

WHY “WCS: A WORLD CADASTRE SUMMIT?”

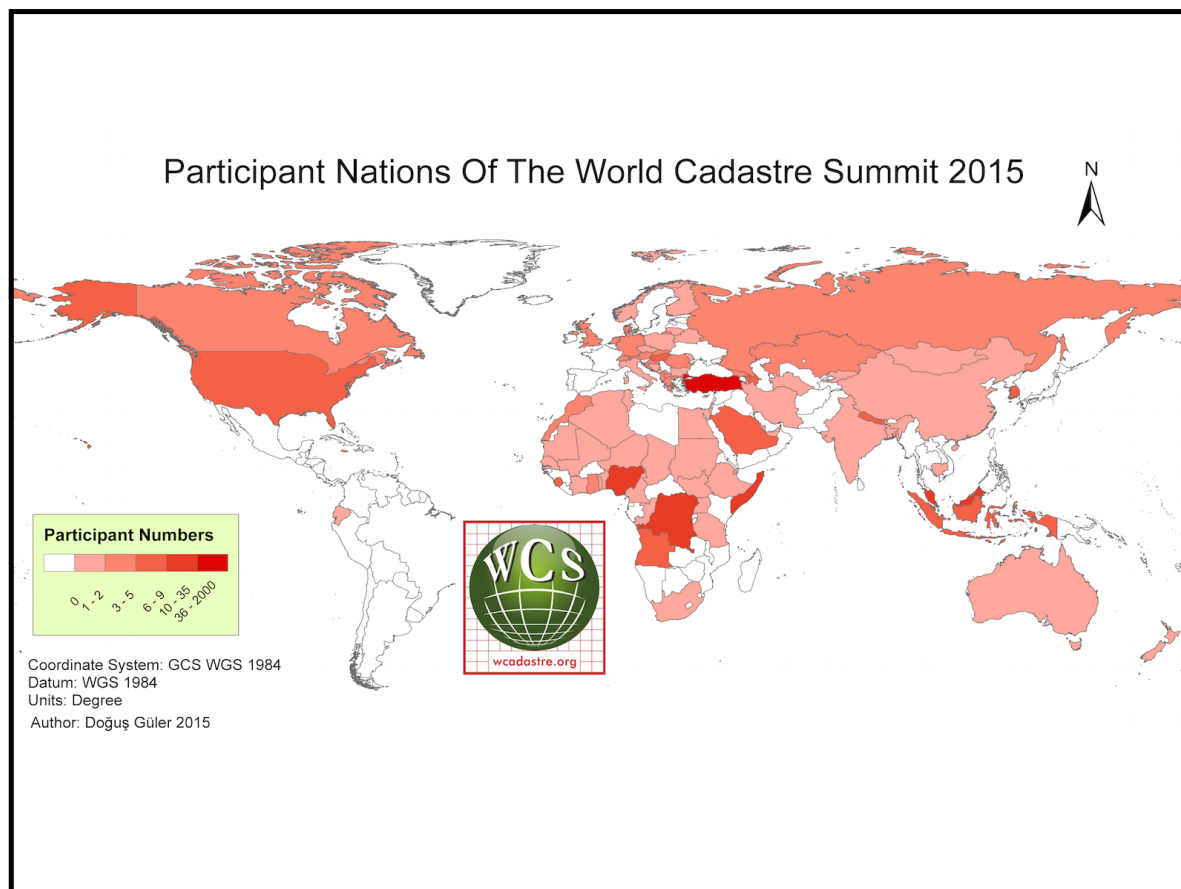
Tahsin Yomralioglu

Professor,
Istanbul Technical University, Turkey

ABSTRACT

Today as all of you aware of that Cadastre is a big challenge in all aspects of the land-related progression, from the basic property use to geo-data assembly, analysis and dissemination. It plays great roles in allowing people, governments, local communities, non-government organizations and the academicians to make progress in addressing many of the worlds most pressing land-use and recording by land problems. The Cadastre has ability to support human lifetime in a better way, but failures are still existing. Is the cadastre really being used well and changed our social, economic and cultural creations and future of our world so far? So, we have to think globally about the cadastre for a better land use for our common future. Now it is the time to make a worldwide road map for the Cadastre itself... For the first time ever, this congress will bring together cadastral people, land administrators, politicians, scientists, investors, geo-data providers and GIS/LIS/SDI users dealing with cadastre from all over the world to share their ideas.

***Biography** – PhD, he graduated from the Surveying Engineering Karadeniz Technical University (KTU), Trabzon in 1985. He worked on Land Information Systems at the University of New Brunswick in Fredericton, Canada. In 1993, he obtained his Ph.D. from the University of Newcastle upon Tyne, England. In 1994, he was appointed as a full-time Professor in 2001 at KTU, then at Istanbul Technical University (ITU) in 2009. He has been the Deputy Chairman of the Department, and the Head of the both Cartography and the Land Management divisions at KTU. He also appointed as the General Secretary of KTU, and an adviser to the Rector of KTU and the Rector of ITU. He has served a member on various commissions, and also worked as a project manager and consultant in several public and private institutions. He established ITU-GeoIT graduate program and the first national GIS R&D innovation center of Turkey. He has published many scientific-research publications in the field of GIS&Land Management.*



TOWARDS A FOURTH WAVE OF PROPERTY REFORM

John McLaughlin

Professor (emer.)
University of New Brunswick, Canada


ABSTRACT

The first wave of property reform after the Second World War occurred largely in South-east Asia, was concentrated in Japan, Taiwan and South Korea, and was largely based on institutions and structures imported from the West. A second reform, with a strong ideological flavour, was a phenomenon of the land reform movements that peaked in the 1960s and early 1970s. Subsequently, a third wave of property reform emerged under different guises in a large number of jurisdictions including Russia and Eastern Europe, Thailand, Peru, South Africa and elsewhere. This was fuelled in part by a renewed interest in the importance of institutions to development and by new technology imperatives. In each wave lessons were learned and progress made, but as well limits were tested and failure was widespread. Now a fourth wave of property reform is emerging. This presentation will include a retrospective look at property reform over the past six decades and an examination of some of the emerging challenges and trends.


***Biography** – He is Professor of Engineering and President Emeritus at the University of New Brunswick, Canada. He served as Chair of the Department of Surveying Engineering, Vice-President and was the University's 17th President and Vice-Chancellor. John introduced and developed the first land administration program at a North American university and the first program in land information management to be taught anywhere in the world. He has been a leader in building the North American Geomatics industry and has worked extensively overseas, in more than 40 countries, on the development of property systems with the World Bank, UNDP, and other international agencies*

Towards a 4th Wave of Property Reform

John McLaughlin and Robin McLaren
Prepared for the World Cadastre Summit
April 2015




“Bizim için çok özel bir yeri olan Türkiye’de tekrar bulunmaktan büyük mutluluk duyuyoruz.”



“This was one of my prayers: for a parcel of land not so very large, which should have a garden and a spring of ever-flowing water near the house, and a bit of woodland as well as these.”

Horace, 1st century B.C.




Bretton Woods and the Post-War Economic Order

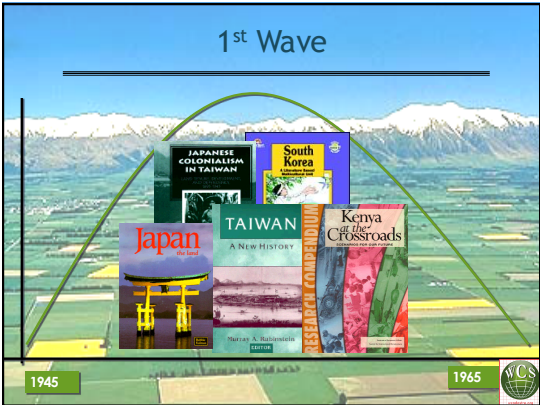
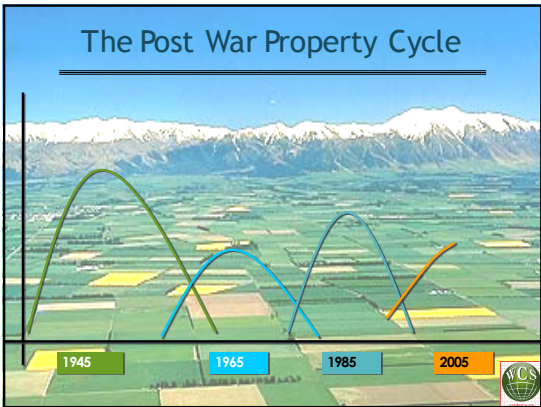



“Increasing land rights for poor people is the key to reducing poverty and stimulating economic growth.”

