



ANNUAL WORLD BANK
Conference on
LAND AND POVERTY

Washington DC, March 24-27, 2014

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Foreword by the Senior Vice President, Development Economics and Chief Economist

Efficient land governance has long been recognized as a major driver of sustainable and equitable development. Carried out effectively, it can enable us to address critical challenges such as those of climate change, urbanization, gender equality, and food security. But the technical complexity of land administration, together with institutional and political hurdles, often made the governance of land weak and ineffective, thereby reinforcing deep-seated inequalities and creating inertia, instead of contributing to growth and shared prosperity. This is what makes the Annual World Bank Conference on Land and Poverty such an important event. It is hoped that the Conference and the many publications that will emerge from it will enable us to carry the policy agenda in this sector forward.

While the challenges of land administration are immense, developments in technology and increasing access to information, all of which will be discussed at this Conference, allow us to better meet these challenges in multiple ways:

- Information on existing rights allows for more inclusive and effective protection of rights by expanding spatial coverage to document rights by those who have been excluded (women and marginalized groups), record a wider array of hitherto informal rights, and doing so much more efficiently than in the past to allow information to be updated on a recurrent basis.
- Land records are a public good and can help improve public service delivery as they improve the scope for protecting public land against encroachment to preserve environmental amenities or to better plan urban expansion. By making regulations and restrictions clear to everybody, they enhance transparency. And they can help monitor tax collection and fiscal management by the public sector as well as decision-making by private individuals.
- Even when we do have responsible investors willing to respect existing rights, the lack of documentation, compounded by absence of incentive-compatible mechanisms to reveal such rights, increases transaction costs. This reduces private investment and often makes construction of public infrastructure near-impossible. Information on land ownership and values allow owners to benefit from impersonal transactions to improve land use and also assumes increasing importance for supply chain management.

While these developments will affect many areas, two seem particularly relevant for development economists and financial institutions:

- First, drawing attention to the benefits from improved land governance and reduced costs of recording rights, will increase interest in investing in the land sector, as reflected in several recent initiatives, some of which will be presented at this Conference. It will allow countries to set more ambitious targets on land policy and to put in place mechanisms to monitor them more rigorously. In turn, this will allow institutions, such as the World Bank Group, to support the land sector on demonstrated performance, including attention to the rights of women and those at the bottom of the asset distribution.
- Second, information is a public good and the benefits from better land governance come from linking domains (e.g. land tenure, land use, and taxation) that had earlier been isolated from one another. This entails transcending traditional boundaries (as reflected in the World Bank Group's move to create Global Practices) and also being attentive to global standards for information sharing as well as regulatory regimes that govern access to and use of such information. This is likely to become an area for fruitful research that is informed by empirical evidence.

Since land governance provides a foundation for many issues critical to the post-2015 agenda, ways to draw out these links in the Sustainable Development Goals in a manner that facilitates monitoring and evidence-based decision-making is of utmost importance. By producing knowledge, building capacity, and helping shape global standards, the Bank's Development Economics Vice Presidency is committed to advancing this agenda. Together with the Bank Group's operational, sector, and private sector units and with the strong support from our partners and clients, we hope to use this to achieve tangible improvements in land governance that help unleash the sector's potential for poverty reduction and overall development.

Kaushik Basu

Senior Vice President and Chief Economist, The World Bank

Foreword by the Vice President, Sustainable Development

The World Bank Conference on Land and Poverty this year comes at a critical time when the global community is increasingly focused on the Post-2015 development agenda. We have a unique opportunity to put land higher on the agenda in the post-2015 context, around gender equality and the right to own land and assets.

This year also marks a milestone for the Bank as we unite our technical expertise on land across the institution into one global practice. Together, this provides an exciting opportunity to more directly link rural and urban issues, strengthen disaster risk reduction efforts, and effectively incorporate the social and economic aspects of land rights and tenure security, use, and dispute regulation.

Notably, let me highlight a critical dimension that we must consider in our deliberations on land. We live in a rapidly urbanizing world, where, by the year 2030, the global urban population is expected to double, adding 2 billion more people, and the urban land area will triple, increasing by 1.2 million square kilometers compared to the year 2000. How we plan and coordinate land use in growing cities, allowing flexibility to shift among various uses, has never been more important to ensure sustainable growth. Needless to say, land governance, the theme for this conference, is an integral part of all these efforts.

Expansion of urban land has profound implications for the world's biggest challenges. Cities consume around 70% of the world's energy and account for nearly 80% of global greenhouse gas emissions, so they are at the core of any climate solution. One way to reduce carbon emissions is to ensure land is used efficiently, by developing cities which achieve the right kind of density with transport systems to improve connectivity. This will also contribute to more inclusive growth, enabling people to get to their jobs and creating opportunities.

I'm very encouraged that there continues to be enormous interest in this conference, with more than 1000 participants from 115 countries registered representing governments, civil society, academia, the development community, and the private sector.

It is clear from the extensive program that land figures prominently in a broad range of development work which requires our collaboration.

Food security is a growing concern, which can be supported through secure land tenure, contributing to the cohesion of rural communities, and spurring investment and efficiency in smallholder agriculture. Responsible private investment provides substantial opportunities for improving rural living conditions and increasing food security, with operational standards that enable investors to document their adherence to accepted global standards.

Social inclusion can also be improved through land policies. Policies and institutions which do not recognize all existing land rights or expropriates land in ways that undermine existing livelihoods are not sustainable and give rise to social instability and conflict. Restrictions on women's land rights undermine not only their economic potential but also that of future generations.

And, the land sector can benefit from using information technologies to create evidence of a continuum of land rights, enable more participatory planning, enforce regulations, and address land-related corruption.

I hope that the conference will provide an opportunity to share ideas, perspectives and experiences on how to manage this rural-urban transformation--where governance of land use management is at its heart--to develop, grow, reduce poverty, and increase prosperity as no country reached middle income status without urbanizing and hence allowing land use change to support growth and development in a socially and environmentally sustainable way.

Zoubida Allaoua

Acting Vice President, Sustainable Development, The World Bank

Welcome note

On behalf of the Bank's team, we would like to welcome you to the 15th annual conference on land and poverty. As this program documents, the event features a wide range of presentations to share experience on innovative ways to address pressing problems of land tenure security, governance and transparency, food security, land degradation, urbanization, climate change, and post-conflict reconciliation, in a way that brings stakeholders together, is comprehensive and effectively utilizes available capacities, tools and technologies.

This event comes at an important juncture. Within the Bank, the move towards Global Practices will reduce traditional barriers to help clients address rural and urban land issues in an integrated way, interface more effectively with the private sector, and deliver expertise across regions more effectively. Beyond the Bank, there is an active discussion on the post-2015 framework for sustainable development goals (SDG) where the importance of land has been recognized as a critical asset, from a gender perspective, for food security, and with respect to the rule of law.

We hope the momentum created by both the global practice and the SDG discussions will allow us to use the conference to discuss concrete next steps on how we can collaborate effectively to move towards an evidence- and output-based approach to land governance that empowers national stakeholder platforms, and uses key indicators at country level to feed also into a consistent and methodologically rigorous reporting framework at global level.

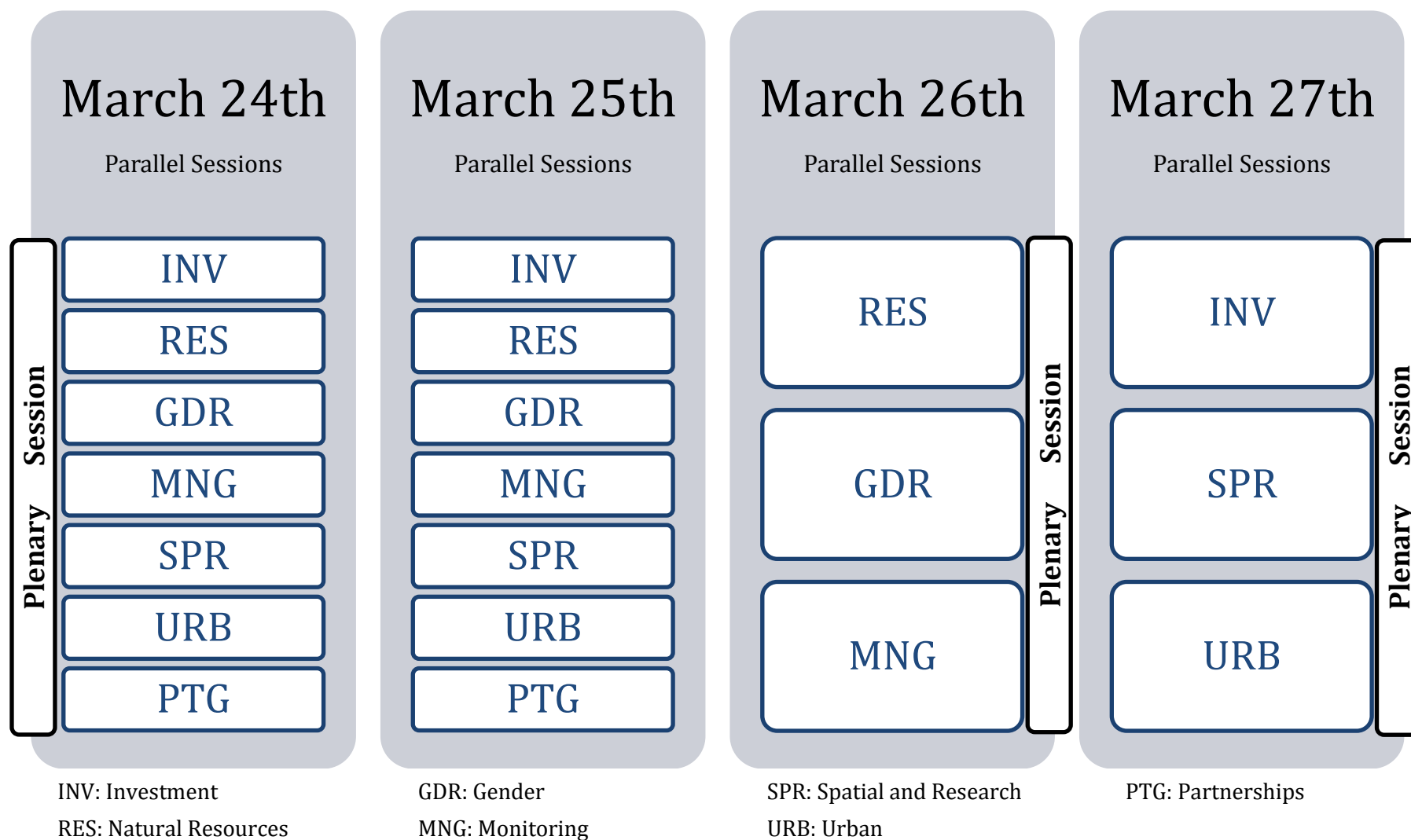
There are also a number of innovations in terms of conference organization this year. First, in response to comments received earlier, we have structured the program to have the first part of the conference focus on papers presented in parallel sessions as well as posters with the second part being devoted to a more concerted discussion of policy issues. In addition, we will be gathering feedback more systematically by having a session-specific evaluation form sent to you once you scan your badge at one of the scanners in front of each meeting room. Finally, some of our sponsors have kindly facilitated the participation of emerging journalists from developing countries in this event to prepare stories, learn about land issues and take this knowledge with them to contribute to the debate in their home countries.

We would like to thank the many individuals and institutions without whose contribution this event would be impossible to organize. It is our hope that the sharing of experience will allow all of us to collaborate more effectively and to come up with concrete next steps to help secure rights, effectively use land, and provide public services to those most in need.

Klaus Deininger

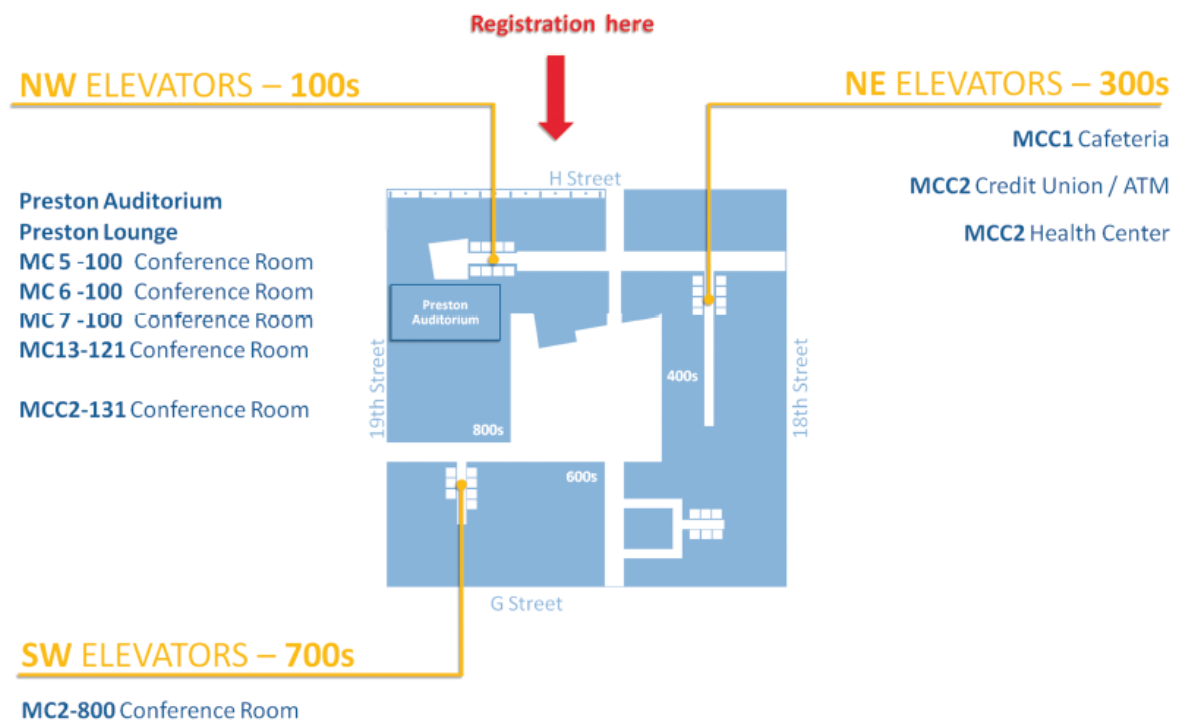
Lead Economist, Development Economic Research Group, The World Bank

Program at a Glance



Location of Conference Rooms

LOCATION CONFERENCE ROOMS



Session Matrix

Monday, March 24 - 2014

8:30 - 10:00	Opening session Location: Preston Auditorium						
10:00 - 10:30	Coffee Break						
ROOM	MC 13-121	MC 6-100	Preston Auditorium	MC 5-100	MC 7-100	MC 2-800	MC C2-131
10:30 - 12:00	INV-01: Interventions to foster responsible land-based investment Chair: Martien Van Nieuwkoop	RES-01: Pasture tenure Chair: Mercedes Stickler	GDR-01: Reframing women's security of tenure from a grassroots perspective Chair: Jan Peterson	MNG-01: Capacity building for improved land administration Chair: Jorge Munoz	SPR-01: Assessing the functioning of land markets Chair: Stein T. Holden	URB-01: Urban expansion Chair: Remy Sietchiping	PTG-01: Bringing stakeholders together around land issues Chair: Nicolás Nogueroles
12:00 - 13:00	Lunch - Location: Front Lobby & Preston Lounge						
13:00 - 14:30	INV-02: Making investment principles operational Chair: Issa Faye	RES-02: Rights to natural resource Chair: Michael Kirk	GDR-02: Initiatives to improve women's land rights in traditional settings Chair: Alain Durand-Lasserve	MNG-02: Country level implementation Chair: Tijan Sallah	SPR-02: Structural implications of land tenure arrangements Chair: Jann Lay	URB-02: Ensuring availability of services through taxation & other policies Chair: Rick Gaynor	PTG-02: Interventions to improve land governance at scale Chair: Virginia Cram-Martos
14:30 - 3:00	Coffee Break						
15:00 - 16:30	INV-03: Improving understanding of large scale investment Chair: Melissa Ho	RES-03: Institutions to manage common lands Chair: Paul Tchawa	GDR-03: Using inheritance as a lever for female empowerment Chair: Vinodh Jaichand	MNG-03: Political economy of land reforms Chair: Alexandre Ghelew	SPR-03: Impacts from interventions to secure land rights Chair: Paul Dorosh	URB-03: Expropriation Chair: Jonathan Lindsay	PTG-03: Local stakeholder platforms for land governance monitoring Chair: Elshad Khanalibayli
16:30 - 17:00	Coffee Break						
17:00 - 18:30	INV-04: Does large scale investment have external effects on surrounding small farmers? Chair: Christian Graefen	RES-04: Communal level property rights in the face of risk management Chair: Robert Buergenthal	GDR-04: Empowering women through more secure land tenure: Avenues and experiences Chair: Hippolyte Fofack	MNG-04: Local conflict resolution Chair: Laura Cunial	SPR-04: Contribution of property rights to structural change Chair: Tim Hanstad	URB-04: Intermediary tenure forms Chair: Matthew D. Glasser	PTG-04: Land policies in Kenya and Uganda: A roadmap for implementation & donor support Chair: Gregory Myers

Session Matrix

Tuesday, March 25 - 2014

ROOM	MC 13-121	MC 6-100	Preston Auditorium	MC 5-100	MC 7-100	MC 2-800	Preston Lounge
8:30 - 10:00	INV-05: Regulatory interventions to address large investment challenges Chair: Harold Liversage	RES-05: Devolution and local level planning to enhance tenure security Chair: Manish Bapna	GDR-05: Gendered control of land and agricultural development interventions I Chair: Talip Kilic	MNG-05: Ensuring sustainability of data and records Chair: Stig Enemark	SPR-05: Impact evaluation of land tenure intervention Chair: William J. Martin	URB-05: Urban Planning Chair: Clarissa Augustinus	PTG-05: Bringing stakeholders together around land issue Chair: Paul Munro-Faure
10:00 - 10:30	Coffee Break						
10:30 - 12:00	INV-06: Innovative benefit sharing arrangements for large scale investments Chair: Frits Van Der Wal	RES-06: Forest tenure Chair: Jintao Xu	GDR-06: Gendered control of land and agricultural development interventions II Chair: Esther Obaikol	MNG-06: Land tenure in post conflict situation Chair: Mamadou Baro	SPR-06: New ways of data acquisition Chair: Abbas Rajabifard	URB-06: Uses of spatial data in urban management Chair: Harris Selod	PTG-06: Interventions to improve land governance at scale Chair: Melchiade Bukuru
12:00 - 13:30	Lunch						
13:30 - 15:00	INV-07: Collecting and analyzing data on agricultural investments Chair: Lorenzo Cotula	RES-07: Land tenure in the context of decentralization Chair: Caroline Plançon	GDR-07: Women's land tenure: Frameworks for action Chair: Karol Boudreaux	MNG-07: Interventions to improve transparency and reduce cost of land administration Chair: Anu Saxén	SPR-07: Mapping of community tenure Chair: Michael Jarvis	URB-07: Housing Chair: Elizabeth Blake	PTG-07: Local stake holder platform for land governance monitoring Chair: Anna Borotko
15:00 - 15:15	Coffee Break						
15:15 - 16:45	INV-08: Securing community rights & benefits from land investment in Mozambique Chair: Severin Kodderitzsch	RES-08: Community land and REDD+ Chair: Vivek Maru	GDR-08: Land tenure arrangements and change in an Islamic context Chair: Amie Bensouda	MNG-08: Socializing land rent while untaxing production Chair: Clarissa Augustinus	SPR-08: Managing public land Chair: Helge Onsrud	URB-08: Incrementally securing urban tenure: Promising practices Chair: Regina Pritchett	PTG-08: The African land policy initiative: Advances made and next steps Chair: Daudi Migereko
16:45 - 17:00	Coffee Break						
17:00 - 18:30	INV-09: Direct and indirect impacts of large scale land-based investment Chair: Xinshen Diao	RES-09: Linking land use and land tenur Chair: Jes Weigelt	GDR-09: Securing women's rights in post conflict settings Chair: Debbie Isser	MNG-09: Panel on land taxation Chair: Roy Kelly	SPR-09: Data sharing to develop synergies & utilize the potential of spatial data Chair: Jolyne Sanjak	URB-09: Access to urban land and infrastructure through grassroots data collection Chair: Keith Clifford Bell	PTG-09: Supporting VG implementation at country level Chair: Astrid Jakobs de Padua

Session Matrix

Wednesday, March 26 - 2014

ROOM	MC 13-121	Preston Auditorium	MC 2-800
8:30 - 10:00	MNG-21: Partners' support to the VGs & land governance: Exploiting synergies & measuring impact Chair: Iris Krebber	GDR-21: Tracking progress on securing women's land rights Chair: Caren Grown	RES-21: Safeguarding rights in land acquisition: Evidence from India & Brazil Chair: Maria Correia
10:00 - 10:30		Coffee Break	
10:30 - 12:00	MNG-22: Monitoring land governance: Options, evidence, and complementarities Chair: David Atwood	GDR-22 Women, land and the law: Making legal rights count Chair: Jeni Klugman	RES-22: Evidence on "agricultural investors" in Africa: Is there a missing middle? Chair: Gregory Myers
12:00 - 13:30		L01: Lunch & Poster session	
13:30 - 15:00	MNG-23: Scope for partnership to leverage land information for good governance Chair: Elshad Khanalibayli	GDR-23: Women's land rights in customary settings Chair: Joan Kagwanja	RES-23: Scaling up strategies to secure community land and resource right Chair: Jenny Springer
15:00 - 15:15		Coffee Break	
15:15 - 16:45	MNG-24: How to capitalize on the data revolution to monitor land governance? Chair: Karen Brooks	GDR-24: Making women's land rights real - Post-2015 agenda Chair: D. Hien Tran	RES-24: Promoting sustainable, adapted and innovative land policy Chair: Hubert Ouédraogo
16:45 - 17:00		Coffee Break	
17:00 - 18:30		PLN-02: How can land data contribute to a transparency revolution? Location: Preston Auditorium	

Session Matrix

Thursday, March 27 - 2014

Thursday, March 27 - 2014			
08:00 - 09:30	MC 13-121 INV-21: Good practice to avoid and resolve land disputes in large investments Chair: Duncan Pruett	Preston Auditorium URB-21: Ensuring good governance in public land management Chair: Sameh Naguib Wahba	MC 2-800 SPR -21: The geospatial edge for disaster prevention, mitigation and response Chair: Alanna Leigh Simpson
09:30 - 09:45		Coffee Break	
09:45 - 11:15	INV-22: Land acquisition vs. integrating smallholders into value chains Chair: German Vegarra	URB-22: Assessing and anticipating the needs of future urbanization Chair: Aisa Kirabo Kacyira	SPR -22: Business models for private sector participation in service delivery Chair: Teo CheeHai
11:15 - 11:30		Coffee Break	
11:30 - 13:00	INV-23: Behind the brands: Creating a race to the top on land rights in supply chains Chair: Sue Mbaya	URB-23: Incentivizing and regulating private participation for urban expansion Chair: Jorge Carlos Ramirez Marin	SPR -23: Standards to maximize benefits from spatial data infrastructure Chair: Kevin Daugherty
13:00 - 14:00	Lunch Break		
14:00 - 15:30	INV-24: Implementing principles for responsible land-investment & independent verification Chair: Bernd Schanzenbaecher	URB-24: Lessons from urbanization reviews Chair: Somik V. Lall	URB-24: Can crowd-sourced data help secure tenure? A debate Chair: Mark Reichardt
15:30 - 16:00	Coffee Break		
16:00 - 17:30		PLN-03: Conclusion and next steps from different perspectives Location: Preston Auditorium	
17:30 - 18:00		PLN-04: Integrating land governance in the post-2015 framework Location: Preston Auditorium	

Side Events

Monday, March 24-2014		Tuesday, March 25-2014	
12:00 - 13:00		12:00 - 13:30	
SDE-01: Women's Caucus organized by Gender Group Location: MC 6-715 The Women's Caucus will focus on women and land issues and how women's land rights and tenure security can be advanced during the conference and after		SDE-03: UN Habitat/GLTN Strategy Session on Youth And Land Lunch Location: MC 3-500 This event is by invitation only. For more information, please contact: Toril Iren Pedersen at Toril.Iren@unhabitat.org	SDE-04: Women's Caucus organized by Gender Group Location: MC 10-715 The Women's Caucus will focus on women and land issues and how women's land rights and tenure security can be advanced during the conference and after.

Wednesday, March 26-2014		Thursday, March 27-2014	
12:00 - 14:00	12:00 - 13:30	10:30 - 12:30	12:00 - 13:30
SDE-06: Transformational land registration and land administration solutions: Thomson Reuters Interactive workshop Location: MC C2-131 Lunch provided. Registration is required. Drawing on experiences from projects around the world, Director of Training/Documentation, Nigel Edmead, will demonstrate how Aumentum has been used to streamline business processes, address common modernization challenges and help Government transform land administration services to achieve more customer focused service provision.	SDE-07: Women's Caucus organized by the Gender Group Location: MC 9-570 The Women's Caucus will focus on women and land issues and how women's land rights and tenure security can be advanced during the conference and after..	SDE-10: ESRI GIS Workshop Location: MC 5-100 By invitation only	SDE-11: Women's Caucus organized by the Gender Group Location: MC 9-570 The Women's Caucus will focus on women and land issues and how women's land rights and tenure security can be advanced during the conference and after.

Plenary Sessions

PLN-01: Opening session

MARCH 24, 08:30, PRESTON AUDITORIUM

Keynote: Transparent land systems for shared prosperity: Insights from research & implications for policy

Dercon, Stefan
DFID, United Kingdom

Discussion

Mbwinda Bila, Robert, Minister of Lands, Government of the Democratic Republic of the Congo
Migereko, Daudi, Minister of Land, Housing and Urban Development, Uganda

PLN-02: How can land data contribute to a transparency revolution?

MARCH 26, 17:00, PRESTON AUDITORIUM

Monitoring deforestation in the Amazon: Building up good data and using them intelligently

Margulis, Sergio
Government of Brazil, Brazil

How land information can become a driver for transparency

Kaufmann, Daniel
Revenue Watch, United States of America

Land, corporate data, transparency

Taggart, Chris
OpenCorporates, United Kingdom

Discussants

Turner, Rachel, DFID, United Kingdom
Herringshaw, Vanessa, Transparency and Accountability Initiative

PLN-03: Conclusions and next steps from different perspectives

MARCH 27, 16:00, PRESTON AUDITORIUM

Land-based investment

Vegarra, German, Associate Director, Global Head, Agribusiness and Forestry, IFC

Securing women's land rights

Klugman, Jeni, Director PREM

Improving spatial data infrastructure

Jha, Abhas, Manager EASIN

Agriculture and natural resources

Muñoz, Jorge A., Acting Director Agriculture and Environmental Services

Research and capacity building

Demirguc-Kunt, Asli, Director Development Economics

Urban development

Wahba, Sameh Naguib, Acting Director Urban Development

The role of development partners

Gerhardus, Birgit; Krebber, Iris, Global Donor Platform (BMZ & DFID)

How private investment can be a lever for better land governance

Munden, Lou, The Munden Project

The role of civil society in increasing land transparency

Ncube, Janah, Pan-Africa Director, Oxfam

PLN-04: Integrating land governance in the post-2015 framework

MARCH 27, 17:30, PRESTON AUDITORIUM

Mohieldien, Mahmoud

President's Special Envoy, World Bank

Plenary Speakers' Bio

Stefan Dercon

Stefan Dercon, Chief Economist at the UK Department for International Development (DFID), is a development economist applying microeconomics and statistics to problems of development. His interests are diverse, including research on risk and poverty, the foundations of growth in poor societies, agriculture and rural institutions, migration, political economy, childhood poverty, social and geographic mobility, micro-insurance, and measurement issues related to poverty and vulnerability. Much of his work involves the collection and analysis of longitudinal data sets, and he is closely involved in seven ongoing longitudinal surveys focusing on rural households in Ethiopia (ERHS), Tanzania (KHDS), and India (new ICRISAT VLS), and on children in Ethiopia, India, Peru and Vietnam (Young Lives). He is also involved in a number of intervention-based (RCT) research projects on extending health insurance (Kenya), raising aspirations (rural Ethiopia), offering drought insurance to funeral societies (Ethiopia) and the returns to firm jobs (Ethiopia). Stefan has advised numerous international institutions and national governments and worked at Oxford University, the University of Addis Ababa, the Catholic University of Leuven, WIDER/UNU in Helsinki and Jesus College, Oxford. He is an associate editor of Oxford Economic Papers, Economic Development and Cultural Change and the World Bank Economic Review.

Sergio Margulis

Sergio Margulis is currently National Secretary of Sustainable Development of the Secretariat of Strategic Affairs of the Presidency, Brazil. He was previously Senior Advisor to the Minister of Environment, Lead Environmental Economist at the World Bank, President of the Environmental Agency of Rio de Janeiro, his native State, and researcher at IPEA, an economic research institute of the Federal Government. Sergio holds a PhD in Environmental Economics from the University of London.

Daniel Kaufmann

Daniel Kaufmann is President of the Revenue Watch Institute. An economist, he has pioneered innovative approaches to measure and analyze governance and corruption, and has deep practical experience in helping countries formulate and carry out governance reforms. His research has extended to economic development, investment, privatization and urban and labor economics. Kaufmann served as a senior fellow in the Global Economy and Development Program at the Brookings Institution. He previously served as a director of the World Bank Institute. He held senior management positions focused on governance, finance and anti-corruption, and was lead economist in the World Bank's research department. He was first Chief of Mission of the World Bank to Ukraine, worked on capacity building in Latin America and on economic reforms in Africa. Kaufmann, a Chilean, received an M.A. and Ph.D. in economics at Harvard, and a B.A. in economics and statistics from the Hebrew University of Jerusalem.

Chris Taggart

Chris Taggart is the co-founder and CEO of OpenCorporates. Since it launched just 3 years ago, it has leveraged the open data community to grow to by far the largest open database of companies in the world with over 60 million companies in 80 jurisdictions, and is regularly used by journalists, anti-corruption investigators, civil society, even banks and financial institutions. Now it is tackling the tricky task of mapping the complex and often opaque corporate networks that make up today's global corporations, with surprising results.

German Vegarra

German Vegarra is Associate Director at the Agri & Forestry - Global MAS Department, IFC and has over twenty years of experience in the emerging markets. During the 1990s, he led IFC's Agribusiness operations in Sub Saharan Africa and worked in Korea during the Asian crisis supporting the turnaround of agribusiness players in the affected country. He later led IFC's business development efforts in Latin America's food and beverage sector. In early 2002, he structured the first international deal out of Argentina, post Peso devaluation, for Aceitera General Deheza, a key regional soybean player. In September 2002, Mr. Vegarra was promoted to IFC Country Manager, Indonesia. Over a five year period, he led a combined investment program of US\$1 billion making Indonesia one of IFC's ten largest markets. Mr. Vegarra returned to Washington DC in 2007 and managed a new group promoting the wholesaling of IFC's real sector activities through financial intermediaries. Mr. Vegarra leads the Global Trade Liquidity Program (GTLP) and is in charge of new products in the Short Term Finance Department. A Peruvian National, Mr. Vegarra holds a MBA from IMD in Lausanne, Switzerland, and MA in Economics from the American University in Washington DC.

