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**World Bank support
to Pro-Growth Land Management**

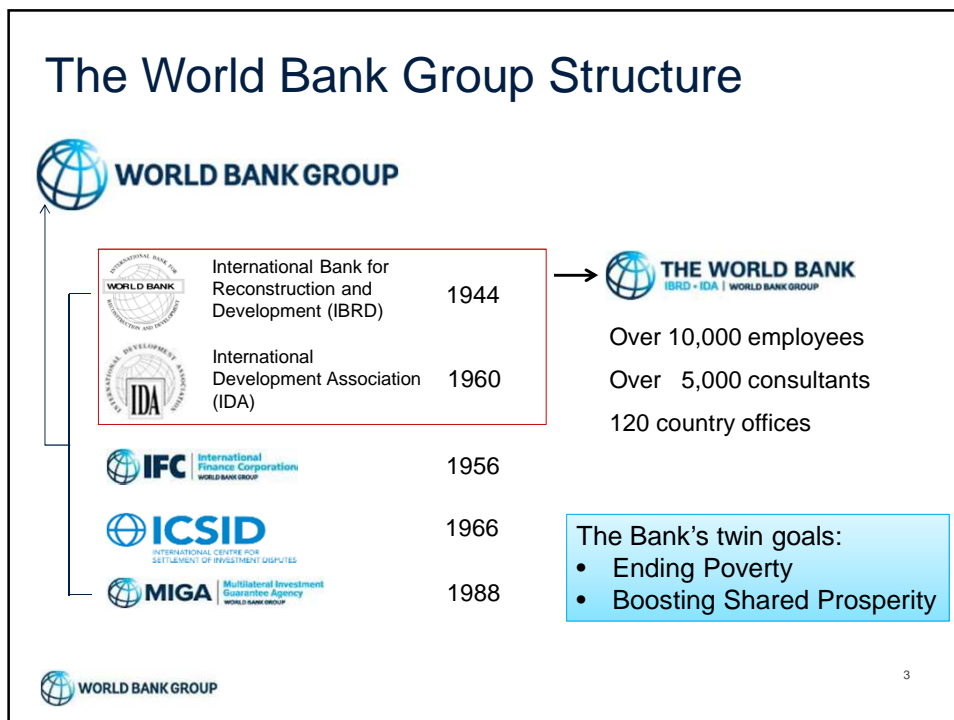
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Contents

- World Bank Group
- Global Trends
- World Bank engagement on Land
- Challenges ahead



Global Trends

- Growing Prosperity
- Urbanization
- Food Production
- Rising Demand for Land
- Climate Change

= > Driving forces shaping the land agenda



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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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Urbanization

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



Food Production

Population increase of 2 to 3 billion, changing diets and other uses means agriculture 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.

Alexandros and Bruinsma, 2012



F. Floridi, IRI/CCAFS



Rising Demand for Land

High food prices associated with **rising demand for land**

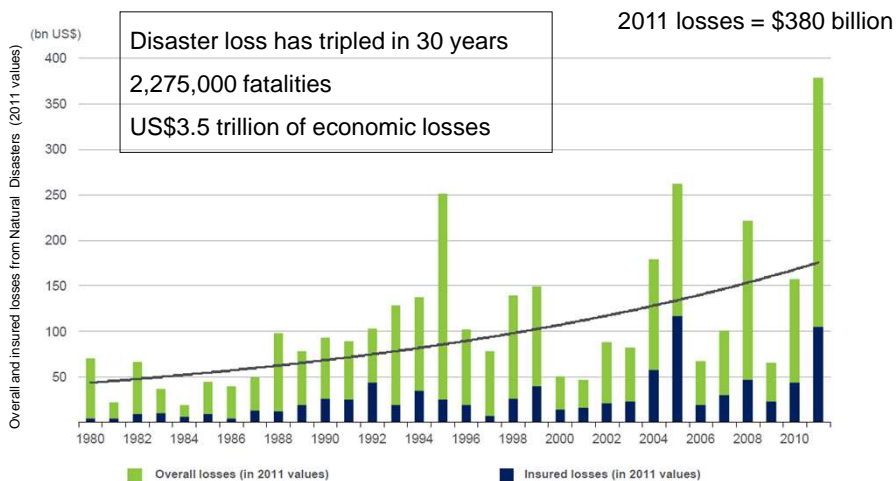
Provides opportunities for increased investment, but also **“land grabbing”**?