World Bank, 2003 Annual Report



Property reform is not undertaken for its own sake; it is one strategy, though a fundamental one, for addressing a number of critical issues and global development goals





The Third Wave


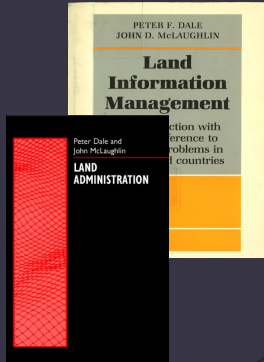
Early Drivers

- ▶ a renewed interest in the importance of property in Western countries
- ▶ the importance of land and property reform to the international economic agenda
- ▶ the need for social stability following the collapse of communism



Land Administration

- ▶ Re-emergence of land administration as a significant field of endeavor
- ▶ Early attempts at automation followed by the introduction of modern systems concepts
- ▶ Evolution of new models for the integration of the various components of land administration
- ▶ Concept of the land parcel as fundamental window into the information world





Property Programs

- ▶ Settlement
- ▶ Property formalization
- ▶ Market-oriented land reform
- ▶ Privatization



Land Policies and Farm Productivity in Thailand (World Bank)

Gershon, Professor Feder





The Importance of Property

- ▶ Traditional arguments
 - ❖ Social stability
 - ❖ Access to credit
 - ❖ Incentives to improve the land
 - ❖ Poverty reduction
- ▶ Role of property in social development
- ▶ Property as a “Meta Institution”



Limits to the Role of Property


- ▶ Indigenous property systems
- ▶ Women’s access to property
- ▶ Complementary infrastructure
- ▶ Access to credit
- ▶ Transaction costs
- ▶ Education




Retrospective Assessments

U.K. Department for International Development (Lawry and Samili, 2014)


- ▶ Formal registration of individual land rights increases investment, productivity, and household consumption.
- ▶ Review also included the important caveat that productivity had not risen as much in Africa as in Asia and Latin America.



4th Wave




2005

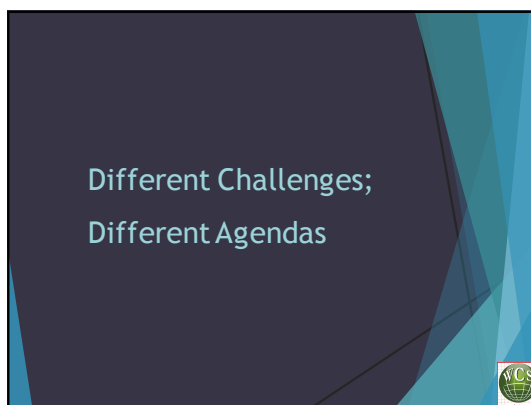
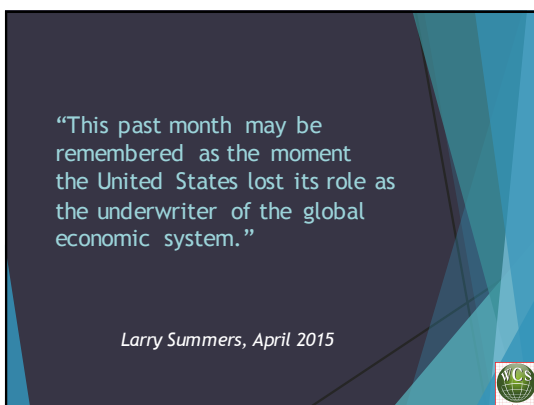
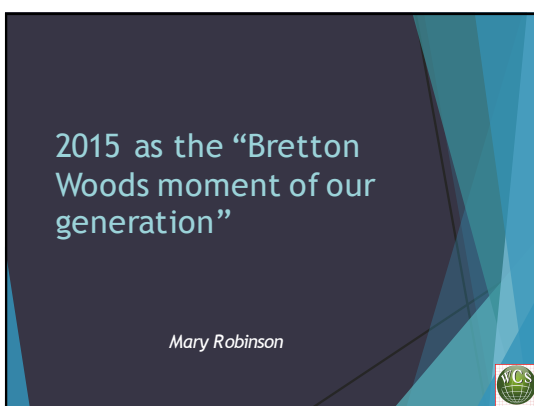
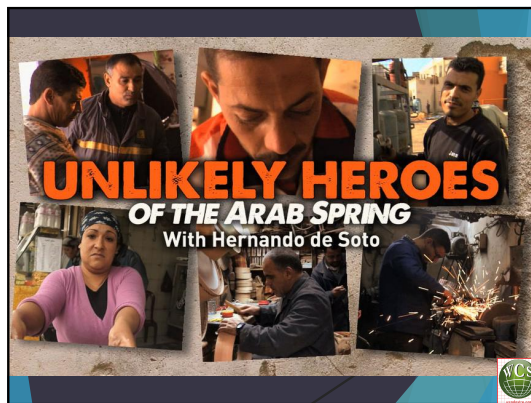


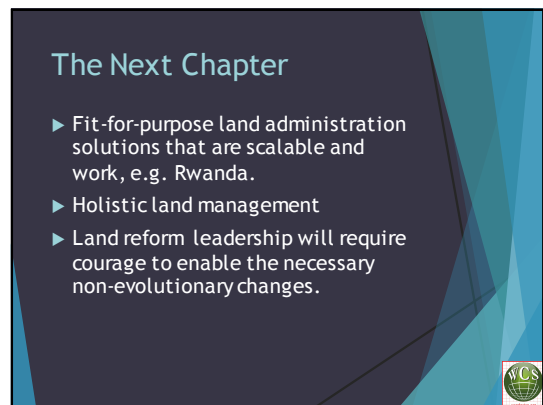
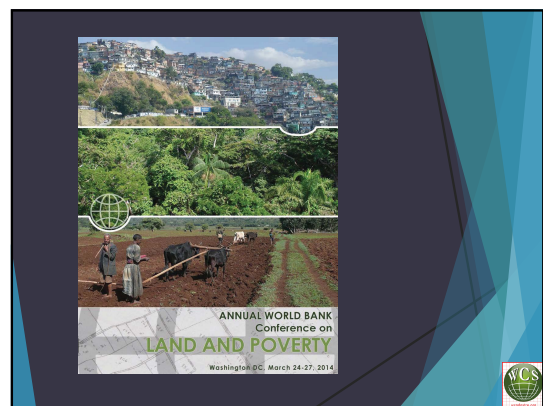
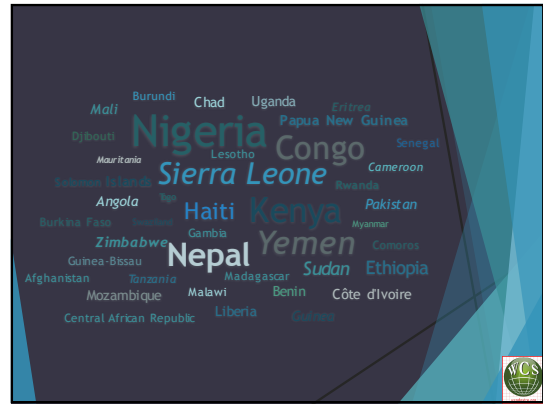
Towards a Fourth Wave

Evolution of a new narrative:

- ▶ the nature and importance of property
- ▶ the institutional and administrative underpinnings required
- ▶ the role of citizens and civic society for the successful and sustainable implementation of reform







- ▶ New wave will require new innovative technology and new technology partners.
- ▶ New service delivery channels: property solutions as a bi-product of delivering other related services.
- ▶ Enabling political economy will be crucial.
- ▶ Global land indicators required to measure progress against the post-2015 SDGs.



“Benefits from land administration reforms depends on the broader socio-economic and governance environment and the nature of interventions.

Bad governance and an ineffective or predatory state will hinder benefits from such interventions, or even cause negative outcomes...”

Deininger and Feder, 2009



- ▶ Deep, sustainable reform is unlikely to come from government any time soon.
- ▶ Rather we anticipate real change coming much more from bottom-up initiatives.
- ▶ <http://timbuktuchronicles.blogspot.ca>
- ▶ <http://africanarguments.org>







Post-Modern Economies





Deep Change


- ▶ Fundamental cultural and institutional disruption
- ▶ Re-examination of core values and priorities
- ▶ Living in a world of uncertainty




Institutions Matter

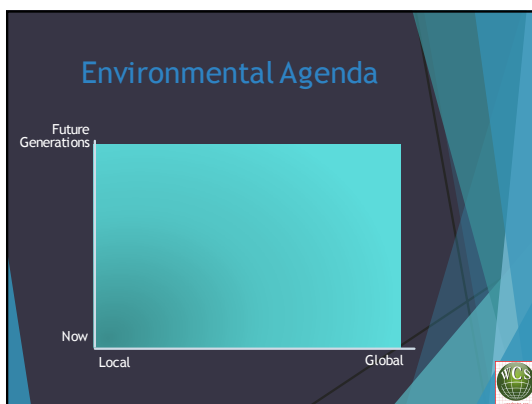
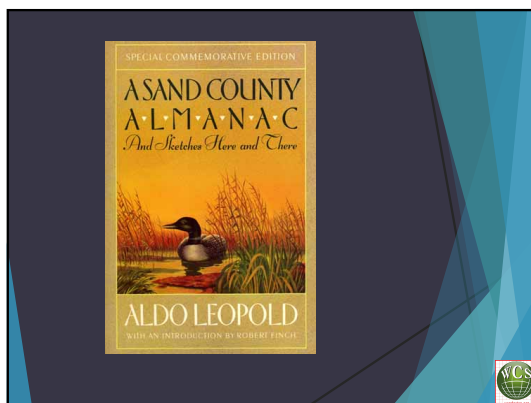
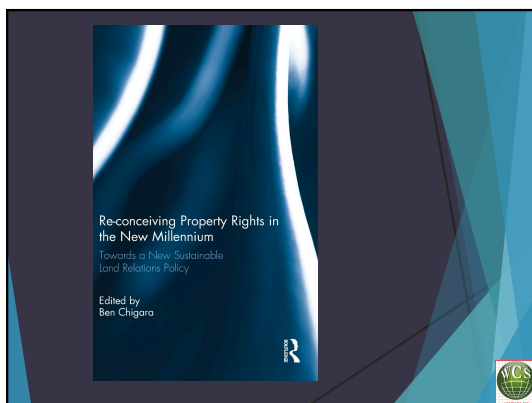
Geography Matters