Jeni Klugman

Jeni Klugman is the Director of Gender and Development at the World Bank. Prior to this she was the Director of Human Development Report Office, United Nations Development Programme (UNDP). Before joining UNDP, Jeni had a diverse career at the World Bank, focusing in particular on low income countries in Africa, Europe and Asia. She also worked as a consultant with UNICEF, the ADB in Manila and the World Institute Development Economic Research at UNU. She has had a large number of books, paper and reports published, on topics ranging from poverty reduction strategies and labor markets to health reform, education and decentralization. Jeni holds a PhD in Economics from the Australian National University. She also has an MSc in Development Economics, as well as a graduate law degree, from Oxford University where she was a Rhodes Scholar.

Abhas Jha

Abhas Jha is Sector Manager for Transport, Urban and Disaster Risk Management for East Asia and the Pacific for the World Bank. In this capacity, he leads the transport, urban development and disaster risk management unit for East Asia and the Pacific for the World Bank. He is responsible for overall technical quality control of World Bank operations, strategic staffing and providing high quality knowledge and services in these sectors to Bank clients. Abhas' core interests are smart cities, urban resilience and cities as complex adaptive systems. He has been with the World Bank since 2001, leading the Bank's urban, housing and disaster risk management work in Turkey, Mexico, Jamaica and Peru as well as serving as the Regional Coordinator, Disaster Risk Management for Europe and Central Asia. Abhas has also served as Advisor to the World Bank Executive Director for India, Bangladesh, Sri Lanka and Bhutan on issues related to urban development, infrastructure and climate finance. He earlier served for 12 years in the Indian Administrative Service (the national senior civil service of India) in the Government of India (in the Federal Ministry of Finance and earlier in the state of Bihar) and is the lead author of the World Bank publications "Safer Homes, Stronger Communities: A Handbook for Reconstructing after Disasters" and "Cities and Flooding: A Guide to Integrated Urban Flood Risk Management."

Jorge A. Muñoz

Jorge A. Muñoz graduated from Swarthmore and then he spent three years in his native Bolivia doing research on rural poverty and peasant economics. He then obtained a Ph.D. in Agricultural Economics at Stanford University (1994). Between 1994 and 1997, he worked in Bolivia as a land policy advisor, researcher, and part-time professor in a M.A. Program in Public Policy supported by Harvard University at the Bolivian Catholic University. Since 1998 he has been at the World Bank, the first five years working on rural poverty and land issues in Africa, and the last eight years working on community-driven rural development and land reform issues in Latin America. During 2006-2008, he lived in Recife, Brazil managing a large portfolio of rural development projects in that country. Since March, 2011 he is the Land Tenure Adviser in the Agriculture and Rural Development Department working on several regions of the world.

Asli Demirgüç-Kunt

Asli Demirgüç-Kunt is the Director of Research in the World Bank. After joining the Bank in 1989 as a Young Economist, she has held different positions, including Director of Development Policy, Chief Economist of Financial and Private Sector Development Network, and Senior Research Manager, doing research and advising on financial sector and private sector development issues. She is the lead author of World Bank Policy Research Report 2007, Finance for All? Policies and Pitfalls in Expanding Access. She has also created the World Bank's Global Financial Development Report and directed the issues on Rethinking the Role of the State in Finance (2013), and Financial Inclusion (2014). The author of over 100 publications, she has published widely in academic journals. Her research has focused on the links between financial development and firm performance and economic development. Banking crises, financial regulation, access to financial services including SME finance are among her areas of research. Prior to coming to the Bank, she was an Economist at the Federal Reserve Bank of Cleveland. She holds a Ph.D. and M.A. in economics from the Ohio State University.

Sameh Wahba

Sameh Wahba is Senior Urban Specialist at the Latin America and Caribbean Region, where he manages investment and technical assistance activities related to housing policy, urban upgrading, infrastructure, local economic development, and municipal/urban development issues in Brazil. He also worked in the Middle East and North Africa Region. Prior to joining the Bank in 2004, he worked at IHS Rotterdam and at the Harvard Center for Urban Development Studies. He is fluent in Portuguese, English, French, and Arabic.

Birgit Gerhardus

An agricultural economist by training, Birgit Gerhardus started her career at the agricultural division in the German Ministry for Economic Cooperation and Development in 1996 in Bonn. She then moved on to the global trade division. In 2005 she joined the Board of the African Development Bank in Tunis as Senior Advisor to the UK Executive Director. In 2008 she became the Executive Director for Germany, the UK, the Netherlands and Portugal. After her return to the German Ministry for Economic Cooperation and Development she worked as Senior Policy Advisor in the Africa Department. She now works as Senior Policy Advisor in the unit for Food Security, Agriculture and Rural Development.

Lou Munden

Lou Munden has been an entrepreneur in technology and finance for more than 15 years. Like many Americans of his generation, he dropped out of college in 1995 because he simply could not afford the rising cost of tuition. By sheer luck, Lou was able to convince a Web 1.0 start-up with just 15 employees (the former Go2Net, now part of InfoSpace) to bring him in as an entry-level hire on a three-month contract. He proved himself quickly and definitively, rising to take charge of the company's sales strategy. The venture followed the same trajectory: in just two short years, it went public and eventually attained a market capitalization in excess of \$2.4 billion before being acquired. Lou left the Internet industry in 1999, having learned about business operations and technology from the ground up and developed a passion for complex analytical problems. He spent the subsequent decade as a partner in various private finance ventures, primarily using his time to design and develop algorithmic trading systems and create structured interest-rate products. In 2009, Lou became convinced that big government and large corporations had abandoned an important niche: the analysis and solution of systemic problems. Acting on this opportunity, he and Gordon Kummel founded The Munden Project. Lou lives between Hatteras Island, Paris and Manila.

Janah Ncube

Janah Ncube is currently Pan Africa Director for Oxfam coordinating Oxfam's contribution at the pan Africa level through strengthening The African Union (AU)'s policy processes, organs and institutions and facilitating CSO engagement with the AU. Prior to this, she was the Executive Director of a Pan African coalition, the Centre for Citizens' Participation on the African Union (CCP-AU) coordinating CSOs engagement with the African Union. From 2007 – 2011 she joined the Southern Africa Development Community (SADC) coordinating the 15 member states' ambitions for establishing a poverty observatory. She is a renowned human rights champion who has worked as a fierce activist for women's rights. She is also a recognized expert on African policy making processes and institutions. In July 2011 she was named one of the Ten Outstanding Young Persons of Zimbabwe. She holds a UK Masters Degree on Gender and Women's Studies.

Mahmoud Mohieldien

Mohieldin is the Special Envoy for the President of the World Bank. His responsibilities include coordinating the World Bank Group agenda on the Millennium Development Goals and the Post-2015 process; supporting the work on financial development, including long term finance and financial inclusion; and coordinating the World Bank's efforts to strengthen partnerships with the UN, multilateral development institutions, and the G-20. Prior to joining the World Bank, Mr. Mohieldin held numerous positions in the Government of Egypt and served on several Boards of Directors in the Central Bank of Egypt and the corporate sector. He was a member of the Commission on Growth and Development and selected a Young Global Leader of the World Economic Forum in 2005. His professional reach extends into the academic arena, serving as Member of the Board of several universities in Egypt and holding leading positions in national and regional research centers and think tanks. As a Professor of Economics, he has authored numerous publications and articles in leading journals in the fields of international finance and economics in English and Arabic. Topics include financial reform, prudential regulations, credit markets, exchange rate and monetary policies, trade in services, globalization, corporate governance and competition policy. He received his Ph.D. in Economics from the University of Warwick and a Master of Science in Economic and Social Policy Analysis from the University of York.

Paper Sessions

INV-01: Interventions to foster responsible land-based investment

MARCH 24, 10:30, MC 13-121

Chair: Martien Van Nieuwkoop, Sector Manager, World Bank, United States

Large scale agribusiness investments in Africa: Implications for land governance and DFI's role

Gajigo, Ousman; Faye, Issa; Mutambatsere, Emelly
African Development Bank, Tunisia

Inclusive development for all: Addressing land rights issues in the Nacala Corridor, Northern Mozambique.

Tawa, Masahiro; Amameishi, Shinjiro; Noguchi, Takuma
Japan International Cooperation Agency, Japan

Agricultural investment, gender and land: Lessons from an IFAD-supported project in Uganda

Jonckheere, Steven Raoul Filip (1); Liversage, Harold (1); Masaba, Connie (2)
1: IFAD, Italy; 2: Government of Uganda

Mutual benefits and challenges of coexistence associated with land between irrigation and mining in Zambia

Mulenga, Barnabas
Ministry of Agriculture and Livestock, Zambia

INV-02: Making investment principles operational

MARCH 24, 13:00, MC 13-121

Chair: Issa Faye, Manager of the Research Division, African Development Bank, Tunisia

Modelling for spatial planning of commodity production: Certified oil palm plantations in Central Africa

Feintrenie, Laurène (1); Nkoua, Méthode (4); Saidi, Slim (2); Gazull, Laurent (3)
1: CIRAD - B&SEF, Cameroon; 2: International consultant; 3: CIRAD - B&SEF, France; 4: CRDPI, Republic of Congo

The practice of responsible investment principles in larger scale agricultural investments: Implications for corporate performance and impact on local communities

Speller, William (1); Mirza, Hafiz (1); Dixie, Grahame (2)
1: UNCTAD, Switzerland; 2: World Bank, United States of America

Implementing a large land based investment in Sierra Leone: Land grab or real development?

Sandstrom, Jorgen; English, Clive
Addax Bioenergy, Sierra Leone

Agricultural investment and village land use planning in Tanzania's SAGCOT: How are UN guidelines applied?

Hertzler, Douglas
ActionAid USA, United States of America

INV-03: Improving understanding of large scale investment

MARCH 24, 15:00, MC 13-121

Chair: Melissa Ho, Acting Director, Technical Division, USAID, United States

Patterns and dynamics of large-scale land acquisitions: Evidence from the land matrix global observatory

Althoff, Christof (1); Ostermeier, Martin (1,2)
1: GIGA - German Institute of Global and Area Studies, Germany; 2: University of Göttingen, Germany

Mapping the investment chains behind large-scale land deals

Cotula, Lorenzo; Blackmore, Emma
IIED, United Kingdom

Are agro-industries responsible for land grabbing in central Africa?

Feintrenie, Laurene (1); Akoa, Stéphane (2); Dessard, Hélène (3); Iyabano Hayatou, Aboubakar (4); Karpe, Philippe (1,2); Levang, Patrice (5,6); Miaro III, Ludovic (7); Ndong Ndoutoume, Eugène (8)
1: CIRAD - Forest ecosystems goods and services, Yaoundé, Cameroon; 2: FPAAE - Fondation Paul Ango Ela, Yaoundé, Cameroon; 3: CIRAD - Forests ecosystems goods and services, Montpellier, France; 4: IAMM, Master student, Montpellier, France; 5: IRD - UMR GRED, Montpellier, France; 6: CIFOR regional office, Yaoundé, Cameroon; 7: WWF Central Africa Regional Office, Yaoundé, Cameroon; 8: WWF Gabon office, Libreville, Gabon

Can investment for large-scale monoculture benefit smallholders and food security? Lessons from Latin America

Burgos, Stephanie (1); Guereña, Arantxa (2)
1: Oxfam America, United States of America; 2: Independent Researcher, United States of America

INV-04: Does large scale investment have external effects on surrounding small farmers?

MARCH 24, 17:00, MC 13-121

Chair: Christian Graefen, Project Manager, GIZ, Germany

Attracting responsible land-investment for local benefits and common resource management in Rwanda

Rurangwa, Eugene
International Gorilla Conservation Programme, Rwanda

Agro-industry investments, smallholders and workers: evidences on socio-economic effects from Tanzania

Herrmann, Raoul (1,2); Mutabazi, Khamaldin (3); Grote, Ulrike (2)
1: German Development Institute, Germany; 2: Leibniz University of Hannover, Germany; 3: Sokoine University of Agriculture (SUA), Tanzania

Can land rush lead to skill transfer? The case of Congo-Brazzaville

Ujunwa, Augustine
University of Nigeria, Nigeria

Myanmar at a crossroads: Small and medium-scale farmers (SMFs) or large-scale land concessions?

Byerlee, Derek (1); Kyaw, Dolly (2); Thein, San (2); Kham, L Seng (3)
1: Independent Researcher, United States of America; 2: Consultant, Myanmar; 3: Researcher, MDRI-CESD

INV-05: Regulatory interventions to address large investment challenges

MARCH 25, 08:30, MC 13-121

Chair: Harold Liversage, Land Tenure Adviser, International Fund for Agricultural Development, Kenya

Existing and potential tools to regulate land access for investors in Madagascar

Andriamanalina, Beby Sehen (1); Burnod, Perrine (2)
1: Land Observatory, Madagascar; 2: CIRAD, France and Land Observatory, Madagascar

Converging community, commons and capital in Odisha, India

Choudhury, Pranab (1); Sindhi, Sumita (2)
1: Freelance Consultant, India; 2: KIIT University, India

The role of institutional coherence in attracting responsible land based investments: Evidence from Ghana

Yeboah, Eric
Kwame Nkrumah University of Science and Technology, Ghana

Inclusive development through vertical integration: Lessons from the mining districts of Odisha, India

Mishra, Saswat Kishore; Mishra, Pulak
Indian Institute of Technology Kharagpur, India

INV-06: Innovative benefit sharing arrangements for large scale investments

MARCH 25, 10:30, MC 13-121

Chair: Frits Van Der Wal, Senior Policy Adviser, Ministry of Foreign Affairs - Netherlands, Netherlands

Securing livelihoods, land and resource rights via farmer-investor partnerships: Lessons from IFAD projects

Jonckheere, Steven Raoul Filip; Liversage, Harold
IFAD, Italy

Diligence on land acquisition, benefit sharing & mitigating negative consequences: Irrigation in Northern Ghana

De Wit, Paul (1); Norfolk, Simon (2)
1: hInterland, Mozambique; 2: Terra Firma, Mozambique

How to integrate responsible land governance in CSR strategies?

Wehrmann, Babette
Freelance Consultant, Germany

INV-07: Collecting and analyzing data on agricultural investments

MARCH 25, 13:30, MC 13-121

Chair: Lorenzo Cotula, Principal Researcher on Law and Sustainable Development, IIED, United Kingdom

Smallholder productivity and foreign large scale land acquisitions: Evidence from Zambia

Sipangule, Kacana (1,2); Lay, Jann (2,3); Nolte, Kerstin (2)
1: Kiel Institute for the World Economy, Germany; 2: GIGA, Germany; 3: University of Goettingen, Germany

Evaluating the state of large-scale land acquisitions in the Lao PDR

Epprecht, Michael (1); Heinemann, Andreas (1); Hett, Cornelia (1); Kenney-Lazar, Miles (2); Nanthavong, Vong (1); Sayaraj, Ek Vinay (3); Sylla, Stefan (3)
1: University of Bern, Switzerland; 2: Clark University, United States of America; 3: Ministry of Natural Resources and Environment, Laos

From global observatories to fostering transparency at national and local level: Decentralizing the land matrix

Anseeuw, Ward (1); Messerli, Peter (2); Taylor, Michael (3); Giger, Markus (2)

1: CIRAD & University of Pretoria, South Africa; 2: University of Bern, Switzerland; 3: International Land Coalition, United States of America

Building best practices in land transparency through country partnerships: From theory to practice

Locke, Anna (1); Henley, Giles (1); Nshala, Rugemeleza (2)

1: Overseas Development Institute, UK; 2: Nshala Associates, Tanzania

INV-08: Securing community rights & benefits from land investment in Mozambique

MARCH 25, 15:15, MC 13-121

Chair: Severin Kodderitzsch, Sector Manager, World Bank, United States

Leveraging private investment for local development: Lessons from Mozambique's community lands initiative

German, Laura (1); Cavane, Eunice (2); Braga, Carla (2); Siteo, Almeida (2)

1: University of Georgia, United States of America; 2: Universidade Eduardo Mondlane, Mozambique

Securing land rights and community participation: Lessons on land demarcation in Mozambique

Cavane, Eunice (1); German, Laura (2); Siteo, Almeida (1); Braga, Carla (1)

1: Universidade Eduardo Mondlane, Mozambique; 2: University of Georgia, United States of America

Land governance and climate compatible development: Forest land in Mozambique and prospects for REDD+

Quan, Julian (1); Naess, Lars Otto (2); Almeida, Siteo (3); Fernandez, Maria (2)

1: Natural Resources Institute (NRI), University of Greenwich, United Kingdom; 2: Institute of Development Studies, United Kingdom; 3: Eduardo Mondlane University, Mozambique

Improving land administration in Mozambique through participatory community land delimitation

Monteiro, Jose (1); Salomao, Alda (1,2); Quan, Julian (1,3)

1: Mozambique Community Lands Initiative (ITC), Mozambique; 2: Centro Terra Viva (CTV), Mozambique; 3: Natural Resources Institute (NRI), University of Greenwich, United Kingdom

INV-09: Direct and indirect impacts of large scale land-based investment

MARCH 25, 17:00, MC 13-121

Chair: Xinshen Diao, Deputy Division Director, International Food Policy Research Institute, United States

Large-scale forestland acquisition in China: Field findings and recommended improvements

Li, Ping; Wang, Xiaobei

Landesa, People's Republic of China

The first comes last: Environmental impacts of largescale land acquisitions in Oromia, Ethiopia

Atreso, Theodros Woldegiorgis

VU University Amsterdam, the Netherlands

Biofuel investments and food production: Household evidences from sugarcane outgrower schemes in Malawi

Herrmann, Raoul (1,3); Jumbe, Charles (2); Grote, Ulrike (3); Bruentrup, Michael (1)

1: German Development Institute, Germany; 2: Lilongwe University of Agriculture Natural Resources, Malawi; 3: Leibniz University, Germany

RES-01: Pasture tenure

MARCH 24, 10:30, MC 6-100

Chair: M.Mercedes Stickler, Land Tenure and Property Rights Specialist, USAID, United States

Biophysical variability and pastoral resource rights: West African transhumance revisited

Brottem, Leif
Grinnell College, United States of America

Impacts of conservation concession agreement on land resource management at the community levels in China

Wang, Aimin
Global Environmental Institute, People's Republic of China

Grassland governance in western China: A case from herders' perspective

Tan, Shuhao
Renmin University of China, People's Republic of China

Tenure transformation & reconfiguration of pastoral livelihoods: New roles for Maasai women in south Kenya

Archambault, Caroline
Utrecht University, The Netherlands

RES-02: Rights to natural resources

MARCH 24, 13:00, MC 6-100

Chair: Michael Kirk, Full Professor, Philipps Universität Marburg, Germany

Tenure in mystery: Status of protected areas in Karamoja - Uganda

Rugadya, Margaret (1); Kamusiime, Herbert (2); Nsamba-Gayiiya, Eddie (3)
1: Ford Foundation, Kenya; 2: Associates Research Trust Uganda, Uganda; 3: Consultant Surveyors and Planners, Uganda

Using innovative land conservation tools in Africa to protect land, enhance resource management and improve community livelihoods

Fitzgerald, Kathleen H.
African Wildlife Foundation, Kenya

Extractive reserves, the properties rights, and sustainable development in the Amazon region

Reydon, Bastiaan Philip (2); Cavalcanti, Francisco Carlos da Silveira (1)
1: Universidade Federal do Acre, Brazil; 2: Universidade Estadual de Campinas, Brazil

Local rights to resources: A review of framework laws in Africa

Salcedo-LaViña, Celine; Veit, Peter
World Resources Institute, United States of America

RES-03: Institutions to manage common lands

MARCH 24, 15:00, MC 6-100

Chair: Paul Tchawa, Head of Geography Department, University of Yaoundé, Cameroon

A devolving governance system, land management and administration through county land boards

Swazuri, Muhammed
The National Land Commission, Kenya

Using trust structures to manage customary land: An analysis of the iTaukei land trust board in Fiji

Boydell, Spike; Baya, Ulaiasi Radoke
University of Technology Sydney, Australia

Improving land governance through community participation in Odisha, India

Choudhury, Sibabrata (1); Nanda, Susanta (2)
1: Landesa; 2: Government of Odisha, India

Does community-based conservation curtail threats? Impacts of community-based conservation in Kenya

Williams, David (1); Sumba, Daudi (2); Muruthi, Philip (2); Gregory-Michelman, Natasha (1)
1: African Wildlife Foundation, United States of America; 2: African Wildlife Foundation, Kenya

RES-04: Communal level property rights in the face of risk management

MARCH 24, 17:00, MC 6-100

Chair: Robert Buergenthal, Senior Director, International Strategy, Thomson Reuters, United States

Investigating variations in social tenure form as a basis for hazard vulnerability indexing

Browne, Jamal; Griffith-Charles, Charisse
The University of the West Indies, Trinidad and Tobago

Exploring the use of conceptual models to identify scenarios, lessons, and entry points for community-scale marine resource tenure and governance

Courtney, Catherine
Tetra Tech, Inc., United States of America

100 years of community land rights in Liberia: Lessons for the future

De Wit, Paul (1); Stevens, Caleb (2)
1: Hinterland, Mozambique; 2: Independent Consultant, United States of America

The status of wildlife and conservation areas in Zimbabwe and recommendations for recovery

Fitzgerald, Kathleen H.
African Wildlife Foundation, Kenya

RES-05: Devolution and local level planning to enhance tenure security

MARCH 25, 08:30, MC 6-100

Chair: Manish Bapna, Executive Vice President, World Resources Institute, United States

Deforestation in decentralized and democratic Indonesia

Adrison, Vid
The Institute for Economic and Social Research (LPEM FEUI), Indonesia

Indonesia mapping communities and resources - Empowering indigenous peoples through mapping of customary lands

Martinez, Juan (1); Nababam, Abdon (2)
1: World Bank, Indonesia; 2: National Alliance for Indigenous Peoples, Indonesia

Decentralized institutions for land management at the crossroads: The case of central Kalimantan, Indonesia

Steni, Bernadinus; Irawan, Silvia; Prabowo, Guntur
Earth Innovation Institute, Indonesia

Traditions, land rights, and local welfare creation: Studies from eastern Indonesia

Sulistiawati, Linda Yanti (1); Stein, Kristiansen (2)
1: Universitas Gadjah Mada, Indonesia; 2: Universitetet I Agder, Norway

RES-06: Forest tenure

MARCH 25, 10:30, MC 6-100

Chair: Jintao Xu, Professor, Peking University, China

What future for reform?

Corriveau-Bourque, Alexandre; Springer, Jenny; Almeida, Fernanda
Rights and Resources Initiative, United States of America

Impact assessment of forest rights act in India

Kondepati, Rajendra
Ministry of Rural Development, India

Worker household living standards and income inequality in state forest areas of the northeast China

Yi, Yuanyuan (1); Xu, Jintao (2)
1: University of Gothenburg, Sweden; 2: Peking University, People's Republic of China

Gender and forest governance: Does women's presence make a difference?

Agarwal, Bina
University of Manchester, UK

RES-07: Land tenure in the context of decentralization

MARCH 25, 13:30, MC 6-100

Chair: Caroline Plançon, Senior Land Policy Specialist, World Bank, France

Improving land governance through local government led LAM reform in the Philippines

Garcia, Brian; Eleazar, Floradema; Reyes, Lulu
Land Equity Technology Services, Inc, the Philippines

Institutionalizing municipal government management of land conflicts and land use in Guatemala

Loach, Peter William; Aquino, Carlos
Mercy Corps, Guatemala

Where do I report my land dispute? Impacts of institutional proliferation on land governance in North Uganda

Kobusingye, Doreen Nancy
African Studies Centre of Leiden University, The Netherlands

Local level participatory planning: An approach towards tenure security and development planning

Mulofwa, Jericho (1); Meijs, Marcel Martinus Gerardus Johannus (2); Hager, Claus Peter (3); Lusepani, Esther (1); Kashululu, Rose-Mary (1)
1: Ministry of Lands and Resettlement, Namibia; 2: GOPA - Consultants, Germany; 3: AMBERO Consulting Gesellschaft mbH, Germany

RES-08: Community land and REDD+

MARCH 25, 15:15, MC 6-100

Chair: Vivek Maru, CEO, Namati, United States

Opportunity cost of carbon sequestration & preferences for REDD+ contracts: A choice experiment in Ethiopia

Dissanayake, Sahana T. M. (1); Beyene, Abebe Damte (2); Bluffstone, Randall (3); Gebreegziabher, Zenebe (2); Mekonnen, Alemu (2); Martinsson, Peter (4); Toman, Michael (5)
1: Colby College, United States of America; 2: Environmental Economics Policy Forum for Ethiopia, Ethiopia; 3: Portland State University, United States of America; 4: University of Gothenburg, Sweden; 5: World Bank, United States of America

Input-based REDD+ contracts: A randomized trial of improved biomass cookstoves in Ethiopia

Bluffstone, Randall (1); Damte, Abebe (2); Gebreegziabher, Zenebe (2); Mekonnen, Alemu (2); Toman, Michael (3)
1: Portland State University, United States of America; 2: Environmental Economics Policy Forum for Ethiopia, Ethiopia; 3: World Bank, United States of America

Raising the REDD Flag: How national governance failings are compromising Madagascar's REDD+ potential

Aquino, Andre; Griffin, Robert
World Bank, United States of America

Community rights and forest conditions: The contribution of stronger forest tenure to climate change mitigation

Winterbottom, Robert; Veit, Peter
World Resources Institute, United States of America

RES-09: Linking land use and land tenure

MARCH 25, 17:00, MC 6-100

Chair: Jes Weigelt, Project Leader Global Soil Forum, Institute for Advanced Sustainability Studies (IASS), Germany

Global governance for sustainable land use: Status and opportunities

Fritsche, Uwe (1); Eppler, Ulrike (1); Iriarte, Leire (1); Wunder, Stephanie (2); Kaphengst, Timo (2); Wolff, Franziska (3); Heyen, Dirk (3); Lutzenberger, Alexa (4); Jering, Almut (5)
1: IINAS - International Institute for Sustainability Analysis and Strategy, Germany; 2: Ecologic Institute, Germany; 3: Oeko-Institut - Institute for Applied Ecology, Germany; 4: Leuphana University Lueneburg, Germany; 5: UBA - Federal Environment Agency

Monitoring changes in the global land-use marketplace from space

Belward, Alan
Joint Research Centre - European Commission, Italy

Enabling programmatic landscape level interventions for climate resilience

Hooda, Neeta
World Bank, United States of America

Land use planning for climate change adaptation in small island Caribbean states

Edwards, Danielle
American University Washington College of Law

Discussants

Witriol, Jennifer, Millennium Challenge Corporation, United States of America
Müller, Alexander, Institute for Advanced Sustainability Studies, Germany

GDR-01: Reframing women's security of tenure from a grassroots perspective

MARCH 24, 10:30, PRESTON AUDITORIUM

Chair: Jan Peterson, Global Chair, Huairou Commission, United States

Improving transparent service delivery in land offices

Joyce RoseMary, Nangobi; Ramsom, Pamela
Slum Women's Initiative for Development (SWID), Uganda

Climate change, gender and the new global commons

Yonder, Ayse (1); Leavitt, Jacqueline (2)
1: Pratt Institute, United States of America; 2: University of California, United States of America

"It takes a village" to protect a woman's land: Working at community-level to secure women's land rights in SSA

Knight, Rachael (1); Bicchieri, Marianna (2)
1: Namati, United States of America; 2: Food and Agriculture Organization of the United Nations (FAO), Italy

Ensuring and protecting the land leasing right of poor women in India

Haque, Tajamul; Nair, Jaya Lekshmi
Landesa, India

Gender differences in perceived impacts of land security? Results of a baseline survey in greater Maseru

Muraoka, Rie; Maredia, Mywish K.; Jin, Songqing
Michigan State University, United States of America

GDR-02: Initiatives to improve women's land rights in traditional settings

MARCH 24, 13:00, PRESTON AUDITORIUM

Chair: Alain Durand-Lasserve, Emeritus Senior Research Fellow, CNRS, France

Expanding and sustainably protecting women's land rights: Lessons learned from Mozambique

Rose, Ian M.; Lopez, Bruno
HTSPE, Ltd., United Kingdom

Improving land governance and women's capacity to manage natural resources in reformed areas in Pernambuco

Chaves, Patricia; Santos, Aldo
Espaço Feminista para Democracia e Direitos Humanos, Brazil

Securing women's land rights through land tenure reform program in Rwanda

Bayisenge, Jeannette
University of Gothenburg, Sweden

Securing land title for women in Nigeria: A professional perspective

Etuonovbe, Angela
AnGene Surveys & Consultants, Nigeria

GDR-03: Using inheritance as a lever for female empowerment

MARCH 24, 15:00, PRESTON AUDITORIUM

Chair: Vinodh Jaichand, Dean of the School of Law, University of the Witwatersrand, South Africa

Strengthening the performance of the Ugandan justice system: A model to secure and protect widows' and orphans' land rights

Kadi, Eva; Singleton, Kirsten; Cooper Parks, Andee; Rudy, Jesse; Langford, Philip
International Justice Mission, United States of America

Revisiting bequest motives: Evidence from a randomized choice experiment

Mueller, Valerie (1); Wineman, Ayala (2)
1: International Food Policy Research Institute, United States of America; 2: Michigan State University, United States of America

Who shall inherit the land? Exploring gendered patterns of land inheritance in Nigeria

Nkonya, Ephraim (1); Kovarik, Chiara (1); Markelova, Helen (2)
1: International Food Policy Research Institute, United States of America; 2: University of Minnesota, United States of America

Inheritance law reform and human capital accumulation: Second generation effects from India

Deininger, Klaus (1); Jin, Songqing (2); Nagarajan, Hari (3); Xia, Fang (4)
1: World Bank, United States of America; 2: Michigan State University, United States of America; 3: National Council of Applied Economic Research, India; 4: Central University of Finance and Economics, People's Republic of China

What prevents women from inheriting land in India: Implementation of HSAA 2005 in AP, MP and Bihar

