schemes.

Mines and Female Employment

Tolonen, Anja Karolina
University of Gothenburg, Sweden

We analyze the effects of mining on women’s employment. We construct a unique data set consisting of more than two decades of panel data on the production of industrial mines in Sub-Saharan Africa, and link it to individual level survey data from 29 countries in Sub-Saharan Africa. The spatial and temporal variation in the data allows us to investigate local spillover effects on employment using a difference-in-differences approach. We find that female employment increases once a mine opens and that women become more likely to work in the service sector in areas close to mines. The effects wear off with the distance from the mine and opposite effects occur once a mine closes. We also show significant heterogeneity across women in the effects of a mine depending on their marital status.

URB10: Experiences with urban planning MC 2-800

Chair: John Carruthers
George Washington University

Emerging Impacts of Donor-Assisted Land Use and Development Planning in the Philippines

Garcia, Dr. Maria Melody
German Institute for Development Evaluation (DEVAL), Bonn,
70% of all municipalities and cities in the Philippines have outdated or no land use plans at all. Given scarce land resources due to increasing population pressure, the management of land will play a crucial role for the anti-poverty strategy of the Philippines in the future. The German Development Cooperation (GIZ) has implemented a participatory land-use and development planning tool. As part of a research project financed by the German Federal Ministry for Cooperation and Development (BMZ), this paper will analyze the emerging impacts of GIZ’s assistance on public service provision, governance, natural resource management, conflict transformation, and citizen’s welfare by utilizing a dataset culled from 3000 household respondents and 300 village chief surveys in 100 municipalities. The paper aims to contribute to a small number of impact evaluations on land administration and governance. It will also discuss the main methodological challenges and highlights the importance of designing rigorous impact evaluations to investigate the sustainability of programs beyond the short-term. Insights about the effectiveness of a more consistent land use planning and management strategy are highly relevant to inform policymakers and development organizations committed to contribute to anti-poverty objectives not only in the Philippines but also to other developing countries.

Urban Planning and Social Inclusion, a Study of Kigali City, Rwanda

Niyonsenga, David
INES, Institution of Higher Learning, Rwanda

Urban planning has been widely defined as an attempt to select the best available alternatives to achieve specific goals. However, little attention has been addressed to the explicit description of those goals towards the city development. Cities, as we experience them and live in, are remarkably expanding all over the world with significant development of built environment towards better spatial organizations for higher returns and more efficient economies. On other hand, social differentiation, especially in developing countries’ cities, is also becoming a big issue as a result of unbalanced development. The ability of wealthier people to obtain better services is gradually getting justifiable, whereas urban poor continuously magnify the proliferation of squatter settlements. Along these evidences, urban planning approach has to be redefined and foster to integrate social values so as to shape an inclusive city with balanced development. Referring on a case-based research, the findings reveal that even though there are considerable efforts to plan, Kigali, the capital city of Rwanda, still has a lot to learn from the failure and success of worldwide urban planning initiatives towards an effective planning promising a balanced and inclusive development.

Ahmedabad: More but Different Government for “Slum Free” and Livable Cities

Annex, Patricia
World Bank,
This paper analyzes real estate market dynamics over the past decade in the city of Ahmedabad, India, with a view to improving the living conditions of the large population living in slums. Analysis of the execution of the development plan for the Ahmedabad region and town planning schemes shows how the system of housing supply has evolved. These analyses are used to assess the feasibility of various approaches to achieving “slum free” cities, a goal of the Government of India. The paper concludes that notwithstanding a substantial increase in public housing production in recent years, providing subsidized formal homes from government or through reservations for lower income groups in private developments would take more than a generation just to handle the current slum population—representing one-third of households. Providing basic environmental infrastructure services in existing underserved neighborhoods and bolstering infrastructure networks for the city to accommodate increased demand are affordable and feasible. Addressing issues such as rural-urban land conversion and ambiguous land tenure, and allowing flexibility for realistic building standards and increasing maximum floor space standards in certain neighborhoods can help to ensure a growing supply of housing that is affordable for moderate and low-income households.

Land Consolidation and Settlement Reorganization: The Rwandan Context

Onguka, George Odhiambo
INES-Ruhengeri, Rwanda

This paper examines how land consolidation is carried out in Rwanda in order to improve agricultural productivity of fragmented parcels of land. The first part of the paper presents the conventional land consolidation practice involving the restructuring of shapes, sizes, positions and ownership of land parcels and approaches undertaken to control land fragmentation. The paper examines the land management problems that were identified during the formulation National Land Policy and examines the progresses to solutions. The problem of land fragmentation is considered and the Rwandan approach towards solution of land fragmentation through land use consolidation. The paper examines the legal framework and the practice of land use consolidation in Rwanda. The paper presents the settlement reorganization that at times is applied in order to consolidate land. Lastly, the paper compares the conventional land consolidation and the Rwandan model of land consolidation. The paper recommend among other thing the promotion of the contract farming, cooperative farming and corporation farming as models suitable for application in agricultural areas with fragmented landholdings.

USE10: Case studies of large scale land acquisition II MC C2-131

Chair: Frits Van Der Wal
Dutch Ministry of Foreign Affairs and Development Cooperation

The Interplay of Land Governance Systems and Large-scale Agricultural Investments: Evidence from Ghana and Kenya

Väth, Susanne Johanna
Philips-University Marburg, Germany

With rising agricultural commodity prices large-scale land acquisitions are subject to controversial, often under-informed debates. Our study aims at a better understanding of underlying processes and coping strategies. Based on an embedded case study design, the comparative analysis focuses in general on the institutional environment in Ghana and Kenya and in particular on a specific investment
project in each country. Evidence consists of 20 focus group discussions and 58 expert interviews validated by legal documents. In line with Williamson (1998), we develop a conceptual framework which allows us to examine how (i) the land tenure system and (ii) the subsequent acquisition process influence outcomes of land transactions. The analysis reveals inefficiencies of the land governance systems. Moreover, de jure and de facto procedures largely deviate. In light of a weak legal framework coupled with poor enforcement, outcomes for the host country depend to a large extent on the investor. This leads to our main finding; there exists a feedback mechanism of large-scale land acquisitions on the land governance system. Thus, we identify large-scale land acquisitions as a driver of institutional change. In both countries, the land governance system displays transition, however, whether these attempts are successful remains to be seen.

The Role of Customary Land Tenure in Large-scale Land Acquisition in Ghana: Insights from Two Case Studies

Montford, Josephine
University of Hohenheim, Germany

Taking Ghana as an example, this paper examines the role that customary land tenure and customary authority play in large-scale land acquisition. The study presents two empirical case studies that were conducted in the Ashanti and Brong Ahafo regions of Ghana. The study found that in both cases, land transactions had taken place between the chief and the investor, without the legally required consultation with the local people, and with limited involvement of state authorities. The ensuing contracts largely favored the investors. The political and spiritual power bestowed upon traditional authorities in addition to the revenue their position holds, served to restrain affected community members from seeking legal redress for infringement on their rights. Our findings show that a combination of political will and collective action can minimize the impacts of large-scale land acquisition, however the extent to which locals can fully claim their rights remains low. The paper concludes that there is a need for a stronger involvement of state organizations in order to create checks and balances vis-à-vis the customary system. This would help to protect smallholder farmers' land rights against large-scale land acquisition.