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



Increasing Risks in the World: A relentless increase in disaster loss



Source: Munich Re, Geo Risks Research and NatCatSERVICE.
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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

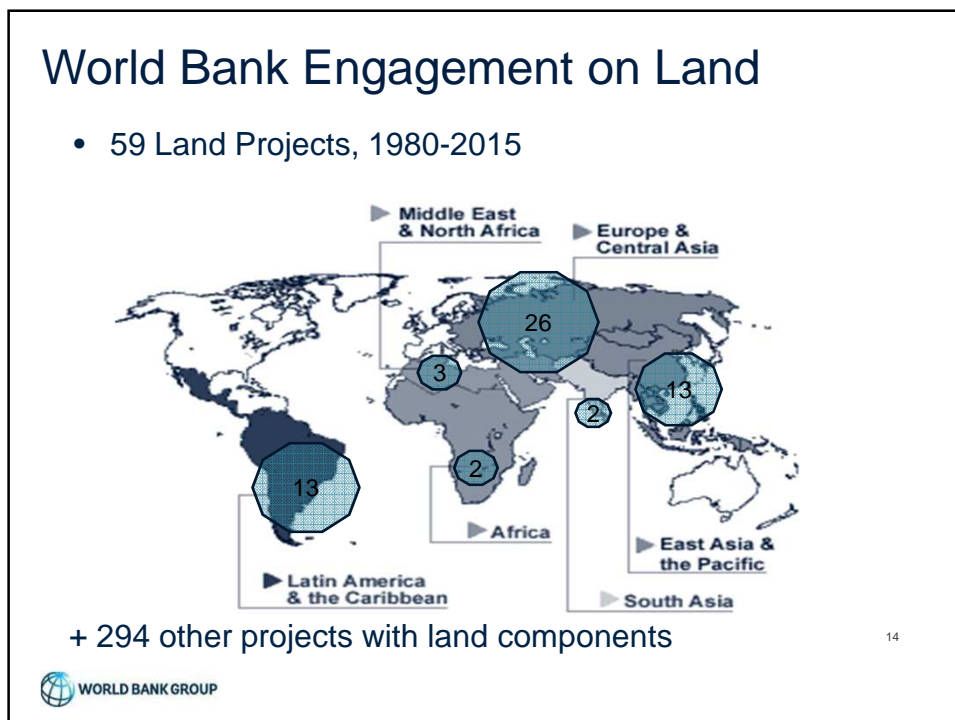
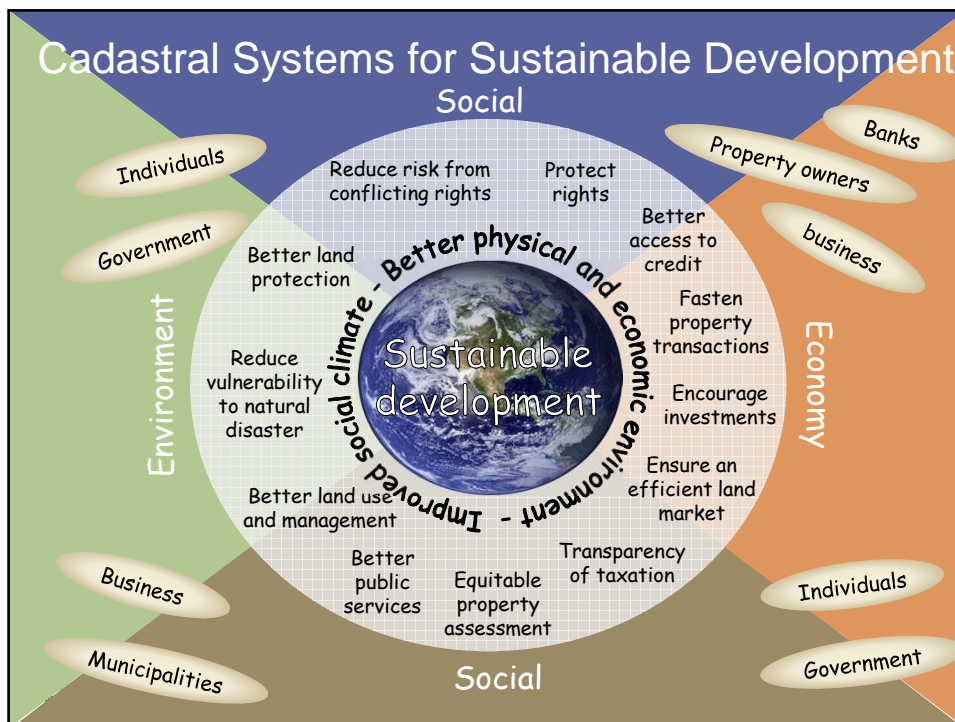
Land is key asset for the poor

Facilitate consumption smoothing

Provide social insurance



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World Bank Engagement on Land Issues

1980's: Increased attention to negative impacts on the environment, indigenous peoples, etc.