Sircar, Ashok; Paul, Sohini
Landesa, India

GDR-04: Empowering women through more secure land tenure: Avenues and experiences**MARCH 24, 17:00, PRESTON AUDITORIUM****Chair:** Hippolyte Fofack, Senior Economist, World Bank, United States**Joint land certification and intra-household decision-making: Towards empowerment of wives?**Holden, Stein T.; Bezu, Sosina
Norwegian University of Life Sciences, Norway**Women's land rights and intra-household bargaining power: Perception and practice of inheritance in Nigeria.**Ghebru, Hosaena (1); Deininger, Klaus (2); Ali, Daniel (2)
1: International Food Policy Research Institute, United States of America; 2: World Bank, United States of America**The impact of the 1999 inheritance and succession law on land inheritance and implications for women's bargaining power in Rwanda**Deininger, Klaus; Ali, Daniel; Tanaka, Tomomi
World Bank, United States of America**Implications of gender differentials in land-holding management on agricultural productivity in Nigeria**Ibrahim, Shakirat; Shittu, Adebayo Musediku; Obayelu, Elijah Abiodun; Arowolo, Olushola Aisha
Federal University of Agriculture, Nigeria**GDR-05: Gendered control of land and agricultural development interventions I****MARCH 25, 08:30, PRESTON AUDITORIUM****Chair:** Talip Kilic, Research Economist, World Bank, United States**Land, assets and livelihoods: Gendered analysis of evidence from Odisha state in India**Savath, Vivien (1); Fletschner, Diana (1); Peterman, Amber (2); Santos, Florence (1)
1: Landesa, United States of America; 2: Independent Consultant, United States of America**Gender inequalities in ownership and control of land in Africa: Myth and reality**Doss, Cheryl (1); Kovarik, Chiara (2); Quisumbing, Agnes (2); Peterman, Amber (3); van den Bold, Mara (2)
1: Yale University, United States of America; 2: International Food Policy Research Institute, United States of America; 3: University of North Carolina at Chapel Hill, United States of America**Gender-disaggregated perceived tenure (in)security and demand for land tenure regularization in Nigeria**Ghebru, Hosaena (1); Deininger, Klaus (2); Ali, Daniel (2)
1: International Food Policy Research Institute, United States of America; 2: World Bank, United States of America**Land and gender – Improving data availability and use in the Western Balkans**Tonchovska, Romyana (1); Kelm, Kathrine (2); Giovarelli, Renee (3)
1: Food and Agriculture Organization of the United Nations, Italy; 2: World Bank, United States of America; 3: Landesa, United States of America**Strengthening the availability of sex disaggregated data on land ownership in agricultural censuses**Brunelli, Chiara; Neciu, Adriana
FAO, Italy**GDR-06: Gendered control of land and agricultural development interventions II****MARCH 25, 10:30, PRESTON AUDITORIUM****Chair:** Esther Obaikol, Executive Director, Uganda Land Alliance, Uganda**Gender and land: Approaches and challenges for strengthening rural women's land rights**Namubiru-Mwaura, Evelyn
Alliance for a Green Revolution in Africa (AGRA), Kenya**Integrated agriculture-nutrition programs and gender norms on land & asset ownership in Burkina Faso**van den Bold, Mara (1); Pedehombga, Abdoulaye (2); Ouedraogo, Marcellin (2); Quisumbing, Agnes (1); Olney, Deanna (1)
1: International Food Policy Research Institute (IFPRI), United States of America; 2: Helen Keller International, Burkina Faso**Re-thinking the regulation of community-based legal aid programs to support women's land rights**Billings, Lucy; Meinzen-Dick, Ruth; Mueller, Valerie
International Food Policy Research Institute, Uganda**Who decides to grow orange sweet potatoes? Bargaining power and adoption of biofortified crops in Uganda**Gilligan, Daniel O. (1); Kumar, Neha (1); McNiven, Scott (3); Meenakshi, J.V. (2); Quisumbing, Agnes R. (1)
1: IFRI, United States of America; 2: Delhi School of Economics, India; 3: University of California, Davis, United States of America**Gender, control, and crop choice in northern Mozambique**de Brauw, Alan
International Food Policy Research Institute, United States of America

GDR-07: Women's land tenure: Frameworks for action

MARCH 25, 13:30, PRESTON AUDITORIUM

Chair: Karol Boudreaux, Land Tenure & Resource Rights Practice Lead, The Cloudburst Group, United States

Securing women's land tenure in northern Uganda: An empowerment approach

Hannay, Leslie; Scalise, Elisa
Landesa, United States of America

Land and empowerment of adolescent girls

Halder, Pinaki
Landesa, India

An intrahousehold analysis of access to and control over land in the Northern Province, Rwanda

Santos, Florence; Fletschner, Diana; Savath, Vivien
Landesa, United States of America

Measuring gender-equitable land tenure: A legislation assessment tool

Kenney, Naomi; de la O Campos, Ana Paula
Food and Agriculture Organization of the United Nations, Italy

GDR-08: Land tenure arrangements and change in an Islamic context

MARCH 25, 15:15, PRESTON AUDITORIUM

Chair: Amie Bensouda, Managing Partner, Amie Bensouda & Co LP, Gambia

Land tenure and the Arab spring: Yemen's experience

Unruh, Jon
McGill University, Canada

"Nothing more to lose": Ashwaayat and land governance in Egypt

Soliman, Ahmed Mounir Mahmoud
Alexandria University, Egypt

Securing and protecting land rights from a gender perspective in Afghanistan

Madzarevic, Jelena
Norwegian Refugee Council (NRC), Islamic Republic of Afghanistan

Islamic social endowment of land (Waqf): A tool for poverty alleviation

Baird-Zars, Bernadette (1); Amirtahmasebi, Rana (2); Abdulla, Darrat (1)
1: Alarife Urban Associates, United States of America; 2: World Bank, United States of America

GDR-09: Securing women's rights in post conflict settings

MARCH 25, 17:00, PRESTON AUDITORIUM

Chair: Debbie Isser, Senior Counsel, World Bank, United States

No place like home: An assessment of the housing, land and property rights of Palestinian refugee women in camps and gatherings in Lebanon

Aranki, Dalia (1); Abou Daher, Layal (1); Ghanem, Sarah (1); Rasul, Majida (2)
1: Norwegian Refugee Council, Lebanon; 2: Independent consultant for NRC, Lebanon

Women's leadership of land tenure and conflict resolution in Colombia

Budden, Provash; Gomez, Hugo
Mercy Corps, Colombia

Securing and protecting the land rights of returnee and displaced women in south Sudan

Coll, Barbara; Stone, Anna
Norwegian Refugee Council, South Sudan

Securing displaced women's land rights in post-conflict contexts

Farmer, Kirstie; Sanchez Bermudez, Monica; Cunial, Laura
Norwegian Refugee Council, Norway

MNG-01: Capacity building for improved land administration

MARCH 24, 10:30, MC 5-100

Chair: Jorge Munoz, Adviser, World Bank, United States

Land and natural resources tenure learning initiative for East and Southern Africa: Achievements, lessons learned, and way forward

Augustinus, Clarissa (1); Antonio, Danilo (1); Liversage, Harold (2); Jonckheere, Steven (3); Mabikke, Samuel (1)

1: United Nations Human Settlement Programme (UN-HABITAT), Kenya; 2: International Fund for Agricultural Development (IFAD), Kenya; 3: International Fund for Agricultural Development (IFAD), Italy

Twinning seconding and young talents' involvement to improve land administration development projects

Zetterquist, Fredrik
Swedesurvey, Sweden

Update on spatial technology for cadastral systems and the continuum of rights

Jones, Brent
Esri, United States of America

The land sector in East Asia: Lessons for land governance and spatial enablement of government & societies

Clifford Bell, Keith
World Bank, United States of America

Land institutions and structural transformation in Paraguay

Rajack, Robin; Galeana, Fernando; Fragano, Francis
World Bank, United States of America

MNG-02: Country level implementation

MARCH 24, 13:00, MC 5-100

Chair: Tijan Sallah, Sector Manager, World Bank, United States

Land tenure reform in developing countries: What can we learn from Rwanda?

Sagashya, Didier G. (1); Ngoga, Thierry (2)
1: Government of Rwanda; 2: Independent Consultant

Rural land registration in Ethiopia: Increased transparency for 26,000,000 land holders

Gebrewold, Zerfu Hailu (1); Harris, David (2)
1: NIRAS, Ethiopia; 2: ORGUT, Ethiopia

Reforming land management in Uganda: The difficult path towards harmonization

Rukundo, Bruce (1); Kirumira, Daniel (2)
1: Air Water Earth (AWE) Ltd, Uganda; 2: Masaka District Land Office, Uganda

Rural-urban migration and land and rural development policies in Ethiopia

Gebeyehu, Zemen Haddis
USAID, Ethiopia

MNG-03: Political economy of land reforms

MARCH 24, 15:00, MC 5-100

Chair: Alexandre Ghelew, Programme Officer, Swiss Agency for Development & Cooperation, Switzerland

Inadequate land reforms reason for poverty and Social unrest

Ahmed, Masood
Jazan University, Saudi Arabia

Liberia at a crossroads: The political economy of key institutional and policy reforms in the land sector

Baldwin, Katelyn (1); Geertson, Michael (1); Kaba, Ali (2)
1: Chemonics International, United States of America; 2: Sustainable Development Institute, Liberia

Harnessing political will for land reform: The case of D.R.C.

Bayengeha Floribert, Nyamwoga
National Commission for Land Reform, Democratic Republic of the Congo

Land governance and institution practices in Myanmar

Kyaw Thein, Aung
Pyoe Pin Programme, Myanmar

Main causes of insecure land rights in Brazil: Evidences from LGAF and case study

Reydon, Bastiaan Philip; Bueno, Ana Paula da Silva; Fernandes, Vitor Bukvar
UNICAMP, Brazil

MNG-04: Local conflict resolution

MARCH 24, 17:00, MC 5-100

Chair: Laura Cunial, Icla Adviser, Norwegian Refugee Council, Switzerland

Institutions and land reform: Lessons from land redistribution policy in post-apartheid South Africa

Partridge, Andrew
Western Cape Department of Agriculture, South Africa

Resolving agrarian conflict through implementation of land reform by collaboration local government and CSO in Indonesia

Nudin, Iwan
Consortium for Agrarian Reform (Konsorsium Pembaruan Agraria/KPA), Indonesia

Land conflicts and the state in Rwanda and Burundi

Takeuchi, Shinichi
Institute of Developing Economies - JETRO, Japan

Addressing land conflicts in the Lao PDR through legal rights empowerment

Inthakoun, Lamphay
Village Focus International (VFI), Laos

Land dispute resolution - Impact on Governance

Bensouda, Amie
Amie Bensouda & co LP, Gambia

MNG-05: Ensuring sustainability of data and records

MARCH 25, 08:30, MC 5-100

Chair: Stig Enemark, Professor, Aalborg University, Denmark

A significant actor in sector: GDLRC, Turkey

GÜNEY, Davut; KESER, Abdullah Burak; ERDOĞAN, Nihat; DIRI, Mehmet Fatih; DURSUN, Ismail
General Directorate of Land Registry and Cadastre, Turkey

Fit-for-purpose land administration and the post-2015 agenda: Lessons from urban and rural Ethiopia

Bennett, Rohan Mark (1); Alemie, Berhanu (1); Yimer, Fikerte Abebe (1); Zevenbergen, Jaap (1); Lemmen, Chrit (2)
1: University of Twente, the Netherlands; 2: Kadaster, the Netherlands

Tracking changing tenure relations: The talking titler methodology using data mining & network analysis

Barry, Michael; Asiedu, Kwame
University of Calgary, Canada

Sustainability of land administration organisation and supporting ICT solutions

Meijer, Co
Kadaster, the Netherlands

Influence of land policies on registration process in Uganda 1900-2013

Orlova, Nadege (1); Gay, Lauriane (2); Kulata, Sarah (3)
1: IGN France International, France; 2: University Montpellier I, France; 3: Ministry of Lands, Housing and Urban Development, Uganda

MNG-06: Land tenure in post conflict situation

MARCH 25, 10:30, MC 5-100

Chair: Mamadou Baro, Associate Professor of Anthropology, Associate Research Anthropologist, University of Arizona, United States

Unsettled land: The role of humanitarian organizations in fostering transparency and accountability in land administration in the Gaza Strip

Arafat, Jihad; Adamczyk, Sarah
Norwegian Refugee Council, Palestinian Territories

Historic and current institutional developments in Afghanistan's land sector

Peikar, Jawad
Afghanistan Government, Islamic Republic of Afghanistan

Land governance challenges in the building of a new nation: Experiences from South Sudan

Marzatico, Francesca
Independent Consultant, South Sudan

Improving land registration in Burundi and DRC

Ferrari, Florence
Swiss Agency for Development and Cooperation, Burundi, DRC

Property restitution and rule of law in peacebuilding: Examining applicability of the Bosnian model

Katayanagi, Mari - JICA Research Institute, Japan

MNG-07: Interventions to improve transparency and reduce cost of land administration

MARCH 25, 13:30, MC 5-100

Chair: Anu Saxén, Senior Management Advisor, Ministry for Foreign Affairs, Finland

Putting reform blockages aside: In search of speeding up land titling for indigenous people in Cambodia

Müller, Franz-Volker; Poch, Sophorn
Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ), Cambodia

Improving land tenure security, restricting property rights: The Rwandan land reform in context

Huggins, Christopher
Carleton University, Canada

Improving land governance in Botswana – Achievements and lessons learned

Land, Kristin (1); Malatsi, Bareng (2)
1: Lantmateriet, Sweden; 2: Ministry of Lands and Housing, Botswana

The influence of land tenure reform on land tenure security in Musanze district, northern province in Rwanda

Muyombano, Emmanuel
University of Gothenburg, Sweden

Mainstreaming the first registration of real property rights in Romania

Bourguignon, Camille
World Bank, United States of America

Securing land tenure in fourteen countries: Historical perspectives, challenges and opportunities

Antonio, Danilo (1); Espinoza, Jorge (2); Kirk, Michael (3); Mabikke, Samuel (1)
1: United Nations Human Settlement Programme (UN-HABITAT), Kenya; 2: Technische Universitaet Muenchen, Germany; 3: Philipps
Universitaet Marburg, Germany

MNG-08: Socializing land rent while untaxing production: benefits and methodologies

MARCH 25, 15:15, MC 5-100

Chair: Clarissa Augustinus, Unit Leader, UN-Habitat, Kenya

How taxing land reduces poverty

Tideman, Thorwald Nicolaus
Virginia Tech, United States of America

Land assessment for socializing land rent while untaxing production

Gwartney, Ted
Municipal Revenue Consulting, United States of America

Value capture: The good, the bad & the ugly

Rybeck, Richard
Just Economics, LLC, United States of America

Land value tax: Funding community from the public commons, feasibility and practical applications

Vincent, Richard Joshua
Center for the Study of Economics, United States of America

MNG-09: Panel on land taxation

MARCH 25, 17:00, MC 5-100

Chair: Gerry Divaris, Director, International Property Tax Institute, Canada

Property tax collection as a driver for effective decentralization: How can it be done?

Kelly, Roy
Duke University, United States of America

Practical experience in administering property taxation worldwide

Brzeski, Wladyslaw
International Property Tax Institute, Poland

Using technology to make property taxation more efficient

Williamson, Ruel
Mind Pearl LLC, United States of America

International best practices in property taxation

Divaris, Gerry
International Property Tax Institute, Canada

SPR-01: Assessing the functioning of land markets

MARCH 24, 10:30, MC 7-100

Chair: Stein T. Holden, Professor, Norwegian University of Life Sciences, Norway

The role of social comparisons in agricultural land markets: Some evidence from Poland during transition

Falkowski, Jan
University of Warsaw, Poland

Land use consolidation and poverty reduction in Rwanda

Musahara, Herman; Nyamulinda, Birasa; Bizimana, Claude; Niyonzima, Theophile
University of Rwanda, Rwanda

De facto property rights recognition, labor supply, and investment of the poor in Brazil

Dantas, Rafael Santos; Tannuri Pianto, Maria Eduarda
Universidade de Brasília, Brazil

Assess land markets and land institutions in West & Central African cities: Lessons from a pilot in Bamako, Mali

Durand-Lasserve, Alain (1); Durand-Lasserve, Maylis (2); Selod, Harris (3)
1: CNRS, France; 2: Geoffrey Payne and Associates, United Kingdom; 3: World Bank, United States of America

SPR-02: Structural implications of land tenure arrangements

MARCH 24, 13:00, MC 7-100

Chair: Jann Lay, Head of Research Program, Giga German Institute of Global and Area Studies, Germany

Land titles and violent conflict in rural Mexico

Pfütze, Tobias (1); Castañeda-Dower, Paul (2)
1: Oberlin College, United States of America; 2: New Economic School, Russia

Land reform initiatives and implementation in a world country panel: 1900-2010

Bhattacharya, Prasad Sankar (1); Ulubasoglu, Mehmet Ali (1); Mitra, Devashish (2)
1: Deakin University, Australia; 2: Syracuse University, United States of America

Land reform, fertility and Ethiopia's "2.5 million missing Amharans"

Kemper, Niels (1); Ayalew Ali, Daniel (2); Deininger, Klaus (2)
1: University of Mannheim, Germany; 2: World Bank, United States of America

Reallocating wealth? Insecure property rights and agricultural investment in rural China

Leight, Jessica
Williams College, United States of America

SPR-03: Impacts from interventions to secure land rights

MARCH 24, 15:00, MC 7-100

Chair: Paul Dorosh, Division Director, IFPRI, United States

The welfare impact of land redistribution: Evidence from a quasi-experimental initiative in Malawi

Mendola, Mariapia; Simtowe, Franklin
University of Milano Bicocca, Italy

Land grabbing as a strategic game: A three level approach

Bertini, Raffaele
University of Florence, Italy

Uncertain land tenure & investor's bottom lines: Including land tenure insecurity into investment decisions

Caron, Cynthia (1); Fenner, Stephanie (1); Monchuk, Daniel (2)
1: Clark University, United States of America; 2: Cloudburst Consulting Group, United States of America

Land use and resource claims in coastal areas: An econometric approach

Bramati, Maria Caterina
Sapienza University of Rome, Italy

SPR-04: Contribution of property rights to structural change

MARCH 24, 17:00, MC 7-100

Chair: Tim Hanstad, President, Landesa, United States

Rural-rural migration and land conflicts: Implications on agricultural productivity in Uganda

Mwesigye, Francis; Matsumoto, Tomoya
National Graduate Institute for Policy Studies (GRIPS), Japan

Non-farm work, land tenancy contracts and investment in soil conservation measures in rural Pakistan

Kousar, Rakhshanda; Abdulai, Dr. Awudu
University of Kiel, Germany

The impact of development through local integration on land use and conflict: An evaluation of the "16 villages" policy in Liberia

Hartman, Alexandra (2); Kitt, Gregory (1); Morse, Benjamin (3)
1: Norwegian Refugee Council, Liberia; 2: Yale University, United States of America; 3: MIT, United States of America

Testing the persistence of power, elites and institutions: Land reforms around the world, 1900-2010

Jimenez Ayora, Pablo; Ulubasoglu, Mehmet; Bhattacharya, Prasad
Deakin University, Australia

SPR-05: Impact evaluation of land tenure intervention

MARCH 25, 08:30, MC 7-100

Chair: William J. Martin, Research Manager, World Bank, United States

Impact of land tenure regularization program in Rwanda

Ali, Daniel Ayalew (1); Deininger, Klaus (1); Goldstein, Markus (1); La Ferrara, Eliana (2)
1: World Bank, United States of America; 2: University of Bocconi, Italy

Building knowledge to improve impact evaluation of land administration projects

Edouard, Fabrice; Sofia, Espinosa; Rafael, Montero
FAO, Italy

Impacts of land property rights interventions on investment & productivity: A systematic review

Lawry, Steven (1); Samii, Cyrus (2); Leopold, Aaron (3); Hall, Ruth (4)
1: Harvard Kennedy School, United States of America; 2: New York University, United States of America; 3: Global Governance Institute, United States of America; 4: University of Western Cape, South Africa

The effects of communal land certification on deforestation: Evidence from Mexico

Kutzman, Daley (1); Sadoulet, Elisabeth (1); de Janvry, Alain (1); Gonzalez-Navarro, Marco (2)
1: University of California, Berkeley, United States of America; 2: University of Toronto, Canada

SPR-06: New ways of data acquisition

MARCH 25, 10:30, MC 7-100

Chair: Abbas Rajabifard, Head of Department of Infrastructure Engineering, University of Melbourne, Australia

Drones for peace: Fast and inexpensive spatial data capture for multi-purpose use- Part I of II

Barnes, Grenville (1); Volkmann, Walter (2); Kelm, Kathrine (3); Sherko, Romeo (4)
1: University of Florida, United States of America; 2: Micro Aerial Projects, United States of America; 3: World Bank, United States of America; 4: ikubINFO, Albania

Drones for peace: Fast and inexpensive spatial data capture for multi-purpose use- Part II of II

Kelm, Kathrine (1); Tonchovska, Romyana (2); Anand, Aanchal (1)
1: World Bank, United States of America; 2: FAO, Italy

Open, community, collaborative data for land rights and tenure

Maron, Mikel
GroundTruth Initiative, United States of America

How technology can enable transparent and responsible investments in the administration of public lands

Haupt, Jonathan (1); Olmstead, Karl (2); Jacobs, Gasant (1)
1: Thomson Reuters, United States of America; 2: Minnesota Information Technology Services- Department of Natural Resources, United States of America

SPR-07: Mapping of community tenure

MARCH 25, 13:30, MC 7-100

Chair: Michael Jarvis, Senior Private Sector Development Specialist, World Bank, United States

Going beyond consultation: Participatory village boundary setting and community mapping in rural Indonesia

Barthel, Kevin (1); Widodo, Sigit (2); Safik, Ahkmad (2); Hardiono, Martin (1)
1: Millennium Challenge Corporation, United States of America; 2: Millennium Challenge Account, Indonesia

Parcels as spatial data: Supporting aboriginal title to huge tracts of land

Ballantyne, Brian
Natural Resources Canada, Canada

Flexible land titling in Namibia: Integrating urban land rights into the national land reform programme

Matthaei, Elke Astrid (1); Mandimika, Prisca (2)
1: GIZ, Namibia; 2: Ministry of Lands and Resettlement, Namibia

Overlapping land claims and the case for transparency: Lessons from Bolivia

Debuquois, Claire (1); Cordes, Kaitlin (2)

1: Columbia Law School, United States of America; 2: Vale Columbia Center on Sustainable International Investment, United States of America

Community land titling and social enfranchisement: Evidence from a field experiment in Africa

Young-Taft, John Taiowa (1); Knight, Rachael (2)

1: Gulf University for Science and Technology, Kuwait; 2: Namati, United States of America

SPR-08: Managing public land

MARCH 25, 15:15, MC 7-100

Chair: Helge Onsrud, Director, Norwegian Mapping Authority, Norway

State-owned agricultural land: A Dormant Treasure

Dells, Katja
BVVG, Germany

Using ICT to manage non-agricultural property: e-SWATHU in Karnataka, India

N R, Samartharam (1); Chawla, Rajeev (2)

1: National Informatics Centre, India; 2: Government of Karnataka, India

State land administration in Fiji

Sahib, Louzanne (1); Ratumudu, Taraivini (2)

1: Institute of Valuation & Estate Management of Fiji, Fiji Islands; 2: Ministry of Lands & Mineral Resources, Fiji Islands

Good governance to overcome chaos and manage public lands in Amazonia: The case of Acre-Brazil

Reydon, Bastiaan Philip; Souza, Elyson de; Souza, Gisele Elaine de Araújo Batista; Sakamoto, Camila Strobl; Maciel, Raimundo Cláudio Gomes
University of Campinas, Brazil

Beyond open data: Leveraging information & collaboration to illuminate trends in Cambodia & the lower Mekong

Parnell, Terry
East West Management Institute, Cambodia

SPR-09: Data sharing to develop synergies and fully utilize the potential of spatial data

MARCH 25, 17:00, MC 7-100

Chair: Jolyne Sanjak, Executive Director, The Land Alliance, United States

Meeting challenges to provision of land registration information to benefit the economy in England & Wales

Trigg, Andrew
HM Land Registry, United Kingdom

Cooperation between stakeholders maximizes the benefits from spatial data

Zein, Tarek; Hartfiel, Paul
Hansa Luftbild AG, Germany

Strengthening the authority of mapping organisations to maximize benefits from spatial data

Ramage, Steven; Ashby, Simon; Moss, Duncan
Ordnance Survey International, United Kingdom

Spatial literacy and millennium development goals (MDGS) beyond 2015

Chigbu, Njike (1); Chigbu, Jennifer Eziaku (2); Apeh, Michael (3)

1: Abia State Polytechnic, Nigeria; 2: Nigerian Institution of Surveyors, Nigeria; 3: Federal Polytechnic Idah, Nigeria

Towards a profile of the land administration domain model (LADM) for Nigeria

Adeoye, Anthony; Okusanya, George
AAC Consulting, Nigeria

URB-01: Urban expansion

MARCH 24, 10:30, MC 2-800

Chair: Remy Sietchiping, Land Indicators Specialist, UN-Habitat, Kenya

Densification deep in the countryside: Land quotas and their spatial and economic implications for rural China

Xiao, Yuan
Massachusetts Institute of Technology, United States of America

Spatial urban expansion, land registration and peri-urban land tenure security in Bahir Dar and Debre Markos

Agegnehu, Sayeh
Debre Markos University, Ethiopia

Urban land and poverty dynamics in Vientiane capital city of Laos

Sayaraj, Ek Vinay
Ministry of Natural Resources and Environment of Laos, Laos

Integration of urban physical infrastructure into land use governance

Bobylyev, Nikolai (1,2,3); Jefferson, Ian (2)
1: Saint Petersburg State University, Russian Federation; 2: University of Birmingham, UK; 3: St.Petersburg Research Centre for Ecological Safety of the Russian Academy of Sciences, Russian Federation

URB-02: Ensuring availability of services through taxation & other policies

MARCH 24, 13:00, MC 2-800

Chair: Rick Gaynor, Director, Millennium Challenge Corporation, United States

Levying the land - land-based instruments to finance public services: Their applicability to developing countries

Alterman, Rachelle
Technion University - Israel Institute of Technology, Israel

Subnational tax assessment tool (STAT)

Rodriguez Alvarez, Jose Manuel; Fanta, Enrique; Conde Diez del Corral, Jaime
World Bank, United States of America

Land, land everywhere, but not a service to link: Land policy and urban expansion in Ulaanbaatar, Mongolia

Mason, David (1); Payne, Geoffrey (2); Brhane, Meskerem (1)
1: World Bank, United States of America; 2: Geoffrey Payne and Associates, United Kingdom

The political economy of urban land governance and the case of Medellin

Padrós, Albert
UN-Habitat, Kenya

URB-03: Expropriation

MARCH 24, 15:00, MC 2-800

Chair: Jonathan Lindsay, Lead Counsel, World Bank, United States

Popular participation in expropriation procedures: A comparative law and governance study

Hoops, Björn
University of Groningen, the Netherlands

Forced to sell the farm: Effects of expropriation and compensation programs on small-scale farmers in Ethiopia

Harris, Charles Anthony Philip
University of Oxford, United Kingdom

Reconceptualization of expropriation

Verstappen, Leon
University of Groningen, the Netherlands

Urbanization and land acquisition in South Asia compensation and displacement in Dhaka's urban fringe

Johnson, Craig (1); Haque, Iftekharul (2)
1: University of Guelph, Canada; 2: University of Guelph, Canada and BRAC University, Dhaka

URB-04: Intermediary tenure forms

MARCH 24, 17:00, MC 2-800

Chair: Matthew D. Glasser, Adviser, World Bank, United States

Incremental tenures and service delivery in low income irregular settlements in Indian cities

Singh, Arkaja
ICF GHK, India

Joint FIG/UNECE WPLA publication on informal development in the UNECE region

Potsiou, Chrysi
FIG, Greece

Lesson learnt from the slum up-gradation under JnNURM: The case of Surat, Western India

Patel, Arjun
Centre for Social Studies, India

A continuum of land rights in southern Africa

Royston, Lauren (1); du Plessis, Jean (2)
1: GLTN consultant, South Africa; 2: UN-Habitat, Kenya

URB-05: Urban planning

MARCH 25, 08:30, MC 2-800

Chair: Clarissa Augustinus, Unit Leader, UN-Habitat, Kenya

Evidence-based spatial analysis for improved urban planning and management

Boshoff, Louis Petrus
i @ Consulting, South Africa

Remote sensing and geographic information systems to urban landscape management of Ibadan, Nigeria

Pelemo, Oluwale John (1); Akintola, Benjamin (1); Akalumhe, Caroline D. (1); Ayeni, Caleb Olutoye (1); Oshati, Titilola (2); Akoun, Mercy (1)
1: Forestry Research Institute of Nigeria, Nigeria; 2: National Productivity Centre, Nigeria

Public transport service availability: A redefinition of urban landscape structure

Niyonsenga, David (1); Zuidgeest, Mark (2)
1: INES, Institute of Applied Sciences, Rwanda; 2: University of Cape Town, South Africa

Towards more equitable and resilient communities through secure and transparent land rights in Haiti

Blake, Elizabeth
Habitat for Humanity International, United States of America

URB-06: Uses of spatial data in urban management

MARCH 25, 10:30, MC 2-800

Chair: Harris Selod, Senior Economist, World Bank, United States

The use of spatial information in real estate

Kwak, ByungYong; Song, WonHo; Shin, YoonHo
Spatial Information Research Institute of LXXCSC, South Korea

Secondary cities: Managing land governance systems

Roberts, Brian (1); Hohmann, Rene (2)
1: Land Equity International, Australia, representing Cities Alliance; 2: Cities Alliance, Australia

The socio-spatial synergy in land governance: A case study of informal settlements in Bahir Dar, Ethiopia

Alemie, Berhanu (1,2); Bennett, Rohan (1); Zevenbergen, Jaap (1)
1: University of Twente, The Netherlands; 2: Bahir Dar University, Ethiopia

Nasarawa development platform: A progress report one year on

Jibril, Ibrahim Usman
Nasarawa State Government/Nasarawa Development Platform, Nigeria

Tarbil – A spatial M&E system

Durutan Okan, Saadet Nedret (1); Kusek, Gursel (2); Dieterle, Gerhard (3); Okan, Cüneyt (4)
1: Natural Resource Management Consultant, Turkey; 2: Turkish Ministry of Food Agriculture and Livestock, Turkey; 3: World Bank, United States of America; 4: Rural Development Consultant, Turkey

URB-07: Housing

MARCH 25, 13:30, MC 2-800

Chair: Elizabeth Blake, Svp Advocacy, Gov'T Affairs & General Counsel, Habitat for Humanity International, United States

Access to affordable land and housing in south Asian cities

Rai, Manjusha (1); Dowall, David (2); Ellis, Peter (1); Roberts, Mark (1)
1: World Bank, United States of America; 2: University of California, Berkeley, United States of America

Quito, Ecuador's land and housing market: Constraints and opportunities for affordable low-income housing

Kim, Yoonhee (1); Dowall, David E (2)
1: World Bank, United States of America; 2: University of California, Berkeley, United States of America

Economic consequences of the regularization of peri-urban settlement in Brazil

Reydon, Bastiaan Philip; Bueno, Ana Paula da Silva, UNICAMP, Brazil

Building effective and inclusive land governance: Practical lessons from Recife

Chaves, Patricia
Espaço Feminista para Democracia e Direitos Humanos, Brazil

URB-08: Incrementally securing urban tenure: Promising practices

MARCH 25, 15:15, MC 2-800

Chair: Regina Pritchett, Huairou Commission, United States

Legitimizing local tenure practices through incremental recognition: The case of Huambo in Angola

Cain, Allan
Development Workshop Angola, Angola

Incrementally securing tenure: Promising practices in informal settlement upgrading in southern Africa

Royston, Lauren
Development Works, South Africa

The flexible land tenure in Namibia: An affordable, secure and sustainable solution

Odendaal, Willem
Legal Assistance Centre, Namibia

Legal approaches to vertical urban development: Is a gradual solution possible?