Institutional Geography



Property and the Environment





SUSTAINABLE LAND GOVERNANCE IN SUPPORT OF THE GLOBAL AGENDA

Stig Enemark

Professor
Aalborg University, Denmark

ABSTRACT

Land governance is about the policies, processes and institutions by which land, property and natural resources are managed. Land administration systems are the operational component of land governance and provide a country with an infrastructure for implementing land policies and land management strategies in support of sustainable development. This presentation provides an overall understanding of the land management paradigm in this regard. All countries have to deal with the management of land. They have to deal with the four functions of land tenure, land value, land use, and land development in some way or another. A country's capacity may be advanced and combine all the activities in one conceptual framework supported by sophisticated ICT models. However, in developing countries, often with a cadastral coverage of less than 10 per cent, there is a need to implement more basic systems that are basically fit-for-purpose and can be incrementally improved over time. Land governance and administration should also support the global agenda through addressing the key challenges of our time such as climate change, poverty reduction, human rights, and rapid urban growth. Land Governance and administration therefore need high-level political support and recognition.

***Biography** – Stig Enemark is Professor of Land Management at Aalborg University, Denmark. He is Honorary President of the International Federation of Surveyors, FIG (President 2007-2010) and Past President and Honorary Member of the Danish Association of Chartered Surveyors (DdL). He worked for 12 year as a licensed surveyor in private practice before entering the academic world. He is a well-known international expert in the areas of cadastre, land administration systems, land management and spatial planning, and related educational and capacity building issues. He has consulted and published widely in these areas. A full list of about 400 publications is available at: www.personprofil.aau.dk/100037*

Sustainable Land Governance in support of the Global agenda

Prof. Stig Enemark
FIG Honorary President
Aalborg University, Denmark

THE WORLD CADASTRE SUMMIT
ISTANBUL, TURKEY, 20-24 APRIL 2015.

Land Governance

Land Governance is about the policies, processes and institutions by which land, property and natural resources are managed.

This includes decisions on access to land; land rights; land use; land development.

Land governance is about determining & implementing sustainable land policies.

The land management paradigm

Land Administration Systems

Land Administration Systems provide the infrastructure for implementation of land policies and land management strategies in support of sustainable development.

Land Information Infrastructures
Built and Natural Environment
Data Sets

Efficient Land Market
Land Tenure: Titles, Mortgage & Encumbrances
Secure legal rights

Land Value
Assessment of land value
Collection of property tax

Effective Land Use Management
Land Use: Policies and Spatial planning
Control of land use

Land Development
Construction planning and Permits
Regulation and Implementation

Sustainable Development
Economic, Social & Environmental

Land Tenure: Allocation and security of rights in land; legal surveys of boundaries; transfer of property;
Land Value: Assessment of the value of land and properties; gathering of revenues through taxation;
Land Use: Control of land-use through adoption of planning policies and land-use regulations at various levels;
Land Development: Building of new infrastructure; implementation of construction works and the change of land-use

Benefits to Society

• Support for governance and the rule of law	• Protection of state lands
• Alleviation of poverty	• Management of land disputes
• Security of tenure	• Improvement of land planning
• Support for formal land markets	• Development of infrastructure
• Security of credit	• Management of resources and environment
• Support for land and property taxation	• Management of land information and statistics

Land Administration for Sustainable Development

Williamson, Enemark, Wallace, Rajabifard, ESRI Press, 2010, 500 pages.

Free copy at: www.esri.com/landinfo/governance/land-administration/eb-cookbook/Lp4BYcKWd.ppt

Cadastral Systems

Land Value
Valuation, Taxation
Fiscal Means

Land Use
Planning Control
Environmental Means

Land Tenure
Land Rights
Legal Means

Social Stability
Economic Growth
Efficient Land Markets
Security of Tenure and Investments

CADASTRAL SYSTEMS

Collateral and Tax Basis
Financial Services
Public Services

Land Development
Resource Management
Environmental Sustainability

The concept of the multipurpose cadastre

From Analogue to Digital (DK)

Analogue cadastral map 1980's updated over 100 years

Digital cadastral map 1990's linked to the national grid

Digital cadastral map combined with digital topographic map

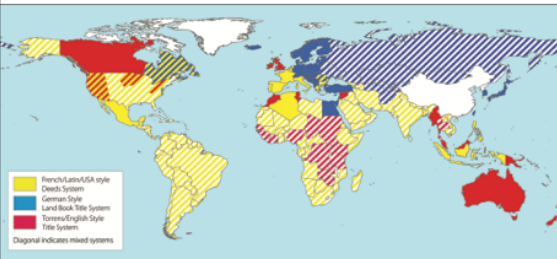
Spatially Enabled Government

- A spatially enabled government organises its business and processes around "place" based technologies.
- Building interactive land information systems combining information on the built and natural environment.
- It is not about managing spatial information – it is about managing information, or governing society, spatially.
- The technical core of Spatially Enabled Government is the **spatial framework** (land parcel/cadastral mapping)



www.fig.international.org/publications/figpub08.htm

Land Registration Systems around the World



Deeds System (French/Latin/USA style): A register of owners; the transaction is recorded – not the title.
 Title System (German, Torrens/English style): A register of properties; the title is recorded and guaranteed.


Responsible Governance of Tenure




- International soft law instrument.** The Guidelines represent a global consensus on internationally accepted principles and standards for responsible practices.
- Human rights based approach.** The Guidelines place tenure rights in the context of human rights.
- Guidance for a variety of actors.** Actors can determine whether their proposed actions and the actions of others constitute acceptable practices.

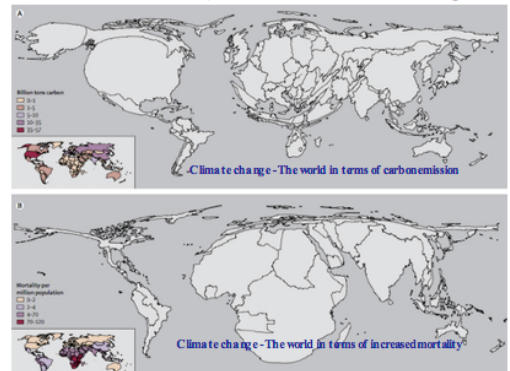
www.fao.org/docrep/016/42801e/42801e.pdf

The Global Agenda



Good land governance should be seen as a means in support of the global agenda


Global Level Impact of Climate Change



Climate change - The world in terms of carbon emission

Climate change - The world in terms of increased mortality

The MDGs: Monitoring Progress



The Millennium Development Goals Report 2014
 8 Goals
 18 Targets
 48 Indicators

Goal 1: Eradicate extreme poverty and hunger

TARGET 1.A: Halve, between 1990 and 2010, the proportion of people whose income is less than \$1 a day

The extreme poverty rate has been halved, but major challenges remain. Proportion of population on less than \$1.25 a day, 1990 and 2010 (Percentage of population)

WB Doing Business
 Corruption Perception Index

*The monitoring experience of the MDGs has shown that data will play a central role in advancing the new development agenda. We need sustainable data to empower people and support sustainable development. There is a call for a data revolution!

The Post 2015 Agenda



UN Secretary-General's Report to the Secretary-General
Realizing the Future We Want for All
Report to the Secretary-General

Vision: the future we want for all

- **Transformative change towards inclusive, people-centred, sustainable development**
- **Three fundamental principles:**
 - Human rights
 - Equity
 - Sustainability
- **Four core dimensions:**
 - i. **Inclusive social development**, including empowering people through **land tenure security**
 - ii. **Environmental sustainability**, including improved **land-use planning** and food security
 - iii. **Inclusive economic development**, including ensuring access to **land** and natural resources
 - iv. **Peace and security**, this means, amongst others, **no land conflicts**

http://www.un.org/en/development/desa/policy/urban/sum_undreport.shtml

The Post 2015 Agenda



Open Working Group proposal for
Sustainable Development Goals


- Proposed 17 Goals with 169 Targets
- The overall goal: By 2030 eradicate poverty in all its forms everywhere
- Ensure that all men and women have equal ownership and control over land and property, inheritance, etc.
- Ensure access for all to adequate, safe and affordable housing and basic services and upgrades
- Ensure sustainable use of land, sea, and natural resources
- The SDGs are expected to be further refined and likely also compressed before adoption by the UN in September 2015.