Land Grabbing by Local Elites in the Territory of Kalehe, South Kivu, Eastern DRC

Claessens, Klara
University of Antwerp, Belgium

This paper analyses land conflicts and cases of land grabbing in Kalehe (Eastern DRC), a context in which competition for land is rooted in an atmosphere of violence and ethnic cleavages. In this paper we focus on the domestic dynamics and actors of land grabbing processes, a less highlighted topic in recent literature of the global land rush. Some attention has been paid to the role of local elites in land acquisition processes. However, these transactions tend to be smaller, they are often not registered or regulated and therefore less visible. On the basis of two case studies, we illustrate how, in a context of plurality of norms and rules in the land arena, the rights of the ‘strongest’ often prevail. The failure in acquiring land depends upon actors’ capacity to efficiently instrumentalize the legitimacy of the Congolese army, of state officials, and/or of local customary authorities. Throughout the analysis, we emphasize how land conflicts and cases of land grabbing are anchored in a broader historical context of (inter-ethnic) political competition.

Land Governance and FDI on Land in Africa: Role of the Elite and Traditional Leaders, and the Position of Customary Land Rights in Mainstream Land Governance Systems

Kambanje, Cuthbert
Policy Development Trust (PDT), Zimbabwe

The rate of Foreign Direct Investment (FDI) in agriculture particularly in Africa has been accelerating. The impact of this emerging trend on resource access for current and future African generations’ raises concerns on capacity of African land governance institutions and policies to respond to accelerated FDI in agriculture. This paper firstly explores the relationship between governance and FDI in Agriculture in Africa and concludes that the linkage between governance and large scale land deals is not a linear relationship and but a complex one. Optimal mechanisms have to be found which on one hand strengthen land rights systems for smallholder farmers and on the other attracting foreign direct investment to unlock the value of natural resources in Africa. Secondly, the paper argues and provides evidences to show that more has to be done in African land governance and management systems to contain the activities of the elites in these large scale land deals. Lastly, the paper argues that it will be important for African nations to accelerate the integration of customary tenure systems into mainstream national legislation on land as part of Africa’s response to accelerated FDI on land, and suggests a framework for doing so.

XCY03: Land value capture to enable urban development MC 5-100

Chair: Arish Adi Dastur
World Bank

Land Value Capture: Types and Outcomes

Hong, Yu-Hung
Lincoln Institute of Land Policy and Land Governance Laboratory, United States

Privately funded improvements by landowners increase the value of their land and property, as do other changes such as growth of the surrounding population and neighborhood economic activity, public investments in infrastructure, the provision of public services, and planning and land use regulations. Value capture focuses on realizing as public revenue some portion of the increase in land value that stems from these latter changes. Attention to value capture as a source of public revenue has been increasing in the United States and internationally in the current economic environment, during which local governments have seen declines in revenue from traditional sources and rapid urban population growth requires large investments in public infrastructure. This paper introduces concepts of value capture, reviews selected relevant historical experiences and examples of recent instruments, and speculates about future applications. Topics include (1) the issue of symmetry between compensation for partial takings and payment for public givings in the form of private retention of publicly created land value increments, (2) the history of value capture policies in France and the United Kingdom, as well as the special assessment districts in California, (3) the application of public land leasing in China and Sweden, town planning schemes in India, and community benefits agreements and property taxation in the United States.

Land Readjustment: Lessons from Bhutan

Keicho, Toshiaki
World Bank, United States

Land Pooling (LP) or Land Readjustment is a technique for managing the planned development of urban fringe lands, whereby a public agency consolidates a selected group of land parcels, subdivides them into a layout of streets, open spaces and serviced building plots, and then distributes the remaining plots back to the landowners. Each landowner must contribute a portion of their previous land holding to provide space for public infrastructure systems such as roads and parks but also social facilities like a school. The original landowners retain title to the majority of their land, and LP is considered to be less disruptive to the existing community than the large scale land expropriations and development. In the process, irregular shaped plots become regularized, making them more suitable for development. Widely used in Japan, South Korea and Taiwan, LP usually leads to substantial increases in land values even though the remaining plot size is smaller than the original size. A small Himalayan Kingdom of Bhutan has recently adopted this technique and is currently implementing several LP schemes in its capital city of Thimphu with the World Bank’s support. This presentation is to share the challenges and lessons of Land Pooling in Bhutan.

Assessment of Land Market Impacts of Changes in Transport Accessibility in Sao Paulo

Bianco Darido, Georges
World Bank, United States

This work aims to inform policy-makers in Sao Paulo on the land market impacts of changes in accessibility due to transport system enhancements using a case study of the new subway, Metro Line
4. More broadly, the model developed allows policy-makers to assess the likely impacts of major changes in accessibility defined as proximity to socio-economic opportunities both from an economic perspective including impacts on rents and land market prices, to social and equity impacts including gentrification and movement of existing populations in response to land-price increases. The application of the model in the case of Line 4 reveals at least two kinds of insights for policy makers (1) Line 4 represents a significant improvement in the mobility landscape, particularly for the accessibility of lower income people living in the western parts of the metropolitan area, and (2) the model illustrates the potential dynamic of land-use change around newly accessible stations where demand from businesses for accessibility starts a cycle of rising land prices, certain residents moving out, and over the medium-term new residents coming in attracted by the combination of transport and business accessibility.

**Institutional and Legislative Considerations in Value Capture Through Tradable Air Rights in Bogota**

Rodríguez Hernandez, Camila  
World Bank,  

A Better Way to Grow?: Town Planning Schemes as a Hybrid Land Readjustment Process in Ahmedabad, India  
Deuskar, Chandan  
World Bank, United States

The Town Planning Scheme mechanism for the expansion of the city of Ahmedabad, India, has attracted widespread interest in recent years. It is seen as a participatory and equitable means of acquiring land from rural landowners on the urban fringe, as well as a means of land value capture. A form of land readjustment, it allows local authorities to acquire a proportion of all the land parcels in a defined area on which to build public roads, parks, and other amenities, as well as to sell at auction. The authorities return remaining land to the original landowners in the form of reshaped parcels, which have increased in value due to the improvements and its rezoning for urban land use. The landowner pays half of this increase in land value to the government as a betterment charge, which also helps the government covers its costs. It appears to benefit both landowners and the government while also expanding urban infrastructure, proponents often claim that the TP scheme mechanism is a 'win-win' proposition. This presentation will examine the land value capture aspects of Town Planning Schemes.