Malaplate, Pauline
Notaires de France

URB-09: Access to urban land and infrastructure through grassroots data collection

MARCH 25, 17:00, MC 2-800

Chair: Keith Clifford Bell, Senior Land Policy Specialist, World Bank, United States

Knowing your city: Providing access to urban land and infrastructure through grassroots data collection

Bradlow, Benjamin
Shack/Slum Dwellers International, South Africa

Negotiated planning: Breaking the implementation impasse in Kampala

Dobson, Skye; Lutwama, Muhammed
ACTogether Uganda, Uganda

The science and practice of urban planning in slums

Bettencourt, Luis; Hand, Joe; Lobo, Jose
Santa Fe Institute, United States of America

The evolution of the urban discourse in Kenya and the influence of grassroots data collection

Makau, Jackson
Shack/Slum Dwellers International, Kenya

Innovations from below: Engagement of land issues in Indian cities through community collected data

D'Cruz, Celine
Shack/Slum Dwellers International, India

PTG-01: Registries as data providers

MARCH 24, 10:30, MC C2-131

Chair: Nicolás Noguerol, Associate Professor of Law, IPRA-CINDER, Spain

The registry in Sao Paulo: Characteristics, performance, and perspectives for the future

Jacomino, Sergio; Ferraz, Patrizia
Registrar, City of Sao Paulo

Transparency, land registry and data in Mexico

García Flores, María Elena
Secretaría de Desarrollo Agrario, Territorial y Urbano, Mexico

Registry in Costa Rica

Sibaja, Dagoberto
Registro Nacional de Costa Rica, Costa Rica

The Spanish land registry: Characteristics, recent innovations, and perspectives for the future

Méndez González, Fernando Pedro
Public Corporation of Property Right & Commerce Registrars of Spain, Spain

The Chilean Land Registry

Maldonado Croqueville, Luis
Chilean Land Registry, Chile

PTG-02: Regional initiatives to improve land governance

MARCH 24, 13:00, MC C2-131

Chair: Virginia Cram-Martos, Director of Economic Cooperation, Trade, and Land Management, UN ECE, Switzerland

Importance of the regional and interregional cooperation: Europe and Central Asia perspective

Roll, Gulnara
UNECE, Switzerland

Asia and the Pacific regional perspective

Antonio, Danilo
UN-Habitat/ Global Land Tool Network Secretariat, Kenya

Western Asia regional perspective

Hesham El Burai, Mahmoud (1); Bida, Mongi (2)
1: Dubai Land Department, United Arab Emirates; 2: United Nations Economic and Social Commission for Western Asia (ESCWA), Lebanon

Africa regional perspective

Kagwanja, Joan
UNECA, Ethiopia

America regional perspective

Huber, Richard
Organization of American States, United States of America

World Bank perspective for post 2015 land governance and cooperation with the regional organizations

Deininger, Klaus, World Bank, United States of America

PTG-03: A vision for land governance & cooperation in Europe

MARCH 24, 15:00, MC C2-131

Chair: Elshad Khanalibayli, Chair, UNECE Working Party On Land Administration, Azerbaijan

Main challenges in land administration: Results of the survey on land administration systems in UNECE region

Meskhidze, Ekaterina
UNECE WPLA Bureau Member, National Agency of Public Registry Ministry of Justice of Georgia, Georgia

Institutional arrangement in land administration: One or two agencies?

Barry, Julie; Laaraker, Peter Laaraker
HM Land Registry, United Kingdom

Addressing the challenge of informal housing: Case studies from the Balkans, the Caucasus and Central Asia

Potsiou, Chrysi
FIG, Greece

Building cooperation between international organizations in Europe

Grimsley, Carolyn Kat (1); Roll, Gulnara (2)
1: University of Cambridge, UK; 2: UN-ECE WPLA

Land governance in Central Asia

Djusupbekov, Bakytbek
Department of Cadastre and Registration of Rights on Immovable Property, Kyrgyzstan

PTG-04: Land policies in Kenya and Uganda: A roadmap for implementation & donor support

MARCH 24, 17:00, MC C2-131

Chair: Gregory Myers, Division Chief for the Land Tenure and Property Rights Division, USAID, United States

Opening remarks

Rugadya, Margaret
Ford Foundation, Kenya

Land reforms envisaged under the NLC's strategic plan

Swazuri, Muhammed
The National Land Commission, Kenya

Land reforms to enhance equity and provide security for sustainable development

Ngilu, Charity
Ministry of Land, Housing and Urban Development, Kenya

A civil society perspective on key priorities in the implementation of land reforms in Kenya

Opiata, Odindo
Social and Economic Rights Centre, Kenya

Implementing Uganda's national land policy: Government's commitment and implications for monitoring

Migereko, Daudi
Ministry of Lands, Housing and Urban Development, Uganda

Civil society perspective on key priorities in implementing the NLP in Uganda

Tumushabe, Godber
Advocates Coalition for Development and Environment (ACODE), Uganda

PTG-05: Bringing stakeholders together around land issues

MARCH 25, 08:30, PRESTON LOUNGE

Chair: Paul Munro-Faure, Deputy Director, Climate, Energy & Tenure Division, UN-FAO, Italy

Integrating land governance in the Post-2015 Agenda: The case for Lesotho

Chaka, Mahashe Armstrong
Land Administration Authority, Lesotho

Focus on land in Africa: Linking property rights and development

Wuethrich, Bernice C (1); Veit, Peter (2); Gaafar, Reem (1)
1: Landesa, United States of America; 2: World Resources Institute, United States of America

Fostering transparency in land ownership, use, and administration: Social and behavioral change communication (SBCC) as a key to successful land administration

Hillenbrand, Morgan; Thomson, Nigel
Tetra Tech, United States of America

Non-state actors and institutional innovations: Legitimacy and efficiency in the DRC's land crisis

Emery, Mushagalusa Mudinga; Nyenyezi Bisoka, Aymar
Université Catholique de Louvain, Belgium

Brazil's inter-ministerial steering committee on land governance

Reydon, Bastiaan Philip - UNICAMP, Brazil

PTG-06: Interventions to improve governance and sustainable management of land at scale

MARCH 25, 10:30, PRESTON LOUNGE

Chair: Melchiade Bukuru, Chief of UNCCD Liaison Office, UN, United States

Economic impact of 20 years of ECA land registration projects

Torhonen, Mika-Petteri (1); Adlington, Gavin (1); Anand, Aanchal (1); Satana, Suha (2)
1: World Bank, United States of America; 2: Private Consultant, Turkey

Delivering large-scale land certification programmes: Lessons from Rwanda programme

Edwards, Owen
HTSPE, United Kingdom

How to increase rural land rights registration seven-fold in less than one year? Lessons from Madagascar

Teyssier, Andre (1); Ravelomanantsoa, Zo (2)
1: World Bank, United States of America; 2: National Land Tenure Program, Madagascar

Land use policy reform process in Myanmar: Engaging stakeholders and learning lessons from the region

Oberndorf, Robert
Tenure and Global Climate Change Program, United States of America

Fostering transparency in land ownership, use, and administration: Macedonian experience

Gruevski, Goce, Agency for real estate cadastre, Macedonia

PTG-07: Local stakeholder platforms for land governance monitoring

MARCH 25, 13:30, PRESTON LOUNGE

Chair: Anna Borotko, Food Security Policy Analyst, Foreign Affairs, Trade and Development Canada, Canada

Building concerted and consensual land reform policy in Africa: Lessons from applying the LGAF

Ndoye Niane, Aifa Fatimata; Songwe, Vera
World Bank, Senegal

The land governance and the challenges in Brazilian state of Acre

Cavalcanti, Francisco Carlos da Silveira (1); Reydon, Bastiaan (2)
1: Universidade Federal do acre, Brazil; 2: Universidade Estadual de Campinas, Brazil

Building on the LGAF process to implement the voluntary guidelines and contribute to the post-2015 outcomes

Hathie, Ibrahim; Ba, Cheikh Oumar
Initiative Prospective Agricole et Rurale, Senegal

SDC's land governance program in the Mekong: A concrete step towards implementing the VGs

Burns, Anthony; Anthony, Kylie
Land Equity International Pty Ltd, Australia

Harnessing a multi-stakeholder platform for improved land governance in Malawi

Luhanga, Ivy (1); Jere, Paul (2); Ngwira, Kwame (1); Chunga, Dave (1)
1: Ministry of Lands and Housing, Malawi; 2: Land Policy & Governance Consultant

PTG-08: The African land policy initiative: Advances made and next steps

MARCH 25, 15:15, PRESTON LOUNGE

Chair: Daudi Migereko, Minister, Minister of Land, Housing and Urban Development, Uganda

Improving land governance in Niger

Bazou, Alhou Abey (1); Ghelew, Alexandre (2); Kagwanja, Joan (3); Ouedraogo, Hubert (4); Boubacar, Altine (5)
1: Permanent Secretary of the Rural Code, Ministry of Agriculture, Niger; 2: SDC; 3: Chief Land Policy Initiative, LPI Secretariat; 4: Lead land expert, LPI Secretariat; 5: National expert, LPI- SDC Assistance project to Niger

Framework for harmonized land policies in West Africa: An LPI-ECOWAS partnership

Aubee, Ernest (1); Larbi, Odame (2); Ouedraogo, Hubert (2); Kagwanja, Joan (2)
1: ECOWAS Commision, Nigeria; 2: Land Policy Initiative

Parliamentarians response to the land rush: an advocacy campaign

El Hadj Issa, Hon. Azizou (1); Picard Mukazi, Francine (2); Kagwanja, Joan (3)
1: Pan African Parliament, Benin; 2: International Institute for Sustainable Development; 3: UNECA

Collaborating to address key land challenges in IGAD countries

Wambui Karaba, Caroline (1); Kagwanja, Joan (2); Flury, Manuel (3); Kafakoma, Robert (4)
1: IGAD Secretariat, Djibouti; 2: UNECA, Ethiopia; 3: FDFA/Embassy of Ethiopia, Ethiopia; 4: LPI Consultant, Ethiopia

PTG-09: Supporting VG implementation at country level

MARCH 25, 17:00, PRESTON LOUNGE

Chair: Astrid Jakobs de Padua, Head of Division, BMEL, Germany

Implementing the voluntary guidelines at country level: Status and next steps

Munro-Faure, Paul
FAO, Italy

Using existing land governance assessment tools for national monitoring of voluntary guidelines implementation

Tonchovska, Romyana (1); Egashvili, David (2)
1: Senior Land Administration Officer, FAO; 2: FAO Consultant

How the LGAF can help implement the Voluntary Guidelines: Experience and perspectives

Hilhorst, Thea, Global LGAF coordinator, World Bank, United States of America

Introducing the voluntary guidelines in Cambodia: Preparedness and challenges

Sovann, Sar (2); Müller, Franz-Volker (1)
1: GIZ, Germany; 2: Ministry of Land Managment, Urban Planning, and Construction, Cambodia

Coordinating around the voluntary guidelines in Senegal

Ba, Cheikh Oumar
IPAR, Senegal

Policy Sessions

INV-21: Good practice to avoid and resolve land disputes in large investments

MARCH 27, 08:00, MC 13-121

Chair: Duncan Pruet, Land Adviser, Oxfam, Netherlands

Overcoming the challenges of private sector land development: A lesson from CAO cases

Mensah-Bowler, Elizabeth; Barbieri, Gina; Taylor, Meg
CAO (Compliance Advisor Ombudsman), United States of America

Land-related disputes in the context of the RSPO: Key issues, ways to address them, and lessons

Webber, Darrel
Roundtable on Sustainable Palm Oil, United States of America

Land issues in the context of the RSB: Ways of resolving them and key lessons

Bramble, Barbara
National Wildlife Federation, United States of America

INV-22: Land acquisition vs. integrating smallholders into value chains

MARCH 27, 09:45, MC 13-121

Chair: German Vegarra, Associate Director, Global Head, Agribusiness and Forestry, IFC, United States

Impact of improved value chain structures on productivity

Khurana, Gagan
Grow Africa, Switzerland

The tyranny of “either/or”. Cargill’s experience

Rawling, Ruth
VP, Global Issues Management, Cargill

Welfare effects of a rice out-grower scheme in Ghana: Challenges and initial results from randomized evaluation

Daniel, Ali; Derick, Bowen; Deininger, Klaus, Goldstein, Markus
World Bank, United States of America

Discussion

Dixie, Grahame
World Bank, United States of America

INV-23: Behind the brands: Creating a race to the top on land rights in supply chains

MARCH 27, 11:30, MC 13-121

Chair: Sue Mbaya, Consultant, African Land Policy Initiative, South Africa

Coca cola: Operationalizing & implementing a 'zero land grab' policy

Potter, Ed
The Coca-Cola Company, United States of America

Can large land investments generate local benefits? Perspectives from Oxfam's work

Jochnick, Chris
Oxfam America, United States of America

Specific steps to improve transparency for land acquisitions: Motivation and examples

Martin, Berry; Brugman, Olaf
Rabobank, the Netherlands

The role of local monitoring

MacKay, Fergus
Forest Peoples Programme

How to ensure compliance?

Newberry, Derek
University of Pennsylvania, United States of America

INV-24: Implementing principles for responsible land-investment & independent verification

MARCH 27, 14:00, MC 13-121

Chair: Bernd Schanzenbaeher, Managing Partner, EBG Capital AG, Switzerland

The relevance of the global compact for land related investment: Status & opportunities

Selvanathan, Puvan J.
Unglobal Compact, United States of America

The PRI's role in ensuring responsible investment & minimize risk for institutional investors

Sjenitzer, Titia
Principles for Responsible Investment, United Kingdom

Is there a role for IFC's performance standards to guide land-related investment?

Vegarra, German
IFC, United States of America

How can financial institutions help to make land-related investment more sustainable?

Brugman, Olaf
Rabobank, The Netherlands

RES-21: Safeguarding rights in land acquisition: Evidence from India & Brazil

MARCH 26, 08:30, MC 2-800

Chair: Maria Correia, Sector Manager, Social Development, World Bank, United States

Brazilia's law of the city: A new and more consensual approach to expropriating land

Rosbach, Anacláudia
Ministry of Cities, Brazil

India's new land acquisition act: Rationale and measures taken

Saxena, Naresh
National Advisory Council, Government of India, India

A private sector perspective on India's land acquisition act

Kanoria, R V
Kanoria Chemicals Ltd, India

Lessons from Singur: What is needed for an incentive compatible approach to land acquisition?

Mookherjee, Dilip
Boston University, United States of America

RES-22: Evidence on 'agricultural investors' in Africa: Is there a 'missing middle'?

MARCH 26, 10:30, MC 2-800

Chair: Gregory Myers, Division Chief for the Land Tenure and Property Rights Division, USAID, United States

Is the scramble for land in Africa foreclosing a smallholder agricultural expansion strategy?

Jayne, Thomas (1); Chapoto, Antony (2); Sitko, Nicholas (1); Chamberlin, Jordan (1); Muyanga, Milu (1)
1: Michigan State University, United States of America; 2: International Food Policy Research Institute

Under the radar screen: The rapid rise of emergent farmers in Africa

Muyanga, Milu (1); Jayne, Thomas (1); Chapoto, Antony (2); Sitko, Nicholas (1)
1: Michigan State University, United States of America; 2: International Food Policy Research Institute

Size, composition, productivity, and obstacles confronted by large farms in Ethiopia: Implications for policy

Ahmed, Hashim
EPAU, Government of Ethiopia

RES-23: Scaling up strategies to secure community land and resource rights

MARCH 26, 13:30, MC 2-800

Chair: Jenny Springer, Director, Global Programs, Rights and Resources Initiative, United States

Upscaling recognition of indigenous peoples' territorial rights in Indonesia through community mapping

Nababan, Abdon
Executive Secretary AMAN, Indonesia

Upscaling the recognition of community land rights through legal empowerment: Lessons from the ground

Knight, Rachael
NAMATI

Documenting & recognising community rights: Conceptual framework, empirical evidence, and policy challenges

Agrawal, Arun
University of Michigan, United States of America

RES-24: Promoting sustainable, adapted and innovative land policy

MARCH 26, 15:15, MC 2-800

Chair: Hubert Ouédraogo, Lead Land Expert, UNECA, Ethiopia

Promote sustainable, adapted, and innovative land public policy: Lessons learned and new challenges

Durand-Lasserve, Alain
CNRS, France

Allocating land rights to individuals as a path to development? The case of Vietnam

Mellac, Marie
CNRS

Benin, from adaptation back to replacement?

Lavigne Delville, Philippe
IRD, France

Land certification in Madagascar: Formalizing (f)or securing?

Burnod, Perrine (1); Andrianirina - Ratsialonana, Rivo (2); Ravelomanantsoa, Zo (3)
1: CIRAD - Madagascar Land Observatory; 2: Madagascar Land Observatory; 3: Programme National Foncier Madagascar

Securing land rights under pressure in West Africa: Lessons from action research in Ghana and Mali

Polack, Emily (1); Djire, Moussa (2); Cotula, Lorenzo (1)
1: IIED, United Kingdom; 2: University of Bamako

GDR-21: Tracking progress on securing women's land rights

MARCH 26, 08:30, PRESTON AUDITORIUM

Chair: Caren Grown, Economist-In-Resident, American University, United States

Women's empowerment in agriculture index

Malapit, Hazel Jean
IFPRI, United States of America

Developing Methodological Guidelines for Measuring Ownership of Land and other Assets from a Gender Perspective

Pandolfelli, Lauren
United Nations Statistics Division

Improving gender-disaggregated household survey data through methodological Research: Insights from the living standards measurement study (LSMS) program

Kilic, Talip
World Bank

Gender equality in the registration of property titles in Albania

Durmishi, Ermelinda
Immovable Property Registration Office, Albania

Discussant

Brunelli, Chiara
UN-FAO, Italy

GDR-22: Women, land and the law: Making legal rights count

MARCH 26, 10:30, PRESTON AUDITORIUM

Chair: Jeni Klugman, Director, World Bank, United States

Women's land rights and customary law reform in South Africa: Towards a gendered perspective

Jaichand, Vinodh
University of the Witwatersrand, South Africa

Changes in women's legal rights over the last 5 decades: Indicators of progress and challenges of implementation

Hallward-Driemeyer, Mary; Hasan, Tazeen
World Bank

Discussants

Quisumbing, Agnes, International Food Policy Research Institute, United States of America
Giovarelli, Renee, Landesa, United States of America
Agarwal, Bina, University of Manchester, United Kingdom

GDR-23: Women's land rights in customary settings

MARCH 26, 13:30, PRESTON AUDITORIUM

Chair: Joan Kagwanja, Chief, Land Policy Initiative, UNECA, Ethiopia

Women's security of tenure in the context of customary land rights: The case of Maasai women in Tanzania

Kimesera Sikar, Ndinini
Maasai Women Development Organization (MWEDO), Tanzania

Women's rights to property and tenure of land under customary laws

Katz, Jane Wolff; Benbih, Karima; Blake, Elizabeth
Habitat for Humanity International, United States of America

Women's leadership in a man's world: Grassroots women's approaches in securing and protecting land rights

Birungi, Frances
Uganda Community Based Association for Women and Children's welfare (UCOBAC), Uganda

GLTN working group on customary tenure

Pedersen, Toril-Iren
UN-Habitat, Kenya

Securing women's land rights in customary settings

Liversage, Harold
International Fund for Agricultural Development, Kenya

Working on customary tenure

Akrofi, Emmanuel Offei; Anthony, Arko Adjei
Kwame Nkrumah University of Science and Technology, Ghana

GDR-24: Making women's land rights real - Post-2015 agenda

MARCH 26, 15:15, PRESTON AUDITORIUM

Chair: D. Hien Tran, Director, Global Advocacy, Landesa, United States

Women's Land Rights and Sustainable Economic Development and Poverty Eradication

Krebber, Iris
DFID & Global Donor Platform

Land policy implementation as a tool for women's empowerment

Kabanda, Naome
Ministry of Lands, Housing and Urban Development, Uganda

Implementation Challenges in Realizing Women's Land Rights- Implications for the Post-2015 SDG Agenda

Sircar, Ashok Kumar
Landesa, India

Policy implications for the choice of indicators regarding women's land rights

Goldstein, Markus
World Bank

MNG-21: Partners' support to the VGs & land governance: Exploiting synergies & measuring impact

MARCH 26, 08:30, MC 13-121

Chair: Iris Krebber, Senior Livelihoods Advisor - Land Policy Lead, DFID, United Kingdom

Introduction, overview of the global donor group, and the relevance of G8 partnerships on land

Turner, Rachel
Director East and Central Africa, DFID, United Kingdom

The way forward: How partners can improve land governance in the next 18 months

Hoven, Ingrid-Gabriela
World Bank, United States of America

The land partnership Burkina Faso-US

Kinda, Leger (1); Rolfes, Leonard (2)
1: Government of Burkina Faso, Burkina Faso; 2: Millennium Challenge Corporation, United States of America

The land partnership Tanzania-UK

McGeever, Sion (1); Mayunga, Sellasi David (2); Nyaruhuma, Adam Patrick (2); Locke, Anna (3)
1: DFID, Tanzania; 2: Ministry of Lands, Housing, and Human Settlements Development, Tanzania; 3: ODI, United Kingdom

The land partnership Niger-EU

Thevenoux, Philippe (1); Bazou, Alhou Abey (2)
1: Development and Cooperation – EuropeAid, Belgium; 2: Government of Niger, Niger

The land partnership Ethiopia-UK-US-Germany

Gebremeskel, Tigistu (1); Emmanuel, Shewit (2); Myers, Gregory (3); Gebeyehu, Zemen Haddis (4); Hoven, Ingrid-Gabriela (5)
1: Ministry of Agriculture, Ethiopia; 2: DFID, Ethiopia; 3: USAID, USA; 4: USAID, Ethiopia; 5: World Bank, USA

Presenting the new global donor database and map

Myers, Gregory (1); Schulze, Hans Christian Malik (2)
1: USAID, United States of America; 2: Secretariat Global Donor Platform for Rural Development, Germany

MNG-22: Monitoring land governance: Options, evidence, and complementarities

MARCH 26, 10:30, MC 13-121

Chair: David Atwood, Adviser, USAID, United States

Exploring data on land governance at LGU level in the Philippines

Garcia, Brian
Land Equity Technology Services, Inc., Philippines

Provincial land governance indicators in Vietnam

Cuong, Vu (2); Dang, Vo hung (3); Thang, Nguyen (1)
1: National Economics University and T&C Consulting Ltd., Vietnam; 2: T&C Consulting Ltd., Vietnam; 3: Government of Vietnam

Land governance monitoring as a tool for managing sustainability in a decentralized setting

Obaikol, Esther
Uganda Land Alliance

Harnessing LGAF indicators monitoring to policy dialogue: Study case from Madagascar

Andrianirina - Ratsialonana, Rivo
Land Observatory Madagascar

Monitoring land governance over time: Results from a pilot in Rwanda

Ngoga, Thierry (1); Sagashya, Didier (2)
1: Independent Consultant, United Kingdom; 2: Rwanda Natural Resource Authority

MNG-23: Scope for partnership to leverage land information for good governance

MARCH 26, 13:30, MC 13-121

Chair: Elshad Khanalibayli, Chair, UNECE Working Party On Land Administration, Azerbaijan

Linking administrative data to improve land governance: The example of Georgia

David, Labadze (1); Eka, Meskhidze (2)
1: Property Rights Consultant; 2: Head, International Relations Unit, NAPR

Ukraine: Establishing a public land monitoring system

Nizalov, Denys
Kiev Economic Institute, Kyiv, Ukraine

Key issues for improving and monitoring land governance in Moldova

Matcov, Angela
State Enterprise Cadastru, Moldova

Dubai: Creating a land market monitoring system to support private investment

Hesham El Burai, Mahmoud; Alakraf, Sultan
Dubai Land Department, United Arab Emirates

MNG-24: How to capitalize on the data revolution to monitor land governance?

MARCH 26, 15:15, MC 13-121

Chair: Karen Brooks, Director, IFPRI, United States

Potential and limitations of land modules in multi-topic household surveys: Review of LSMS-ISA experience

Kilic, Talip
World Bank, United States of America

The potential for administrative data to monitor land governance

Nogueroles, Nicolás
IPRA-CINDER, Spain

Can massive availability of spatial data revolutionize land governance? Potential and challenges

Navulur, Kumar; Kodanaz, Taner
Digital Globe

Harnessing the potential of geospatial data to accelerate development & poverty reduction

Ryerson, Robert
KIM Geomatics, Canada

Combining data from different sources to improve land governance monitoring and dialogue

Deiningner, Klaus
World Bank, United States of America

SPR-21: The geospatial edge for disaster prevention, mitigation and response**MARCH 27, 08:00, MC 2-800****Chair:** Alanna Leigh Simpson, Senior Disaster Risk Management Specialist, World Bank, United States**Moving from response to preparedness: How geo-spatial information can help**Parsons, Ed
Google**Disaster risk reduction: A global geospatial perspective**Scott, Greg
United Nations Statistics Division**Lessons from the Australia disaster management platform-ADMP**Rajabifard, Abbas
The University of Melbourne,**The use of spatial data for disaster risk reduction and response: Some regional initiatives**Jha, Abbas; Shuker, Iain
The World Bank, -**SPR-22: Business models for private sector participation in service delivery****MARCH 27, 09:45, MC 2-800****Chair:** Teo CheeHai, President, International Federation of Surveyors, Denmark**Operating a public-private partnership in Nigeria: Lessons and implications**Klaus, Roland
Gis Transport, Abuja, Nigeria**Land governance through IT solutions - The Philippines' land titling computerization project**Camarillo, Ernesto, Jr. (1); Saigal, Gaurav (2); Raj, Ashish (2)
1: Land Registration Systems, Inc., Philippines; 2: IL&FS Technologies, Ltd., India**Preconditions for private involvement in land administration: How to make appropriate decisions?**Walsh, Tom
Thomson Reuters, United States of America**Establishing a self-sustaining registry: Georgia's experience**Egiashvili, David
Professional Consulting Group, Georgia**SPR-23: Standards to maximize benefits from spatial data infrastructure****MARCH 27, 11:30, MC 2-800****Chair:** Kevin Daugherty, Land Administration Solutions Sales Manager, Trimble, United States**Ensuring data interoperability: The role of OGC**Reichardt, Mark
Open Geospatial Consortium**United Nations committee of experts on global geospatial information management**Lawrence, Vanessa (1); Scott, Greg (2)
1: Co-Chair of UN-GGIM and Director General and CEO, Ordnance Survey; 2: inter-regional advisor UN-GGIM**Development and implementation of the land information system in Uganda**Oput, Richard (1); Orlova, Nadege (2); Jacobs, Gasant (3)
1: Ministry of Lands, Housing and Urban Development, Uganda; 2: IGN France International, France; 3: Thomson Reuters, USA**National geo-spatial data infrastructure (NSDI) construction in Ukraine: Results from the pilot project**Tymchenko, Sergii (1); Tarnopolskiy, Andrii (2); Julia, Kurbaka (1); Kovalova, Alla (2); Kadomskiy, Artem (1)
1: State Agency for Land Resources of Ukraine, Ukraine; 2: State Enterprise "State Land Cadastre Centre", Ukraine**Managing historical mapping and survey records in a future digital world**Harper, Ian
Geodata Australia, Australia**SPR-24: Can crowd-sourced data help secure tenure? A debate****MARCH 27, 14:00, MC 2-800****Chair:** Mark Reichardt, President & CEO, Open Geospatial Consortium (OGC), United States**The FIG Com 3 publication on the potential of crowdsourcing in geospatial data collection**Doytscher, Yerach (1); Potsiou, Chrysi (2)
1: Technion - Israel Institute of Technology, Israel; 2: FIG

Can the MapMyRights initiative be a game changer?

McLaren, Robin
Know Edge Ltd, United Kingdom

Capturing the potential of crowdsourced spatial data: Legal and institutional issues

Shanley, Lea
Woodrow Wilson International Center for Scholars, United States of America

Uses and limitations of crowd-sourced data for land administration

Jones, Brent
Esri, United States of America

Some cautious remarks on crowd-sourcing

Clifford Bell, Keith
World Bank, United States of America

URB-21: Ensuring good governance in public land management

MARCH 27, 08:00, PRESTON AUDITORIUM

Chair: Sameh Naguib Wahba, Acting Director, World Bank, United States

Bridging the gap between urban land policies and reality in Ethiopia

Kaganova, Olga (1); Ozlu, Onur (2); Zenebe, Sisay (3)
1: NORC at the University of Chicago, United States of America; 2: World Bank; 3: Ethiopian Institute of Architecture

Urbanization and municipal land management in China

Schmitt, Ulrich
World Bank, United States of America

Remedies for improving state land management in Kuwait

Adlington, Gavin (1); McLaren, Robin (2)
1: World Bank, United States of America; 2: Know Edge Ltd, United Kingdom

An inventory of public lands in Ahmedabad, India

Patel, Bimal
HCP Design and Project Management Pvt. Ltd, India

URB-22: Assessing and anticipating the needs of future urbanization

MARCH 27, 09:45, PRESTON AUDITORIUM

Chair: Aisa Kirabo Kacyira, Deputy Executive Director, UN-Habitat, Kenya

An overview of global urban transformation

Shlomo, Angel
New York University, United States of America

Quantifying urban expansion: Key lessons and policy implications

Deuskar, Chandan
World Bank, United States of America

Shedding light on urban growth

Roberts, Mark
World Bank, United States of America

Planning for urban expansion in Africa: An application to Nairobi

Ortiz, Pedro
World Bank, United States of America

URB-23: Incentivizing and regulating private participation for urban expansion

MARCH 27, 11:30, PRESTON AUDITORIUM

Chair: Jorge Carlos Ramirez Marin, Secretary, SEDATU - Ministry of Agriculture, Mexico

Involving the private sector in urban infrastructure provision: The example of Mexico

Nunez, Angelica
World Bank

The city of Sao Paulo: Vision and strategy for Arco Tiete

de Mello Franco, Fernando
City of Sao Paulo

Financing transit with land values

Hamilton, Ellen (1); Suzuki, Hiroaki (2)
1: World Bank, United States of America; 2: National Graduate Institute for Policy Studies, Japan, United States of America

Leveraging land to structure urban regeneration PPPs

Amirtahmasebi, Rana
World Bank, United States of America

URB-24: Lessons from urbanization reviews

MARCH 27, 14:00, PRESTON AUDITORIUM

Chair: Somik V. Lall, Lead Economist, World Bank, United States

Tunisia urbanization review: Reclaiming the glory of Carthage

Lozano Gracia, Nancy
World Bank, United States of America

India urbanization review: Urbanization beyond municipal boundaries

Vishwanath, Tara
World Bank, United States of America

Colombia urbanization review: From the report to the ground

Nunez del Campo, Angelica
World Bank, United States of America

The importance of well-functioning registries for urban expansion: Lessons from Spain

Corredor Sierra, Beatriz
Public Corporation of Property Right & Commerce Registrars of Spain, Spain

Abstracts and Bios for Paper Sessions

MARCH 24, 10:30, MC 13-121

INV-01: Interventions to foster responsible land-based investment

Chair: Martien Van Nieuwkoop, Sector Manager, World Bank, United States

Large scale agribusiness investments in Africa: Implications for land governance and DFI's role

Gajigo, Ousman; Faye, Issa; Mutambatsere, Emelly
African Development Bank, Tunisia

Abstract: Agricultural sector in Africa has been the recipient of significant amount of attention from investors, in the form of large scale agribusiness projects, and the concomitant demand for land. DFIs provided about USD 12 billion globally between 1998 and 2008, with the AfDB accounting for most of the DFI financing of projects in Africa. This paper analyses the additionality that is, bringing development-relevant qualities to projects that cannot be contributed by commercial lenders. We pay particular attention to land governance, given the fact that land is the most important factor of production in agribusiness projects, and the considerable amount of controversy surrounding it. The high level of DFI financing for private sector projects presents both a challenge and opportunity. The institutions need to justify that their investments in profit-oriented private sector operations are consistent with their poverty reduction mandates. Fortunately, there is ample opportunity to demonstrate additionality by bringing features that maximize development outcomes of projects. This paper contributes to the debate on large agribusiness projects and land concessions by drawing from the actual experiences of the AfDB in the field to demonstrate how DFIs can maximize development outcomes of projects without compromising commercial viability.