<https://sustainabledevelopment.un.org/sdgsproposal>

Rapid Urban Growth

	1950	1975	2007	2025	2050
World Urban Population (million)	737	1,518	3,294	4,584	6,398
Percentage	29.1%	37.3%	49.4%	57.2%	69.6%
More Developed Region (million)	427	702	916	995	1,071
Less Developed Region (million)	310	817	2,382	3,590	5,327

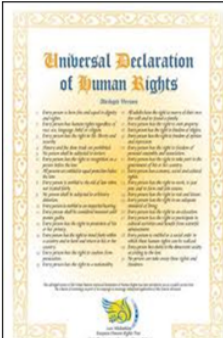
Source: *World Urbanization Prospects, UN, 2008*



Close to 1 billion people live in slums, one third of the world's urban population. Lagos

Land Administration and Human Rights

- The Human Rights declaration can be regarded as a "Global Code of Ethics" being promoted and enforced through political commitment and societal institutions.
- Land Administration and planning systems are highly instrumental in this regard – especially in developing countries.
- The human rights to security in tenure (Art. 17) and "minimal property" (Art.25) cannot be achieved or enforced without well functioning land administration systems.
- Land professionals must reflect the human rights perspective when managing the people to land relationship.



A Land Governance Vision



Climate Change 2010's
 Natural disasters
 Food shortage
 Environmental degradation
MDGs 2000's
 Poverty alleviation
 Human health, education
 Global partnership
Sustainable Development 1990's
 Economic
 Social
 Environmental

Land governance to underpin the three core components of the global agenda

Trustable land information and good land administration is fundamental for:

- Responsible governance of tenure
- Coping with climate change
- Meeting the Sustainable Development Goals
- Achieving sustainable development
- Enforcing human rights

Meeting the Global Agenda

- Only about 40 countries in the world have well functioning land administration systems.
- About 75 percent of the world's population do not have access to formal systems to register and safeguard their land rights.
- "There is an urgent need to build systems which can identify the way land is occupied and used and accordingly provide for secure land rights and control of land-use".
- "When building such systems the focus should be on a **"fit-for-purpose approach"** that will meet the needs of society today and can be incrementally improved over time".

FIG /WB Declaration

A **fit-for-purpose** approach includes the following elements:


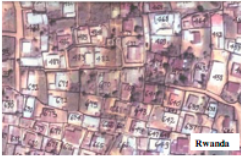
- **Flexible** in the spatial data capture approaches to provide for varying use and occupation.
- **Inclusive** in scope to cover all tenure and all land.
- **Participatory** in approach to data capture and use to ensure community support.
- **Affordable** for the government to establish and operate, and for society to use.
- **Reliable** in terms of information that is authoritative and up-to-date.
- **Attainable** to establish the system within a short timeframe and within available resources.
- **Upgradable** with regard to incremental improvement over time in response to social and legal needs and emerging economic opportunities.

FIG/WB, 2014

<http://www.fig.int/pub/fig/pub/60/figwb06.htm>

Fit-For-Purpose – what is it ?

- **Fit-for-purpose:** The systems should be designed for managing current land issues – and not guided by high tech solutions and costly /time consuming field survey procedures.
- **Basic purposes:** Include all land; provide secure tenure for all; and control the use of land.
- **Flexibility:** Scale and accuracy relate to geography, density of development and budgetary capacity
- **Incremental improvement:** Advanced Western style concepts may well be seen as the end target but not as the point of entry.
- **Good practice:** Rwanda leads the way with about 10 million parcels demarcated and registered in about five years - unit costs of 5 USD per parcel

Fit-for-Purpose Land Administration – the Concept



FIG pub. no. 60
2014

Spatial Framework:
Aerial imageries country wide
Participatory field adjudication
Incremental improvement
Continuum of accuracy



GLTN
Fit-For-Purpose
Land Administration
Principles &
Guidelines
GLTN Guide
2016



Legal Framework:
Enshrine FFP approach in law
Secure all land rights for all
Human rights, gender equity
Continuum of tenure - STDM

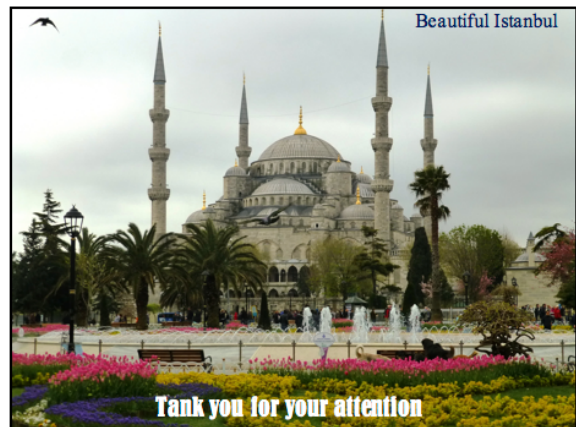
Institutional Framework:
Holistic, transparent and cost effective
Sustainable IT-approach
Ongoing capacity development
Continuum of services

Key message:

Meeting the Global Agenda requires
Good Land Governance
and
Closing the Cadastral Gap



... Let's make it happen in our lifetime



ENSURING THE RAPID RESPONSE TO CHANGE, ENSURING THE SURVEYOR OF TOMORROW

Chryssy A. Potsiou


FIG PRESIDENT
Associate Professor, Greece

ABSTRACT

This paper presents a summary of literature research and the brainstorming input accumulated mainly from the FIG kick-off seminar and the FIG side event during the World Bank Conference on Land and Poverty, both organized in the first quarter of 2015. Based on the FIG overall theme “*Ensuring the Rapid Response to Change, Ensuring the Surveyor of Tomorrow*” the paper aims to provide inspiration to surveyors to address the global challenges and to structure the way ahead. A brief overview of the global trends in the changing economies and markets, the changing societal needs and the changing technology together with an emphasis of the importance of *timing* in the surveyors’ response to change is given. Proposals for FIG action plan, and for a close cooperation among FIG, the regional associations and the national associations in order to better prepare *tomorrow’s surveyors today* to enable them performing in a sustainable way and within the framework of FIG vision are included. The contribution of all international and local experts to both FIG brainstorming events is highly appreciated and acknowledged.

Biography – *She is the President of International Federation of Surveyors (FIG), Associate Professor, School of Rural and Surveying Engineering, Technical University of Athens, Greece. She has 30 years experience in education, training and international capacity building. She is elected member of the bureau of the Hellenic Association of Rural and Surveying Engineers. Since 1982 she is active in the FIG especially in the work of Com 7 (Cadastre and Land Management) and Com 3 (Spatial Information Management). She was the Chair of FIG Commission 3, the ACCO representative at the FIG Council, FIG Vice President. She has organized several international conferences. She has been contributor, co-author or main author of many publications and has written more than 110 scientific papers.*

FIG ENSURING THE RAPID RESPONSE TO CHANGE
ENSURING THE SURVEYOR OF TOMORROW



Prof Chryssy Potsiou, FIG President
National Technical University of Athens
School of Rural and Surveying Engineering, Greece
chryssy.potsiou@gmail.com

The World Cadastre Summit, April 20-24 2015, Istanbul

FIG Preparing tomorrow's Surveyor today

A report of:

- FIG kick-off seminar in January 2015
- FIG side event at the World Bank conference in March 2015

It aims to:

- provide inspiration to surveyors to address the global challenges & structure the way ahead

A brief overview of the global trends in changing:

- economies & markets, environment, societal needs & technology


Proposal for:

- FIG vision & response to global challenges
- cooperation among FIG, regional associations & national associations



FIG What is FIG

- Established in 1878 in Paris by 7 member associations: Belgium, France, Germany, Italy, Spain, Switzerland & UK
- Federation of national associations
- The only international body representing all surveying disciplines
- Supports international collaboration among its members for the progress of surveying in all its fields & applications, everywhere



121 countries represented in 2015
more than 300,000 individuals

FIG What FIG does


- Globally recognized leading NGO on "geospatial information" and the management of "land, the sea and the built environment"
- Supports international collaboration with global organizations like the UN agencies and the World Bank for a better understanding of the value of our profession as it contributes to global development
- Improves capacity building in order to
 - better serve the public &
 - maintain the sustainability of the profession



FIG Ensuring the Rapid Response to Change
Ensuring the Surveyor of Tomorrow

FIG always acknowledged "change" as a reality of our world:

- In 1938: the role of the surveyor in the social order of today; 60s: modern technology; 70s: the "Space Age"
- 90s: "information society" & "globalization"; in recent years: "shaping the change", "facing the challenges, engaging the challenges"
- 2015: we realize that we cannot manage the change, but we can only manage the way we respond to change: we need to **respond intelligently**, improve our efficiency, & prepare the surveyor of tomorrow, as change happens too rapidly.