- First Natural Resource Management project with significant land tenure activities
- First stand-alone land reform and titling project (Thailand)



World Bank Engagement on Land Issues

1990's – 2000's:

- Increased recognition of the importance of secure tenure rights and land markets
- Collapse of the Soviet block triggers unprecedented land reforms (in scale and scope) in Eastern Europe and Central Asia
- Huge surge of Bank-financed land administration projects in Europe and Central Asia, Latin America, and East Asia & Pacific

World Bank Engagement on Land Issues

1990's – 2000's:

- Legal, policy and institutional reforms
- Regularization of land rights
- Surveying, titling, and registration
- Linking cadasters with registries
- Development of National Spatial Data Infrastructures
- Focus on access to information and service delivery
- Valuation and Taxation
- Over \$ 2.2 billion in World Bank commitments in two decades



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Europe and Central Asia (ECA) Region Land Projects (1994-2014)

- 40+ projects – loan amount for over \$1.2 billion.
- 21 stand-alone land projects
- 16 projects under implementation
- Several under preparation

Countries

30

Population

893,314,335

Properties registered

300-400 million

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Land Reform Projects

- Assignment of Land rights to individuals
- Restitution of property to original owners
- Optional compensation instead of the literal restitution – State disposed the lands further
- Development of cadastral system to support the development of land market

Land Management Projects

- Planning
- Regularization
- Mass appraisal systems
- Land consolidation
- Land use monitoring

Bank Supported Land Registration Projects

- National *registration* systems
- *Systematic registration* of all parcels and buildings.
- Institutional reforms – Operational autonomy- financial sustainability
- ICT; joint or unified systems, one-stop-shops and e-registration
 - Office networks, financial sustainability
 - Volume escalations: transaction, mortgages, revenues
 - Efficiency; from months to days and hours.
 - Loan interest rate impact.
- Major implementation support collaboration between World Bank, FAO and donors.



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World Bank Engagement on Land Issues

Economic Impact of 13 Land Registration Projects in ECA (1997 – 2012)

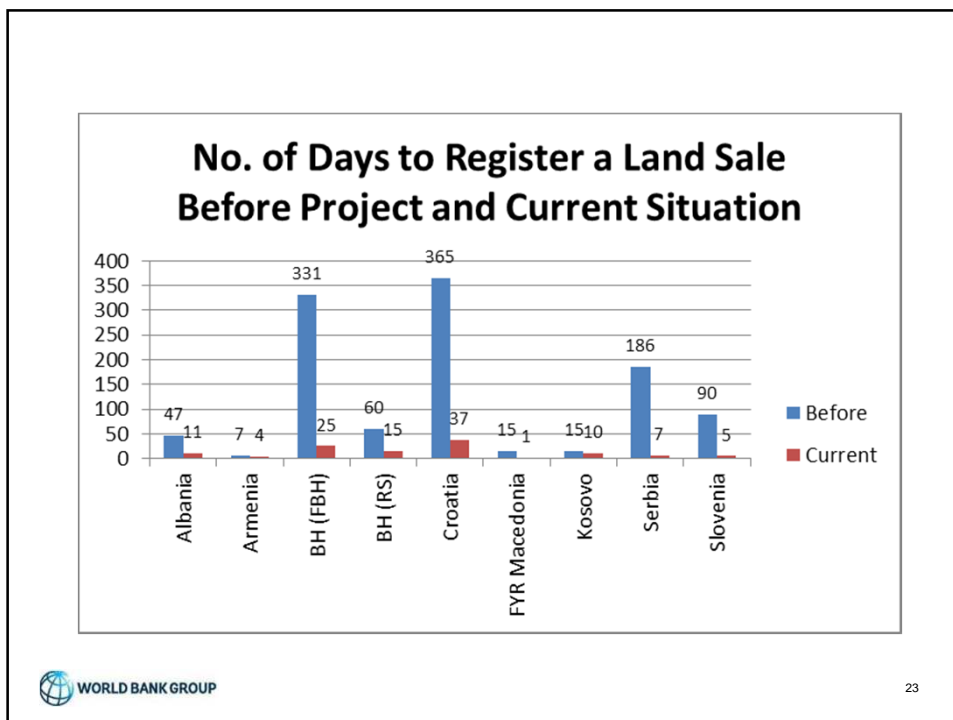
Armenia; Land Titling Project
Azerbaijan; Agricultural Development and Credit Project
Bosnia and Herzegovina; Land Registration Project
Bulgaria; Registration and Cadastre Project
Croatia; Real Property Registration and Cadastre Project
Kazakhstan; Real Estate Registration Pilot Project
Kyrgyzstan; Land and Real Estate Registration Project
Moldova; First Cadastre Project
Romania; General Cadastre and Land Registration Project
Russia; Cadastre Development Project
Serbia; Real Estate Cadastre and Registration Project
Slovenia; Real Estate Registration Modernization Project
Ukraine; Rural Land Titling Project