Presenting author's biography: Prior to joining the African Development Bank in October 2010, Ousman Gajigo worked at the World Bank and the Earth Institute, Columbia University. He received his PhD in Development Economics from the University of Wisconsin, Madison. His research interests are agriculture, labor economics, entrepreneurship, education and health.

Inclusive development for all: Addressing land rights issues in the Nacala Corridor, Northern Mozambique.

Tawa, Masahiro; Amameishi, Shinjiro; Noguchi, Takuma
Japan International Cooperation Agency, Japan

Abstract: Well-functioning value chain systems are crucial for agricultural sector development. In this context, private sector actors have a central role to play in efforts to reduce poverty in developing countries. However, despite of the importance of private sector agricultural investments in developing countries, a huge controversy surrounds the acquisition of extensive farmlands by private capital. Under these circumstances, it is important to promote appropriate investments in line with "the Voluntary Guidelines on the responsible Governance of Tenure of Land, Fisheries and Forests in the Context of Natural Food Security" and "the Principles of Responsible Agricultural Investment (PRAI)". JICA implements "The Triangular Cooperation Program for Tropical Savannah Agriculture Development in Nacala Corridor, in northern Mozambique (ProSAVANA)". The program represents a concrete example of how an inclusive development initiative, involving farmers, private partners and the government, can deliver outstanding results through the promotion of responsible agricultural investments. ProSAVANA will promote responsible private sector investments in strict compliance with Mozambican laws. Mozambique has adopted a legal framework related to land ownership known as the Land Use Rights title (DUAT). ProSAVANA calls attention to the importance of land registration by farmers, particularly small scale farmers.

Presenting author's biography: Mr. Masahiro Tawa is Deputy Director General of the Rural Development Department at the Japan International Cooperation Agency (JICA), where he is currently working on project management in Africa and South Asia. Since joining JICA in 1990, he has been primarily engaged with planning and strategy. Mr. Tawa also served as Director of JICA's Human Resource Center for International Cooperation in 2007 and as Professor and Senior Program Coordinator of Nagoya University's Global Environmental Leaders Program at the Graduate School of Environmental Studies from 2008 to 2010. Most recently he was Senior Advisor to the Director General of the Operations Strategy Department at JICA, where he is working on global issues and knowledge management.

Agricultural investment, gender and land: Lessons from an IFAD-supported project in Uganda

Jonckheere, Steven Raoul Filip (1); Liversage, Harold (1); Masaba, Connie (2)
1: IFAD, Italy; 2: Government of Uganda

Abstract: Much media attention has been focused in recent years on the potentially negative impacts on poor rural people of large-scale land acquisitions – particularly by foreign investors. Poor rural people are also vulnerable to powerful domestic investors, who contribute to the process of land concentration and increasing inequalities and to weaknesses in national land administration systems. Within communities, the benefits and costs of land acquisition are not felt equally. Negative impacts are likely to hit hardest those who are socially and economically the most disempowered. The effects of such power differentials within communities are most significant and widespread in relation to gender. This paper will look at the experience of an IFAD-supported project in Uganda, the Vegetable Oil Development Project (VODP) and the impact it has had on women's land rights and their livelihoods more in general.

Presenting author's biography: Connie Masaba is a Project Manager of VODP.

Mutual benefits and challenges of coexistence associated with land between irrigation and mining in Zambia

Mulenga, Barnabas
Ministry of Agriculture and Livestock, Zambia

Abstract: Zambia has two major competing socio-economic sectors namely; mining and agriculture. Land is the key factor and common denominator for long term developmental and economic viability and sustainability of the two sectors. The Irrigation Development Support Project (IDSP) supported by the World Bank in Zambia, is striving to ensure mutual socio-economically beneficial coexistence

between irrigation development under the Project and mining in certain areas across the country. Promotion and development irrigated agriculture in Zambia is constrained mainly by lack of strong and viable markets. And so, the mines which employ a large number of people provide viable markets for the Project and irrigated agriculture in general. However, the mines also pose significant threat to the development of irrigation due to environmental pollution of the soils and air associated with disposal of mining effluents. The Government has always been compromised by the virtue of employment creation by the mines and finds it difficult to enforce environmental legislations which the mines often do not comply with to the detriment of irrigated agriculture. The profile for environment and socio-safeguard issues under the Irrigation Development Support Project (IDSP) is therefore high in the sites where the irrigation under the mining has to co-exist for mutual benefit.

Presenting author's biography: Dr. Barnabas Mulenga is a Zambian national born in 1965. He first joined the Ministry of Agriculture and Livestock in Zambia in 1996 as a Provincial Irrigation Engineer. He holds a Bachelor's degree in Agricultural Engineering and a Master's degree in Irrigation Engineering both from the University of Newcastle Upon Tyne in the United Kingdom. Dr. Mulenga also has a PhD in Irrigation and Water Resources Development from Osaka Prefecture University in Japan. He is currently serving in the Ministry as the Chief Irrigation Engineer and also as the National Project Coordinator for the Irrigation Development Support Project (IDSP), funded with financial credit support from the World Bank. The IDSP is the largest project, financially, in Zambia under the World Bank's project portfolio in the country.

MARCH 24, 10:30, MC 6-100

RES-01: Pasture tenure

Chair: M.Mercedes Stickler, Land Tenure and Property Rights Specialist, USAID, United States

Biophysical variability and pastoral resource rights: West African transhumance revisited

Brottem, Leif
Grinnell College, United States of America

Abstract: This paper focuses on a conundrum that has dominated the literature on pastoral resource governance in dry land regions where livestock production is the main livelihood system. Spatiotemporal variability of rainfall and forage resources is seen to require flexible rules to facilitate pastoral mobility. Such flexibility of boundaries runs counter to conventional views of what is required for effective common property institutions. We explore this paradox through the spatiotemporal variability of forage availability in four transhumance zones in Mali, West Africa. Three characteristics with important institutional implications are evaluated over an eleven-year period (2000-2010): the inter-annual variability of forage phenology, seasonal changes in connectivity of forage patches, and the degree to which key locations exist in the form of consistently early green-up and late senescence. Periods of vegetation green-up and senescence, which determine the timing of transhumant livestock movements, are found to be sufficiently regular from year to year to be governed through conventional institutions. Seasonal changes in the connectivity of green patches are sufficiently rapid for customary systems of pasture information to be effective. Moreover, transhumance zones contain key pastoral forage sites, which because of their early greening and late senescence, are strong candidates for territorial protection from agriculture.

Presenting author's biography: Leif Brottem is an Assistant Professor of Development Studies and GIS at Grinnell College. He completed his PhD in Geography at the University of Wisconsin-Madison in June 2013. During the past year, he has been working as a technical consultant for a USAID implementing partner on a climate change vulnerability assessment for Senegal. His scholarly research currently focuses on the institutional constraints to poverty reduction and climate change adaptation in West Africa. This work builds on six years of research focusing on agrarian livelihoods in Mali and two years of grassroots work as a Peace Corps volunteer in Benin. His previous research projects have looked at the effects of agricultural intensification on savanna parklands and the impacts of changing environmental conditions on farmer-herder relations. Prior to working in Africa, he worked as a Program Officer at the Nautilus Institute for Security and Sustainability in Berkeley, California

Impacts of conservation concession agreement on land resource management at the community levels in China

Wang, Aimin
Global Environmental Institute, People's Republic of China

Abstract: The market-oriented reforms have brought rapid economic growth in China, which has also resulted over-consumption of natural resources and degradation of ecological environment. To solve these issues, Chinese government has developed a series of policies. One major issue occurred during implementation of these policies is local communities' interests were impaired. Our organization identified the Conservation Concession Agreement (CCA) as an effective mechanism to solve the above-mentioned issues within the current political system. CCA is a mechanism to solve the conflicts between resource utilization, environmental protection and local community interests. Under the agreement, the conservation rights and resource utilization rights are assigned to different stakeholders to incentivize conservation while encouraging local economic development. We initiated its CCA work in 2006. The CCA model enabled local communities to take ownership in regional economic development and conservation, and to participate in planning development as well local land and natural resources management together with local enterprises and government. In 2012, the CCA model was successfully accepted by the Chinese government to apply in the Natural Forest Protection Project areas to engage over one million local forest farmers in both natural forest protection and local economic development.

Presenting author's biography: Mr. Wang Aimin, Program Officer, Community development and biodiversity conservation Program. Wang Aimin joined the GEI team in January 2006, after completing his second master degree in natural resources economics at Oregon State University. Wang brings extensive experience from the Division of International Cooperation at the Chinese Academy of Forestry, and also one and half years' working history at the State Forestry Administration of China. Prior to that he completed his first masters in economics at Beijing University.

Grassland governance in western China: A case from herders' perspective

Tan, Shuhao

Renmin University of China, People's Republic of China

Abstract: Grassland is most important in China due to its multi-functions. However, about 90% of the total usable grassland in China has been degraded and the degradation expands at a rate of 2 million ha per year. Western China covers 5.04 million square kilometers and 52.5% of the total national area with a distribution of 50 minority nationalities and 75% of the minority national population. Ecologic environment there is very vulnerable with more than 90% areas of the annually increased degradation taking place. It plays the roles as the origin of Chinese most important rivers and the crucial ecological barriers, thus good practices in grassland governance are most desirable there. Based on the introduction of the main grassland governances in western China, this study applies 231 household field data from 6 provinces there and uses econometric models to explore the major constraints for restricting the herd households' grassland management behaviors, given the institutional environment confronted by herders. Main results show that under the current tenure and other governance measures, institutional factors, market price and herder's farm and household's characteristics affect the grassland governance practices. Some policy implications which are helpful for adopting the sharable practices in grassland governance are derived.

Presenting author's biography: Tan Shuhao is a professor in the School of Agricultural Economics and Rural Development, Renmin University of China. She graduated from Development Economics Department, Wageningen University for her PhD degree; Land Use Management College and Resource and Environmental College, Nanjing Agricultural University for her Msc and Bsc degrees, respectively. Her main research concerns three fields: analyzing micro-economic decision-making on land/grassland use management; exploring impacts of institutions, policies and markets on natural resource use in rural areas; and examining the interrelationship between economic policy, food security, and environmental sustainability in China. She was the first chief representative of Wageningen University in China. She has been involved in several international projects as a major participant, and is chairing a NSFC project on grassland management, and just now completed a Ford Foundation project on grassland tenure. She is a co-editor of Agricultural and Food Economics, and an editorial committee member of Ecological Economy.

Tenure transformation & reconfiguration of pastoral livelihoods: New roles for Maasai women in south Kenya

Archambault, Caroline

Utrecht University, The Netherlands

Abstract: The Kenyan pastoral rangelands are undergoing tenure reform, changing from "customary" systems of communal management to the privatization and allocation of individual freehold title. This process has had dramatic impacts on livestock mobility, raising serious concerns among scholars, policy makers, and pastoralists, of an impending crisis to the pastoral livelihood. Based on long-term ethnographic engagement in a community that has recently privatized, detailed family case studies and herd tracking illuminate the various ways in which families try to navigate private holdings and gain access to the necessary resources and mobility to maintain pastoralism as a livelihood strategy. In particular, this paper focuses on the degree to which strategies of access under private holdings rely on women's social networks (for example, their kin, affines, friends, or religious associates). Understanding such processes highlights the potential for socially and locally grounded institutional innovations in addressing the shortcoming of tenure reforms. It also underscores the far-reaching transformative potential of tenure change, reconfiguring not only livelihoods but also forms of sociality and gender relations.

Presenting author's biography: Caroline S. Archambault is an Anthropologist and Senior Researcher with the International Development Studies Group in the Department of Geosciences at Utrecht University in the Netherlands. Her research focuses broadly on the areas of human rights, development, gender, and demography. Her topical interests include land tenure reform, education, and childhood, among many others. Her current VENI research program explores tenure transformations and women's well-being among the Maasai of Southern Kenya. Her most recent publications include: "Ethnographic Empathy and the Social Context of Rights: 'Rescuing' Maasai Girls from Early Marriage" American Anthropologist.

MARCH 24, 10:30, PRESTON AUDITORIUM

GDR-01: Reframing women's security of tenure from a grassroots perspective

Chair: Jan Peterson, Global Chair, Huairou Commission, United States

Improving transparent service delivery in land offices

Joyce Rosemary, Nangobi; Ramsom, Pamela

Slum Women's Initiative for Development (SWID), Uganda

Abstract: SWID has worked with the community and a variety of steps have been taken to change the situation. We will share our progress on two critical spheres of activity including implementing a) a revolving loan fund that helped 100 women receive full certificates for the purchase and development of their land and b) our project focused on increasing transparency and service delivery which includes work with a coalition of community leaders on improving strategies for women's land title possession, working with officials, developing a manual to map the land titling process and an awareness raising strategy on the process. To date significant progress has been made. SWID has helped its members to interact with a number of different local committees that directly deal with land issues including the district land board. As a group they have paid the required fees, visited the land office and made the necessary submissions that are required for the issuance of a land title. The process is still underway, what is left and more promising than before. The paper will review progress, "lessons learned" and highlight some significant challenges that still remain.

Presenting author's biography: Joyce Rosemary Nangobi Director of Slum Women's Initiative for Development has devoted to advocating for women's rights to land and housing, mobilizing and training women in land and property inheritance rights and Home Based Care Giving. She served as the Communication Focal Point Person WLLA-Uganda; she also served as the Regional Hub for Africa on matters concerning disasters and Climate Change for a period of 6 months. She participated in making WLLA Strategic Plan in April, 2011 for WLLA 2011-2013. She has also participated in a number of international meetings like International Land Coalition Meeting in

Malawi 2011, consultative meeting with Civil Society and other Experts to Develop UNDP Africa Human Development Report in Johannesburg 2011, UN Governing Council meeting in 2007, 2009 and 2011, World Urban Forum in Rio de Janeiro, CSW 55 and 56 in New York 2011 AND 2012 respectively, AWID meetings in Istanbul 2012.

Climate change, gender and the new global commons

Yonder, Ayse (1); Leavitt, Jacqueline (2)

1: Pratt Institute, United States of America; 2: University of California, United States of America

Abstract: Despite acknowledgment by international development organization about gender inequalities in land, there is insufficient understanding of how women experience different forms of tenure and the strategies employed by poor grassroots women to navigate through the cultural, economic and institutional obstacles to access land and secure tenure. Reviews of tenure for women remain focused on the level of formality of the system as the primary factor in providing security, rather than on the political, social, economic barriers that women face. This paper discusses examples of strategies used at the local level by organized groups of grassroots women to navigate their way through these obstacles as they adapt to climate change. A short overview of the obstacles women face in access secure tenure within the context of climate change and neoliberal policies is followed by three case studies from Recife, Brazil, Metro Manila, Philippines and pastoral women's groups from Tanzania. We consider how a resilience framework is useful in considering women's access to land within the context of climate change, the new public commons, and conclude with a discussion of the principles that were adopted at an expert group meeting organized by the Huairou Commission in Recife, Brazil in October 2013.

Presenting author's biography: Ayse Yonder is Professor of city and regional planning at Pratt Institute's PSPD in School of Architecture. Her research and publications focus on community development, land markets, gender and disaster issues. She is a member of the Huairou Commission, an international coalition of grassroots women's organizations. She holds an architecture degree from Istanbul Technical University, MCP from University of Pennsylvania and PhD in city planning from University of California in Berkeley. Jacqueline Leavitt is Professor of Urban Planning at the University of California- Los Angeles, Luskin School of Public Affairs. She teaches and writes about housing and community development, women and rights to the city, and works on international issues about gender, housing, and land use with the Huairou Commission. She holds a PhD in urban planning from Columbia University.

"It takes a village" to protect a woman's land: Working at community-level to secure women's land rights in SSA

Knight, Rachael (1); Bicchieri, Marianna (2)

1: Namati, United States of America; 2: Food and Agriculture Organization of the United Nations (FAO), Italy

Abstract: This publication argues that to best protect women's land rights, individual titling is not the most effective strategy. Rather, it is necessary to create comprehensive, community-wide safety nets for women's rights by working with the entire community to address the underlying motivations and influences that lead to women's tenure insecurity. The article suggests that instead of seeking individual titles for women's land rights – a process that runs counter to customary legal paradigms and thus takes women out of the cultural context that governs all of their familial, social and economic relationships – it is necessary to support the community to create intra-community mechanisms and systems that ensure women's land and natural resources protection. The article concludes that, instead of working to protect women's land rights by only empowering women, a more sustainable way to strengthen women's tenure security is to create an enabling environment at the community level, targeting both women and men's legal awareness: rather than dismantling the local customary system, it is both necessary and far more productive to work within it to increase women's tenure security by shifting discriminatory paradigms/leaders' and men's thinking and bringing the wider customary legal structure into alignment with national and human rights law.

Presenting author's biography: Marianna Bicchieri has been a practicing attorney for 10 years. She has been working for the FAO/UN - Food and Agriculture Organization of the United Nations since 2005, both at headquarters and in the field on land and natural resources rights, legal empowerment of rural people and gender issues. She is currently in Mozambique as Technical Advisor on Gender and Natural Resources Rights with the FAO.

Ensuring and protecting the land leasing right of poor women in India

Haque, Tajamul; Nair, Jaya Lekshmi

Landesa, India

Abstract: This study based on field research in the States of Kerala and Andhra Pradesh shows that land leasing, both individually and on group basis can be a viable livelihood option for rural landless women, provided there is an active land lease market. In Kerala, the ongoing poverty reduction mission called Kudumbashree, provides for institutional support to collective farming by Joint Liability Groups of women which has significantly improved their income as well as food and livelihood security. Similarly in Andhra Pradesh, Women's Self Help Groups used micro credit to lease land. In both Kerala and Andhra Pradesh, lease farming by women has not only improved their socio-economic status, but also created a sense of security among them to prevent physical violence and exploitation by people at home and outside. However, viability of land leasing as a livelihood option and source of security would require that law provides for tenurial security and stability. For this agricultural tenancy laws have to be amended and leasing made legal and open. There is particularly a need to ensure that lease period is of longer duration to incentivize the tenants to make capital investment for productivity enhancement and to access credit facilities.

Presenting author's biography: Tajamul Haque is a well known Agricultural Economist. He obtained his Ph.D. degree from Patna University (India) and Post doctoral training from Iowa State University, Ames, U.S.A. Dr. Haque is currently Director, Council for Social Development, New Delhi and Senior Adviser, Landesa (Rural Development Institute), New Delhi. Earlier he served as Chairman, Commission for Agricultural Costs and Prices, Govt. of India, ICAR National Fellow at the National Centre for Agricultural Economics and Policy, New Delhi and Director, Centre for Agrarian Studies, NIRD, Hyderabad. He also served as consultant to several international organizations, including FAO, ILO and the World Bank. Dr. Haque is author of six books and about 100 research papers and reports. His areas of specialization are: land reform, food security and sustainable agriculture and rural development

Gender differences in perceived impacts of land security? Results of a baseline survey in greater Maseru

Muraoka, Rie; Maredia, Mywish K.; Jin, Songqing
Michigan State University, United States of America

Abstract: As part of the Millennium Challenge Corporation Compact Agreement, the Government of Lesotho has implemented an institutional strengthening and land regularization project in the urban and peri-urban areas of the capital city Maseru. The main objective of this project is to strengthen the rights of the legitimate occupiers of the land by a process of formalizing those rights. This formalization process of the rights to land is expected to promote private sector development and stimulate economic growth. The Compact Agreement has also supported training and public awareness to promote increased understanding and acceptance of gender equality and to ensure equal access by women to economic resources and opportunities. This paper explores gender differences in the perceived effects of securing land rights on behavioral outcomes related to household participation in land market and economic investments. It presents descriptive and analytical results of a cross-sectional data based on a household survey conducted in 2013 in four northern municipal councils of greater Maseru. Preliminary results indicate that on many indicators of perceived effect of secured land rights, there are no gender differences. Econometrics analysis to identify factors that determine different behavioral outcomes in terms of market participation and land investment is further explored.

Presenting author's biography: Rie Muraoka is a Ph.D. student in the Department of Agricultural, Food and Resource Economics at Michigan State University. She received her Masters in International Development Studies from the National Graduate Institute for Policy Studies in Tokyo, Japan. Her current research focuses on land-related issues in developing countries such as land access for poor farmers and tenure security issues, including the estimation of impact of land rental markets on farm investment, productivity, and welfare in Kenya and Lesotho and the impact on change in tenure status on farmer's behavior such as agriculture investment and production. In addition, she worked on research evaluating the impact of irrigation on agriculture production in India.

MARCH 24, 10:30, MC 5-100

MNG-01: Capacity building for improved land administration

Chair: Jorge Munoz, Adviser, World Bank, United States

Land and natural resources tenure learning initiative for East and Southern Africa: Achievements, lessons learned, and way forward

Augustinus, Clarissa (1); Antonio, Danilo (1); Liversage, Harold (2); Jonckheere, Steven (3); Mabikke, Samuel (1)
1: United Nations Human Settlement Programme (UN-HABITAT), Kenya; 2: International Fund for Agricultural Development (IFAD), Kenya; 3: International Fund for Agricultural Development (IFAD), Italy

Abstract: Land and natural resource tenure security is a central yet often neglected area for economic development and poverty reduction in the developing world. But for many of the poor in developing countries, access is becoming more tenuous than ever. Competition for land has never been greater; pressure on land is increasing because of the rising world population, climate change, declining soil fertility and the need for global food and fuel security. In rural societies, the poorest people often have weak or unprotected tenure rights and are at risk of losing land they depend on to more powerful people. UN-Habitat, through GLTN and IFAD, has entered into a partnership to implement the Land and Natural Resources Tenure Security Learning Initiative for East and Southern Africa (TSLI-ESA). The main objective of the project has been to identify common issues and to enhance lesson sharing and knowledge management on land-related tools and approaches amongst the various projects, country stakeholders and partners in East and Southern African countries. This paper provides an overview of the achievements and learning from the Phase 1 of the Project. It also looks ahead to strategies for scaling up initiatives, and to the second phase of the TSLI-ESA project.

Presenting author's biography: Samuel is a Land and Natural Resources Tenure Specialist at the United Nations Human Settlement Programme (UN-HABITAT) in Nairobi Kenya. He provides substantive, technical and coordination inputs to the Land and Natural Resources Tenure Learning Initiative for Eastern and Southern Africa (TSLI-ESA- Phase 2) project activities and provide inputs to other related Global Land Tool Network (GLTN) work on tools. Prior to joining UN-Habitat, Samuel worked as a Research Assistant at the Center of Land, Water and Environmental Risk Management at the Technical University of Munich in Germany. He has extensive experience in environment, land and water governance. Samuel has an MSc in Land Management and Land Tenure from the Institute of Geodesy, GIS and Land Management from the Technical University of Munich from where he has just finalized a PhD in Land and Water Governance awaiting defense. He holds a Bachelor of Environmental Management from Makerere University –Uganda.

Twinning seconding and young talents' involvement to improve land administration development projects

Zetterquist, Fredrik
Swedesurvey, Sweden

Abstract: Projects supporting land administration authorities are often split into many components which are tendered separately. The beneficiary needs to coordinate many consultants but seldom has enough capacity and experience for this. Moreover, considering the various approaches and interpretations regarding scope of work, deliverables etc., this tends to result in an aggregated contribution characterized by incoherency and disparity not meeting overall project objectives. Better result would be achieved if the beneficiary has one single mature twinning organization seconding them long-term along their development. This would safeguard a fit-for-purpose and holistic approach, including capacity building which is often neglected, to achieve sustainable land administration authorities and good land governance. Tender selection criteria are often too focused on expert CVs. This results in bidders hiring senior advisors with requested extensive international experience. Many advisors take advantage of this and work in one development project after the other. Their know-how gradually becomes distant from cutting edge and inappropriate/counterproductive for organizations that are to be adapted to the modern world. As their CVs become more and more impressive they lock out young, innovative talents who would provide more appropriate advisory. A better mix of young and senior experts would benefit development projects.

Presenting author's biography: Fredrik Zetterquist, has a MSc. in land administration, from 1991-1994 Lecturer in land administration, Stockholm, from 1994-2007 Swedesurvey international land administration projects, from 1996-1998 Part-time PhD in 3D city modeling, from 2006-2008 CEO at Russian company, land acquisition due diligence, from 2008-2011 Deputy CEO at Russian farming enterprise, and 2012 he is the CEO at Swedesurvey.

Update on spatial technology for cadastral systems and the continuum of rights

Jones, Brent
Esri, United States of America

Abstract: New spatial technologies are available for cadastral systems and other activities along the continuum of rights. In the past, complex, custom developed software systems were the norm. Now there are dramatic advances that enable new ways to think about developing and sustaining systems. One example is the recent use of high resolution satellite imagery has drastically reduced the cost of documenting customary occupancy. This with new cloud-based systems can be combined to create a cost-effective, sustainable system. Mobile devices have lowered the barrier of entry in both cost and capacity and created new opportunities with data collection and crowd sourcing data. Many of these technologies may appear on the surface as unrealistic in many parts of the world because of poor connectivity, remote locations and high cost. But with new geographic information system (GIS) technology and working with lightweight, inexpensive tools such as android phones and in the cloud in a disconnected environment, it becomes a reliable, scalable mapping/cadastral platform to support a wide range of activities along the continuum of rights. This presentation will detail the new spatial technologies available and easy-to-use, cost-effective and scalable deployment schemes.

Presenting author's biography: Mr. Brent Jones is the Global Manager, Cadastre/Land Records at Esri where he oversees worldwide strategic industry planning, business development, and marketing activities. He is actively involved in the modernization of land records in the United States and in international activities designing and building cadastral systems worldwide. Based in Washington DC, he has extensive experience with cadastral and surveying systems worldwide utilizing GIS technology. Esri technology is used worldwide for all components of land administration systems including cadastre, addressing, taxation/valuation, planning and development.

The land sector in East Asia: Lessons for land governance and spatial enablement of government & societies

Clifford Bell, Keith
World Bank, United States of America

Abstract: The importance of land issues to the socio-economic development of East Asia, which is home to around 1.6 billion people, is unquestionable. Amongst the many challenges facing the region, land-related issues are increasingly becoming a binding constraint for sustainable economic growth and poverty alleviation. These include: governance in access to and control over land; sustainable use of natural forests; mining; urbanization; infrastructure development; and foreign direct investment. Furthermore, increased and more secure access to land and natural resources for poor people is a key to achieving food security. Eleven of the world's 25 mega-cities are in East Asia. It is projected that by 2030 urban populations in the region will amount to thirty percent of the total global urban population. It is widely acknowledged that the majority of government information is spatially referenced. Increased awareness about how countries' natural resources are used, how extractive revenues are spent, and how land is transacted and managed, is fundamental to good governance and sustainable development. This paper reports on the findings of the 2012 World Bank review of land sector engagement in the East Asia Region and subsequent work that is being undertaken on land governance and spatial enablement.

Presenting author's biography: Dr. Keith Clifford Bell joined the World Bank in 2003 and is the Senior Land Policy Specialist for the East Asia Pacific Region. Prior to he spent more than 25 years in the public and private sectors in Australia, working in land administration, land management, land information, mapping and the geospatial sciences. Dr. Bell, an Australian national, is a licensed surveyor and professional engineer. He has previously headed land agencies in two states, and also the national mapping program in Australia as well as being the Chief Executive Officer of the Australia New Zealand Land Information (Spatial Information) Council. Immediately prior to joining the World Bank, he was the Surveyor-General of the Australian State of Victoria. In addition he has undertaken an ongoing parallel army career in his home country comprising full-time and reserve service for more than three decades.

Land institutions and structural transformation in Paraguay

Rajack, Robin; Galeana, Fernando; Fragano, Francis
World Bank, United States of America

Abstract: This paper Reports on an Assessment of the alignment of land sector institutions in Paraguay with the country's pursuit of sustainable development and shared prosperity. The study focuses on institutions and outcomes in three areas: rural development and agricultural production, forestry and biodiversity, and urban development. A friction model for participation in land sales and rental markets found that land rental and sale markets appear to be working in the expected direction, transferring land to younger households endowed with more family labor. Greater land inequality is positively correlated with foreign ownership of land, the amount of land under soy cultivation, and the number of cattle reared. Deforestation in the Western Region (Chaco) is the result of a combination of strong commodity prices (beef), regional restrictions and tariffs, low land prices, few limitations to deforestation, and little oversight or conservation criteria. Relatively weak urban governance especially in the interior is of particular significance given that the rate of urban expansion in these parts was found to be far outstripping that of Asuncion and that a significant extent of urban expansion between 1999 and 2000 occurred in ecosystems that were not suitable for building. Several Policy options are proposed.

Presenting author's biography: Robin Rajack is a Senior Land Administration Specialist at the World Bank in Washington DC where he is involved in operational, advisory and research activities. His areas of specialization include: land markets and land access; land tenure regularization; and public land management. Prior to joining the Bank in 2003 he was a Director and full time Manager at the Land Settlement Agency in the Government of Trinidad and Tobago where he helped to design and implement policy, legislation and programs to address informal settlement. He holds a Doctorate in Land Economics from the University of Cambridge (1997).

MARCH 24, 10:30, MC 7-100**SPR-01: Assessing the functioning of land markets****Chair:** Stein T. Holden, Professor, Norwegian University of Life Sciences, Norway**The role of social comparisons in agricultural land markets: Some evidence from Poland during transition**Falkowski, Jan
University of Warsaw, Poland

Abstract: While many factors have been studied in relation to the functioning of land markets, the role of land distribution has received relatively little attention. In this paper, we ask to what extent farmers' propensity to buy land is related to the difference between them and their neighbors in terms of land ownership. To this end, we employ the concept of relative deprivation. Drawing on micro-level data from the transition period in Poland and using both OLS and instrumental variables strategy, we find that interpersonal comparisons with others in one's reference group may have motivated a farmer's behavior in the land market. In particular, the propensity to purchase land is positively associated with experiencing higher relative deprivation. In addition, this relationship waned over time in a predictable manner: late in the transition period it was weaker than at the beginning of the period.

Presenting author's biography: Jan Falkowski, PhD, Assistant Professor, University of Warsaw, Poland**Land use consolidation and poverty reduction in Rwanda**Musahara, Herman; Nyamulinda, Birasa; Bizimana, Claude; Niyonzima, Theophile
University of Rwanda, Rwanda

Abstract: Land Use Consolidation and poverty reduction in Rwanda. A socio economic impact assessment and sustainability analysis. Musahara, Birasa, Bizimana and Niyonzima. The Land Use Consolidation programme was initiated in 2007 as part of a broader Crop Intensification Programme in Rwanda. Not much analysis has been done on its socio economic and environmental impacts of households in Rwanda. Official assessment by the government indicates considerable gains in yield of the select crops. However not much is known on the impact to household living conditions and on environment in general. While on one hand there are those who contend that a Green Revolution is the making in Rwanda others posit that there is still pervasive poverty and question the sustainability of the programme. Using a sample of 720 households carefully selected from all agro ecological zones of Rwanda and using both qualitative and quantitative tools, the paper looks into how a national land and agriculture based programme affects livelihoods and how it can be used to reduce poverty.