**INS11: Improving land administration in practice II MC 6-100**

Chair: Harold William Liversage  
IFAD

**Land Registration Supported by German Development Cooperation: Concepts and Practical Experiences**

Graefen, Christian  
GIZ, Germany

Most developing countries have a low cadastral coverage, and their land sectors are marked by a severe lack of legal security and transparency. Especially in rural areas, poor population groups lack information, resources and means of transportation to access official land title registration systems. It is obvious that improving security of tenure encourages land users to invest in the land and to use it more sustainably. But, more importantly, enhancing legal certainty and transparency regarding ownership, access to and use of land in areas outside land registers have gained relevance in the light of growing competition for the limited land resources. This paper explores selected experiences made by the Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) with various ways of securing land rights in rural Asia and Africa. Several case studies are presented and compared, starting with the distribution of land titles / land use certificates to private parties by systematic, geo-referenced land titling approaches (Cambodia and Laos), followed by the allocation of land use certificates (Namibia). In the second part of the paper, approaches to transfer tenure rights to user groups are presented, first by promoting communal titles (Philippines), followed by delegated management models (Namibia, Benin, West Africa).

**Pro-Poor Cadastral Solutions – Bridging the Gap**

Black, Douglas  
Mozambique National Directorate of Lands and Forestry, Mozambique

It has been said that nearly 70% of the occupied cadastral parcels in the world remain undocumented. It is feared that global land grabbing will further jeopardize the rights of undocumented land holders and occupants. The "continuum of tenure" or the "continuum of land rights" needs to be formalized globally to benefit the vast quantity of untitled and undocumented holders of land rights. Pro poor cadastral solutions are desperately needed to mitigate the challenges created by an ever increasing urban population. The question is often asked "What can international organization such as FIG, the World Bank, NGO donor groups, local governments, business enterprises and practicing surveyors do to work toward a solution?" How do we move from the design phase of land administration schemes into wholesale implementation on a global scale? This paper will explore various concepts to confront the potential cataclysmic and impeding situation. It will investigate issues such as, should land administration be left to charitable causes? Can business interests be the engine to drive large scale implementation? How can available assets be used to leverage required resources? The objective will be to stimulate the thought process and bring together ideas to effectuate change.

**Securing Land Rights and Improving Land Use at the Grass Roots: Innovative Approaches to Secure Customary Land Rights in Ghana**

Larbi, Wordsworth Odame  
Independent Consultant, Ghana

The paper explores two innovative approaches for the recording of customary land rights as a way of developing community based pro-poor land administration system to improve security of tenure and protection of customary land rights. The main conclusion of the study is that there is no one methodology for the development of an appropriate system that will deliver an efficient and affordable community based land administration system. The critical success factors include participation, community acceptability, technology and drive. A successful pro-poor tool for recording customary rights depends on a participatory, well designed, and effective public awareness and education campaign, simple processes for collecting data on all the customary rights that exist in a particular community and demarcating boundaries. It also includes community involvement and ownership of the process, and the use of technology. Both high end technologically driven approaches and low end community based approaches have the potential to deliver community led and community acceptable land administration system. This should be supported by appropriate human capacity - well trained and well motivated - and appropriate infrastructure. There is no consensus as to whether the establishment of an efficient, pro-poor community based land administration system should be at no cost to the beneficiaries. The model that requires some payment is favored in the paper.

**Improvements on Brazilian Land Governance: An evaluation of INCRA’s cadaster integrated with the notaries**

Redyon, Bastiaan Philip  
UNICAMP, Brazil

The main Brazilian critical agrarian problem in the XXI century is the absence of an adequate cadaster. INCRA, the governmental institution in charge of the cadaster had an auto declared since the seventies. An innovation comes with the law 10.267/01 establishing that any changes on the properties registers, at the Notaries, obligates its owners (larger than 500 ha) to present a georeferenced property map. INCRA obtains and organizes it, creating an accurate cadaster, the CNIR that is being used to certify properties. This article shows the preliminary result of this cadaster. It has achieved 37 thousand farms and 98 million of ha, about 16 % of area of the original SNCR cadaster between certified and to be certified. When compared with large ones, with more than 5,000 ha, the certified ones reaches 17.2%. When compared with its area it achieves 26.5% of the SNCR cadastral area. Between the very large farms (more than 5,000 ha) the certified farms achieve 45.9% of the total area. Even though the differences between the states are large, these results are quite promising in improving Brazilian Land Governance.
Enhancing Evidence Based Land Policy Making for increased Agricultural Productivity: Challenges and Opportunities for Africa

Namubiru-Mwaura, Evelyn Lwanga
Alliance for A Green Revolution in Africa (AGRA), Kenya

Land is a primary asset for survival and development in Africa. It supports the livelihoods of most rural people. The importance of land in Africa’s development is underlined by the fact that around 60% of the population derives its livelihood and income from agricultural sector. Unfortunately, bottlenecks such as poor policies, lack of capacity, insufficient political will and general underinvestment make smallholder agriculture a low-productivity, low-return and risky affair. African agriculture depends fundamentally on policies that create and sustain an enabling environment for value chains to function well. Every section of the staple food value chain experiences challenges for which policy improvement is the answer. Improving the performance of African agricultural production systems and ensuring access to and control over land for poor and marginalized rural households are critical policy objectives for promoting agricultural growth and combating poverty in Africa. Many countries in Africa are undertaking some kind of land reforms through developing land policies and laws and restructuring administrative set-ups and procedures. Basing these reforms on evidence would have positive impact on the efficient, sustainable and equitable use of land resources. Recognizing the potential that the policy space offers for agricultural transformation, Alliance for a Green Revolution in Africa (AGRA) supports research that can inform and analyze policy, the generation of evidence on which to base sound policy and as well as informed advocacy that can help to stimulate the necessary political will. For the last five years, AGRA has established effective mechanisms for these activities at country level, working with local partners drawn from public and private sector – including farmers’ organizations – to tackle issues across value chains (seeds, soils, markets, land rights and environment). The paper will focus on evidence-based land policy making from an African perspective and will highlight lessons learnt thus far and next steps in the promotion of evidence based land policies. In the paper attempts will be made to define evidence-based policy more precisely and will highlight the role of evidence in the policy making process in land policy in Africa. It argues that evidence-based land policy making is possible and provides some examples of this. However, the paper also suggests that there are factors other than evidence that contribute to policy making, and that sometimes these competing factors need to be taken into consideration by policy makers and those responsible for policy implementation and delivery. The challenges that this raises for land policy making are considered and mechanisms that need to be in place for evidence-based land policy to be effective highlighted.

INV11: New sources of evidence to assess land acquisition trends and impacts

Preston
Chair: Emmy Simmons
Independent Scholar

The Earth Security Initiative: Involving the Private Sector in Land Governance

Litovsky, Alejandro
Earth Security Initiative, United Kingdom

Involving the private sector in solutions to improve land governance, and creating market-led incentives for governments to back reform and law enforcement, could be greatly enhanced through collaborative governance innovations. The presentation will discuss an innovation strategy that the Earth Security Initiative, a cross-sector catalyst focused on the collaborative governance solutions for this agenda, is developing. This entails (1) The inclusion of land governance data in a broader country risk signals for markets. The presentation will propose a discussion on the available data, its limitations and possibilities. (2) An collaborative innovation process that ESI will conduct with knowledge partners, to bring together companies, investors and land policy experts to define how the private sector can be involved in advancing land governance.

Using Spatial Information and Web-Tools to Increase Transparency and Accountability in the Land Sector

Stolle, Fred
WRI, United States

WRI developed a decision support tools in a specific country (Indonesia) for a specific crop (oil palm) that makes data on land use/cover available to all and identifies current deforestation agent.