The difference today lies in the fact that "timing" is introduced as the crucial factor in our theme

FIG Investigate the Change

Geospatial information is recognized as the tool to address issues like :

- population growth and the need for food and water security and poverty eradication;
- the rapid urbanization of the world's cities and the need to respond rapidly and intelligently in terms of housing, mobility, transport, city & building modeling, energy saving, water and waste management & governance in general;
- the tendency of development to cluster within the coastal zones & the need for rapid response to natural disasters and to manage the impact of climate change;
- the interconnectivity in all areas of our economies, cultures, governmental operations and private lives and the need for harmonization, compatibility and security of procedures.




Changing economies, markets & societal needs: **security of tenure**



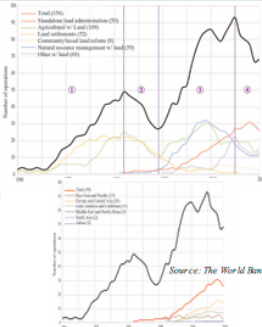
- The empowerment of *private property rights* is the most fundamental element of a market economy, and therefore **implementation of these rights is the key indicator of the transition process** in the countries changing from centrally planned economies to market economies.
- The **registration of property rights** has, among other things, two main objectives, to
 - provide *secure ownership to land and real property*, and
 - support the operations of the *property market*



The World Bank **land tenure** projects




- WB has financed land tenure projects for more than half a century
- WB allocated more than US\$3.1 billion to 92 standalone LA projects in 53 countries, plus 242 projects with land tenure components
- 90s: standalone LA projects in ECA, Latin America and EAP (US\$ 2.2 billion)
- The ECA land reform (US\$1.1 billion) was the greatest in history: 30countries, 900M people, 27.4km², 300Mproperties;
- land was given at "**low cost**" or "**free of charge**" with a remarkable progress in economic transformation & development


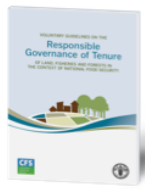


Source: The World Bank

The VG on The **Responsible Governance of Tenure (VGGT)**



- FAO gave *strategic priority to the security of tenure* in order to manage the reforms & especially those for *food security*
- In May 2012: endorsement of VGGT by the CFS; global support to proceed quickly with its implementation by all countries
- The implementation phase had two pillars:
 - Raising awareness through 10 regional conferences
 - Organizing national focused workshops to investigate the policy relevance & to provide concrete proposals for change & harmonization; currently there are 43 LGAF monitoring studies in process.

Source: FAO

Changing economies, markets & societal needs



- **Urbanization** is a major change that takes place globally; it may be viewed as an *indicator of development*
- Concentration of the most dynamic economic activities in urban areas often produces **economies of scale** and leads to social and economic benefits
- It is also a matter of human rights that **people are free** to choose where they will live and work
- In the cities of the developing world urban population grows at a rate of 5 million new comers every month
- Limited capacity of the authorities to provide affordable urban land & affordable housing



Changing economies, markets & societal needs: **housing property markets**



- There is a growing global **housing gap**; it is roughly estimated that about 863 million people live in urban slums and informal settlements
- Many live in unplanned areas with disaster risks, in the periphery of many mega cities in seek of **low-paid job opportunities** thus **supporting the economy** and the competitiveness of those cities in the developing world.
- Management of such viable urban areas requires not only **technical skill** but also **expertise** in social, economic and environmental aspects.
- Land tools that are applicable in the developed world **are not efficient** in providing pragmatic solutions in these areas, as in most cases are *time and cost consuming*



Source: UN-HABITAT

Changing economies, markets & societal needs: **housing property markets**



- Lack of affordable housing is a **global issue**; it is a reality also in the *developed world*.
- It causes **shrinkage of labor force** thus threatening the competitiveness of some of the world's *most developed cities*
- Business choose not to locate in areas where there is no affordable housing for their workers
- Those who can afford to live in these areas feel uncomfortably knowing that those they rely upon are living two towns away
- Public administrators have concerns about **losing the entire middle class**;
- Many of the social ills that generate costs for jails, courts, police and family services arise in the absence of quality affordable housing



Source: Joint Center for Housing Studies of Harvard University

Changing economies, markets & societal needs: the role of private sector

FIG

- A country's housing policy is connected to
 - its basic infrastructure development policy (provision of land & utility services)
 - its general land policy (land administration, land use regulation, spatial planning & construction permitting system, property valuation & taxation).
- There is a continuously growing need for increased public funds. Almost every country of the world will never have enough public funds to efficiently address the adequate housing issue for all, without the private sector participation
- The economic process requires changes in the role of the state from being a provider of growth to becoming an enabler of growth



Changing economies, markets & societal needs: the role of the Surveyors

FIG

- Many live in informal settlements. Housing is important not only as a shelter; it may be a tool to create wealth when used as collateral
- Clearly defined properties, property rights and responsibilities, as well as access to financing mechanisms, opens doors to private foreign investment and has a direct effect on lending practices and national economies
- Unclear property rights, complex land use regulations, a lack of policies to support involvement of private sector, have in many economies in transition caused uncertainty, an impediment to foreign investment, social unrest and "economic exclusion"

UNITED NATIONS ECONOMIC COMMISSION FOR EUROPE
INTERNATIONAL FEDERATION OF SURVEYORS

Formalizing the Informal


Challenges and Opportunities of Informal Settlements in South-East Europe




Changing economies, markets & societal needs: the role of the Surveyors

FIG


- Since its earliest introduction it has been acknowledged that the real value of cadastre for a national economy will be realized upon its completion
- It is similarly recognized that the real value of a global cadastre for the global economy will be realized when it is finished.
- Since most developing countries have less than 30 % cadastral coverage, governments are now seeking innovative, fit-for-purpose ways to encourage universal parcel recordation for the remaining population as quickly as possible



Fit-For-Purpose Land Administration



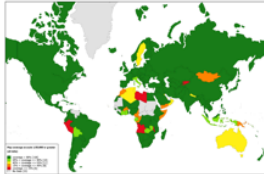
Land Administration for Sustainable Development



Changing Technology

FIG

- The rapid improvement in information technology was dramatically enhanced by digital electronics in every segment of the world's economy allowing for big data management and distribution.
- Until 1986, the average age of existing maps varied from 20 to 50 years depending on the scale. Only 33.5% of the world was mapped at a scale of 1:25,000 and only about 65.6% at a scale of 1:50,000.
- Statistics of 2012 show that globally the availability of mapping at 1:50,000 is high
- There is a remaining global need for large scale mapping






(source: Konecny, 2015)

Changing Technology

FIG




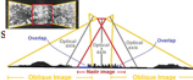
- The current rise of UAVs with cameras (and laser scanners) to capture images that can be processed into point clouds or orthoimages, accompanied by advanced software to process the images and render them into 3D scenes and accurate point clouds is revolutionary
- Developments in point cloud processing are also moving quickly
- High resolution orthophotos and 2D site maps, at multiple zoom levels, 3D maps that can be navigated online; 2D and 3D measurements; change detection over time using heatmaps and automatic feature extraction are some of their products.


Changing Technology

FIG


- technical developments also include airborne Lidar
- advanced aerial multi-camera systems able to capture oblique and nadir imagery at the same time, that allow a full and high resolution view of both building footprints and facades which is a great benefit when creating 3D city models
- dense image matching that allows point densities similar to the ground sampling distance of the imagery from which they are derived
- modernization of software to be more 'app-like', 'all-in-one' smart solutions, that make the entire process 'from sensor to information' as simple as possible
- Interconnectivity (total stations, GNSS, mobile devices etc) is the modern trend


changing culture



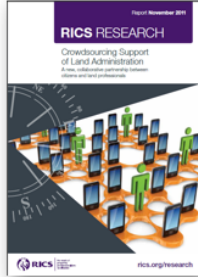
- Interconnectivity creates new *security concerns*, but it offers **huge benefits**, as well. Not only are we able to generate, process, store and communicate information within our profession and with allied professions, but we are applying the innovative process of **crowdsourcing** in compiling data sets.
- There is a tendency towards **more open data** while this brings possible risks, such as *terrorist threats*, the potential advantages outweigh the disadvantages
- There is a need countries to *develop national information strategies*



Changing culture: the role of the Surveyor



- There is a *changing culture for authoritative spatial information published on the web*, a culture that changes the *administrative concept*
- The question is *how much change can governments afford?*
- There is a need for increasing capacity building in assessing the value of data derived through crowd sourcing
- Authoritative data can be provided and assured by government agencies but also by crowdsourcing but always *with the engagement of surveyors*




Technology in city management



- To serve the rising population, technology is transforming *regular cities* into *smart cities*
- Cities will be connected and will interact with people freely, give people the opportunity to manage basic amenities in the most efficient, eco-friendly, and safe manner , *able to respond quickly to new challenges*
- A smart city is a developed urban area that creates sustainable economic development and high quality of life by excelling in multiple key areas: economy, mobility, environment, people, living, and government*




Surveyors in city management



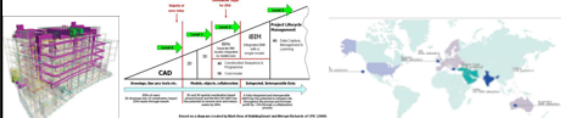
- professionals in geoinformatics are expected to develop expertise and capacity building in reliable and reusable information provision (acquisition, processing, analysis, management, communication, visualization and animation), by developing a series of applications for parking, traffic update, smart lighting, waste management, water monitoring, energy management, as well.