Presenting author's biography: Herman Musahara is an Associate Professor of Development Studies at University of Rwanda. He studied in Tanzania and South Africa and is currently a Team Leader of a USAID sponsored study on Land Consolidation in Rwanda. He has taught, researched and consulted in Rwanda for 18 years and has published on Land, Poverty Reduction, Human Development, Education and Environment among other themes. He has consulted for government, UN organizations, international NGOs and has sat on a number of boards of policy research including a bank.

De facto property rights recognition, labor supply, and investment of the poor in BrazilDantas, Rafael Santos; Tannuri Pianto, Maria Eduarda
Universidade de Brasília, Brazil

Abstract: We analyze the impact of the Urban Land Settlement Program implemented in the Federal District of Brazil on household labor supply, on household and per capita labor earnings and on home current and future investment. The program was established in 2009 by the Plano Diretor de Ordenamento Territorial – PDOT, which defines the settlement areas of social interest. The adopted definition is regarded as recognition of de facto property rights in opposition to de jure property rights that, by the time the questionnaires were applied, were still not granted. Using propensity score matching and a dataset from the Socioeconomic Research on Social Vulnerability Territories in the Federal District, collected by DIEESE in 2010, we find results that are mostly consistent with the empirical literature and show a higher labor supply of men in treated households as well as better jobs, higher household income, higher per capita income and hourly wages of treated households in comparison with the control group. Our results also point to a greater propensity to invest in their homes associated with an increase in the perception of safety of the treated households.

Presenting author's biography: Rafael Dantas recently obtained his Master's Degree in Economics from the University of Brasília, Brazil. His research interests are Economics of Poverty, Development Economics, and Impact Evaluation. Maria Tannuri-Pianto is an Associate Professor at the Department of Economics, Universidade de Brasília, Brazil. She got a PhD from the University of Illinois at Urbana-Champaign in 2000. Her main research areas of interest are Applied Microeconomics, Social Economics, Economics of Education and Impact Evaluation.

Assess land markets and land institutions in West & Central African cities: Lessons from a pilot in Bamako, MaliDurand-Lasserve, Alain (1); Durand-Lasserve, Maylis (2); Selod, Harris (3)
1: CNRS, France; 2: Geoffrey Payne and Associates, United Kingdom; 3: World Bank, United States of America

Abstract: This paper presents a new type of land market analysis relevant to Western and Central African cities. The methodology hinges on a systemic analysis of land delivery channels (as opposed to case studies of isolated land market segments), which helps to show how land is initially made available for circulation, how tenure can be formalized incrementally, and the different means whereby households can access land. It involves collecting information through (i) interviews with key informants, (ii) a literature review on land policies and practices, (iii) a press review on land disputes, and (iv) a survey of recent land transfers. We applied it to Bamako, Mali and show that land there is mostly accessed through an informal customary channel, whereby peri-urban land is transformed from agricultural to residential use, and through a public channel, which involves the administrative allocation of residential plots to households. The integrated analysis of land markets and land institutions stresses the complexity of procedures and the extra-legality of practices that strongly affect the functioning of formal and informal markets and make access to land costly and insecure, with negative social, economic, and environmental impacts over the long term.

Presenting author's biography: Alain Durand-Lasserve is an Emeritus Senior Research Fellow at the French National Centre for Scientific Research – CNRS. He is affiliated with the Laboratory Les Afriques dans le Monde, (Institute of Political Sciences – University of Bordeaux, and CNRS. He is a member of the Technical Committee Land Development (French Development Agency and Ministry of Foreign Affairs). He is involved in research and consultancy activities with bilateral and multilateral development agencies and finance institutions. He has published widely on land and housing policies tenure formalisation and land markets and urban in developing countries, especially in sub-Saharan African countries (Benin, Cameroon, Mali, Mauritania, Rwanda, Senegal, South Africa).

MARCH 24, 10:30, MC 2-800

URB-01: Urban expansion

Chair: Remy Sietchiping, Land Indicators Specialist, UN-Habitat, Kenya

Densification deep in the countryside: Land quotas and their spatial and economic implications for rural China

Xiao, Yuan
Massachusetts Institute of Technology, United States of America

Abstract: Since the late 1990s, the local governments of China have been acquiring land cheaply from peasants and leveraging it to attract businesses and investment. The Central Government of China has issued strict policy measures to curb land conversion by local governments, with a major focus on the "land conversion quota management system," which limits the total amount of arable land a local government can convert each year. In response to the Central Government's control, a new institution has emerged—the land quota market, developed by local governments. This market trades "land conversion quotas," in contrast to markets that trade actual land parcels. This paper researches the supply side of the market—the quota generation process. Based on field interviews and statistical and geographical analyses of a database of 735 quota generation projects in Chengdu Municipality, the study concludes that (1) property rights in rural land have been reconfigured; (2) quota generation has important spatial implications—it pushes land taking and densification of rural settlements to the hinterland; (3) the impact of quota generation on the mode of agricultural production and peasants' welfare are also different than in typical land-taking on the urban fringe.

Presenting author's biography: Yuan Xiao is a doctoral candidate at the Department of Urban Studies and Planning of the Massachusetts Institute of Technology (MIT). Her research interests include property rights theories and practices, urbanization, land markets as well as urban and regional economics. Yuan Xiao's dissertation studies the latest land policy innovation in China, the land quota markets which have re-spatialized land transfers and have important social and economic implications for Chinese urbanization. Prior to coming to MIT, she worked for three years with the World Bank Institute in Washington D.C., focusing on capacity building and training programs in the field of urban management and planning for developing countries. Yuan obtained her master's degree in Political Science from University of Toronto, Canada. She was awarded a Bachelor's Degree in International Politics and a concurrent Bachelor's Degree in Economics from Peking (Beijing) University, China.

Spatial urban expansion, land registration and peri-urban land tenure security in Bahir Dar and Debre Markos

Agegnehu, Sayeh
Debre Markos University, Ethiopia

Abstract: This study analyses urban expansion and peri-urban land tenure security situation in Amhara National Regional State of Ethiopia taking Bahir Dar and DebreMarkos as a case study areas. In order to detect the extent of urban expansion, images from Landsat satellite for Bahir Dar and DebreMarkos towns were analyzed using ERDAS IMAGINE, ENVI and ArcGIS segmentation, classification and mapping tools. In the peri-urban areas of these two towns, the land tenure security situation was assessed by interview of respondents. The analysis of the study demonstrates that over the past 25 years, both of the two case study urban areas have exhibited dramatic spatial expansion. In such situations, peri-urban land registration and property rights adjudication has been interrupted after launched without accomplishing further processes that lead to certification with consequences of land tenure insecurity and associated problems. Even though, the country's endeavor to impart land tenure security by implementing low cost land registration programs in rural areas is promising, there is high land tenure insecurity situation in peri-urban areas. A better understanding of the dynamics of urban expansion and its impacts on land tenure in the suburb can be a basis for sound spatial urban planning and sustainable development.

Presenting author's biography: Sayeh Kassaw Agegnehu is a lecturer at Debre Markos University and is currently attending her PhD studies at BOKU University of Natural Resources and Life Sciences.

Urban land and poverty dynamics in Vientiane capital city of Laos

Sayaraj, Ek Vinay
Ministry of Natural Resources and Environment of Laos, Laos

Abstract: Urbanization rates have increased around the developing world, particularly in Asia and Africa, and such urbanization is often accompanied by urban inequality and urban poverty as a result. Access to land and property ownership is as important of a determinant of urban wealth and poverty as it is in rural areas. In Laos, as the government has decentralized the economy and promoted market-led development, Vientiane Capital City (VCC) has become the center of economic growth in the country, in some years growing at a rate of 12 percent. As investment pours into the city, investors have sought large plots of land through land concessions from the government, which has dispossessed urban citizens of land to which they did not have title and pushed them to the periphery of the city. This study uses a combination of government spatial and statistical data and semi-structured interviews to examine changes in urban land and poverty dynamics in four villages of VCC that have been at the center of urban land investment finding that urban poverty and inequality is becoming an increased problem in such areas and throughout the city and thus should be a concern of policymakers.

Presenting author's biography: Ek Vinay Sayaraj is the head of the Division of Research and Statistics at the Natural Resources and Environment Information Center of the Ministry of Natural Resources and Environment. He studied Civil Engineering at the National University of Laos for his bachelor degree and Urban Environmental Management at the Asia Institute for Technology in Bangkok for his master's degree. Currently he is working with the ministry on a number of different research projects, including an analysis of the extent and impacts of rural and urban land investments throughout the country.

Integration of urban physical infrastructure into land use governance

Bobylev, Nikolai (1,2,3); Jefferson, Ian (2)

1: Saint Petersburg State University, Russian Federation; 2: University of Birmingham, UK; 3: St.Petersburg Research Centre for Ecological Safety of the Russian Academy of Sciences, Russian Federation

Abstract: Urban Physical Infrastructure (UPI) is one of the major assets of a city in terms of capital investment, critical services provisioning, and sustainable and resilient urban development. UPI includes physical objects like roads, sewerage, energy networks. Globally UPI is facing increasing challenges in sustaining its services under pressures of urbanization and climate change factors; yet UPI itself can be used as an effective policy tool to govern urban expansion and wider land use. The paper considers factors of global environmental change, its land use implications, and the process of UPI development that would reflect these contemporary challenges. The influence of different types of infrastructure has been increasingly going beyond their core functions, which suggests that a broader array of stakeholders should be involved in making decisions on infrastructure development policies. A Governance concept, as a much broader one than government or management, has been applied to consider UPI influences, stakeholders, and development strategies. This research has been supported by an ongoing project on Sustainable Infrastructure for Resilient Urban Environments, financed by an FP 7 Marie Curie grant at the University of Birmingham, UK, and St. Petersburg Research Centre for Ecological Safety of the Russian Academy of Sciences, Russia.

Presenting author's biography: Dr. Nikolai Bobylev is an environmental scientist working on urban infrastructure, environmental assessment, and multiple criteria decision analysis. Dr. Bobylev has graduated with distinction from and defended a PhD at the St. Petersburg State Polytechnic University, St. Petersburg, Russia. Over the years of research career Dr. Bobylev has been working at the Hamburg University of Technology, United Nations University, University of Tokyo, Ruhr University Bochum, Technical University of Lisbon, University of East Anglia, and Technical University of Berlin. Dr. Bobylev has received several prestigious research awards, major of them are fellowships of the Japan Society for the Promotion of Science, Alexander von Humboldt Foundation, and Marie Curie of the European Community. Dr. Bobylev has been contributing to numerous events under NATO Science program, World Bank Urban Research Symposium, and United Nations Economic Commission for Europe. Dr. Bobylev has published more than 30 research papers on environmental and urban development issues.

MARCH 24, 10:30, MC C2-131

PTG-01: Registries as data providers

Chair: Nicolás Nogueroles, Associate Professor of Law, IPRA-CINDER, Spain

The registry in Sao Paulo: Characteristics, performance, and perspectives for the future

Jacomino, Sergio; Ferraz, Patrizia
Registrar, City of Sao Paulo

Presenting author's biography: Patrizia Ferraz is a Real Property Registrar, Titles and Documents and Legal Entities of Diadema. She has a Bachelor of Law from University of São Paulo (USP) and a Master in Constitutional Law from the Pontifical Catholic University of São Paulo (PUC - SP). Her work experience includes the following: Specialist in Environmental Policy at the Environmental Law Institute in Washington, D.C.; Titling Property Specialist by the International Foundation for Iberoamerican de Administración Y Y Public Policy (FILAPP); Visiting professor in the School of Law of São Paulo (ESA) of FADISP, SECOVI, Paulista School of Magistrates, PUC - COGEAE and Law School of Sorocaba; Former Justice Prosecutor of the Public Ministry of the State of São Paulo; Past President of the Association of Notaries and Registrars of São Paulo; Former Director of Institutional Real Estate Registry of ANOREG - BR; Former Director of Land Regularization of IRIB.

Transparency, land registry and data in Mexico

Garcia Flores, Maria Elena
Secretaria de Desarrollo Agrario, Territorial y Urbano, Mexico

Presenting author's biography: Marie Elena Garcia Flores is a lawyer and land registrar, with 20 years of experiences in diverse firms and institutions on land registry. She was the director of the Modernization Programme of the Land Registries and Coordination with Cadaster. She is the Deputy Director of the Land Registry and Cadaster (Secretary of Rural and Urban Development), Mexico.

Registry in Costa Rica

Sibaja, Dagoberto
Registro Nacional de Costa Rica, Costa Rica

Presenting author's biography: Dagoberto Sibaja Morales, Law Degree, Master in Business Administration, is a Land Registrar and the General Director of the National Registry of Costa Rica. He is the author of several books about land registration.

The Spanish land registry: Characteristics, recent innovations, and perspectives for the future

Méndez González, Fernando Pedro

Public Corporation of Property Right & Commerce Registrars of Spain, Spain

Presenting author's biography: Fernando P. Méndez is a Land Registrar and former President of Public Corporation of Land and Business Registrar of Spain. He is also the former President of the European Land Registry Association (ELRA), Associated Professor at University of Barcelona (1993-2001) and advisor of the Spanish Parliament on issues related on housing and mortgage foreclosure. He has written several books on land issues.

The Chilean Land Registry

Maldonado Croqueville, Luis

Chilean Land Registry, Chile

Presenting author's biography: Luis Maldonado Croqueville works at the Chilean Land Registry

MARCH 24, 13:00, MC 13-121**INV-02: Making investment principles operational**

Chair: Issa Faye, Manager of the Research Division, African Development Bank, Tunisia

Modelling for spatial planning of commodity production: Certified oil palm plantations in Central Africa

Feintrenie, Laurène (1); Nkoua, Méthode (4); Saidi, Slim (2); Gazull, Laurent (3)

1: CIRAD - B&SEF, Cameroon; 2: International consultant; 3: CIRAD - B&SEF, France; 4: CRDPI, Republic of Congo

Abstract: The Central African region is targeted by agri-business companies as a suitable place to develop large plantations. Most of the existing assessments of available land are based on an a priori definition of availability and without any operational-level rules of sustainability. We intend to estimate the potential for a sustainable development of oil palm plantations in the Republic of Congo, taking into account spatial constraints linked to RSPO certification standard and ground-checked social realities. The analysis builds on an assessment of current land uses and prospects and on spatial analysis. Spatial constraints are combined so as to circumscribe areas suitable for oil palm, available for development, responding to the sustainability criteria of RSPO and adequate to the technical model proposed. This analysis results in an estimation of 10.7 Million ha theoretically suitable for oil palm. From this, 1.4 Mha should be available but the technical model applied limits this area to 1.1 Mha adequate for industrial plantations, and 0.1 Mha adequate for smallholdings. Explicit spatial modelling of sustainable production is possible at national scale. This tool allows to take into account the certification standards in land use planning and to highlight new possible areas of development outside natural forests.

Presenting author's biography: Laurène joined the B&SEF research team in CIRAD in 2011, to work on interactions between forests, agriculture and livestock. Her present research activities focus on the Central African region. She looks at drivers of deforestation and forest degradation outside the forest sector, specifically the expansion of family agriculture, large-scale investments in forested lands for agro-industrial plantations and mining activities. She is based in Yaoundé, Cameroon. Previously, she has been working at IRD as a PhD candidate, based at CIFOR headquarters in Indonesia. Her PhD research looked at agroforests conversion to monospecific plantations in Indonesia, with a focus on oil palm development.

The practice of responsible investment principles in larger scale agricultural investments: Implications for corporate performance and impact on local communities

Speller, William (1); Mirza, Hafiz (1); Dixie, Grahame (2)

1: UNCTAD, Switzerland; 2: World Bank, United States of America

Abstract: This report presents the findings from a field-based survey on the conduct of agricultural investment at 39 large-scale, mature agribusinesses in sub-Saharan Africa and South East Asia, focusing in particular on their approaches to social, economic and environmental responsibility. The objective is to generate first-hand, practical knowledge of the actions, behavior and experience of these investments and the resultant positive or negative outcomes for surrounding communities, host countries, other stakeholders and the investors themselves. The lessons learned and better practices identified are intended to inform the work of government bodies, investors, NGOs, development agencies and other institutions that promote responsible investment in agriculture. The report describes the positive and negative externalities generated by these kinds of investments and provides a sense of their relative importance. It articulates the perception from the ground of these investments by local communities and other affected parties. The report provides evidence both of good practices and of actions and behaviors that typically lead to dissatisfaction and tension. It identifies the key issues and provides recommendations as to what investors and Governments can do to enhance the positives and minimize the negatives of larger scale agribusinesses.

Presenting author's biography: William Speller is a economist in the Division on Investment and Enterprise at the United Nations Conference on Trade and Development. His research focus is on the role and impact of foreign direct investment and transnational corporations on social and economic development. Current topics include investment in agriculture and financing sustainable development. He has previously worked five years as an emerging market and capital flow specialist at Bank of England. He was educated at University of Melbourne and Stockholm School of Economics.

Implementing a large land based investment in Sierra Leone: Land grab or real development?

Sandstrom, Jorgen; English, Clive

Addax Bioenergy, Sierra Leone

Abstract: Addax Bioenergy's project in Sierra Leone is an example of a sustainable model in the making. The project will be commissioned in February 2014. This includes a 10,000 hectare sugarcane estate, an ethanol factory, and a renewable electricity plant (to be fed by the sugarcane biomass) that will power the ethanol factory and provide approximately 20% of Sierra Leone's national grid. The involvement with DFIs requires project compliance with the highest standards in all of these aspects in terms of corporate social responsibilities, observing tenure rights, monitoring of land use, environmental and social monitoring and management of the plant and related agricultural operations. This includes a farmer development programme to promote food production and food. Innovative assistance has also been provided to assist traditional landowners establish deeds of land ownership, a formal asset compensation process and extensive infrastructure development. The latter has provided access to new land for food production. All was planned for an area with an extremely low baseline in a post conflict society severely impacted by civil war. The baseline, even for the poorest of subsistence agricultural systems was very low. The villages in the area were remote and almost all illiterate – the security risk was high.

Presenting author's biography: Mr. Clive English is a Senior Social and Farmer Development Manager at Addax Bioenergy. Mr. English is a senior land specialist and programme manager for several land administration, tenure regularization and resettlement projects with extensive experience from Africa and Middle East. Mr. English has worked as a senior consultant for Asian Development Bank (ADB); Department for International Development (DFID) UK, Inter-American Development Bank (IADB), United Nations Development Programme (UNDP), Commonwealth Development Corporation (CDC), Private and Government Clients, Millennium Challenge Commission (MCC) and the World Bank Group.

Agricultural investment and village land use planning in Tanzania's SAGCOT: How are UN guidelines applied?

Hertzler, Douglas
ActionAid USA, United States of America

Abstract: In Tanzania, the Southern Agricultural Growth Corridor (SAGCOT) is a large-scale initiative to promote public-private partnerships in a region which covers nearly a third of the country. Currently the Tanzanian government is working to attract agricultural investors by offering large tracts of land ranging from 5,000 to 20,000 hectares, in exchange for establishing outgrower schemes that involve local farmers. However, as an internal USAID report pointed out in 2012, there is insufficient state land to carry out these schemes, and most of the will have to be acquired from village holdings. Land for SAGCOT investors is being identified through the development of Village Land-Use Plans. The level of analysis, participation, and the kinds of long-term alternatives explored in developing land-use plans are crucial to whether planning processes work to protect or violate village land rights. Under the New Alliance framework agreement, the government of Tanzania has promised to "take into account" the UN Committee on World Food Security's Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests. This paper examines developments on the ground within SAGCOT and analyses the degree to which Tanzanian government practices adhere to or conflict with key provisions in the Tenure Guidelines.

Presenting author's biography: Doug Hertzler is Senior Policy Analyst on land rights issues at ActionAid USA, focusing on international responsible investment policies and the CFS Tenure Guidelines. He has a personal background in agriculture, having been raised in dairy, corn, soy, and vegetable farming in central Pennsylvania. He has a Ph.D. in Anthropology from the University of Iowa, and has conducted research on social movements and land rights in Bolivia. Prior to that he spent over five years living in indigenous smallholder villages in eastern Bolivia where he worked with agro-forestry and other rural development projects. From 2001 through 2012, he served as a faculty member at Eastern Mennonite University.

MARCH 24, 13:00, MC 6-100

RES-02: Rights to natural resources

Chair: Michael Kirk, Full Professor, Philipps Universität Marburg, Germany

Tenure in mystery: Status of protected areas in Karamoja - Uganda

Rugadya, Margaret (1); Kamusiime, Herbert (2); Nsamba-Gayiiya, Eddie (3)
1: Ford Foundation, Kenya; 2: Associates Research Trust Uganda, Uganda; 3: Consultant Surveyors and Planners, Uganda

Abstract: In the 1960s, 94.6 % of the region of Karamoja was allocated to wildlife conservation. In 2002, the Ugandan Parliament approved the change in status of land use and tenure of about half of that land. More than a decade later, the local communities remain very little the wiser about the changed status of their land rights. People find their access to land is blocked and feel powerless against suspected land grabbing. Decisions on land for conservation or for exploitation of natural resources are being taken over the heads of the communities who live and work there and no adequate information is passed down to them. This article collates information on land given over to conservation, forestry and mining to provide a factual basis for interventions regarding communal tenure. Findings show that communities are vulnerable to internal and external loss of land and its resources they do not have the information that would otherwise empower them to protect, negotiate and participate in ownership, use and management of their land.

Presenting author's biography: Margaret A. Rugadya is a socio-economist and policy analyst advocating for property rights of vulnerable and marginalized groups including women, pastoralists and indigenous groups. She has designed policy frameworks on land tenure reforms, gender, pastoralism, post-conflict reconstruction and urbanization in East Africa. She is currently a Programme Officer with the Ford Foundation's - Nairobi office and a Policy Advisor to the Government of Uganda. Herbert Kamusiime is an Agricultural Extension Educator by training. He has previously worked as a Research Associate with the Makerere Institute of Social Research (MISR); as Project Officer with the International Institute of Tropical Agriculture (IITA) in partnership with VEDCO and currently as Executive Director of Associates Research Uganda. Herbert is both a communication for change practitioner and a researcher of civil society led rural development initiatives.

Using innovative land conservation tools in Africa to protect land, enhance resource management and improve community livelihoods

Fitzgerald, Kathleen H.
African Wildlife Foundation, Kenya

Abstract: Africa is facing unprecedented habitat and species loss. While Africa hosts an important network of protected areas that supports wildlife, ecosystem services and generates revenue for host countries; Africa's protected areas are too small and isolated to support viable populations of wildlife and substantially benefit local communities. If Africa's wildlife is going to thrive in the future, land must be secured outside of protected areas and in a way that benefits the landowners and improves livelihoods. This requires creative conservation tools that are grounded in clear land tenure rights and community participation, and utilizes responsible investment to incentivize improved natural resource management. There are successful models in Africa that have protected strategic land for conservation purposes and improved community livelihoods through responsible investment, improved natural resource management and enhanced land tenure security. Cutting edge tools for Africa such as conservation leases, community conservancies, environmental easements and payment for ecosystem services (PES) have been successfully implemented in Africa. This paper and presentation will provide specific field based case studies on land investments that have resulted in conservation, better land management and benefits to communities in Kenya, Zambia and the Democratic Republic of Congo.

Presenting author's biography: Kathleen Fitzgerald is Vice President of Conservation Strategy for the African Wildlife Foundation, an organization dedicated to working with the people of Africa to ensure the wildlife and wildlands endure forever. Kathleen oversees conservation strategy for AWF across Africa and has been based in Kenya since 2007. Prior she was AWF's Director of Land Conservation and helped AWF protect land across the continent through easements, acquisition, leases, land use planning and the establishment of conservancies. Kathleen has over 20 years' experience in large landscape scale and carnivore conservation. She has completed dozens of

land transactions and published numerous papers and articles on conservation and tools that can be used to protect land and wildlife. Kathleen graduated from St. Lawrence University with a major in Environmental Studies and Government and has an MS from University of Vermont, where her research focus was wolves.

Extractive reserves, the properties rights, and sustainable development in the Amazon region

Reydon, Bastiaan Philip (2); Cavalcanti, Francisco Carlos da Silveira (1)
1: Universidade Federal do Acre, Brazil; 2: Universidade Estadual de Campinas, Brazil

Abstract: The growing concerns with global warming and loss of biodiversity, amplified the Amazon rainforest matter as an international concern. Looking forward at the agenda pos-2015 the debate has to be broader and has to encompass the need to preserve the rainforest and generate development to very poor regions with many problems linked to the very unclear property rights as the Brazilian Amazon. In the past, the regions development was based on the cattle farming from the south of Brazil and has been responsible for the murder of Chico Mendes in the state of Acre. After that fatal happening the policy in the Amazon changed radically and one of the most important policies was the creation of the Extractive Reserves (RESEX's), which are protected areas where the traditional populations continue its extractive activities, with no risk of being expropriated. This article will show how the creation of RESEX in Acre, by solving the local properties rights problem, was able to protect the rainforest and generate income and jobs for the families. The article will analyze the RESEX Chico Mendes, in the state of Acre, one of the largest of Brazil, with 930,203 ha thousand ha.

Presenting author's biography: Cavalcanti, Francisco C.S. Graduated in Economics from the Federal University of Acre, and has a MA in Development Planning from the Federal University of Pará and Ph.D. in Economics from the State University of Campinas. He is Currently an Associate IV Professor at the Federal University of Acre, and previously was Rector of Federal University of Acre and currently develops post-doctoral program at the Institute of Economics of Unicamp - Brazil.

Local rights to resources: A review of framework laws in Africa

Salcedo-LaViña, Celine; Veit, Peter
World Resources Institute, United States of America

Abstract: The vast majority of rural citizens and communities rely not just on land but also on natural resources for their subsistence and livelihoods. In most countries, formal rights to land do not include many rights to the natural resources that are on or below the surface of the land. Natural resources are vested in the state and governed by separate legal regimes. This paper presents key findings in a legal review of national framework laws for five key natural resources—water, trees, wildlife, minerals and petroleum—in sub-Saharan Africa. The review was based on a set of questions that focus on the right to use natural resources by citizens and local communities without prior government authorization or payment of fees, referred to as “free” natural resource use rights. The paper discusses the findings on three key questions: whether the national law grants “free” natural resource use rights; whether “free” rights are linked to land rights; and whether “free” rights are subject to revocation or taking away by the state. Each natural resource is reviewed and a comparison is made across resources. The paper explores whether rights granted are clearly-defined, meaningful and secure, and gives some recommendations on how local natural resources use rights may be strengthened.

Presenting author's biography: Celine Salcedo-LaViña is an Associate at the World Resources Institute, working with the Land and Resource Rights project. Her current work includes legal and policy analysis of land and natural resource rights of rural communities across sub-Saharan Africa, for which she has co-developed the Rights to Resources interactive map, an online tool visually documenting ownership and local use rights to key natural resources in the region. She also conducts research on the law and practice of large-scale land acquisitions, and works with partner organizations to promote gender equitable land acquisition processes for agricultural investments in community lands in Tanzania, Mozambique and the Philippines. Previously, Celine co-wrote a paper analyzing gender sensitivity of multilateral adaptation investments in the Middle East and North Africa, published jointly by Heinrich Böll Stiftung North America and Gender Action, and wrote country profiles for Liberia and the Philippines in USAID's Land Tenure and Property Rights Portal.

MARCH 24, 13:00, PRESTON AUDITORIUM

GDR-02: Initiatives to improve women's land rights in traditional settings

Chair: Alain Durand-Lasserve, Emeritus Senior Research Fellow, CNRS, France

Expanding and sustainably protecting women's land rights: Lessons learned from Mozambique

Rose, Ian M.; Lopez, Bruno
HTSPE, Ltd., United Kingdom

Abstract: Addressing gender and family issues in the context of land titling and land administration programs presents an array of challenges ranging from the minutiae of how the physical layout of a field questionnaire is designed to the broader questions of advocating change of cultural norms. Drawing upon recent experiences in Mozambique during the Millennium Challenge Corporation-funded Land Tenure Services Project, this paper aims to synthesize the lessons learned in terms of what programmatic activities, strategies and policies were effective for protecting or establishing women's rights and access to land. The results achieved in Mozambique differed widely between rural and urban contexts, between regions, and throughout the course of the project. This paper will examine the variations encountered and offer explanations which have implications for designing future programs. The paper includes an analysis of several aspects of Mozambique's legal framework in terms of its impact on women's land rights, and we will also compare, from a gender perspective, an individual titling approach versus a community land approach. Finally, the paper will examine baseline studies from the Mozambique project in the context of discussing how women may perceive land security differently from men and thus how individual formalization may impact women differently.

Presenting author's biography: Ian M. Rose is an international development lawyer specializing in land tenure, property rights, and access to justice. As an Associate of HTSPE, Ltd., he was Team Leader from 2011 to 2013 of the Technical Assistance component of the Millennium Challenge Corporation-funded Land Tenure Services Project in Mozambique. Prior to joining HTSPE, he worked on long-term

assignments in Ghana, Colombia, and Lebanon, encompassing a variety of topics, including: broader democracy/governance issues, legal and policy reform, land titling, conflict resolution, gender, and access to justice. Currently, he continues to work as an HTSPE Associate providing technical land expertise on existing and potential projects and also serves as a Land Tenure and Property Rights Advisor to MCC.

Improving land governance and women's capacity to manage natural resources in reformed areas in Pernambuco

Chaves, Patricia; Santos, Aldo
Espaço Feminista para Democracia e Direitos Humanos, Brazil

Abstract: The paper will examine the problem that rural women face in accessing, using and controlling land and natural resources and how through a program for rural population, called ProRural of the government Pernambuco, a group of grassroots women is increasing their capacity to: manage natural resources; ensure food security for their families; prevent the desertification of their land; secure financial autonomy for the grassroots women; and also increasing women's voice in land governance spaces. It will demonstrate how that group of rural women was able to ensure public investment in their areas and how they have engaged in a process of dialogue with different stakeholders and governmental agencies around land security and rural women's livelihood conditions. Finally, the paper will analyze the initiative and the political commitment of the government of Pernambuco towards grassroots women living in rural settlements to demonstrate the importance of good practices that strengthen women's role in managing and controlling land and natural resource in an effective and sustainable manner. Furthermore, it will analyze the importance of security of tenure for grassroots women taking into account not only their access to land but also women's capacity to effectively manage their land and to build resilient communities.

Presenting author's biography: Patricia Chaves is the executive director of Espaço Feminista para Democracia e Direitos Humanos - Feminist Space for Democracy and Human Rights, a Brazilian feminist organization based in Recife and member of the Huairou Commission. She is dedicated to contribute to the economic and political empowerment of northeastern women focused on a feminist perspective. With a strong background in business administration and post-graduate in Business Studies at the London School of Economics and Political Science (LSE), her work is dedicated to the empowerment of rural and urban grassroots women through: i) a continuous process of capacity building; ii) sharing and disseminating knowledge around gender relations; iii) building partnerships and fostering dialogue between grassroots women and different levels of policy-makers and power holders. She is especially interested in the linkages between urban and rural issues related to women's right to land.