Roots at the Treetop: Connecting Knowledge from Civil Society Organizations to Policy Arenas – A Methodological Proposal

Zanella, Matheus Alves
Institute for Advanced Sustainability Studies - IASS, Germany

Land has reemerged at the center of the rural development agenda, carrying a broader debate on governance, and more precisely, what is and how to attain pro-poor land governance. In many countries, a rich body of progressive land legislation already exists, the questions remains, how these regulations are put into practice. Legislation enforcement are often severely affected by several constraints, including government performance, information asymmetries, and power imbalances. As a result, it is not rare to find blatant gaps between legislation and the degree to which it is implemented. Local Civil Society Organizations (CSOs) that work for and with poor rural groups have been trying different strategies to cope with this context. Under the call of building knowledge bridges between the grassroots level and international arenas, the IASS and the IFAD have committed to a research initiative aiming at document, analyze and communicate cases of pro-poor resource governance practices promoted by CSOs in six countries- Bangladesh, Bolivia, Brazil, Burkina Faso, Ecuador, and India. This represents a typical case of co-production of knowledge though transdisciplinarity, influenced by principles of participatory research. This paper describes and analyzes a practical application of these two guiding approaches in a collaboration that proposes to connect knowledge from CSOs to policy arenas. It concludes discussing the critical points found during this process and suggesting some implications for current research agendas on pro-poor resource governance.

Improving Transparency and Coordination in the Land Use Sector: The Interactive Forest Atlas Approach

Steil, Matthew Shaun
World Resources Institute, United States

Reviewers may access an example of WRI’s work in the forest/land use sectors in Central Africa at www.wri.org/project/interactive-forest-atlas-cameroun

April 11, 1:00 PM

TWV11: Land disputes: Determinants & settlement options MC 13-121

Chair: Remy Sietchiping
UN-Habitat

Conflict Management: The Fragile Key to Land and Resources in Kenya’s Mau Forest

Freudenberger, Mark
Tetra Tech ARD, United States

Kenya’s Mau Forest Complex is crucial for conservation of natural resources and economic development for much of the Rift Valley and western Kenya; yet forests and water catchment are severely degraded. Sustainable management of these resources requires that complex historical and current land and resource tenure issues and conflicts are resolved, and that all stakeholders share a vision of and are engaged in resource management. The ProMara program demonstrated that “people-centered” conservation that seeks to manage conflicts is a viable alternative to a “command and control” approach inherent to government plans for restoration. A coordinated range of options are needed to address conflict directly, while others engaged a broad array of stakeholders in land and natural resource management and livelihood improvement thereby indirectly diffusing potential conflicts. Kenya’s new constitution presents challenges for effective land conflict and resource management because of uncertainties over implementation of new and forthcoming legislation, and how devolution
to County Governments will become operational. The rights-based constitution also provides enormous possibilities for radically improved administration of land and natural resources. Divergent predictions of rainfall resulting from climate change create further uncertainties because of unknown hydrological impacts and changes in optimal land use as temperatures rise.

Land Interests and Land Conflicts: An Investigation of the Determinants of Local Land in Rural China

Vendryes, Thomas
Ecole Normale de Cochin, Centre d’Economie de la Sorbonne, France

Rural land rights reforms have constituted and remain a critical dimension of the social and economic evolution of China since 1978, away from collectivist organization and towards marketization and liberalization. However, despite continuous efforts from the central government to specify extended and secure individual rights over agricultural land, and to homogenize land practices across China, local institutional arrangements have remained extremely diversified, with, generally, limited and insecure rights for rural households. Using data from the rural part of the 2002 CHIP survey, this paper aims to identify the role of different actors, local leaders and various interest groups among farmers, in shaping local land institutions, depending on the political and economic context. The main result is that, whereas, quite unsurprisingly, village leaders have a tendency to limit and jeopardize individual land rights for their own benefit, rural citizens themselves have conflicting interests over land, a situation which can, in some cases, lead them to accept or favor collective processes of land allocation, over market transfers, with well-established private rights.

Land Acquisition in Developing Countries: The Politics of Rural Protest in India

Mookerjee, Sohini
Georgia State University, United States

Does industrialization of developing countries mean shift from agriculture to industrial economy? Although I use India as a case study, my paper attempts to theorize on developing countries in general which are currently undergoing industrialization countries like China, Pakistan, Philippines, Indonesia, Thailand, Sri Lanka, Myanmar, Malaysia, Cambodia and Vietnam etc. India became a democracy much before it undertook industrialization which makes it possible for the farming community to register their reactions through protests, movements, votes or through support for acquisition. Therefore, I feel India provides an interesting case study to understand the reason for differences between the farmers in their reaction for land acquisition in the developing countries in general.

A More Formal Land Dispute Settlement in Africa: Land Conflicts and New Wave Land Reform in Tanzania

Pedersen, Rasmus Hundsbaek
The Danish Institute for International Studies (DIIS), Denmark

A new wave of land reforms has swept across Sub-Saharan in the last couple of decades. Typically, the reforms recognize customary rights and provide for decentralized land administration and land dispute settlement. However, despite their novelty, the new wave land reforms have become part of a decade-long debate over state-led land reform and land titling. Rarely are they researched in their own right. Inspired by implementation studies, this paper focuses on the processual character of land reform implementation. It suggests analyzing the gradual changes and intermediate institutional forms as better alternatives to focusing on institutional competition and the pros and cons of full-scale formalization. Based on empirical research in Mainland Tanzania, the paper identifies a systemic reconfiguration of land dispute settlement institutions at the local level due to reform. This is contrary to most research within the field, which tends to focus on institutional competition. Informal and customary institutions may persist, but access to the more formal ones is becoming more important. Thus, the reform reinforces a trend that has been going on for decades. Access remains unequal, but in new and unforeseen ways.

Overlapping Land and Natural Resource Property Rights: A Comparative Analysis from Africa

Veit, Peter
World Resources Institute, United States

In much of Africa, the bundle of land rights that most rural people might legally hold is relatively small—usually limited to surface rights and certain rights to some natural resources (e.g., rights to water for domestic use). Separate, distinct property rights regimes exist for many high-value natural resources (e.g., oil, natural gas, minerals and wildlife), governed by different laws and administered by various public institutions. The rights to these natural resources are often allocated to outside, commonly foreign entities for large-scale operations. As a consequence, one individual or institution may legally hold the rights to the land while other entities hold the rights to the natural resources on or under the same plot of land. This paper provides a review of the principal framework mineral and petroleum laws in Liberia, Ghana, Uganda and Kenya. The laws were reviewed to assess the authorities of natural resource rights holders (hereafter licensees) operating on privately-held land, and the rights of landholders to exercise their land rights (including procedural and substantive rights). The review focuses on five sets of issues, ownership and control, notification and consent, licensee authorities, landholder rights, and compensation. The paper also provides some comparative analyses across the two natural resources and across the four research countries. It concludes with some recommendations designed to reduce conflicts over land use and to protect the livelihoods of rural landholders.