<ul style="list-style-type: none"> DSMs GIS UAV apps mobile mapping services 3d/4d city models smart "apps" 	<ul style="list-style-type: none"> Building Information Modeling (BIM) measurement standards installation of sensors in smart buildings the Internet of Things using sensors in web 2.0 mobile social sensing ...
---	--


Surveyors in city management



- With a global construction volume which is expected to be US\$12 trillion by 2020, BIM is the tool to serve and enhance activities such as cost planning and budgetary estimates of projects, Value Management, Risk Management and calculation, Bid Documentation, Commercial Management and Contract Administration, Dispute Resolution, and so on.
- It enhances team collaboration and understanding among various professionals as well as better information management, reduction of errors and time requirements
- Combining BIM with Land Administration*



Our response



- It becomes obvious that in the urbanization and globalization era, a *globalization of science* also takes place
- as *competition* may increase surveyors should maintain in-depth technical research, high technical education & they should be prepared to cope with large amount of spatial information
- Through cooperation with other professionals surveyors will increase their skills in providing *solution functionality, reliably, affordably* (fit-for-purpose processes) for a complex and rapidly changing world - a *dynamic* world that *cannot wait*.
- The relation between *quality and cost* has been significantly improved by new technologies; we need to investigate and be aware of the *achievements* but also of the *remaining challenges* of new technologies and encourage further improvements

Our Vision

- It is urgent that the surveying profession will *think ahead*, predict future changes, *foresee the requirements of the next generation of the public* and *structure the way ahead*
- It is the purpose of FIG to create “*global*” surveyors capable to contribute to an ambitious *post-2015 global sustainable development agenda*
- During the 2015-2018 time period FIG, its council and commissions, hand in hand with its member associations, academic members, YSs, affiliate and corporate members will strive to achieve the FIG Vision to contribute to the post 2015 global sustainable development agenda
- The council will work closely with the FIG family to **agree upon the deliverables** and upon *key performance indicators* for monitoring our performance

Thank You



UNECE WORKING PARTY ON LAND ADMINISTRATION

Elshad Khanalibayli

PhD, The United Nations Economic Commission for Europe, Azerbaijan

ABSTRACT


The overall goals of the Working Party are the promotion and improvement of land administration and land management in the UNECE region. The Working Party aims at supporting security of tenure, improving and creating more effective land registries and promoting sustainable land use policies. In particular, the Working Party: -Identifies methods to strengthen and modernize land administration systems; -Contributes to the formulation, implementation and monitoring of land policy and the promotion of sustainable land management programmes and projects; -Improves the acquisition, registration, storage, maintenance and dissemination of information on real property rights as well as the geometric and physical characteristics of land; -Brings together an effective network of land administration officials. The Working Party on Land Administration operates under the auspices of the UNECE Committee on Housing and Land Management. Its members are the national land administration authorities and related authorities from UNECE member states.

***Biography** – PhD, Dr. Chair of the UNECE Working Party on Land Administration, Head of Investment, International Cooperation and Strategic Planning Department of the State Committee on Property Issues, the Republic of Azerbaijan. Educated in Baku, Moscow and London, had been working as the Regional Sales Manager (Caucasus) of the Gillette International several years, before he began his career at the State Committee on Property Issues in 1999. He is involved as a Chair and/or a Project Manager in a number of projects like the management and privatisation of large-sized state-owned enterprises, creating of digital cadastre database, improving Real Estate Registration system, development of Address Register Information System in Azerbaijan, etc. He closely cooperates with both international organisations and national authorities of foreign states.*


UNECE
 Working Party on Land Administration

UNECE
Working Party on Land Administration
A Vision for Land Governance and Cooperation in Europe
 Dr. Elshad KHANALIBAYLI
 UNECE WPLA Chair

The World Cadastre Summit, Congress & Exhibition
 Istanbul, 20 April 2015


UNECE
 Working Party on Land Administration

Prehistory
Meeting of Officials on Land Administration (MOLA):
 established by the UNECE in 1996

Land administration:

- Cadastre
- Land registration
- Land consolidation
- Land valuation
- Land information systems

A particular focus on:

- Needs of the countries in transition to establish legislation, systems and organizations for land administration.

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UNECE
 Working Party on Land Administration

Who are we?

Goals:

- Promotion and improvement of land administration and land management in the UNECE region

Aims at:


- supporting security of tenure, improving and creating more effective land registries and promoting sustainable land use policies

Activities are based on:

- cooperation and exchange of experience among countries of the region




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UNECE
 Working Party on Land Administration


UNECE region

United Nations Economic Commission for Europe




United Nations Economic Commission for Europe (66 member states)


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UNECE
 Working Party on Land Administration

WPLA Activity

i) Capacity-building and international knowledge sharing	ii) Land administration reviews
iii) Studies on selected topics in land management	

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UNECE
 Working Party on Land Administration

WPLA realizes its activity through:

- seminars and workshops organized in member States;
- land-administration (LA) reviews;
- participation in the development of country profiles on the housing and land management (LM) sectors organized by the UNECE;
- publication of studies and guidelines on specific LA and LM topics;
- benchmarking and preparation of inventories of LA systems in the UNECE region;
- the provision of policy advice and expert assistance.

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UNECE Working Party on Land Administration

WPLA deals with:

Land administration:

General Task: Improving the acquisition, registration, storage, maintenance and dissemination of information on real property rights as well as the geometric and physical characteristics of land.

Activities: Documentation of ownership rights, leases and mortgages, land cover, land-use and land-use restrictions, geo-referenced addresses, transfer of ownership rights; adjudication of land rights; solving of land disputes; cadastral mapping; database activities; real property valuation; personal data protection; re-use of land-administration public data; and other related activities. Pricing of services; cost-recovery requirements; development of professional skills; taxation of land and real properties; monitoring of real estate markets; development of e-services; participation of land-administration authorities in e-government programmes.

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UNECE Working Party on Land Administration

WPLA deals with:

Land management:

General task: Contributing to the formulation, implementation and monitoring of land policy and geo-data policy (including related financial policy issues); promotion of sustainable land management programmes and projects.

Activities: Providing advice in support of implementation of geo-spatial data policy; contributing to sustainable development of urban and rural areas, with a particular focus on land consolidation, the protection of natural resources and the further strengthening of good governance.

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UNECE Working Party on Land Administration

Cooperation with:

International governmental and non-governmental organisations

UN-HABITAT, other UN regional commissions, UN FAO, UNDP, EU institutions (INSPIRE Initiative, EULIS Project, etc.), FIG, PCC, CLGE, CINDER, EUROGI, EuroGeographics, ELRA

International financial and donor organisations

European Union, European Bank for Reconstruction and Development, World Bank

Partnership among

Public and private sectors, educational institutions

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UNECE Working Party on Land Administration

Meetings of International Organizations

21 May 2014 in Copenhagen,
27 February 2015 in Geneva

Objective of the meetings:

To discuss how to best work together to improve land management and land administration in Europe and the UNECE region



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UNECE Working Party on Land Administration

Meetings of International Organizations

21 May 2014 in Copenhagen,
27 February 2015 in Geneva

Participants

- ❖ UNECE Working Party on Land Administration (WPLA)
- ❖ Council of European Geodetic Surveyors (CLGE)
- ❖ EuroGeographics
- ❖ European Land Information Service (EULIS)
- ❖ European Land Registry Association (ELRA)
- ❖ International Federation of Surveyors (FIG)
- ❖ Permanent Committee on Cadastre in the EU (PCC)
- ❖ United Nations Human Settlements Programme (UN-HABITAT)
- ❖ Food and Agriculture Organization of the United Nations (FAO)
- ❖ International Labor Organization (ILO)
- ❖ United Nations Office for Disaster Risk Reduction (UNISDR)
- ❖ Office of the High Commissioner for Human Rights (OHCHR)
- ❖ Office of the High Commissioner for Refugees (UNHCR)
- ❖ Organisation for Economic Co-operation and Development (OECD)
- ❖ Joint Research Centre (EC/JRC)

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UNECE Working Party on Land Administration

Meetings of International Organizations

21 May 2014 in Copenhagen,
27 February 2015 in Geneva

Programme

- ✓ Introduction
- ✓ Presentations from International Organizations
- ✓ Noted overlaps and opportunities for synergy
- ✓ Mechanisms for cooperation
- ✓ Collaboration on specific projects
- ✓ Conclusions and next steps

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Meetings of International Organizations
 21 May 2014 in Copenhagen,
 27 February 2015 in Geneva

Next steps:
Proposed methods of cooperation

- Development of a common statement of goals for Habitat III
- Use of a shared calendar for event coordination
- Regular meetings of international organizations to discuss how to continue cooperation
- Common use of questionnaires for preparations of inventories and studies
- Use of teleconference software to continue to meet virtually
- A memorandum of understanding of the groups

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Meetings of International Organizations
 21 May 2014 in Copenhagen,
 27 February 2015 in Geneva

