



WORLD BANK GROUP

Land Administration 2020: A Global Perspective

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Caveat

The opinions presented and expressed in this presentation are those of the presenter/author and may not necessarily reflect the opinions and policies of the World Bank Group.

This presentation is intended to provoke thinking and promote discourse

- *“If everyone is thinking alike then somebody isn’t thinking.”*

General George S. Patton

- *“If everyone is thinking alike then no one is thinking.”*

Benjamin Franklin





Outline

- **Overview of World Bank**
- **Mini-Review of Land Administration Projects 1980s-2020 (30-35 years)**
- **Critical Learnings**
- **COVID-19 Impacts**
- **Going Forward in the Post-pandemic world**



The World Bank Group Structure



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	International Bank for Reconstruction and Development (IBRD)	1944
	International Development Association (IDA)	1960



THE WORLD BANK

IBRD • IDA | WORLD BANK GROUP

Over 11,000 employees
(6k in HQ/DC & 5k in COs)

Over 5,000 consultants

120 country offices

 **IFC** | International Finance Corporation
WORLD BANK GROUP 1956

 **ICSID**
INTERNATIONAL CENTRE FOR SETTLEMENT OF INVESTMENT DISPUTES 1966

 **MIGA** | Multilateral Investment Guarantee Agency
WORLD BANK GROUP 1988



The World Bank's Twin Goals



THE WORLD BANK



THE WORLD BANK GROUP GOALS

**END EXTREME POVERTY AND
PROMOTE SHARED PROSPERITY**



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World Bank Funding of Land Projects 1980s - PRESENT

1980s:

- Total financing US\$150m; 3 projects; 3 countries

Mid-1990s:

- Total financing US\$550m; 13 projects; 13 countries; around 1% of WB annual financing
- Individual Project funding US\$30m-120m
- From early 80s -mid 90s a total of 14 land projects out of WB portfolio of 2600 projects

2014-20 (Global Land Team period)

- Total financing around US\$2bn (over 6 years); all regions; # countries ??; around 0.5% WB annual financing
- Individual Project funding US\$20-370m

Growth from mid-90s to 2015 was largely ECA with more modest programs in EAP and LAC; Small programs in SAR and MNA; little in AFR



**Scope of
World
Bank
Financed
Land
Projects
1980s -
PRESENT**

1980s – 2000:

- Typically focused on systematic land registration; policy; and institutional development and capacity building; early valuation; sometimes mapping and a geodetic networks

2000+:

- Digitalization of land registry systems, data and processes; NSDI- related; land management; valuation and property tax; disaster response; land concessions, CORS, private sector development, etc.

2016+:

- Inclusion of resilience to above

******Throughout the past decades comprehensive analytical studies have continued across all of the land-related and geospatial thematic areas ******



Observations

- **Projects stayed away from controversy such as forest lands & IP land rights**
- **Typically 4 or 5 components per project**
- **Usually, but not always, 1 implementing agency**
- **Promotion of the single land agency model**
- **EAP all projects had strong TA funded by development partners**
- **Social & Gender emerged more as issues from later 90s**
- **Often over-engineered surveying accuracies**
- **Governance challenges – rent-seeking**
- **Unit cost comparisons of titling between regions & countries**
- **Have urban vs rural issues been well considered**
- **Spatial planning considerations of lands to be titled**



Two issues that warrant attention

Hernando DeSoto “The Mystery of Capital” (2000):

- De Soto argues that formally establishing individually titled property rights releases value that can assist the poor in lower income countries. DeSoto advocates principle that people can borrow/mortgage to invest in business, better housing, agriculture, etc.
- So DeSoto has been used as a primary reason for land titling programs
- GFC (2008) and now covid pandemic (2020) – millions of borrowers have been foreclosed and been evicted.

Is titled land more valuable than untitled land?

- Proof of **causality** rather than **correlation** is required.



“Doing Business” Suspended

<https://www.worldbank.org/en/news/statement/2020/08/27/doing-business---data-irregularities-statement>

“A number of irregularities have been reported regarding changes to the data in the Doing Business 2018 and Doing Business 2020 reports, published in October 2017 and 2019. The changes in the data were inconsistent with the Doing Business methodology.....

The publication of the Doing Business report will be paused as we conduct our assessment.”

Regarding DB Registering Property:

It does not cover “mainstream property” such as residential and agricultural. Rather it is a hypothetical commercial property (factory/warehouse) of a specific criteria and no mortgage.

- Is it an acceptable proxy for all property?
- It has been used in quite a few projects in Results Frameworks
- It has been frequently used to promote the success of projects



Zombie Statistics

“70% of the world’s population have no access to formal land administration services and have no security of tenure”.

Robin McLaren (2015) advising origin from Willi Zimmerman

Origins is a guesstimate by Willi Zimmerman around 2010 in providing some guidance to FAO on preparation of VGGT.