URB11: Innovative ways of dealing with urban expansion MC 2-800

Chair: William Cobbett
Cities Alliance

The Game of Land Conversion: Agricultural Land for Urban Development in Central Vietnam

Nguyen Quang Phuc
Hue University, Viet Nam, PhD candidate in Utrecht University, Viet Nam

Since the 1990s, Vietnam’s progressive integration into the global market economy has triggered major economic and social transformations. In spatial terms, these are marked by massive conversion of agricultural land for industrial and urban development. This process has attracted considerable attention from media and researchers. Much of the research on land conversion is concentrated in the mega-cities. Little attention is devoted to similar processes taking place in medium-sized cities where urban expansion is rapidly increasing in recent years. This paper attempts to analyze how agricultural land conversion for urban development takes place in the medium-sized city of Hue, in order to identify the issues and consequences. The analysis shows that land conversion for urban development purpose has caused much social tensions and complaints. Two key issues are identified i) the state uses its strong power in the land conversion decision-making process, while the participation of affected people is very passive and weak, ii) land conversion from agricultural to urban uses is results of profit-seeking by multiple actors. Data and information are collected from fieldwork in central Vietnam and secondary sources such as newspapers, legal documents of land policy, statistical publications, and unpublished documents.

Adjusting Laws to meet the Requirements of Urban Expansion in a Sustainable Property System

Kohli, Alexander
Swiss Land Management, Switzerland

In metropolitan areas the informal urbanization of the outskirts is a classic practice. Today a large number of the regulatory tools available for managing urban development are not necessarily appropriate to be applied as they are in many developing and transitional countries where the rules of law leaves a lot to be desired. In consequence, the large majority of urban authorities often do not engage in realistic preparations for growth. The two known approaches in this field, the set-up of regulatory measures on the one hand and the public initiatives on the other, are commonly accepted
but do not necessarily lead to success. Looking at the initiatives approach it becomes clear that the need for a sufficiently consolidated property system to gain long term success is underestimated. A formally correct situation without conflicting property rights and disputed land titles remains a precondition for sustainable land and housing markets. But also in view of securing land for public needs, assuring sites and services in the framework of public initiatives (SLM). To create good conditions for improving the property and planning situation, a solid legal base has to be put in place before further land management activities are undertaken.

Land Use for Urbanization: Lessons from International Experience

Lozano Graca, Nancy
World Bank

Around the world, in both developed and developing countries, policy makers use a variety of tools to manage and accommodate urban growth and redevelopment. Government officials have three main concerns in terms of land policy: (i) accommodating urban expansion, (ii) providing infrastructure, and (iii) managing density. Together, the planning of infrastructure and urban expansion, land use and density policies combine to shape the spatial structure of cities. This paper reviews international experience on using land based instruments to accommodate urban expansion and financing infrastructure. Our review suggests that urban transformation is most efficient when land markets are fluid, particularly when they are grounded in strong institutions that (i) assign and protect property rights, (ii) enable independent valuation and public dissemination of land values across uses, and (iii) enable a judicial system to handle disputes that may arise in the process.

How to Incorporate Informal Peri-Urban Land Markets: Changing Land Rights in China and Ethiopia

van Dijik, Meine Pieter
UNESCO IHE, Netherlands

In Ethiopia and China the government owns all land, though in Ethiopia the government leases out land under certain conditions, while China provides user rights to its farmers, usually for a period of 30 years. This paper will analyze steps taken towards a better functioning land market in both countries. It wants to compare a situation where reforms have been introduced (China) with a no reform yet case (Ethiopia). Both countries have nationalized land, but the way China and the Ethiopia manage their urban land will be analyzed in relation to the economic development and the continuing urbanization process. The recent land reforms in China and the current situation in Ethiopia will be discussed, focusing on informal land practices in both countries. After discussing land management practices in both countries, some conclusions will be drawn. Ethiopia is under pressure to liberalize its system of government owned land, while China has recently set a few steps in the direction of a real functioning land market, incorporating informality.

USE11: Non-conventional impacts of land interventions MC C2-131

Chair: Jintao Xu
Peking University

Does Land Titling Stem Forest Cover Change? Native Communities in the Peruvian Amazon

Blackman, Allen
Resources for the Future, United States

Over the past twenty years, dozens of developing countries have decentralized forest governance, often by granting indigenous groups and other local communities formal legal title to land. Advocates claim that such titling stems forest cover change because local communities are typically better stewards of their forests than the state. We analyze the titling of native communities in the Peruvian Amazon, an exceptionally ecologically rich but increasingly degraded forest where more than 1,200 native communities comprising some 11 million hectares were titled over the past 15 years. We use plot-level panel data derived from high-resolution satellite images to estimate the effect of the titling on both forest clearing and disturbance between 2000 and 2005. We use fixed effects, matching, and instrumental variables to control for the nonrandom siting of titling. Our results indicate that contrary to the claims of advocates, on average legal title boosts forest cover change by 40-60% during the four years after it is awarded. These findings suggest that although titling could have conservation benefits in the long run, there may be scope for policy interventions to mitigate short run costs.

Effects of Protected Areas on Deforestation and Poverty: Evidence from the Peruvian Amazon

Miranda, Juan Jose
Inter-American Development Bank, United States

The establishment of protected areas represents one of the most important conservation policy tools to protect biological diversity and ecosystem services. They are commonly applied in developing countries and tend to be placed in poor areas, yet there is little rigorous empirical evidence on their effects on environmental variables (e.g., deforestation, disturbance) and socioeconomic outcomes (e.g., expenditure, poverty and extreme poverty). Because protected areas limit economic activities and the exploitation of natural resources, they are assumed to increase poverty. In this paper we assess whether ‘win-win’ scenarios are possible (i.e., ecosystems services are protected and poverty alleviated—or, at the very least, not exacerbated—). This paper evaluates the effects of protected areas on deforestation and poverty in the Peruvian Amazon using detailed satellite images at spatial resolution of 30 m x 30 m. (period 2000 – 2005) and the National Household Survey (period 2001 – 2006), which identifies communities’ geographic locations. Given the non-random nature of established protected areas, we estimate the effects by applying non-experimental statistical design (i.e., Mahalanobis matching methods). Results show deforestation and disturbance are lower within protected areas and poverty is not exacerbated in surrounding communities.

Gibrat’s Law in Developing Country Agriculture

Henderson, Heath Linn
Inter-American Development Bank, United States

The examination of land accumulation dynamics in developing country agriculture can shed light on the determinants of and impediments to land access among rural households and can thereby inform access-promoting policies. Gibrat’s Law – which posits that farm growth is a stochastic process, operating independently of farm size – is one of the earliest and most influential theories of such accumulation dynamics, but has been subject to virtually no empirical scrutiny in the context of developing country agriculture. In an attempt to address this shortcoming, with unique panel data for the years 1991, 1994, 1999, 2002, and 2007, we employ a generalized method of moments (GMM) estimator for dynamic panel models to examine Gibrat’s Law and potential deviations thereof for the case of Paraguay. The results suggest that farm growth indeed varies systematically with select observable characteristics (i.e. land operated, titled area, and family labor force), which implies a formal rejection of Gibrat’s Law. However, our relatively comprehensive model cannot account for the bulk of the variation in farm growth rates, which implies that the notion of stochastic farm growth may, in fact, be viewed as a reasonable first approximation.