Next steps:
Proposed projects

- Development of a knowledge sharing platform for standards, terminologies and definitions
- Developing a common portal for glossaries
- Continued work on studies of informal settlements
- Work on analyzing address registers and other key registers

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Annual World Bank Conference 2014 on Land and Poverty

Panel discussions:

“A vision for land governance and cooperation in Europe”

&

“Regional initiatives to improve land governance”

organized by WPLA

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WPLA workshops

“Socioeconomic Potential for Land Administration Services”
 22-23 May 2014, Copenhagen (Denmark)
 (in cooperation with Danish Government)

“Real Estate Infrastructure: Fit for Use?”
 15-17 October 2014, Vienna (Austria)
 (in cooperation with Austrian Government)




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WPLA workshops to be held



“Real estate rights” and cadastre registration as an element for development of land management system”
 25-26 June 2015, Moscow (Russia)
<https://rosreestr.ru/site/WPA2015/en/>



“Address services and development trends of land administration in the UNECE region”
 12-13 November 2015, Baku (Azerbaijan)

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International events

- **“Dubai Real Estate Model in the Light of International Practices”**
 (Dubai, 5 January 2014)
- **“International Conference on Collateral Risk: A Historical Perspective and German and United States Case Studies”**
 (Berlin, 28 March 2014)
- **“Development of Additional Functions of Property Management Systems”**
 (Minsk, 10-11 April 2014)
- **“Land Information Systems for Smart Cities”**
 (Geneva, 8-9 May 2014)
- **“Approaches and Best Practices in Urban Planning and Land Administration”**
 (Tashkent, 12-13 June 2014)
- **Plenary meeting of PCC**
 (Athens, 23-25 June 2014)
- **Europe and Central Asia Land E-Learning Session**
 (online, 2 July 2014)

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UNICE Working Party on Land Administration

Land administration reviews

2013-2014:

I) Review of LA and REMs in Moldova

II) Review of LM and LA in Uzbekistan



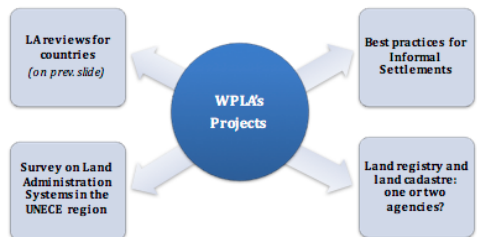


ECONOMIC STABILITY FAVOURABLE BUSINESS AND INVESTMENT CLIMATE PRIVATE SECTOR CLEAR VISION FOR FUTURE

UNICE Working Party on Land Administration

Studies in land management

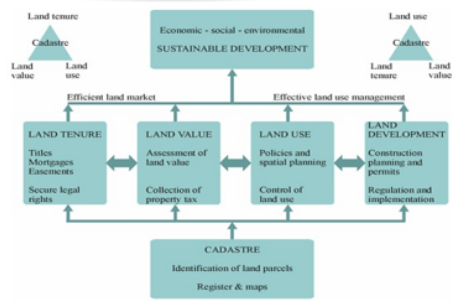
2014



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Survey on Land Administration Systems



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UNICE Working Party on Land Administration

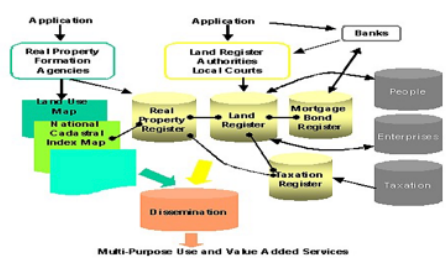
Study on Informal Settlements



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UNICE Working Party on Land Administration

Study on "Land cadastre and land registry: one or two agencies?"



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UNICE Working Party on Land Administration

WPLA Bureau: Task Groups

- Task Group 1** for seminars and workshops in member States – (Group for workshops)
- Task Group 2** for land administration reviews and participation in the development of country profiles on housing and land management organized by CHLM – (Group for land administration reviews and country profiles)
- Task Group 3** for publication of studies and guidelines on specific land administration and land management topics – (Group for publication)
- Task Group 4** for benchmarking and preparation of inventories of land administration systems – (Group for benchmarking and inventories)
- Task Group 5** for cooperation with related national organisations – (Group for cooperation with national organisations)
- Task Group 6** for cooperation with related international organisations and interregional cooperation – (Group for cooperation with international organisations)
- Task Group 7** for the study on "Land registration and cadastre – one or two agencies?" and its promotion – (Group for institutional research)

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UN/CEC
Working Party on Land
Administration

WPLA Bureau: Division of the task of monitoring trends of UNECE member States

United Nations Economic Commission for Europe

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UN/CEC
Working Party on Land
Administration

Promotion of activity

- Vital Spaces Newsletter
- www.unece.org
- www2.unece.org/wiki/display/HLMWPLA/Home
- www.facebook.com/UNECEWPLA

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UN/CEC
Working Party on Land
Administration

Let Us Cadastre the World...

If you want to go fast, go alone

If you want to go far, go together.

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UN/CEC
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THANK YOU FOR YOUR TIME

www.unece.org


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THE WORLD BANK FOR CADASTRE

Ede Jorge Ljjasz Vasquez


MSc, PhD,
The WORLD BANK, USA

***Biography** – He is the Senior Director for the new Social, Urban, Rural and Resilience Global Practice at the World Bank Group. As senior director, Mr. Ljjasz will lead a team of over 600 technical experts deployed across the world, leveraging global knowledge and collaborating with partners to help tackle the world’s most complex development challenges. Prior to joining the World Bank, Mr. Ljjasz was a Senior Associate with ICF Kaiser International where he provided technical and policy advisory services to the U.S. Environmental Protection Agency on pollution issues, and led the preparation of environmental impact assessments of large infrastructure projects in Latin America and the United States. Mr. Ljjasz has a Ph.D. and a M.Sc. from the Massachusetts Institute of Technology (MIT) in civil and environmental engineering. He is a Colombian and Hungarian national.*

 **WORLD BANK GROUP**

The World Bank's Land Work
In a Changing and Developing World

Ede Ijjasz-Vasquez
Senior Director and Global Head
Social, Urban, Rural and Resilience
Global Practice









Contents


- World Bank Group
- Global Trends
- World Bank Portfolio in Land
- Key Messages


 2

The World Bank Group Structure

 **WORLD BANK GROUP**

 International Bank for Reconstruction and Development (IBRD)	1944
 International Development Association (IDA)	1960
 IFC International Finance Corporation	1956
 ICSID International Centre for Settlement of Investment Disputes	1966
 MIGA Multilateral Investment Guarantee Agency	1988

→  **THE WORLD BANK**
Over 10,000 employees
Over 5,000 consultants
120 country offices

 3

The World Bank's Twin Goals



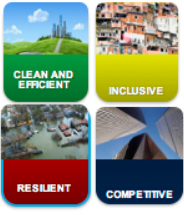
THE WORLD BANK GROUP GOALS

END EXTREME POVERTY AND PROMOTE SHARED PROSPERITY

 4


The Social, Urban, Rural and Resilience Global Practice

Sustainable Communities



CLEAN AND EFFICIENT **INCLUSIVE**
RESILIENT **COMPETITIVE**

And land is at the center of it all...

 5

Global Trends

- Growing Prosperity
- Urbanization
- Food production
- Climate Change
- Rapid Change in Technology

=> Driving forces shaping the land agenda

 6

Global Trends: Growing Prosperity

Since 1990, the number of poor people living on \$1.25 per day was reduced by 700 million, mostly in China and Asia.
But... 1.2 billion people are still living in extreme poverty.



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Today's Urban Realities

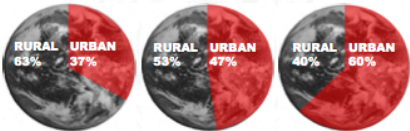
- 80%** of global economic activity generated in cities – mostly in industry and services benefiting from density
- 2 billion** additional residents in cities between 2000-2030
- 1 billion** live in slums today to be near jobs and opportunity
- 1½ billion** exposed to cyclones and earthquakes in large cities by 2050 (up from 680 million 2000)
- 1.2 million km²** of new urban built up area by 2030—equivalent to a whole new world; rapid spatial expansion makes it difficult to provide services, houses, and transport
- 80%** of Greenhouse Gas emissions + **70%** of energy consumption is attributable to cities.

