



19th Annual Bank
Conference on Land
& Poverty

Concluding remarks

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Secure tenure for all is within reach

Approaches need to be fit for purpose

- Accessible, inclusive & affordable to all (incl. group rights)
- More participatory & cheaper land admin. adapted to local norms
- Achieving gender equity & sustaining it
- Enables feedback loops (social norms, regulations)

A need to ensure sustainability, coverage, transparency

- Rights are not static & need to adapt to changing circumstances
- Documentation of rights should be universal & public
- Specific requirements change

But implementing it often not easy

- Need regulations to innovatively adapt to traditions
- Tenure security different from high precision survey
- Partnership with surveyors & private sector

IT (cloud, EO, connectivity, BC) is transforming the land sector

Reduce cost & improve quality of service delivery

- Allow cheaper, participatory land admin. adapted to local norms
- Increase transparency & accountability
- Enables linking land use & tenure, monitoring (incl. large farms)

Interoperability amplifies benefits from land admin.

- Makes mortgage markets possible (link to pers. ID & parcel)
- Shows underuse & wealth bias of land taxation
- Allows smart (insurance) contracts & supply chain management
- Compliance with & cost of planning regulations can be quantified

But raise difficult legal & institutional issues

- Who owns the data?
- How to update regulations written centuries ago?
- How to build capacity to supervise private sector?
- Partnership with land registries & legal experts

Global indicators: Huge opportunity

Household survey data (1.4.2; 5.a.1)

- Reached tier II & standardized gender disagg. questionnaire
- But a mammoth task (75 questionnaires by 2020) to get to tier I
- Piggy-back on existing survey & capacity building programs
- Local additions as needed (e.g. willingness to pay)
- Opportunities for analysis & policy dialogue as data available

Administrative data & DB land admin. quality index (LAQI)

- Completeness & integration next frontier for land agencies
- Keep expanding LAQI (e.g. SDG reporting)
- Replicate this at the sub-national level

Partnerships essential

- UN Habitat, FAO, EDGE, UN-Women , civil society, GDWGL
- National statistical offices

Urban land requires more attention

Sustainable urban expansion key for 21st century

- Shift from ‘urbanization without growth’ in much of Africa
- Ensure benefits from appreciation accrue to public at large
- Will affects competitiveness, job growth, resilience

Adjust regulations to allow regularization

- Revise survey regulations; allow gen. boundaries & HRSI
- Replace transfer with land tax to ensure sustainability
- Link geographical components of municipal registries

Use land admin. for sustainable urban expansion

- Ensure space for infrastructure
- Put in place means for land acquisition/assembly
- Identification of land owners for service provision

Implications for Bank operations

Continue Bank leadership in pushing policy issues

- Focus on key institutional reforms (integration, land rights)
- Address regulatory constraints as needed (DPLs)
- Enable data sharing & cloud-based interoperability in Gov't

Focus on results-based financing

- Use Bank involvement as catalyst for private sector & partners
- Sustainable & broad-based approaches
- Monitor to create competition among sub-national units
- Feed data into policy dialogue & SDGs

Use operational engagement as basis for learning

- Cost of getting it wrong is very high
- Often (esp. in Africa) approaches are completely untested
- Careful piloting & rigorous impact evaluations

Implications for research

Build analytical capacity to use data for policy dialogue

- AERC partnership, PhD land elective, GIS training
- Make data & analysis available for advocacy
- Support dialogue on policy & regulatory issues

Real time impact evaluation

- Design experiments/pilots to can answer key behavioral questions
- Link w. private sector to test product acceptance (e.g. financial)

Use research to drive innovation & real change in the sector

- Address some of the privacy data issues
- Link household, survey, census & admin. data
- Explore big data, AI & machine learning & sensors
- Collaboration with land agencies & professionals is essential