Agricultural Supply Response and Smallholders’ Market Participation - The Case of Cambodia

Azam, Md Shafiu
University of Manchester, United Kingdom

INS12: Increasing private sector participation in land sector service delivery MC 6-100

Chair: Peter John Rabley
Omidyar Network

Land Administration Products, Business Models & Spin-off Commodities

de Zeeuw, Kees
Kadaster, Netherlands
How do our investments in cadastral maps and land registry systems result in social and economical benefits to those involved? A highly relevant question in times where resources should be used in an optimal manner and a time in which land administration should prove itself as a valuable link in the chain of water management. How to use new and existing tools optimally, how to organise it best within institutional and organisational settings and how to create economic spin-off from land administration practices and products. Therefore, three important aspects are considered: (i) the use of tools and products (e.g. standards, systems and software) (ii) Business models suitable to cadastral and land registry organizations worldwide. (iii) The conversion of our land administration results and practices into commodities. Based on the knowledge work, international cooperation and international advisory projects Kadaster International is doing, experiences are given of situations where the use of land administration products, the (long term) development of business models and the spin-off into commodities have potential. Where relevant, the daily practical experience in The Netherlands is given as an example of the aspects affecting these issues.

**Operations of Private Sectors on Poverty Eradication by Using Land Resource in Tanzania: Practice and Experience from Registered Urban Planning Private Companies**

Shedrack, Janepher  
*Arthi Plan, Tanzania*

**A New Partnership Paradigm**

Barlow, Christopher H  
*Thomson Reuters, United States*

The paper introduces models in which governments and technology firms are partnering to more effectively deliver, manage, and maintain land and property information systems. The paper highlights government operational trends and also technology trends resulting in new partnership structures. Specifically, identified are governments’ and also firms’ risks, benefits, and constraints influencing the readiness, willingness, and ability to structure such partnerships. The technology platforms and also governments’ operating models to manage and administer Land & Property Information Systems (LPIS) are quickly converging. This represents a fundamental shift in the way that technology is deployed to support improved land governance. It also represents a change in how government is procure and utilize LPIS technology. Cloud computing, Software as a Service, integrated systems architectures, mobile applications, social media, data mining, and advanced geospatial analysis are all examples of new technological developments that have changed land & property in formation systems. The new partnership paradigm represents, at essence, the settled trade-off between a company’s and also the government’s risk and reward constraints. Presented is a firm-level view of the risk and reward constraints, and the impact that these trade-off have on partnerships. Such partnerships can help steer the practical application, design, and implementation of land and property information systems.

**Modernizing Land Registration Systems through Alternative Service Delivery and Private-Public-Partnerships: An Overview of the Teranet Model from Canada**

Clarke, Bill  
*Public Sector Modernization Group, Canada*

In times of global economic uncertainty, government expenditures are constantly being re-evaluated while rivalry for those increasingly scarce dollars grows ever more intense. Every aspect of government support must be carefully weighed and prioritized from an economic and social perspective. Governmental investment in major information systems for citizens and business services must compete, for instance, with funding demands for important social services such as healthcare and education. For electronic land administration services in the Province of Ontario, the creation of a private-public partnership has provided a unique alternative funding and service delivery solution to offset government infrastructure investment. Through the creation of Teranet, Ontario created a mechanism that ensured the necessary ongoing funding to automate and modernize the land administration system in fiscally constraining times. For government and citizens, the result is an electronic land registration system that delivers faster service, uses state-of-the-art technology and ensures public interest through continued government ownership and control of the land registry data.

**INV12: Private sector experience in addressing land-related investment challenges**

**Chair:** Amar Inamdar  
*World Bank*

**Lessons Learned from Palm Oil Investments in Southeast Asia**

Colchester, Marcus Edward  
*Forest Peoples Programme, United Kingdom*

**Scaling up Solutions for Addressing Land-Related Challenges in the Agribusiness Sector**

Men Kon, Tang  
*Sim Darby Plantation, Malaysia*

In ensuring the security of the world’s food supply to satiate population growth, the agribusiness sector plays a vital and often understated role. However, there are increasing concerns that the rapid expansion of plantation land in the agribusiness sector could result in serious environmental and social consequences. Large-scale oil palm plantations, in particular, have come under intense scrutiny in recent times for possible infringements in terms of deforestation and land rights. Corollary to such criticisms is that agribusiness organizations have been mindful of the need to adhere to the highest standards where land expansion is concerned and in ensuring that all developments are carried out in a sustainable manner. The integration and balance of three attributes—economic, environmental and social sustainability in business planning and execution is critical to the growth and success of the agribusiness sector in today’s world.

**The Role of the Private Sector in Addressing Land-Related Challenges in the Mining Sector**

Cotts, Nick  
*Newmont Mining Corporation, United States*

**TWV12: Improving tenure security through legal aid**

**Chair:** Vivek Maru  
*Namati*

**A Systems Approach for Providing Legal Aid for Land**

Kumar, Sunil  
*Landesa India, India*

Access over and rights to land are of critical significance for the vast majority of Indians. The national and state government of India have taken up several land reform measures and passed several progressive and pro-poor land laws since independence to secure land to all the landless poor in the country. In spite of these efforts, a significant percentage of the poor are still either landless or have insecure rights to land. Landlessness or having insecure land right is devastating for the rural families, especially for the poor and tribal who are doubly vulnerable. The poor are unable to get their land problem resolved due to lack of legal awareness, absence of legal aid and inaccessible adjudicating systems. The Legal Services Authorities Act (1987), which came into force from 1995, provides for free legal aid to the poor. However, in revenue courts it is absolutely non-functional. Fortunately, existing models of legal education and assistance in the states of Andhra Pradesh and Odisha offer practical solutions for resolving land problems and securing land right for the rural poor across India. This
One promising mechanism to improve the implementation of laws is through national policy level reforms. Institutional, sustainability, regime change, and technical issues were identified as critical. This paper recognizes the need to identify the issues confronting the full implementation of the LAMS project, particularly in Metro Manila, and suggest institutional and policy reforms. Institutional, sustainability, regime change, and technical issues were identified as crucial factors that need to be addressed. The paper suggested allocation of regular budget, political will, income generation, transparency, capacity building, rationalization, and regular monitoring and evaluation as strategies for the successful implementation of the project.

Advances on the Urban Land Governance in the State of São Paulo: Experience of "Cidade Legal"

Reydon, Bastiaan Philip
UNICAMP, Brazil

The urban situation in Brazil is very contrasting, having 1st. world neighbors adjacent to very poor and illegal settlements. The absence of land Governance makes illegal settlements unaccountable, their numbers vary in the literature between 20 to 50 % of all housing. Given the complexity of operationalizing a Land Regularization Project in Brazil, the São Paulo State Secretary of Housing created the Program for the Informal Settlements Regularization "Programa Cidade Legal" (DL 52052 13 de August of 2007). Its main philosophy is to empower the municipalities with knowledge and specific training. The main general institutional arrangements a) legal mechanisms to reduce tax for regularization and b) interaction with all legal instances (ministério público municipal, estadual e federal and CN). The "Cidade Legal" has been effective in 429 municipalities (66.5 % of all municipalities) regularizing 1.9 million homes, with more than 9.4 million beneficiaries in over 11,248 urban centers. Federal legislation and other programs created subsequently are inspired on the "Cidade Legal Program" showing that with the engagement of many the urban land governance issues can be solved.