THE EVIDENCE HIGHLIGHTS URGENCY FOR ACTION

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Global Trends: Urbanization

- Two billion additional residents in cities between 2000 and 2030
- 1.2 million km² of new urban built up area by 2030 – equivalent to a whole new world; rapid spatial expansion makes it difficult to provide services, houses and transport

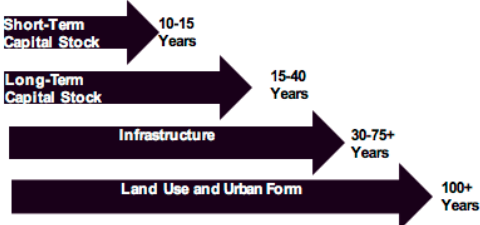


Year	RURAL (%)	URBAN (%)
1970	63%	37%
2000	53%	47%
2030	40%	60%

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“Lock-in” effect of land use/ urban form


Choices about long-lived capital stock are usually made in short periods of time, but have long-lasting implications for GHG emissions



WORLD BANK GROUP

Well Functioning Cities Require Well Functioning Rural Areas

Still 870 million hungry people
About as many with incomes <\$ 1.25 a day
¾ of these poor live in rural areas; most of depend on natural resources and farming for their livelihoods
The natural capital they need to survive is degrading or insecure
They are extremely vulnerable to climate change




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Need More Food

Population increase of 2 to 3 billion, changing diets and other uses means agric production must grow 60% by 2050

- Need another 2 billion tons of cereals
- Need another 200 million tons of meat
- Need another 130 million tons of oilseeds

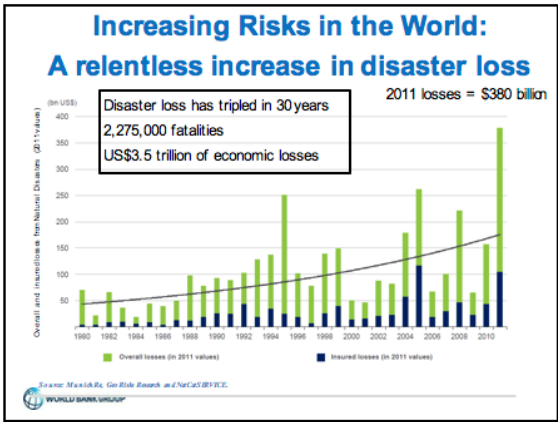


Global food demand
To meet global food demand in 2050, agricultural production must be 60 percent higher by weight than in 2005.
IPCC Working Group III, 2002

WORLD BANK GROUP CCAR CCAFS

Rising Demand for Land

High food prices associated with rising demand for land
 Provides opportunities for increased investment, but also "land grabbing"?
Secure tenure is critical for integrated landscape approaches
 But the **governance of land tenure is often weak**; policy reforms require sizable investments, long-term commitment, and broad support from civil society

Global Trends: Technology

- Changes and improves the way we are managing land
- Provides great opportunities to accelerate development and address global, national and local challenges



Why do land tenure reforms matter?

- Social peace and good governance**
 - Reduce conflict and civil strife
 - Minimize institutional abuses and corruption
- Economic growth**
 - Provide incentives for investment, including human capital
 - Make markets more transparent and efficient
 - Unequal distribution hampers long-term growth
- Poverty reduction**
 - Land is key asset for the poor
 - Facilitate consumption smoothing
 - Provide social insurance

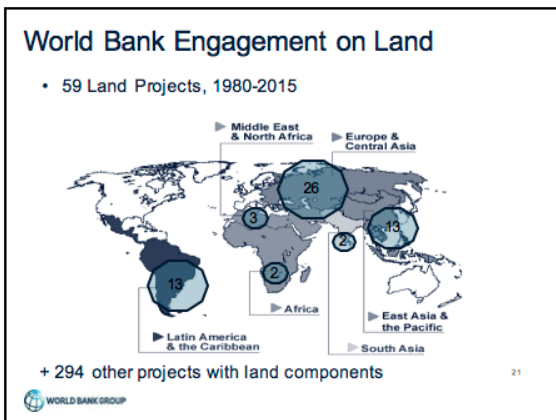
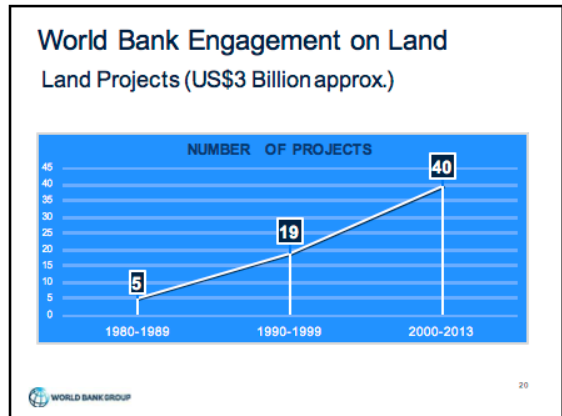




Contents

- World Bank Group
- Global Trends
- **World Bank Portfolio in Land**
- Challenges Ahead

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Outcomes and Impacts of Land Projects

Economic return (13 projects in ECA):

Invest:
US\$ 483 mil

➔

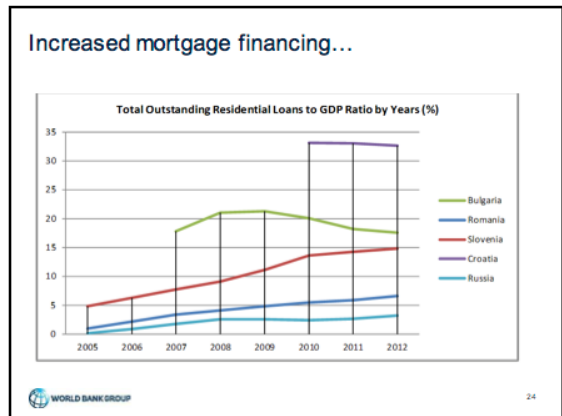
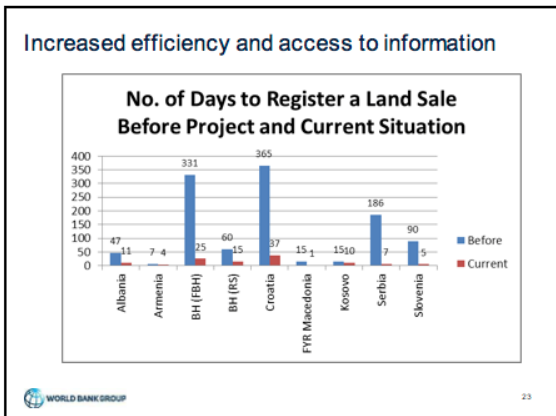
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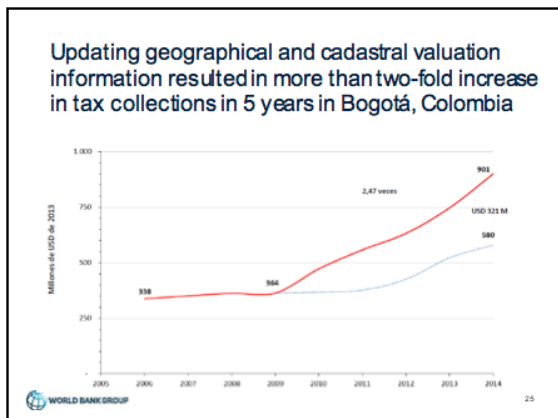
Return: US\$ 1,072 million

Recognition of land rights:

- Nicaragua: **15 Indigenous peoples** territories titled and registered (20% of country territory)
- Aceh, Indonesia: **222,628 land certificates** issued after tsunami, **more than one-third** to women

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Achievements of Turkey's Land Registration and Cadaster Modernization Project

- 4.6 million land parcels updated, digitized and cleared of errors
- Time to make available cadaster data down from several days to 2 hours
- Reduction of land disputes in courts from 4 % to 0.3 %
- Client satisfactory (or higher) rating of Registry and Cadaster services currently at over 85%

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Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests

Endorsed by the Committee on Food Security (CFS) in May 2012.

World Bank strongly supports the VGGT which cover:

- Guiding principles of responsible tenure.
- Legal recognition and allocation of tenure rights and duties.
- Transfers and other changes to tenure rights and duties (incl. markets and investments).
- Administration of tenure.
- Responses to climate change and emergencies.
- Promotion, implementation, monitoring and evaluation.

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Global partnerships

The World Bank Group is actively engaged in multiple global and regional partnerships involving governments, bilateral and multilateral development agencies, civil society, the private sector, and others.

- Committee on Food Security (CFS)
- Food and Agriculture Organization (FAO)
- UN-Habitat
- International Federation of Surveyors (FIG)
- Grow Africa - Land Policy Initiative (LPI)
- International Land Coalition (ILC)
- UN Global Compact
- Global Donor Platform for Rural Development

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Consolidated Land Project Database Global Donor Platform for Rural Development

- Launched January 22, 2014
- 561 land projects worldwide
- \$4.8 billion in commitment, incl. 1/4 from World Bank
- 127 recipient countries
- 17 donor agencies
- To improve donor coordination
- To support implementation of the Voluntary Guidelines

<https://landgov.donorplatform.org/>

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Research and Evaluations

The WBG has a long history of sponsoring research on land issues, mostly in partnership with others

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South-South Knowledge Exchange

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Key Messages

- Growing prosperity, urbanization, food, and climate change require:
 - Accurate location of land, people and resources
 - Transparent and inclusive institutions
- Cadastral infrastructure is essential to deal with these challenges
- We need strong collaboration between national and local governments, the private sector, civil society and international partners
- This Summit is bringing together the key stakeholders, and The World Bank Group is ready to contribute to these efforts.

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Thank You

For further information:
Jorge Munoz
Practice Manager
Land and Geospatial
jmunoz@worldbank.org



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