US\$ 483 million of investment*

Economic impact is estimated at 2.22x the initial investment*
 Return on investment of 122% (600% for First registration projects)



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Ukraine - New Cadastre System

- Simplified procedure for registering new property
 - decreased steps from 5 to 2
- Decreased Time for registration
 - reduced from several weeks to average 21 min
- Decreased waiting time
 - from several hours to average 10 min, no need to book in advance
- Decreased Cost
 - for extracts by 50%
 - for registration by 30%
- Data sharing with Registration System and Notaries



- National Cadastre System roll out in 1 month to all 592 offices.
- 1 900 staff plus private surveyors trained.
- Public Cadastre Map available on the WEB.

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Thanks to Rumyana Tonchovska, FAO, for slide. ²⁴

Albania is the first country in ECA to use LADM - ISO standard

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Albanian Registration System:

- Locally developed with independent Quality Control (KPMG, Italy)
- In operation in 5 largest offices
- Roll out is ongoing
- Scanning of archives of 10 big offices ongoing
- E-services to Notaries
- Online appl. tracking system
- Public information for ongoing first registration data



A Modern Government ICT Center in Tirana, hosts the key Government registers, incl. Property Register



Thanks to Romyana Tonchovska, FAO, for the slide. 25

Turkey Land Registry and Cadastre Modernization

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- Upgraded 73% of the Digital Cadastre Maps of Turkey
- Time reduced to deliver cadastre extracts from 1 week to 2 hours
- Reduced land disputes share in courts from 4 % to 0.3 %
- Facilitated 40 agencies' online connection to the cadastre
- Property Valuation Pilots in Fatih and Mamak - Values of residential properties obtained from modeling are :
 - 2.5 times more than the declared values for transactions in land registry offices
 - 3 times more than the property tax base calculated for the same area for residential properties.
- Initiated the integration of cadastre and land registry records
- Build model offices reforming customer services and production processes
- Expanded the CORS system coverage



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Bulgaria Cadastre and Property Register Project

Between 2001 to 2009, the World Bank financed a project aiming to improve the coverage, completeness, accuracy and responsiveness of the cadastre and real property registration systems.

The project supported:

- The establishment of relevant agencies
- The development of the IT Systems
- Systematic field survey operations.
- Production of digital cadastral maps for 18% of Bulgaria's land area, covering the most active market areas and cities
- Scanning of 30 % of the old cadastral plans
- The development of the cadastre survey functions and the creation of 28 regional offices of the new Cadastre Agency
- The establishment of land registration offices in the 112 district courts.



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Romania Technical assistance to National Agency

- Comparative study of cadastre and land registration systems
- Drafting institutional strategy for systematic and sporadic land registration
- Assessment of the legal framework and legislative projects
- Institutional review and action plan

The National Agency on Cadastre and Land Registration (ANCPI) recovered its status of self-funding organization.

National Program on Cadastre and Land Book has recently been approved by the government.

ANCPI can now use its own incomes to undertake systematic registration projects.

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Kosovo Cadastral and Registration Project

- Detailed Design and Rehabilitation of the Municipal Cadastre Offices (MCO)
- Systematic Registration
- KCA Institutional Framework
 - Institutional Reform
 - Information systems, NSDI and Geoportal
- Project Management, Training and Public Awareness Campaign
- Improvement of Land Access for Women and Vulnerable Groups
- Implementation of a CORS system



Russian Property Registration System

One of the biggest in the world

DATABASE:

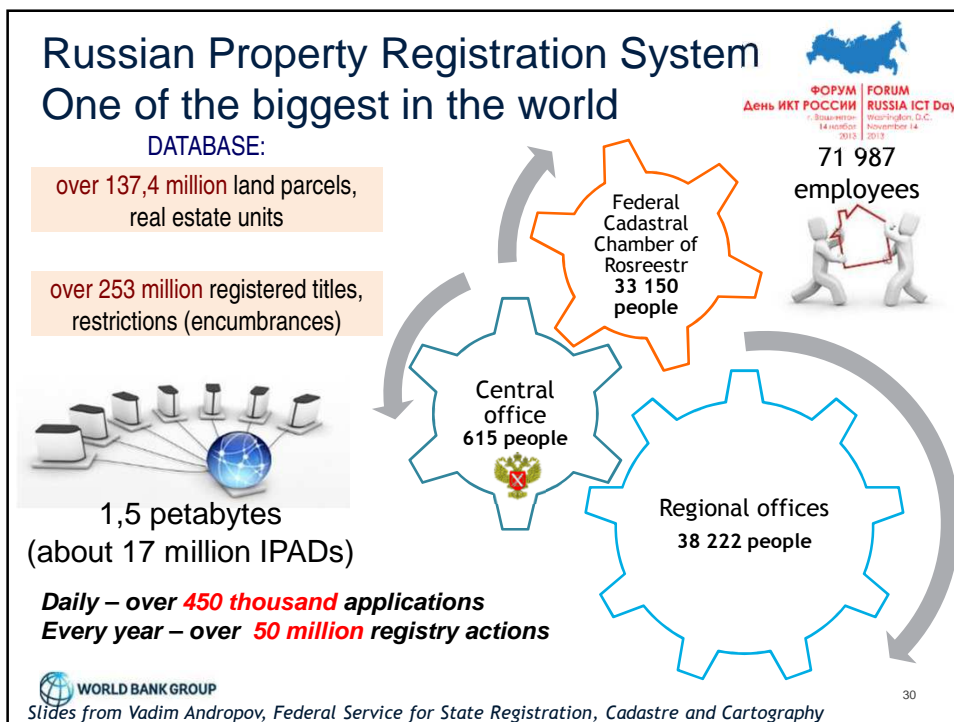
- over 137,4 million land parcels, real estate units
- over 253 million registered titles, restrictions (encumbrances)

1,5 petabytes (about 17 million IPADs)

Daily – over 450 thousand applications
Every year – over 50 million registry actions

71 987 employees

- Federal Cadastral Chamber of Rosreestr: 33 150 people
- Central office: 615 people
- Regional offices: 38 222 people



FORUM FORUM
 День ИКТ РОССИИ RUSSIA ICT Day
 г. Вашингтон Washington, D.C.
 14 ноября 2013 November 14, 2013

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 Slides from Vadim Andropov, Federal Service for State Registration, Cadastre and Cartography

The Land Governance Assessment Framework (LGAF)

A practical diagnostic tool, prepared by the World Bank and partners, to:

- Assist countries in assessing, prioritizing, and monitoring their land sector;
- Assess the status of land governance at the country level in a process that draws on local expertise and existing evidence rather than on advice from outsiders;
- Provide a baseline of the current status, prioritizes areas of action, encourages multi-stakeholder participation, and consolidates monitoring mechanisms.

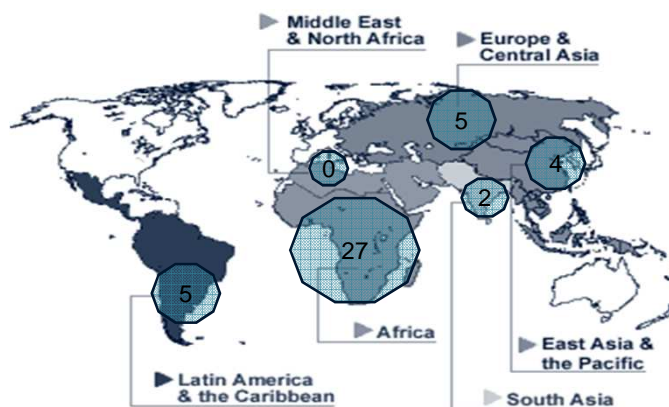


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The Land Governance Assessment Framework (LGAF)

43 LGAF Projects (24 completed)
In partnership with FAO, UN-Habitat, etc.



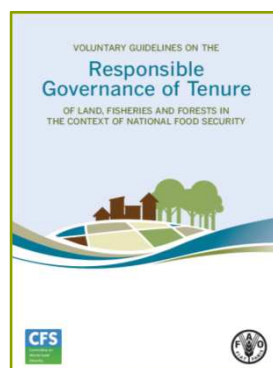
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Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests

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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Challenges Ahead

- 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
- Strong collaboration needed between national and local governments, the private sector, civil society and international partners
- Innovation: Think outside of the box and let's become actors of change
- The World Bank Group will continue to support good land governance and promote shared prosperity.



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Thank You