“My figures 10 years ago were based on my own experiences and calculations harmonise with figures from some 10 knowledgeable people. That’s all.”

email exchange Bell-Zimmerman, Aug 21, 2019

Many false equivalences have emerged:

- 70% of world’s population lack access to documented land rights (or 30% don’t lack)
- 70% of the world’s population do not have titles to land (or 30% do have)
- 70% of the world’s land parcels are not registered (or 30% are registered).

“All figures you (in your email) and I and others are referring to are guess work with no proper foundation. Some data are better and some completely wrong.”

email exchange Bell-Zimmerman, Aug 21, 2019

The statistic is often attributed to WB. It is NOT acceptable to say it is the best we have. Let’s stop using the Zombie statistic & its many false equivalences – surely we are better than that!

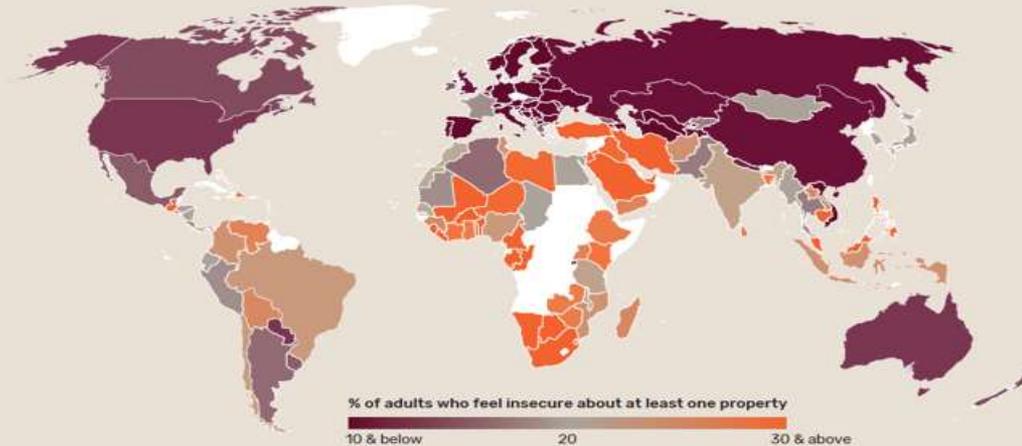


Prindex. Source Malcolm Childress, GLA (2020)

- 140 countries
- Covering 96% of the global population
- 168,000 people aged over 18 interviewed
- Collected: 2018-2019
- Especially relevant to SDGs 1.4.2 and 5.a.1

Nearly
1 in 5 adults feel
insecure about their
land or property rights

FIGURE 2: GLOBAL LEVELS OF PERCEIVED TENURE INSECURITY* BY COUNTRY



Source: Prindex (2020).



Some of the WB partnerships on Land & Geospatial Information



Cooperative
Programme



UN-GGIM
UNITED NATIONS INITIATIVE ON
GLOBAL GEOSPATIAL
INFORMATION MANAGEMENT

UN HABITAT
FOR A BETTER URBAN FUTURE





WB Specific Funding for Covid-19 Support

- **Oct 13, 2020: The World Bank's Board of Executive Directors today approved an envelope of \$12 billion for developing countries to finance the purchase and distribution of COVID-19 vaccines, tests, and treatments for their citizens.**
- **The financing, which aims to support vaccination of up to a billion people, is part of an overall World Bank Group (WBG) package of up to \$160 billion through June 2021 to help developing countries fight the COVID-19 pandemic. It adds new financing to the World Bank's COVID-19 emergency response programs that are already reaching 111 countries**
- **WB will also provide financing and technical support so that developing countries can prepare for deploying vaccines at scale, in coordination with international partners. In implementing the program, the World Bank will support multilateral efforts currently led by WHO and COVAX.**

<https://www.worldbank.org/en/news/press-release/2020/10/13/world-bank-approves-12-billion-for-covid-19-vaccines>



World Bank Funding Priorities

- **Resilience** [**Land and Geospatial would fit here**]
- **Economic connectivity** – i.e. relates to any form of informal **economic** relationship among states or regional groupings, including trade, business activities, financial relationships, human mobility, and state-sponsored **economic** relations.
- **Human capital** – i.e. Human capital consists of the knowledge, skills, and health that people invest in and accumulate throughout their lives, enabling them to realize their potential as productive members of society. Investing in people through nutrition, health care, quality education, jobs and skills helps develop human capital, and this is key to ending extreme poverty and creating more inclusive societies.



Build Back Better: Resilient, Sustainable World



CLEAN AND EFFICIENT



INCLUSIVE



RESILIENT



COMPETITIVE

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



WORLD BANK GROUP
Social, Urban, Rural & Resilience



Issues/Challenges for Returning to “Normal”

- When will “normal” project investments resume?
- Virtual vs Physical project preparation & supervision
- When can countries give priority to land over food security, health, education, operations of government, etc.?
- Land & geospatial investment should focus on resilience
- Addressing climate change & other env. challenges
- Will there be more third-party supervision as is the case for conflict countries?
- Rise in rent-seeking
- Legacies of the pandemic period
- Restructuring the SDGs

Thank you!