Securing Land Rights of Poor Through Paralegals in Andhra Pradesh, India

Rajsekhar, Budithi
Society for Elimination of Rural Poverty, India

Addressing the Challenges of a Computerized Land Records Management in Metro Manila

Gianan, Margie Soneja
Department of Environment and Natural Resources - National Capital Region, Philippines

An efficient land records management through land information system is widely regarded as a solution to the long inherent problem in land administration. With land information system, all land related transactions and processes necessary in securing land tenure, assessing land value, and classifying land use are simplified which in turn, alleviates poverty and enhances economic growth of the country. The Land Administration and Management System (LAMS) currently implemented in all DENR Regional Offices was developed in order to provide a comprehensive land information system of the country that will harmonize all existing systems in DENR and will link with the systems of other government agencies. This paper recognizes the need to identify the issues confronting the full implementation of the LAMS project, particularly in Metro Manila, and suggest institutional and policy reforms. Institutional, sustainability, regime change, and technical issues were identified as crucial factors that need to be addressed. The paper suggested allocation of regular budget, political will, income generation, transparency, capacity building, rationalization, and regular monitoring and evaluation as strategies for the successful implementation of the project.

Annual World Bank Conference on LAND AND POVERTY 2013

Annual World Bank Conference on LAND AND POVERTY 2013
Evaluation of Real Estate Property and Market Risk for Real Estate Backed Financial Products

Campagnoli, Enrico  
United Nations Economic Commission for Europe, Italy

Real estate is a fundamental sector of national economies and the appropriate financial use of real estate is a driving force for economic sustainability and growth, especially for countries in transition. Better regulations for the risk assessment of real properties when linked with financial products will (a) strengthen credit systems, (b) provide better insights into the factors underlying the global financial crisis, (c) contribute to avoiding similar disasters in the future and (d) accelerate the exit from the crisis while restoring confidence in the market. Existing risk-management systems often do not take into account the underlying fundamentals of a property or loan, in particular, they do not address key issues inherent to the nature of real estate markets, and, therefore, to property and market rating systems such as such liquidity, volatility and sustainability. The research described here aims to provide a framework for creating an accurate and transparent rating system for real estate properties to be used as collateral for financial products. It includes criteria and methodologies for an appropriate risk assessment of real estate properties that will be comparable across borders.

Central America: Addressing Local Economic Development Through Municipal Land Policy and Fiscal Reforms

Kieser, Walter Frederick  
Economic & Planning Systems, Inc, United States

Central American municipalities have long suffered substantial underinvestment in their local infrastructure including roads, transit, water and sewer utilities, parks and recreation, and education facilities. Even now, as many of the regions where these municipalities are located are experiencing economic growth and related real estate investment, little of this new investment or related transnational values are being captured by local governments and thus municipal governments continue to underinvest in infrastructure and underserve their constituents. This problem of public underinvestment continues to exist throughout the region despite substantial efforts by international organizations over recent decades to strengthen technical resources and capabilities at the local government level. It is always interesting to consider why government reforms with obvious and at least theoretical economic, social, and environmental benefits are not supported, implemented, or sustained by the very governments (and their constituents) they are intended to benefit. This paper addresses this issue and offers a new approach to land administration (municipal land planning, regulation, and fiscal policy) reform and a strategy for implementing such reform through structured public and political engagement.

Land Bank 2.0: An Empirical Evaluation

Fitzpatrick IV, Thomas James  
Federal Reserve Bank of Cleveland, United States

Cuyahoga County, which contains Cleveland and 58 other municipalities, created a land bank in 2009 explicitly intended to acquire low-value properties, mitigate blighted housing, and help stabilize neighborhood property values. As of April 2012, the land bank had acquired 1,216 properties, had demolished 654 structures, and was maintaining 562 improved and unimproved lots in its inventory with the intent of selling them to responsible owners. This paper evaluates the effectiveness of the land bank by estimating spatially-corrected hedonic price models using sales near the land-bank homes. Homes that sold within 500 feet of a property that would be acquired by the land bank in the next six months show a 7.5 percent discount versus observationally similar homes. Homes within 500 feet of vacant lots, the results of demolition, sold for 1.5% less than similar homes. Both results are statistically significant in various specifications. Homes that sold within 500 feet of a land-bank-owned home, or a land-bank demolition sold at prices approximately 2.5 percent and 6 percent higher than similar homes. These results are consistent through a wide variety of specifications, but they are not measured precisely enough to be statistically significant, suggesting room for improvement in land bank strategy.

Capturing the Value of Public Land for Urban Infrastructure: Centrally Controlled Landholdings in India

Thawakar, Vasudha  
World Bank, India

Government entities in India hold large amounts of public land. Their landholdings include some of the most valuable property in the country. Parts of this patrimony lie vacant or under-utilized. Public sector bodies also own large blocks of land that sometimes stand in the way of efficient completion of urban infrastructure networks. At the same time, urban India is deficient in basic infrastructure—both network infrastructure needed to support economic growth and urban service infrastructure needed to meet basic household needs like water supply, waste removal, and transportation. This condition raises fundamental questions. Are some of governments’ landholdings “surplus” or not needed for service provision? If so, can their economic value be captured to help finance infrastructure investment? This report aims to document evolving government policies toward public land management. It examines how active public entities are in identifying “surplus” lands and attempting to monetize them. Public bodies in India have proved reluctant to surrender landholdings. The report therefore considers practical alternatives that have emerged, such as land trading among public institutions. Land exchange can clear the way for completion of important urban infrastructure projects, without requiring public landowners to declare their property “surplus” and suitable for market disposition.

XCY05: Progress with implementing the LPI agenda MC 13-121

Chair: Janet Edeme  
African Union Commission

Mainstreaming land issues into CAADP investment plans

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The NEPAD Comprehensive Africa Agriculture Development Programme (CAADP) has for over a decade now guided Africa’s collective efforts to transform its agriculture, with some documented successes relating to the ‘10 percent commitment’. Nearly 30 governments have undertaken comprehensive sector reviews, signed “Compacts” and prepared agricultural investment plans (NASFIPS). As part of its Strategic Plan to facilitating the implementation of the AU Declaration on Land, The AU-EA-ADB Land Policy Initiative (LPI) has conducted an assessment study to examine the degree to which land policy and governance is mainstreamed in the CAADP process The findings show that while it is evident that all parties recognize that land is fundamental, few systematically mainstreamed land considerations into subsequent investment and policy reform planning. Their seems to be a perception, as historically done ,that  governments would av

Large Scale Land-Based Investments and Nairobi Action Plan

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CIBAD; University of Pretoria, South Africa

The renewed interest in agriculture presents both an opportunity and a risk for African states. In order to capitalize on the opportunity while minimizing the risk, the answer of Africa countries to Large-Scale Land Based Investments (LSLBI) has to be grounded in an approach which seeks to balance emerging economic interests with development priorities. There is urgent need for governments in the region to articulate an African program for reinvesting in agriculture with the view to unlocking maximum value in both improved livelihoods and economic development. The Land Policy Initiative (LPI) has conducted in the past years preliminary work to raise awareness on issues surrounding LSLBI through targeted policy dialogues. This work culminated in the endorsement of the Nairobi Action Plan on Large Scale Land Based Investments in Africa by a High Level Land Policy Forum held in

90
October, 2011 in Nairobi, Kenya. The objective of the paper is to present the implementation of the Nairobi Action Plan, particularly the achievement of the first action related to the Assessments of LSLBI in Africa, in order to build the necessary evidence and analysis required for as well as to discuss further implementation of the remainder of the actions under the Plan.