Securing women's land rights through land tenure reform program in Rwanda

Bayisenge, Jeannette
University of Gothenburg, Sweden

Abstract: Women's land rights became one of the global preoccupying issues in the 1970s especially after the UN declared that women own a little share of the world resources while they constitute a half of world population. Customary land tenure systems were accused of failing to secure women's rights and legal reform was sought to change the situation. Feminist and gender researchers, land tenure experts and policy makers have considered land tenure reforms as a crucial way promote economic development and strengthen women's land rights. However, positive outcomes have been very scattered and context dependent. In 2006, the Government of Rwanda started land registration and titling program. The aim of this paper is to explore women's lived experiences in relation to this program and the opinions of the leaders involved. The empirical data were collected using a household survey, interviews and Focus Group Discussions. The paper builds on intersectionality perspective. The main findings reveal that there is a large support of the idea that women would benefit from the program. However, the effective implementation still faces some challenges such as the little knowledge about land related laws and persistence of customary values that generate a number of land related conflicts.

Presenting author's biography: Jeannette Bayisenge holds a bachelor degree in Social work obtained from the National University of Rwanda and a master's degree in development cooperation with specialization in women and development obtained from Ewha Woman's University in Seoul/ South Korea. She has been teaching at National University of Rwanda since 2005 and she is currently enrolled as a PhD student in the Department of social work at University of Gothenburg in Sweden with research interest in land tenure reforms and women's access to land in Rwanda. Her previous research include, Access to paid work and women's empowerment in Rwanda and early marriage as barrier to girl's education in Africa.

Securing land title for women in Nigeria: A professional perspective

Etuonovbe, Angela
AnGene Surveys & Consultants, Nigeria

Abstract: Land, though represents only about thirty percent (30%) of the earth's surface provides a platform on which man's activities are predicated. As important as this commodity is; customarily it is a foregone conclusion that men are the custodians of land title and as such woman has to be at their mercy. Again customarily amongst Nigerians, it is common practice that when a man dies his property is bequeathed to the first son leaving his wife and daughters disinherited. In a situation where the man dies without a written will, the extended family of the man confiscates the whole property leaving the woman and her children empty handed causing them to face untold hardship especially when the man before his demise was well to do. This paper will focus on the challenges regarding women's access to land and how some women were able to secure land title, with the consent of their spouses tapping from the advice of a land professional. This pursuit not only transformed their lives for the better but also equipped them for future challenges when their spouses may have demised. The replication of this end produce is what this paper aspires to achieve amongst women in Nigeria

Presenting author's biography: Mrs. Angela Kesiena Etuonovbe is the Chair Elect of Commission 4 - Hydrography of the International Federation of Surveyors and the Chair, Working group 4.5- Hydrography in Africa also of the FIG. She is a member of the Africa Task Force (ATF) also of the FIG. She was once the President of Women-in-Surveying, Nigeria, the immediate past Assistant Secretary General of the Nigerian Institution of Surveyors. She is currently the Vice President of the Ladies of Saint Mulumba Nigeria, GRA Effurun Sub-ordinate Council, Effurun, and Delta State, Nigeria. She is the Principal Consultant of AnGene Surveys & Consultants and the Managing

Director of GFSH Consult Ltd. She is a Consultant to the Federal, State and Local Government Areas in Nigeria, and a Consultant too, to many private sectors and in the Oil and Gas sectors. She has presented various papers at the FIG and other national and international events.

MARCH 24, 13:00, MC 5-100

MNG-02: Country level implementation

Chair: Tijan Sallah, Sector Manager, World Bank, United States

Land tenure reform in developing countries: What can we learn from Rwanda?

Sagashya, Didier G. (1); Ngoga, Thierry (2)

1: Government of Rwanda; 2: Independent Consultant

Abstract: A decade ago, Rwanda embarked on what was seen and described by many to be an ambitious and unachievable land tenure reform programme (LTRP). Most detractors of the said reform expressed concerns about the Government's motives. Doubts were based on what had been evident in other countries, where land reform initiatives had resulted in bloodshed and social unrest. Today, the country and its people are proud of what they have achieved under the LTRP, but the success of the LTRP has made Rwanda a learning destination for many African countries. Donor agencies consider funding land reform projects elsewhere in Africa and urging them to learn from the Rwandan experience. Still, the Rwanda programme still has some way to go to achieve the said targets. The paper draws attention to key successes of LTRP, with a particular focus on innovative processes adopted and lessons learnt. The paper also draws on key challenges key research areas that need to be studied and policy actions to be addressed to improve the wellbeing of landowners over and above the attainment of fundamental land rights, and more widely, for land reform to realize its full potential in terms of sustained economic growth.

Presenting author's biography: Eng. Didier G. Sagashya, is, since June 2011, the Deputy Director General in charge of Department of Lands and Mapping within Rwanda Natural Resources Authority; a newly established agency following a merger of the National Land Centre, National Forestry Authority, Geology and Mining Authority as well the department responsible for Integrated Water Resources Management. Prior to the current posting, Eng. Didier had been Deputy Director General of Rwanda's National Land Centre for almost 4 years. He holds MSc in Urban and Regional Planning obtained from Heriot-Watt University – Edinburgh – UK in 2007, and a BSc in Civil Engineering and Environmental Technology obtained from Kigali Institute of Sciences and Technology (KIST) in 2004. Eng Didier is playing a key role in the on-going land reform including land registration and national land use planning in Rwanda; his interests are security of land tenure, land administration, geospatial information and land use planning.

Rural land registration in Ethiopia: Increased transparency for 26,000,000 land holders

Gebrewold, Zerfu Hailu (1); Harris, David (2)

1: NIRAS, Ethiopia; 2: ORGUT, Ethiopia

Abstract: Rural land registration in Ethiopia increased transparency for 26,000,000 landholders. Dr. Zerfu Hailu, David Harris, REILA Project Ethiopia. The REILA project has implemented trials in Ethiopia, mapping land parcel boundaries using orthophotos. The work is achieving more than the mapping of land parcel boundaries. 1. Transparency. A public display is held, at which all of the spatial and attribute data is presented. Land holders can inspect the records and then confirm or object to the displayed results. 2. Women's rights. Land holders and their gender are individually registered. Polygamous relationships are common; the rights of multiple wives are registered. 3. Urban expansion. There is no fair system for the expansion of small towns into rural areas, and inadequate compensation when land is expropriated. Options for policy change are being assessed. 4. Investment. There is demand for rural land from agricultural investors. The mapping of rural land enables investment areas to be planned without conflicting with existing smallholder land rights. 5. Spatial Data. The existence of spatial data ensures that the rights of all land holders are registered. Taxation can be calculated fairly. Communal areas can now be clearly marked and registered; illegal encroachment has been reversed.

Presenting author's biography: Zerfu Hailu did his PhD studies in Forest Ecology at the Vienna University of Natural Resources and Applied Life Sciences (2002). He has more than 29 years of experience. To mention the a recent ones, October 2002 to March 2006 he had worked at a position of deputy manager for the then Environmental Protection, Land Administration & Use Authority for Amhara region, April 2006 to June 2008 he had worked at position of project manager for Community – based integrated Natural Resources Management project planning for Lake Tana Watershed. July 2008 to September 2011 he worked as senior policy advisor and deputy manager for the German Development Cooperation office established in Bahir Dar to support the Sustainable Land Management Project of the Amhara Region. October 2011 to the present he is working for Responsible and Innovative Land Administration Project at a position of deputy team leader and National Land Administration Adviser for the project.

Reforming land management in Uganda: The difficult path towards harmonization

Rukundo, Bruce (1); Kirumira, Daniel (2)

1: Air Water Earth (AWE) Ltd, Uganda; 2: Masaka District Land Office, Uganda

Abstract: Land is the most invaluable asset for the citizens of Uganda. With over 85% of the population rural and directly deriving livelihoods through subsistence agriculture, ownership and use of land are core to economic, social and environmental sustainability. It is against this backdrop that successive political regimes embarked on ambitious land reform processes. But Uganda's sluggish move from difficulties of land tenure administration complete with cumbersome policy delivery and ineffective land-use management partly stem from the troubled colonial legacy. Yet we must stop before we uncritically attribute all the problems to Uganda's past. Crucially, since 1995 fundamental reforms were made to streamline paradigm shift in land management. The 1995 Constitution directly bestowed the ultimate ownership of land to the people of Uganda; stating that "Land in Uganda belongs to the citizens of Uganda and shall vest in them in accordance with the land tenure systems provided for in this Constitution." Uncoordinated reform processes run by different institutions operating in silos has impeded policy implementation while land grabbing continues to intensify throughout the country. This paper identifies fundamental land management problems in the perspective of synergies and governance. The study uses primary and secondary data, using relevant case studies.

Presenting author's biography: Dr.-Ing. Bruce Rukundo holds a Bachelors Degree in Environmental Management from Makerere University, Kampala, MSc. and Doctorate in Land Management from the Technical University of Munich, Germany. Dr.-Ing. Rukundo is a National Environment Management Authority certified practitioner and works with Air Water Earth (AWE) Ltd. as a Land and Environment Specialist. He participates in carrying out Resettlement Action Plans (RAP), Environmental and Social Impact Assessment (ESIA), and Environmental Auditing.

Rural-urban migration and land and rural development policies in Ethiopia

Gebeyehu, Zemen Haddis
USAID, Ethiopia

Abstract: With 83 percent of its population living in rural areas, Ethiopia is one of the least urbanized countries in Sub-Saharan Africa. Agriculture remains the main economic source engaging the majority of the rural work force. Still, migration from rural areas to cities has been increasing in recent years. The majority of the interviewed migrants mentioned one or more land related reasons for leaving rural areas, including land shortage for agricultural activities and lack of other job opportunities. However, rural landholders also hesitate to migrate because they risk losing their holding by leaving rural areas. The country's agriculture-led rural development policy gave high emphasis to the agriculture sector. Despite the diminishing farm size and increasing population pressure, the agriculture sector has continued to heavily dominate the rural economy. Notwithstanding attempts to diversify the rural economy, the lack of capital and skills remain constraining factors to the promotion of non-agricultural activities. Lack of investment in rural areas and competition for increasingly scarce arable land is likely to result in increased rural-urban migration.

Presenting author's biography: Zemen Haddis Gebeyehu worked in the areas of rural land administration, land tenure, food security, livelihood, disaster risk management and agriculture for over 20 years. Working for over eight years with USAID, Zemen managed land administration, food security, livelihood and disaster risk management projects. Zemen is currently leading the Land, Water and Climate Team of the USAID/Ethiopia. Zemen worked for UNWFP/Ethiopia in food security and relief programs for four years. Zemen was able to serve the Government of Ethiopia at different capacity in agricultural development programs for nine years. Zemen received a B.Sc. Degree in Agricultural Extension from Alemaya University and a Master Degree in Land Tenure and Land Management from Technical University of Munich (TUM). Zemen received the Technical University of Munich President's award for best thesis in 2005. He is currently doing a PhD study on Implications of Land Policy in Rural-Urban Migration under the supervision of TUM.

MARCH 24, 13:00, MC 7-100

SPR-02: Structural implications of land tenure arrangements

Chair: Jann Lay, Head of Research Program, Giga German Institute of Global and Area Studies, Germany

Land titles and violent conflict in rural Mexico

Pfütze, Tobias (1); Castañeda-Dower, Paul (2)
1: Oberlin College, United States of America; 2: New Economic School, Russia

Abstract: Insecure property rights are commonly thought to incite violence; however, discretionary control over land allocation can also serve to maintain social order. Using a conflict model, we demonstrate how these opposing forces alter the level of violence in a community. We then investigate the effect of a land certification program, which produced exogenous variation in tenure security over time and locality, on violent deaths in the rural municipalities of Mexico from 1993-2007. We find that land titles significantly decrease violent deaths on average, but, as the model predicts, municipalities above a threshold on population size experience an increase.

Presenting author's biography: Tobias Pfütze (Ph.D. 2008, New York University) is an Assistant Professor of Economics at Oberlin College in Ohio. His research focuses on the determinants and consequences of institutional constraints in policy making. In addition to land reform issues, he is currently on non-contributory social protection programs. He has also published on topics of international migration and foreign aid. His regional expertise is Latin America, and in particular Mexico.

Land reform initiatives and implementation in a world country panel: 1900-2010

Bhattacharya, Prasad Sankar (1); Ulubasoglu, Mehmet Ali (1); Mitra, Devashish (2)
1: Deakin University, Australia; 2: Syracuse University, United States of America

Abstract: Constructing a unique and an extensive dataset which codifies the enactment and implementation of major land reforms in a panel of 156 countries over more than a century long time period, this paper investigates the potential economic and political factors behind the possible mismatch between land reform initiatives and their associated implementation. Land reform is a broad concept, and it includes some stated objectives or motives, which can be broadly separated into two areas: traditional and neo-liberal. Based on the extant literature, we categorize maximum landholding per capita, redistribution, distribution, restitution, privatization, and other stated objectives (like expropriation, providing land tenure security, abolition of feudal structure etc) as to be the traditional way of land reform. Following Deininger (2002), we use recognition of property rights, mechanism for privatization of land and transfer of property rights as three additional motives of land reform, and term these as the neo-liberal concept of land reform. Our preliminary analysis reveals that from a macroeconomic perspective, major land reforms with their stated objectives and underlying political economy tenets could explain possible implementation or no implementation of these land reforms across countries and over time.

Presenting author's biography: Prasad Sankar Bhattacharya is a Senior Lecturer in Economics at Deakin University, Australia. His key research areas include applied growth and development, comparative political economy as well as conflict and inequality. Prasad and co-authors are currently pursuing a broad research agenda on legal issues of land reform and its associated effect on land reform implementation, asset and income inequality and economic growth. The political economy aspect of land reform process is the main theme in the paper they want to present at the forthcoming conference.

Land reform, fertility and Ethiopia's "2.5 million missing Amharans"

Kemper, Niels (1); Ayalew Ali, Daniel (2); Deininger, Klaus (2)
1: University of Mannheim, Germany; 2: World Bank, United States of America

Abstract: When the Ethiopian Central Statistical Office published the report on the most recent census in 2007, it revealed a statistical oddity: While population has (dramatically) increased in all regions of Ethiopia, the population count in Amhara, Ethiopia's second most populous region, was only 17.2 million and clearly fell short of the official government projection of 19.6 million Amharans for 2006. The annual population growth rate of Amhara, based on the 1994 and 2007 census, was estimated to be 1.7 percent, clearly lower than the 2.9 percent estimated for neighboring Oromia, Ethiopia's most populous state, and the 2.6 percent estimated as national average. "The 2.5 million missing Amharans" were extensively covered in the national media and eventually resulted in fierce debates in the parliament. This paper explores an alternative explanation to the statistical oddity. It hypothesizes that a sudden and unexpected policy change in the 1997 Amharan land reform has had an enormous impact on fertility decisions of households in the Amhara region as, unlike earlier land reforms; the 1997 reform did - surprisingly and unexpectedly - not take household size as a criterion for the redistribution of land.

Presenting author's biography: Niels Kemper is a post-doctoral researcher at the University of Mannheim, Germany. He studied at the Goethe University Frankfurt, Germany, and the New School University in New York, USA, and accomplished his doctoral studies at the Goethe University. Currently he is affiliated with the DFG Collaborative Research Center on the Political Economy of Reforms (Project: Robust Methods for the Evaluation of Policy Reforms). In the past he was affiliated with the DFG Research Group on Vulnerability to Poverty in South-East Asia (Project: Financial institutions). He also consulted for the GTZ and ILO. His main research interests are methods of program evaluation as well as credit and land markets in developing countries.

Reallocating wealth? Insecure property rights and agricultural investment in rural China

Leight, Jessica
Williams College, United States of America

Abstract: This paper evaluates the impact of village-level land reallocations in China on household economic outcomes. Since land was decollectivized in China in 1983, village leaders have implemented regular forced reallocations of land designed to enhance intravillage equity and attain other policy goals. I estimate the impact of insecure tenure using the past history of land shifts as an instrument for current tenure insecurity, and find that an increase in the probability of losing the current plot yields a decrease in agricultural inputs and production of around one standard deviation. Though the costs of insecure tenure are high, structural estimates of the varying cost of reallocation across different villages indicate the choice to reallocate does reflect an optimizing process on the part of village officials, who reallocate where the net benefit is larger. This evidence suggests it is important not only to understand what impact land governance institutions have on households' economic decisions, but how these institutions are shaped by the underlying preferences of policymakers.

Presenting author's biography: Jessica Leight received her Ph.D. in Economics from MIT in 2013 and is now an Assistant Professor of Economics at William College. Her research focuses primarily on the relationship between institutions and household economic outcomes in rural developing countries, as well as households' human capital decisions.

MARCH 24, 13:00, MC 2-800

URB-02: Ensuring availability of services through taxation & other policies

Chair: Rick Gaynor, Director, Millennium Challenge Corporation, United States

Levying the land - land-based instruments to finance public services: Their applicability to developing countries

Alterman, Rachelle
Technion University - Israel Institute of Technology, Israel

Abstract: Local governments everywhere are thirsty for financial resources. Land-based revenue instruments are of obvious interest. Many alternative tools have been tried out in various countries, often with major differences. In this paper I first present a conceptual framework for classifying land-based instruments, in order to enable well-targeted discussion of sometimes confusingly look-alike instruments. I then look at reported experience with these tools among several advanced-economy countries. For each instrument, I point out the advantages and disadvantages for adoption by developing countries. The idea that the public should reap the "unearned increment" or the "plus value" of land is by no means new. The underlying rationale is that much of the value of real property is created not by the landholder's work, but by government policies that grant development rights or by broad economic and social trends. Drawing on the author's comparative research on the laws and practices in 13 advanced-economy countries around the world, the paper addresses the degree to which recapture of the "unearned increment" is indeed a useful approach that policymakers in other countries - and especially developing countries - could adopt for financing or incentivizing the delivery of public services and affordable housing.

Presenting author's biography: Rachelle Alterman is the Founding President (2006-2010) of the International Academic Association on Planning, Law and Property Rights. Holding degrees in planning and in law from Canadian and Israeli universities, she specializes in cross-national comparative analysis of planning laws, land use regulations, and property rights. Her most recent book is *Takings International: A Comparative Perspective on Land Use Regulations and Compensation Rights* (American Bar Association Press, 2010). Dr. Alterman is based at the Technion - Israel Institute of Technology, where she holds the David Azrieli Chair. She serves on the editorial boards of leading academic journals and has been a visiting professor in major American and Dutch universities. The Association of European Schools of Planning named her Honorary Member. Prof. Alterman has also served as a consultant for the United Nations, the Organization for Economic Co-operation and Development (OECD), the World Bank, and a variety of other public bodies.

Subnational tax assessment tool (STAT)

Rodriguez Alvarez, Jose Manuel; Fanta, Enrique; Conde Diez del Corral, Jaime
World Bank, United States of America

Abstract: The Subnational Tax Assessment Tool (STAT) is a property tax management assessment tool recently developed by the World Bank. STAT applies a set of tools that allows for rapid assessments of property tax management, which then allow the Bank to identify gaps and areas of potential improvement and to deliver specific technical advice on how to achieve that potential at the sub-national

level. With the application of the tool, evidence-based action planning for improving sub-national government performance in property tax management could be facilitated.

Presenting author's biography: Enrique Fanta and Jose Manuel Rodriguez are both Senior Public Sector Specialists in the LAC Public Sector Unit of the World Bank.

Land, land everywhere, but not a service to link: Land policy and urban expansion in Ulaanbaatar, Mongolia

Mason, David (1); Payne, Geoffrey (2); Brhane, Meskerem (1)

1: World Bank, United States of America; 2: Geoffrey Payne and Associates, United Kingdom

Abstract: Recently, the population of the capital and largest city, Ulaanbaatar, (UB) has grown significantly due to migration of nomadic pastoralists from across Mongolia seeking opportunities for employment. About half of the city's 1.3 million residents live in low-density settlements that cover 88 percent of the city's built area. Citizens are allowed by right to obtain a publicly-allocated land plot of up to 700m² for a nominal fee. Using data from interviews, focus groups and surveys, this paper will argue that a generous land allocation policy alone does not support affordable housing or equity in access to services. It is in fact antagonistic to compact and socially integrated urban development. Without proper public policy and market support structures the value of land cannot be accurately assessed, which prohibits its use by residents as collateral or as public revenue source through taxation. We will also demonstrate how hidden costs from both the public and private sectors reduce access to land and housing for women and the poor. Finally, we will argue that market-based property taxation would be a less regressive tax burden than the city's current reliance on income tax and a proposed city residency tax.

Presenting author's biography: David Mason is a consultant with the Infrastructure Unit of the East Asia Pacific Region of the World Bank. He specializes in urban planning, affordable housing and microfinance and has consulted for the World Bank, American Planning Association and The Asia Foundation. His work has been published in the Journal of Planning Education and Research, Urban Studies, Journal of International Development, Journal of Planning Literature and Critical Planning. He has previous international development planning research experience in Mexico and Nicaragua. He holds a doctorate in Urban and Regional Planning from the University of California, Los Angeles.

The political economy of urban land governance and the case of Medellin

Padrós, Albert

UN-Habitat, Kenya

Abstract: On average, cities are expected to consume six times the land they are currently using in the next 40 years. According to some authors, it is necessary to move away from the containment paradigm and embrace the 'making room paradigm' planning city extension well in advance. This paper will firstly do a literature review of urban land governance systems, describing what has been said so far to describe how land is governed in towns and cities and the key theoretical paradigms. Thereafter, the author will present a detailed analysis of the case of Medellin, looking at how land use has been institutionally managed in the city since the 2000s following a political economy framework. The author will conclude by summarizing a few good practices that can help cities such as through adapted regulations and planning instruments, structured relationships with community leaders, realistic risk mitigation strategies around settlement and relocation while protecting the poor citizens, or capacity building to utilize land readjustment for the public good.

Presenting author's biography: Albert Padrós is a Human Settlements Officer in the Urban Legislation, Land and Governance Branch of UN-Habitat Headquarters. Albert is currently working as a local governance expert leading projects on inclusive land readjustment, e-participation and metropolitan governance in Latin America and Africa. He holds a BA on Political Science and Administration from UAB (Spain) and Master's degree from l'Institut d'Etudes Politiques de Paris (France).

MARCH 24, 13:00, MC C2-131

PTG-02: Regional initiatives to improve land governance

Chair: Virginia Cram-Martos, Director of Economic Cooperation, Trade, and Land Management, UN Economic Commission for Europe, Switzerland

Importance of the regional and interregional cooperation: Europe and Central Asia perspective

Roll, Gulnara

UNECE, Switzerland

Presenting author's biography: The UNECE Housing and Land Management Unit serves as secretariat to two intergovernmental bodies – the Committee on Housing and Land Management and its Working Party on Land Administration. High-level government officials from 56 member States of the UNECE participate in the Committee's and the Working Party work. Gulnara is Head of the Unit and Secretary of the intergovernmental Committee on Housing and Land Management. Before her work at the Housing and Land Management Unit, Ms. Roll was a Manager at the UNECE Environment Division of the Programme on National Policy Dialogues in Integrated Water Resources Management. Prior to joining the UNECE, Ms. Roll worked as Scientific Officer in Economics and Social Sciences at INTAS - International Association for the promotion of scientific co-operation with the countries of the former Soviet Union in Brussels, Belgium. Ms. Roll has PhD in Geography and Environmental Sciences.

Asia and the Pacific regional perspective

Antonio, Danilo

UN-Habitat/ Global Land Tool Network Secretariat, Kenya

Presenting author's biography: Danilo Antonio is a Programme Officer at Land and Global Land Tool Network Unit under the Urban Legislation, Land and Governance Branch of UN-Habitat. He is one of the project leaders in the Unit including managing the IFAD-supported project on Land and Natural Resources Tenure Security Learning Initiative in East and Southern Africa (TSLI-ESA). He is the task manager in the development of various pro-poor land tools and approaches including the Social Tenure Domain Model, Land Use

Planning, Participatory Enumerations and Pro-Poor Land Recordation and he supports various global and regional initiatives including the Land Tenure Initiative in Asia-Pacific. He has completed his Master of Science on Land Management and Land Tenure with 'High Distinction' at Technische Universität München, Germany. Moreover, as a previous public servant for 15 years, he has been a key driver of change and reform of the Philippines' land tenure, administration and management system.

Western Asia regional perspective

Hesham El Burai, Mahmoud (1); Bida, Mongi (2)

1: Dubai Land Department, United Arab Emirates; 2: United Nations Economic and Social Commission for Western Asia (ESCWA), Lebanon

Presenting author's biography: Mahmoud AlBurai is currently serving as Managing Director of Dubai Real Estate Institute. Mahmoud is also the Vice President of International Real Estate Federation (FIABCI). He is also a member of the boards of the Association of Real Estate License Law Officials (ARELLO), International Real estate Society (IRES) and Middle East North Africa Real Estate Society (MENARES).

Prior to his position at the Dubai Real Estate Institute, Mahmoud worked as Senior Director of real estate sector development at the Real Estate Regulatory Authority of Dubai and as a Development Associate Manager at Dubai Holding. Mahmoud completed his Bachelor's degree in Engineering at the American University before continuing on to earn his Master's in Real Estate from the National University of Singapore. Mahmoud completed his MBA in Finance from his alma mater, American University of Dubai in 2010.

Africa regional perspective

Kagwanja, Joan

UNECA, Ethiopia

Presenting author's biography: Dr. Joan Cuka Kagwanja is the Chief of the Land Policy Initiative, an initiative of the African Union Commission (AUC), Economic Commission (ECA) and the African Development Bank (AfDB). She was instrumental in its establishment in 2006 and, along with focal persons from AUC and AfDB, led a roadmap of activities that saw the development of the Framework and Guidelines on Land Policy in Africa (F&G), adopted by the AU summit of Heads of State and Government in an AU Declaration on Land Issues and Challenges in Africa in July 2009. Dr. Kagwanja is a Kenyan national and holds a PhD in Agricultural Economics from the University of Missouri-Columbia (USA). She has over 20 years experience in African development, having held several positions at the United Nations Economic Commission for Africa (ECA), the Alliance for a Green Revolution in Africa (AGRA) and the International Livestock Research Institute (ILRI).

America regional perspective

Huber, Richard

Organization of American States, United States of America

Presenting author's biography: Mr. Richard Huber is the Principal Environmental Specialist for the Department of Sustainable Development (DSD) of the Organization of American States. He has degrees from Yale University and Hampshire College in Master of Forest Science and Environmental Engineering. He spent 10 years with the World Bank where he task managed several Environmental Management and Protected Areas projects and worked in environmental and social assessment of World Bank loans. For 10 years he worked assisting Countries establish national parks and protected areas. He manages thematic issues that implement policies and programs in biodiversity protection and management, OAS member States services, Sustainable Cities in the Americas, the Western Hemisphere Migratory Species Initiative, and ReefFix: An ICZM Coral Reef Restoration, Watershed Management and Capacity Building Demonstration Project for the Caribbean, <http://www.oas.org/dsd/IABIN/Component1/ReefFix/ReefFix.htm>.

World Bank perspective for post 2015 land governance and cooperation with the regional organizations

Deininger, Klaus

World Bank, United States of America

Presenting author's biography: Klaus Deininger is a Lead Economist in the rural development group of the Development Economics Group. His areas of research focus on income and asset inequality and its relationship to poverty reduction and growth; access to land, land markets and land

MARCH 24, 15:00, MC 13-121

INV-03: Improving understanding of large scale investment

Chair: Melissa Ho, Acting Director, Technical Division, USAID, United States

Patterns and dynamics of large-scale land acquisitions: Evidence from the land matrix global observatory

Althoff, Christof (1); Ostermeier, Martin (1,2)

1: GIGA - German Institute of Global and Area Studies, Germany; 2: University of Göttingen, Germany

Abstract: Research on Large-scale Land Acquisitions (LSLAs) suggests that this phenomenon is clearly an important trend with far-reaching implications for many developing countries, most notably for the populations living in affected areas. Yet, information on LSLAs and evidence on the impacts of this recent phenomenon are still scarce. The Land Matrix project was set up to respond to this information gap. It is a global and independent land monitoring initiative that promotes transparency and accountability in decisions over land and investment. www.landmatrix.org is the Land Matrix Global Observatory, an open tool for collecting and visualizing information about large-scale land acquisitions. It records transactions that entail a transfer of rights to use, control or own land through sale, lease or concession; that cover 200 hectares or larger; and that have been concluded since the year 2000. First launched in April 2012 the Land Matrix Global Observatory was re-launched in June 2013 with an upgraded website, an improved database structure and a completely revised dataset. This paper is based on the current Land Matrix dataset and provides insights on the global patterns of LSLAs, their dynamics and the extent to which the related projects are implemented and become operational.

Presenting author's biography: Christof Althoff is a research fellow at the GIGA German Institute of Global and Area Studies and Coordinator of the Land Matrix database management.

Mapping the investment chains behind large-scale land deals

Cotula, Lorenzo; Blackmore, Emma
IIED, United Kingdom

Abstract: Commissioned by FAO and carried out by IIED as part of the latest FAO-IIED collaboration on the global land rush, this paper aims to improve understanding of the investment chains that underpin large-scale land deals, and to identify pressure points to promote implementation of the Voluntary Guidelines. It draws on 10 case studies from Africa, Asia and Latin America to generate evidence on the mechanics of large-scale land deals. The research highlights the multiple sites of decision making, resourcing and operation that are involved in any given deal, often spread over multiple geographies. It demonstrates the plurality of pressure points for public action to implement the Voluntary Guidelines. Relevant pressure points range from the factors that shape the incentive structures of asset managers and enterprise operators, through to the effective implementation of requirements for impact assessment and local consultation. The pressure points can involve 'hard' regulation targeting critical aspects of investment processes (e.g. investment codes, land laws, company law regarding disclosure, legislation on impact assessments and operating standards), but also a wide range of voluntary initiatives (e.g. certification schemes and investment principles) and institutional processes.

Presenting author's biography: Lorenzo Cotula is Principal Researcher in Law and Sustainable Development and Team Leader on Land Rights at the International Institute for Environment and Development (IIED). Lorenzo has published extensively on the global land rush, legal empowerment and the law regulating natural resource investments in low and middle-income countries, including books, research reports, journal articles and briefing notes. He steers IIED's "Legal Tools for Citizen Empowerment" initiative – an international capacity-building initiative to strengthen local rights and voices within natural resource investments. Before joining IIED in 2002, Lorenzo worked on assignments with the Legal Office of the Food and Agriculture Organization and with two Italian NGOs. He holds a Law Degree from the University "La Sapienza" of Rome, an MSc in Development Studies from the London School of Economics, a PhD in Law from the University of Edinburgh and a Postgraduate Certificate in Sustainable Business from the University of Cambridge.

Are agro-industries responsible for land grabbing in central Africa?

