



Could the private sector support SDGs?

Analysing the Land PPPs in the Latin American region



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Community mapping and crowdsourcing methodologies

• DeJonckheere, Lindquist-Grantz et al. 2018 Responsible private sector participation

• McMichael 2015

Fit-for-purpose

• Lemmen, Van Oosterom et al. 2015

Today three general strategies drive LAS best practice



3 SDGs directly address land tenure

Goal	Target	Indicator	Relation to LTS
SDG5:			



Some countries have used the private sector in meeting the LAS related SDGs





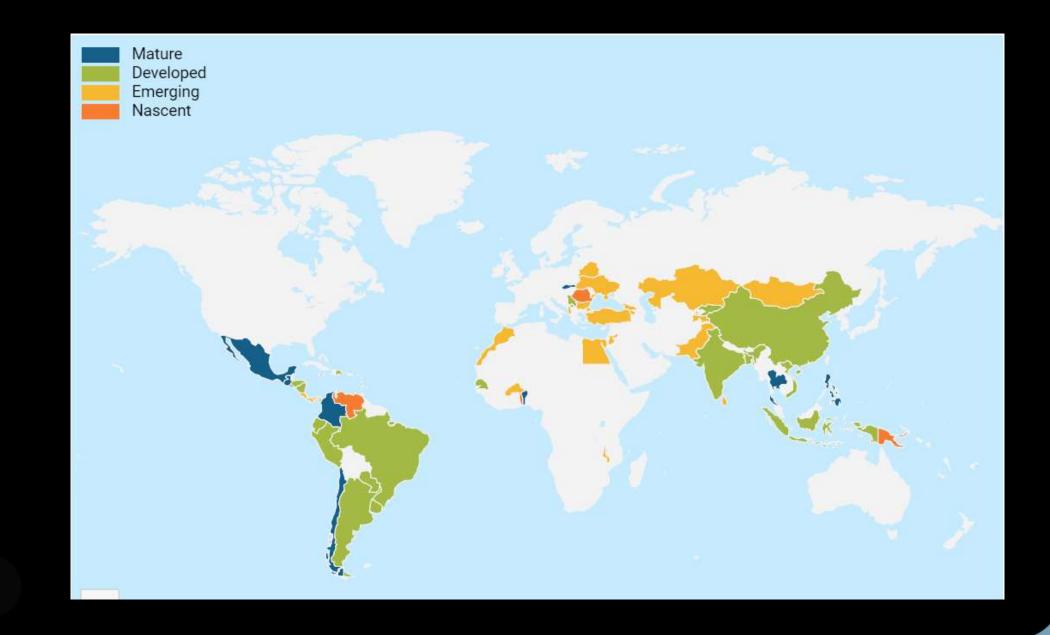






Could land PPPs accelerate addressing land issues in LA?









As in other sectors, private sector involvement in land reform projects varies

Public Outsourcing Service Contracts Managemen t, Contracts Concessions and Leasing Ventures Privatisation



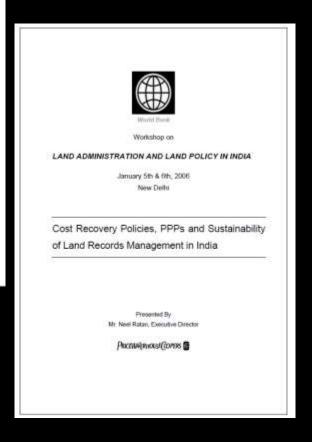
Even though worldwide there are many roles for the private sector in land administration...

Government role	Full responsibility	Manages contracts	Delegates responsibilities	Overseen a concessionaire
Private Sector Functions	Surveying services Supplier of IT equipment	Provide legal and cadastral services Provides notary services and other certifications	Custodian of information Running ITC and front-office facilities	Drive innovation and investment to meet given KPIs
Examples	NetherlandsThailand	New ZealandIndonesia	Dubai DLD Switzerland	PhilippinesCanada

...experiences have shown that key LAS functions are retained by the government

Countries	es	E	ark	P	70	amy.		7		npnr	rlan	sans		E		34
Stages	Austria	Belgium	Denmark	Finland	France	Germany	Greece	Ireland	Italy	Luxembur	Netherlan	Portugues	Spain	Sweden	UK	Turkey
Adjudication	В	s	В	s	s	s	P	s	s	s	s	s	s	s	s	s
Cadastral Survey	P	s	P	S	В	В	P	-	S	В	S	В	В	S		В
Processes/ Approvals	S	S	s	S	S	S	S	S	S	S	S	S	S	S	S	S
Mapping	В	S	В	S	В	B	В	В.	S	В	S	В	В	S	В	В
Registration	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Updating Cadastral Documents	s	s	s	s	S	s	В	s	В	s	s	В	В	S	s	В
Changes Based Demand	P	В	P	В	P	В	В	В	P	В	s	В	В	s	P	P

 ${f P}$: Private sector, ${f S}$: Public sector and ${f B}$: both public sector and private sector