Promoting Women’s Land Rights

Odeny, Millicent
Jet Set Consultants, Kenya

The need to improve access to land and strengthen women’s land rights in Africa has elicited a lot of discussion with women’s rights activists arguing for increased access and control over land and other productive resources. The paper examines inter-relations between women’s land rights and socio-economic development, peace and security and environmental sustainability in Africa. It goes on to highlight the impacts of the discrimination against women with regard to access, control and ownership of land and identifies promising practices related to strengthening women’s land rights in the context of the implementation of the AU Declaration on land. It concludes by providing concrete recommendations on how to further promote dialogue, advocacy, partnerships and capacity development in support of women’s land rights in Africa. This paper is as a result of a study commissioned by AU-ECA-AfDB Land Policy Initiative (LPI) which is implementing a 5-year Strategic Plan and Roadmap to assist member states in the implementation of the AU Declaration on land issues and challenges in Africa, in accordance with the Framework and Guidelines on Land Policy in Africa in order to achieve socio-economic development, peace and security, and environmental sustainability.

Capacity Development

Hale, Solomon
UN-Habitat, Kenya

Capacity development is at the heart of the Land Policy Initiative (LPI). The AU Declaration on Land Issues and Challenges in Africa urges member states to “build adequate human, financial, technical capacities to support land policy development and implementation.” Drawing on the strategic guidance provided in the declaration, the LPI Strategic Plan and Roadmap provides impetus for action by making capacity development one of its key objectives and aiming at “facilitating capacity development and technical assistance at all levels in support of land policy development and implementation in Africa.” Capacity development also features in other strategic objectives of the LPI Strategic Plan and Roadmap as knowledge creation/documentation/dissemination as well as advocacy and communication have significant capacity development dimensions. Cognizant of this, the LPI secretariat and its strategic partners, namely, UN-Habitat and the Global Land Tool Network (GLTN) wasted no time in designing and implementing relevant activities to think through and develop strategies and road maps that will culminate into the development of coherent, unified and cutting-edge Capacity Development Framework (CDF) that will provide support to land policy processes and address priority land issues at country level. The activities undertaken thus far include an expert group meeting, a workshop and a pilot good practice training which allowed to begin to distill lessons and synthesize knowledge on CDF. The presentation will therefore unpack the thinking underpinning the emerging LPI CDF and its various components which are currently undergoing a peer review. The presentation will also provide a summary of the draft CDF responding to questions like ‘why’ a CDF, ‘how’ it is being developed including data, methodology, what the main outcomes and recommendations are going to be, what makes it different from what is already out there...
The FAO SOLA Open Source Software Pilots – A Step Towards Transparent and Responsible Governance of Tenure

In 2012 the United Nations Food and Agriculture Organisation (FAO) completed a project to develop and pilot open source cadastre and registration software. This project has been called the “Solutions for Open Land Administration” (SOLA) Software Project and has been primarily funded by the Ministry of Foreign Affairs of Finland. During 2012 the focus of the project was on the three customisation pilots in Ghana, Nepal and Samoa. With the SOLA pilots now complete, the paper explores how the generic SOLA software developed by FAO was customised in each of the pilots, the common lessons learnt and how the approach to further SOLA customisations in other countries has been largely standardised. Now that the Voluntary Guidelines for the Responsible Governance of Tenure of Land, Fisheries and Forests have been endorsed by the Food Security Council (FAO, 2012), the attention has moved to what support can be given to countries wanting to implement the Voluntary Guidelines. In that context the SOLA software is an enabling technology and directly addresses the Records of Tenure (Section 1.7) provisions and also facilitates, to varying degrees, most of the other guidelines. The paper outlines proposed extensions to the SOLA software that will further support the implementation of the Voluntary Guidelines and concludes that now with the interest by countries in how to implement the Voluntary Guidelines, the experience of the SOLA pilots and the finalisation of the Land Administration Domain Model (LADM) as an International Standards Organisation standard (ISO 19152) there will be further SOLA implementations and the growth of the SOLA open source software community.

Supporting the Development of Legal Frameworks in the Context of the Voluntary Guidelines

Talla, Patrice
FAO, Italy

As lack of access to resources contributes significantly to poverty, instability, and inadequate realization of the right to food, the Voluntary Guidelines seek to improve governance of tenure of land, fisheries and forests for the benefit of all. Emphasis is placed on the rights of vulnerable and marginalized people, with the goal of attaining food security and progressive realization of the right to adequate food, poverty eradication, sustainable livelihoods, environmental protection, and sustainable social and economic development. The livelihoods of many communities are based on secure and equitable access to and control over land, fisheries and forests. Therefore, the governance of tenure is essential in determining if and how individuals and communities will be able to acquire rights to use and control these natural resources. Strong, responsible governance of tenure promotes sustainable social and economic development, aids in the eradication of poverty and food insecurity, and encourages responsible investment in natural resources. Some of the specific issues covered by the Guidelines relate to (i) Safeguard measures for formal and informal tenure; (ii) Access to Public Land, Fisheries and Forests; (iii) Requirements for Responsible Land Investments; (iv) Legal Requirements for Expropriation and Compensation; and (v) Regulation of Redistributive Reforms.

Status of the Consultation Process to Develop Principles for Responsible Agricultural Investment

Blank, Christina
Permanent Representation of Switzerland to FAO, IFAD and WFP, Italy

Recent rises in food prices coupled with growing awareness of the challenge of feeding growing world population in the future is spurring a welcome increase in agricultural investment. Agricultural investments can generate a wide range of developmental benefits. In order to do so, however, they need to be responsible and specifically directed towards the achievement of such benefits, while aiming at avoiding potential negative consequences that may arise from less responsibly planned investment patterns and they need to take place within a favourable policy environment. Investing responsibly in agriculture, and particularly in smallholder agriculture, is essential for reducing poverty, promoting food security and environmental sustainability and creating decent employment opportunities. To address these needs, the Committee on World Food Security (CFS) has launched a consultative multi-stakeholder process to develop and ensure broad ownership of Principles for responsible agricultural investments (ra). These are expected to promote investments in agriculture that contribute to food security and nutrition, and that support the progressive realization of the right to adequate food in the context of national food security.
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100
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