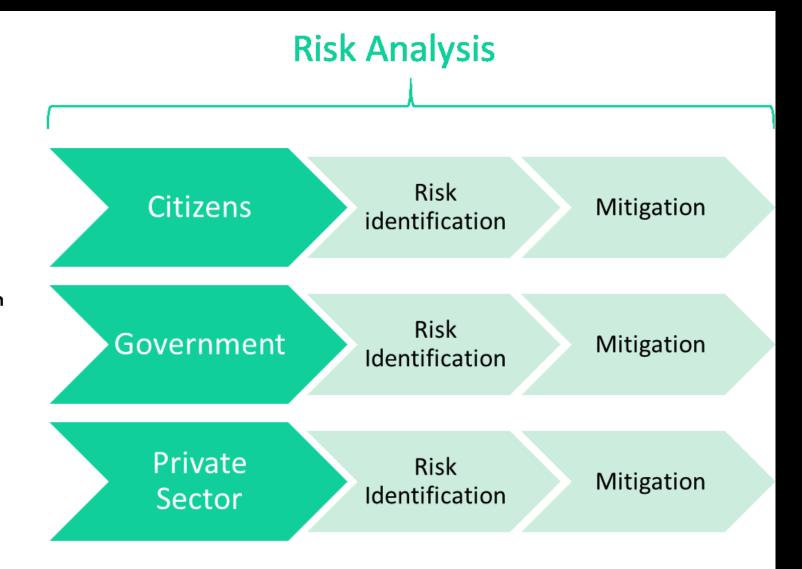




A preliminary risk analysis has been conducted

Benefits

- Improve services
- Reduce time to register transaction
- Reduce corruption
- Increase financing of land administration
- Accelerate modernization programs
- Increase customer satisfaction
- Access to digital land data
- Market expansion and sustainability
- Long term business models
- New revenue streams





Citizens

Risk identification

Mitigation

- Increased costs in land transactions
- Limited community value on registering land
- The land registration system is incomplete or lacks integrity
- Excessive focus on technology/digitization rather than service delivery and public awareness
- Data privacy
- The subsequent increase in title theft/fraud

- Market analysis and Value for Money (VfM) considerations as part of the PPP design
- Introduce a communications and engagement component in the scope of the PPP contract
- Include broadening land registration as part of the scope of the private sector in PPP contract
- Tying payments under PPP contract to performance in service delivery using RBF techniques
- Include data privacy and customer helpdesk requirement in PPP contract
- Integrate performance standards in private sector obligations in PPP contract

For the citics main risk is increases in transaction



Government

Risk identification

Mitigation

- Will government has full access to digital data?
- What will happen to existing land registration staff?
- What if Private sector went bankruptcy?
- Who is responsible in case of cyber security?
- Limited PPP experiences
- No clear definition of roles and responsibilities

- Ensure contractual arrangements include data access
- Provide options for institutional reform and introduce training or change management for affected government staff
 - Consider the participation of international financers 9e.g. IFC) to ensure financial sustainability
- Provide for clear KPIs for data security and contractual commitment to latest legislation and international regulations
- Ensure international advisors knowledge transfer
- Clarify all roles and responsibilities as part of the contract negotiation



In most land PPPs, revenues of the operator depends on the property market performance

Government Risk identification Mitigation







Dubai has created registration trustee offices

- In October 2012, the Dubai Land Department started licensing companies to act in its behalf and use its system for property registration, among other services.
- The parties have to present themselves at one of the registration trustee's office with an standard contract
- Once the documentation is submitted, the trustee proceeds to register the new owner on the Dubai Land Department. The offices have access to the Land Department system and registration is completed on the spot within a couple of hours.
- Registration fee (processing):
 - AED 2,000 ~ USD550 (If the registered/transferred property value less than AED 500,000)
 - AED 4,000 ~ USD1100 (If the registered/transferred property value equal or more than AED 500,000)



Could be Dubai model help others meet SDGs?

Goal	Target In	dicator	Relation to LTS	Ideas for SDGs
SDG2: Zero hunger	2.3	n/a	Target 2.3 equal access to land, a concept directly related to LTS.	Cross-subsides Other sectors of the LAS (crop registration, mortgages)

5.a.2 legal framework level of equality related to land for women

limited relevance



Three main strategies are proposed for directing land PPPs towards SDGs



Strategy 1: involve the private sector in the area where it can best perform

Strategy 2: cross-service approaches

Strategy 3: Work with the trusted part of the private sector

Daniel Page, University of Mellowers

Chapter 9: Marriage of opposites: strategies for public and potvate sectors working sugether in land tenure reflects projects that support SDGs

Abstract

SDGs purelie a framework for provincions, multileteral organization and denors to drive social investment on rantanable development. Among the 17 SGGs, SDGSGS pressly) SDGS (free langes) and SDGS (freedom equality) denoity legislagist the importance of land feature systems as a multiment to action or excitacidal development. These goals force on encouraging investment in land means security (LTE) accord socially relaxable groups (particularly the post), land products by and goales includences.

For your 28 years presented to developing resultion, with the expect of expensions such as the Virtid Back, have on word worked to improving the certainty of rights, contrictions and responsibilities by implementing land vacuus reform projects. Traditionally efforts have formed primarily on the land right registry and called the certains and remove seconds—contributional primarily on the land right registry and called the certains and remove systems. More of the investment has formed on large scale systematic registration nativation about it improving coverage, building additionally (TC) systems, no investig and informing methods to require leading and supervising the regulatory fluorescale.

There is an interesting tread access most developed and developing contents to involve the portate sector in the delivery of land collectes and registratus sections. This would follow significant receive in the influstratures rector (in some rack as ports, made and knegleide) where casesy countries have leveraged zero in restraint by making the private sector and active partner that takes mide, cover resources and actives second resolts.

The singles propose stategies for practicence to combe the process senter in lead alternaturing services while at the case time except filter in a contribution to the arther except of the EDGs. Considering this context landscape for lead orders proper.