Feintrenie, Laurene (1); Akoa, Stéphane (2); Dessard, Hélène (3); Iyabano Hayatou, Aboubakar (4); Karpe, Philippe (1,2); Levang, Patrice (5,6); Miaro III, Ludovic (7); Ndong Ndoutoume, Eugène (8)
1: CIRAD - Forest ecosystems goods and services, Yaoundé, Cameroon; 2: FPAE – Fondation Paul Ango Ela, Yaoundé, Cameroon; 3: CIRAD – Forests ecosystems goods and services, Montpellier, France; 4: IAMM, Master student, Montpellier, France; 5: IRD - UMR GRE

Abstract: Land grabbing designs controversial acquisition of a piece of land. It is a social concept. It deals with social and cultural use of and access to land, and with land tenure, including customary and legal rights. Considering this definition, if a land is completely free of man, then land grabbing is impossible. However, projects associated with large-scale deforestation are often targeted as land grabs, without any care taken to acknowledge the social characteristics of the land and of the project. The concept has been used since 2000 to target foreign investments in developing countries in agriculture, forestry, mining or infrastructure sectors. How can large-scale land acquisitions be evaluated within the land grab framework? Several indicators were selected and applied to a large sample of agro-industrial concessions in Cameroon, Gabon, DRC and RC. These indicators include, but are not limited to, historical occupation of land, customary rights, legal land tenure status, Free Prior and Informed Consent. There have been several periods of important investments in Central Africa which have affected land tenure, access and use in various manners. But agro-industries are not the only stakeholders competing for land and national elites are major players in this regard.

Presenting author's biography: Laurène Feintrenie joined the B&SEF research team in CIRAD in 2011, to work on interactions between forests, agriculture and livestock. Her present research activities focus on the Central African region. She looks at drivers of deforestation and forest degradation outside the forest sector, specifically the expansion of family agriculture, and large-scale investments in forested lands for agro-industrial plantations and mining activities. Previously, she has been working at IRD as a PhD candidate, based at CIFOR headquarters in Indonesia. Her PhD research looked at agroforests conversion to monospecific plantations in Indonesia, with a focus on oil palm development. She is currently based in Yaoundé, Cameroon.

Can investment for large-scale monoculture benefit smallholders and food security? Lessons from Latin America

Burgos, Stephanie (1); Guereña, Arantxa (2)
1: Oxfam America, United States of America; 2: Independent Researcher, United States of America

Abstract: Greater investment in agriculture is needed to improve food security, which entails not simply increasing supply of food but ensuring adequate, nutritious food is accessible to all. Many emphasize the importance of private sector investment, often overlooking the role of small farmers themselves as the primary investors in agriculture worldwide. Private investment in farmland has been on the rise, often accompanied by large-scale monoculture. The pertinent question is whether this investment serves to improve food security. This paper reviews case studies in Paraguay, Guatemala and Colombia of land-based investments for large-scale monoculture and their effects on smallholder agriculture. Field work showed that large-scale monoculture expansion is displacing small-scale food production and worsening local food security. Even where a company undertook efforts to support smallholder farmers and neighboring communities, small farmers ended up worse off. The case studies showed that when small farmers must bear all the risk and lack adequate support, they are unable to benefit from contract farming or from replicating the business model of large-scale monoculture. Furthermore, where land ownership is highly concentrated and land conflicts are prevalent, investments that further skew the balance away from smallholders does more harm than good for local food security.

Presenting author's biography: Stephanie Burgos is a Senior Policy Advisor at Oxfam America, where she manages the policy portfolio on agriculture and trade. She has worked at Oxfam for over ten years on a range of land, food security, agriculture and trade issues. Her prior experience includes working for the UNDP's Bureau for Development Policy on macroeconomic policy and poverty eradication issues, as well as for the Inter-American Development Bank on capacity building in the area of social policy management. She was also engaged in a research and advocacy initiative on the impact of structural adjustment policies, and spent several years working in Central

America on human rights issues. She holds a BA in International Studies and an MA in International Development from American University in Washington, DC.

MARCH 24, 15:00, MC 6-100

RES-03: Institutions to manage common lands

Chair: Paul Tchawa, Head of Geography Department, University of Yaoundé, Cameroon

A devolving governance system, land management and administration through county land boards

Swazuri, Muhammed
The National Land Commission, Kenya

Abstract: With the enactment of the new Constitution in Kenya in 2010, the country's governance system changed to be realized at two levels, the national and at the 47 county levels. This governance change was necessitated as part of a new constitutional dispensation that aimed at creating equity in distribution of resources to all Kenyans. One critical and contested resource historically was land its management and administration. The National Land Commission established by article 67 of the new Constitution is the national body mandated through the National Land Commission Act, 2012 to give oversight to land management and administration matters in Kenya. In order to fulfil this mandate and create working synergy at both levels of governance was the requirement in the National Land Act, 2012: Article 18 of the establishment of the 47 County Land Management Boards. County Land Management Boards when established will be the first stop at the lowest governance level for Kenyans to articulate, interact with and voice any land matter that concerns them. This paper shares the historical, political and economic role played by the previous land boards as critical information that will go a long way in shaping the workings of the current county land management boards.

Presenting author's biography: Dr Muhammed Swazuri has done extensive research on land tenure, land disputes and urban planning in Kenya. He participated in the Bomas Constitutional implementation exercise and was part of the team that delivered the Chapter on 'Land and the Environment' has published extensively on issues related to land policy and its implementation in Kenya. He is the current Chairperson of the National land Commission and is a professor at the Pwani University in Kenya. In addition to this, he has extensive experience as a land consultant working in Eastern Africa.

Using trust structures to manage customary land: An analysis of the iTaukei land trust board in Fiji

Boydell, Spike; Baya, Ulaiasi Radoke
University of Technology Sydney, Australia

Abstract: At a time when external influences seek access to customary land in Melanesia for commercial gain (including mineral exploration, forestry, palm oil, agriculture and tourism), this research considers the appropriateness of current institutional arrangements to facilitate good governance and administration of customary land. Currently, limited, moderate or substantive solutions are available and these differ significantly from country to country. Fiji has recorded genealogies since the 1880s and is arguably better placed than its Melanesian neighbors. Commercially, Fiji has benefited from the establishment of the Native Land Trust Board (NLTB) in the 1940s as a quasi-governmental body that has administered all customary land in Fiji on behalf of indigenous groups. In 2011 the NLTB changed its name to the iTaukei Land Trust Board (iTLTB). This paper critically examines the progressive approach towards the administration and control of customary land in Fiji given the "all and inclusive" sui generis nature of customary property. We demonstrate how the iTLTB is adapting to operational changes and proffer recommendations of how the iTLTB should reform (i) lease terms, (ii) management and ownership of improvements on customary land, (iii) the rental basis and (iv) valuation models.

Presenting author's biography: Professor Spike Boydell is one of Australia's leading property theorists. He is a Property Rights expert, and a specialist in Valuation, Sustainability and Pacific Land Tenure. Spike is Foundation Director of the UTS: Asia-Pacific Centre for Complex Real Property Rights, where he leads 14 active transdisciplinary projects across seven core property rights themes. Ulai Baya is an Indigenous Property Rights consultant, lawyer and expert in Melanesian Land Tenure. Based in Fiji, Ulai is an Honorary Associate of the UTS: Asia-Pacific Centre for Complex Real Property Rights.

Improving land governance through community participation in Odisha, India

Choudhury, Sibabrata (1); Nanda, Susanta (2)
1: Landesa; 2: Government of Odisha, India

Abstract: Odisha, a state on the eastern coast of India has endeavored over the years to enact legislations aimed at providing land to the tillers and redistribute ownership of land. Landesa designed and piloted a model wherein a local youth (called a Community Resource Person, or CRP) was trained to provide additional capacity to the local land administration official to identify the landless. The CRP model demonstrated workability of an easy method to enumerate the landless and account for the total available land of various categories in the village. This model was adopted by Odisha Tribal Empowerment and Livelihoods Programme (OTELP), a State Government programme in its project villages. The paper examines this designed to allocate land to the landless and create policy prescriptions to make the programme more effective and transparent in order to include the most marginalized and vulnerable. The paper will examine key issues that were considered in designing the intervention and will outline the roles played by the various stakeholders in making land administration more community driven and transparent. The paper will also highlight key learning experiences and policy issues that could be adopted in similar projects around the world to create scalable, community-centric land allocation programmes.

Presenting author's biography: Sibabrata Choudhury has over fourteen years of experience working with government and multi-lateral agencies. He has experience in participatory methods of planning and implementation of projects focused on land-based rural livelihoods (specifically micro irrigation, horticulture, and home gardens), in addition to expertise on microcredit and community health interventions. He brings an in-depth understanding of program development, financial analysis and budgeting, development planning and policy advocacy, livelihood promotion and community mobilization, and capacity building. He is currently working as the Senior Manager with Landesa in Odisha, India working to secure micro-plots for landless agricultural workers. His earlier professional associations have been with AKRSP-I, PRADAN, UNICEF, Odisha Poverty Reduction Mission.

Does community-based conservation curtail threats? Impacts of community-based conservation in Kenya

Williams, David (1); Sumba, Daudi (2); Muruthi, Philip (2); Gregory-Michelman, Natasha (1)
1: African Wildlife Foundation, United States of America; 2: African Wildlife Foundation, Kenya

Abstract: With 65% of Kenya's wildlife living outside protected areas (Western 2009), numerous conservation organizations adopted community-based conservation (CBC) strategies to support landscape conservation programs. Do conservation enterprises work as conservation strategy? Assessments of CBC conservation impact have been hampered by a lack of quantitative analysis, practical and cost-effective tools (Salafsky 2001), or demonstrated little evidence of success (Kiss 2004). Our study involved straightforward assessments of socio-economic and conservation impacts of 2 Kenyan CBC projects anchored by development of ecolodge operations. 6 and 8 years on, both ecolodges are performing well and generate substantial community benefits. Conservation/tourism contributes to the income of over 25% of households and household surveys and discussion groups revealed an increased tolerance for wildlife within the communities. Our conservation assessment observed that the minimal infrastructure development and land use expansion in the Elerai and Kijabe conservation zones was related to tourism. By contrast, ranch settlement-cultivation zones experienced significant new construction and land use expansion. Our study suggests that the conservation/tourism-related benefits were sufficiently distributed and ample to improve community views of wildlife conservation and may have contributed to improved community management of the conservation zones.

Presenting author's biography: David Williams is an ecologist with a passion for applying GIS and remote sensing to benefit African conservation planning, management, and monitoring. He has worked with the African Wildlife Foundation for 11 years.

MARCH 24, 15:00, PRESTON AUDITORIUM

GDR-03: Using inheritance as a lever for female empowerment

Chair: Vinodh Jaichand, Dean of the School of Law, University of the Witwatersrand, South Africa

Strengthening the performance of the Ugandan justice system: A model to secure and protect widows' and orphans' land rights

Kadi, Eva; Singleton, Kirsten; Cooper Parks, Andee; Rudy, Jesse; Langford, Philip
International Justice Mission, United States of America

Abstract: Land security is essential to the economic livelihood of most Ugandans. Despite Ugandan laws ensuring gender equality of land rights, including inheritance, vulnerable populations are often left unprotected from illegal land grabbing due to lack of law enforcement. While most efforts to address this response gap have focused on legal rights education and informal alternative dispute resolution (ADR), these efforts often fail to sufficiently deter illegal land grabbing. The two must be under-girded by a well-functioning public justice system (PJS) capable of securing and protecting even vulnerable groups. This paper presents an innovative model developed from four years of legal case work with widows and orphans, implemented in collaboration with actors in the Ugandan PJS. The model demonstrates that key components of a holistic response to enforcement challenges relating to land rights violations are investment in strategies to build the capacity of the PJS to provide legally recognized land documentation and to secure a strong criminal response to bad faith actors.

Presenting author's biography: Jesse Rudy currently works as the Field Office Director for International Justice Mission (IJM) in Uganda. In this role, he oversees IJM's projects in central and northern Uganda. IJM's project in central Uganda seeks to reduce the victimization from and vulnerability to land grabbing in Mukono County by intervening on behalf of individual victims and building the public justice system's capacity to prevent and deter land grabbing. The project is informed by evidence derived from six years of legal casework executed in collaboration with the Ugandan public justice system, assisting over 800 widows, orphans and other vulnerable persons in recovering their land. Jesse holds a Juris Doctor from the University of Virginia School of Law and a Bachelor of Science degree in Pre-Law from John Brown University. Before joining IJM, Jesse was an Associate Attorney at McGuire Woods LLP in Tyson's Corner, VA.

Revisiting bequest motives: Evidence from a randomized choice experiment

Mueller, Valerie (1); Wineman, Ayala (2)
1: International Food Policy Research Institute, United States of America; 2: Michigan State University, United States of America

Abstract: Parental bequests are important determinants of individual's wealth. Across a range of contexts, it has been found that assets controlled by women result in greater investments in the next generations' health, nutrition, and education. Yet, women are often excluded from an equal share of inheritance despite the long-term welfare implications of their access to bequests. In this paper, we explore what drives differential bequest decisions on the basis of the child's gender and marital status in Kagera, Tanzania. We draw from predictions of the wealth, strategic bequest, egalitarian, and evolutionary models to test which motives are observed empirically. Our empirical study provides three contributions to the existing body of literature. First, we estimate the bequest motives of parents using a unique choice experiment. Second, we provide estimates from a model that uses the actual bequest allocations to provide additional support for the above inferences, but more importantly to shed light on which omitted factors bias estimates based on self-reported responses. Third, we examine how a shift in perceptions of gender equality in land access affects the relative importance of the motives examined in the literature by exploiting a randomized community-based legal aid intervention which occurred in the study sites.

Presenting author's biography: Valerie Mueller is a Research Fellow in the Development Strategy and Governance Division at the International Food Policy Research Institute. Her ongoing research attempts to understand the role of labor mobility in managing risk and reducing poverty in developing countries (e.g., Bangladesh, Brazil, Ethiopia, India, Nigeria, and Pakistan). She is building another body of research in which explores possible mechanisms for improving women's access to rural services (extension and legal aid) in East Africa. The main objective of the studies is to examine how improving service delivery affects the farming practices and overall land security of women.

Who shall inherit the land? Exploring gendered patterns of land inheritance in Nigeria

Nkonya, Ephraim (1); Kovarik, Chiara (1); Markelova, Helen (2)

1: International Food Policy Research Institute, United States of America; 2: University of Minnesota, United States of America

Abstract: In situations where gaining access to and control over productive resources like land in formal markets remains challenging for women, land inheritance is an important avenue for women to acquire land. However, land inheritance presents a challenging arena for investigation because inheritance patterns in Africa are complex, with overlapping customary and legal regimes influencing how individuals choose to bequeath land to their family members. This study seeks to build upon a recent body of quantitative studies on the determinants of land inheritance by quantitatively examining patterns of land bequeathal in the context of Nigeria, through the use of a nationally-representative household dataset. The study examines the drivers of decisions on land bequeathal by parents to children in Nigeria. In particular, this paper seeks to answer the question: what makes family land owners more or less likely to bequeath their land to their daughters? What particular factors, including household and individual attributes, have an impact on land bequeathal decisions? The results of this study's analysis will be used to inform recommendations on policies and strategies to increase women's access to and control over land.

Presenting author's biography: Ephraim Nkonya is a Senior Research Fellow in the Environment and Production Technology Division at the International Food Policy Research Institute (IFPRI).

Inheritance law reform and human capital accumulation: Second generation effects from India

Deininger, Klaus (1); Jin, Songqing (2); Nagarajan, Hari (3); Xia, Fang (4)

1: World Bank, United States of America; 2: Michigan State University, United States of America; 3: National Council of Applied Economic Research, India; 4: Central University of Finance and Economics, People's Republic of China

Abstract: We use data from three states in India, one of which implemented inheritance reform in 1994, to estimate impacts of female inheritance reform on educational spending, time spent on studying, test scores, and primary and secondary completion rates. Beyond direct effects on girls entitled to equal inheritance, second-generation effects for those whose mothers benefited from reforms are significant, pointing towards important long-term repercussions of such policies.

Presenting author's biography: Fang Xia is assistant professor in China Center for Human Capital and Labor Market Research at Central University of Finance and Economics. Fang Xia also works as a consultant at the World Bank. Fang Xia completed her Ph.D study in Department of Agricultural, Food and Resource Economics at Michigan State University.

What prevents women from inheriting land in India: Implementation of HSAA 2005 in AP, MP and Bihar

Sircar, Ashok; Paul, Sohini
Landesa, India

Abstract: It's well known that land ownership of women in India can have multiplier impacts on women's social status, reduction of violence on women, familial gender equity and increase in productivity. Inheritance is the overwhelming way land is transferred in India, and societal practices debar women from inheriting land. An Indian law of inheritance, the Hindu Succession Amendment Act 2005 covering 83.6% of the population corrected some of fundamental drawbacks in the law bringing the women in equal status to men. After eight years of passage of the Act, the ground realities seem to have not changed much in favor of the women. This empirical study conducted in Andhra Pradesh, Bihar and Madhya Pradesh assesses the barriers preventing full implementation of the Act. It captures the social practices and barriers, as well as identifies lacunae in the formal system that prevents implementation of the Act. While Andhra Pradesh presents significantly improved scenario than Bihar and MP, it cannot be said that even after 27 years of passage of the Act in AP, the scenario is acceptable. The study calls for a few key interventions in terms of review of revenue code, training of implementing staff and dedicated state oversight to ensure full implementation.

Presenting author's biography: Dr. Ashok Sircar is the National Programme Director of Landesa in India. He provides technical oversight to Landesa's programmes in India. He has been working in the field of land and local governance for more than 10 years in a number of Indian states. His specialization is land in the context of livelihoods, women's empowerment and gender equity. In addition to programme oversight, his engagements are in policy advocacy, popular campaign, and networking with land rights organizations. His interest lies in how land programming can be scaled up for the poor and women in present policy contexts.

MARCH 24, 15:00, MC 5-100

MNG-03: Political economy of land reforms

Chair: Alexandre Ghelew, Programme Officer, Swiss Agency for Development & Cooperation, Switzerland

Inadequate land reforms reason for poverty and Social unrest

Ahmed, Masood
Jazan University, Saudi Arabia

Abstract: In recent times Land reforms in developing countries are directly related to the growth and social welfare aimed at improving poor's access to the land in order to reduce poverty that is so widespread. In India since independence various policies and movement to implement land reforms has been implemented, but benefits of such efforts are questioned. One reason for this is the persisting poverty figures that remain on the higher side despite all efforts. Secondly, rise in income through such measures for the poverty ridden population is also dismal. Thirdly, a huge migrating population towards the big cities in search of livelihood questions the present policies of land reforms. This paper studies land reforms as means to combat poverty and redistribution of land in order to press for more productive utilization of resources. It is implied that insufficient land reforms are directly related to the prevailing poverty figure. This research paper deeply evaluates various reasons for not having the desired reforms and its impact over the present social unrest in various states where the population has taken the path of violence as a means to achieve their objective, especially Naxalite movement (the armed struggle by the poor and the deprived class people).

Presenting author's biography: Dr. Masood Ahmed has nearly 15 years of Research, International Consultancy and Teaching experience in the field of Economics. His major activities consist of consultancy and research services in the field of development economics. His interest in development work especially in poverty related aspect is quite visible in his writings, which have been accepted at various national and international conferences. Also he has presented his views at various platforms of National importance (IIM Bangalore, NIRD Hyderabad etc). His experience in the organizations of repute like Asian Development Bank in Chattisgarh, under UNOPS in Afghanistan and World Bank supported project in Madhya Pradesh in the field of socio-economics firmly establish him in the field of development and growth.

Liberia at a crossroads: The political economy of key institutional and policy reforms in the land sector

Baldwin, Katelyn (1); Geertson, Michael (2); Kaba, Ali (3)

1: Chemonics International, United States of America; 2: Chemonics International, United States of America; 3: Sustainable Development Institute, Liberia

Abstract: Our paper applies a political economy analysis lens to two key ongoing policy and institutional reforms in Liberia: (1) passage of land rights legislation, and (2) creation of a new land agency. By considering the existing political landscape and economics of decision-making, and identifying anticipated opposition, support, and impediments to reform, we enable Liberians and development practitioners to prioritize reforms based on likelihood of success. This allows for the strategic investment of aid dollars in interventions that strengthen property rights and land-related institutions, and, helps keep Liberia moving away from conflict and toward equitable and inclusive economic growth. Our methodology includes literature review, key informant interviews at the local and national level, focus group discussions, and the latest in political economy analysis techniques developed by international donors. We determine that while these reforms are essential long-term initiatives to strengthen Liberia's land governance system, they are likely to face delays because they are top-down, maximalist approaches to change that threaten vested interests and require complex technical and political processes in a country with limited resources and capacity. We conclude with a presentation of a series of less political reforms that we argue are opportunities for immediate donor investment and short-term impact.

Presenting author's biography: Katelyn Baldwin is an international development manager and business development specialist at Chemonics International. As the Liberia Representative for Chemonics from 2012-2013 based in Monrovia, she developed and managed client and stakeholder relationships and led information gathering assessments in anti-corruption, rule of law, decentralization, education, human and institutional capacity development, agriculture, and land tenure. Katelyn provided technical and managerial support to the USAID/Liberia Governance Stakeholder Survey, a political-economy analysis focused on four sectors of reform: payroll, land, concessions, and public accounting/auditing. Born and raised in Wasilla, Alaska, Katelyn holds a B.A. in international relations from Stanford University with a minor in African and Middle Eastern Languages. She speaks Swahili and Hebrew, and is a current student of French.

Harnessing political will for land reform: The case of D.R.C.

Bayengeha Floribert, Nyamwoga

National Commission for Land Reform, Democratic Republic of the Congo

Abstract: Forty years of a land legislation which did not bring response to the various issues related to land, tenure or property rights seemed a bit too much for the various stakeholders in D.R. Congo. Enough, through the work of various stakeholders on land-related problems in this vast country, to raise the political will to engage in a reform. How could it be otherwise, taking into consideration the huge variety of problems related to land? Overall poverty, community rights, public security, low public or private investment in land, multiplicity of conflicts, inefficient land administration, uncompensated expropriation, such has been the picture of the land sector in D.R. Congo for the last 40 years. Political will has been raised through the persisting action of many actors and stakeholders in the field, who have been engaged in dealing with different aspects of the land problem. What are the challenges the Commission for Land Reform has to face? How will the different actors and stakeholders have their say during this process? To what extent will the political will guarantee the effectiveness of the reform, in the context of political turmoil and instability?

Presenting author's biography: Nyamwoga Bayengeha Floribert has gathered, over the years, undisputed expertise in climate change, natural resource management, environmental impact, community-based land use, and integration of environmental issues in the various community subsistence activities. Having graduated in a Teacher training college in 1983, he has entered a long career of self-training in these subjects of his main concern. His activism and work in the Environmental sector and his mastery of land issues in the context of D.R. Congo has valued him the nomination as the Permanent Secretary of the National Commission for Land Reform.

Land governance and institution practices in Myanmar

Kyaw Thein, Aung

Pyoe Pin Programme, Myanmar

Abstract: This paper examines the political economy of land governance issues primarily focusing land reform and land grabbing in Myanmar. Through an analysis of government policy from the colonial period until the present day, and empirical findings from two clusters of villages in Myanmar's 'rice bowl'. The findings are presented how Myanmar has historically implemented successive land policy reforms, driven by a neoliberal economic agenda to suit the purposes of the political and economic elite classes in achieving land accumulation by dispossessing rural farmers of their land and denying their tenure rights. Moreover, the study analyses the current land reform initiatives with a neoliberal economic reform agenda in which Myanmar's government leads the way "towards a modern democratic nation" and how those attempts have facilitated the issues land grabbing. The study applies a political economy analysis to provide understanding of the broader political and economic incentives around the issues of land ownerships and governance as a whole. It includes some policy suggestions about formulating land good governance by sharing some best practices of traditional land communal tenure systems. This paper concludes by introducing a new concept of innovation for land governance strategy in how land could be governed by revisiting the traditional best practices of Myanmar's communal land tenure system that is customarily embedded within a broader context of hierarchy of institution.

Presenting author's biography: Aung Kyaw Thein has been working in development and political fields for more than 12 years with wide ranges of experiences in community development, grassroots level leadership development, strengthening civil society, economic development, empowerment, disaster and emergency relief programmes. He has also actively involved in and contributed to the greater cause of bringing democracy to Myanmar through his active engagement and leadership in both civil society and political movements. He has facilitated larger civil society movements taking my pro-active leadership roles in developing networks and building coalitions across different sectors such as Land governance, Education, Livelihoods, Fishery governance, Community development, Rule of Law and Youth empowerment. Currently, he is the strategic advisor of Pyoe Pin Programme funded UK Department for International Development and Swedish International Development Cooperation that aims to strengthen Civil Society in Myanmar to support political, social and economic change.

Main causes of insecure land rights in Brazil: Evidences from LGAF and case study

Reydon, Bastiaan Philip; Bueno, Ana Paula da Silva; Fernandes, Vitor Bukvar
UNICAMP, Brazil

Abstract: The main aim of this article is to show, based on previous studies and two recent research experiences, the interaction of the two main causes of the insecure land rights in Brazil: its weak institutional land administration setting and the role that the notaries' plays in it. The LGAF methodology, through different panels of different experts, as made in Brazil at a national level and at 3 different states, made possible to see that it occurs because of a lack of an adequate public and private land cadaster. The second case study made possible the understanding of how the legal gaps creates the insecurity of property rights associated with the illegal registration of different properties at notaries. Based on a large property (1093ha) bought in Barueri, a very valuable area in the state of Sao Paulo and when establishing the borders discovered that had some registered properties on it. The analyses of the transfers channel and other legal operations registered at both kinds of notaries (the general and the land registry) showed how the overlapping of the rights occurs at the notaries revealing the limits that the institutional and legal setting for land administration has in Brazil.

Presenting author's biography: Bastiaan P. Reydon is an Economist (USP), who holds a MS in Agronomy (USP) a Ph.D. in Economics (UNICAMP), and a Post-doctorals in Land Management at the University of Wisconsin (USA) and at the ITC from the University of Twente (The Netherlands). He is a Professor at the UNICAMP in Environmental Economics and Agricultural Economics - specialization in land management and policies, and a Program Coordinator of Graduate Studies in Sustainability Management and Corporate Social Responsibility. He worked as a consultant for: INCRA, FAO, IDB, IFPRI, the World Bank, USAID, Terra Institute on Land Governance, Land Markets and Land Policies. Presently he is the Brazil LGAF coordinator for the World Bank.

MARCH 24, 15:00, MC 7-100

SPR-03: Impacts from interventions to secure land rights

Chair: Paul Dorosh, Division Director, IFPRI, United States

The welfare impact of land redistribution: Evidence from a quasi-experimental initiative in Malawi

Mendola, Mariapia; Sintowe, Franklin
University of Milano Bicocca, Italy

Abstract: Even though land reform may be an effective means of reducing poverty, evidence on its causal effects is scant. This paper uses household panel data combined with a quasi-experimental program to assess the impact of a joint Malawi/World Bank land redistribution project on households' productivity and well-being in southern Malawi. Double difference and matching methods are used to address sources of bias in identifying impacts. Results point to average positive effects of the land program on land holdings, agricultural output, income, food security and asset ownership of beneficiary households, while the latter do not see an improvement in access to social services such as schools and health care facilities. There is also evidence of heterogeneous effects by gender and inheritance systems. Overall, our findings suggest that there is scope for reducing poverty and inequality in developing countries by implementing a decentralized, community-based, voluntary approach to land reform through the provision of land to land-poor households.

Presenting author's biography: Mariapia Mendola is an Assistant Professor in Economics at University of Milan and a Research Fellow Centro Studi L. d'Agliano

Land grabbing as a strategic game: A three level approach

Bertini, Raffaele
University of Florence, Italy

Abstract: Large land acquisitions in developing countries implemented by international investors can be considered as a strategic game where involved actors three are considered in this stylized model act in a framework where several factors are presents. This paper aims at looking at this phenomenon in a simplified way with some special focus on the most relevant and central issues through a strategic game model. The game strategy even if used as a narration of the analyzed phenomenon- is a new and, in our opinion, interesting method to explain the large land acquisition in developing countries because of some of the most relevant characteristics of this complex phenomenon considered in this game. Three actors two player acting in each level, payoffs of the game, a framework wherein the process is implemented. The structure of the paper starts with the theoretical points and its main implementations of this model in social and international economic issues. The second part presents the three level model. In the entire paper, some further issues are presented in order to observe the main characteristics presented in each level in particular the commons- land and water resources, general rules in the players behavior and the institutional framework.

Presenting author's biography: Raffaele Bertini is a PhD candidate at Florence University in the Economics and Management in Political and Economics of Developing countries. He is interested in large land acquisition process especially in SSA countries looking in particular at the international investors' behavior and on the main driver. He is basically interested in international economics and on the impact of land deals in receiving areas

Uncertain land tenure & investor's bottom lines: Including land tenure insecurity into investment decisions

Caron, Cynthia (1); Fenner, Stephanie (1); Monchuk, Daniel (2)

1: Clark University, United States of America; 2: Cloudburst Consulting Group, United States of America

Abstract: Foreign direct investment and large-scale land acquisition for agriculture and related extractive industries is on the rise in Sub-Saharan Africa. One emerging concern of increased investment is that local land tenure conflict may adversely impact the economic viability of such investments, potentially threatening both the financial health of the investment and the livelihoods of local small holders. We explore investment performance and associated financial costs by identifying threats to corporate brand image or reputation and 'on the ground' damage control costs. We develop a stylized conceptual model where a profit maximizing firm must make decisions as to whether or not and how much to invest in the current period with implications for future income. In developing the model, we draw from the investment under uncertainty and real options literature and apply key concepts to the situation of a potential investor considering a project involving a large tract of land in a foreign country. Our case study analysis suggests that respecting and considering local land rights minimizes risks for communities, governments, and businesses. The questions emerging from this paper are a point of departure for additional primary research projects with interested corporate actors, investment firms, and national governments.

Presenting author's biography: Ms. Stephanie Fenner, is a 2014 candidate for a Master of Arts degree in International Development and Social Change from the Department of International Development, Community and Environment at Clark University. A former Americorp volunteer in the state of Montana, her research interests include the political economy of land and resource development and agrarian change in sub-Saharan Africa.

Land use and resource claims in coastal areas: An econometric approach

Bramati, Maria Caterina

Sapienza University of Rome, Italy

Abstract: Competing interests in land-use change trigger conflicts between institutional bodies, local residents, land developers and environmental NGOs. This is even more dramatic in fragile areas such as coasts, which are characterized by intense human and environmental action. Also, increasing urban expansion around metropolitan areas often disregards environmentally sensitive areas and is countered by both institutional response and regulation. This result in a conflictual coastal environment characterized by minimal urban planning, sprawl, pollution due to industrial expansion, climate change and land use competition between residential and recreational development and cultural heritage conservation interests. We present an econometric analysis of environmental resource management in coastal metropolitan areas. This paper contributes to the current state of knowledge by suggesting an econometric model which encompasses the main relationships between land-use, population dynamics and the economic development. Not only environmental risks and sustainability are taken into account in the model equations, but also human mobility, income, land for housing, agriculture and land in pristine state. The empirical results show that environmental sustainability and the housing land use are the key determinants in mitigating conflicts in areas experiencing demographic, economic and climatic pressures.

Presenting author's biography: Maria Caterina Bramati is senior lecturer in statistics. Her main research interests are robust inference in econometric models and in multivariate time series analysis, as well as sampling theory. Also, she is active in applied statistics to economics and sciences. She is currently collaborating with human and physical geographers in studying human interactions in environmentally vulnerable areas, such as coastlines, as part of a 7th FP European project. She is also supporting research activities related to the sampling design for the Global Strategy project 'Integration of Agricultural Surveys' at the Food and Agriculture Organization. She is involved in joint research with economists on firm's behavior in the domestic and international markets, price transmission in the food chains, entrepreneurship and group of enterprises of immigrants, and with engineers and physical geographers on short-term forecast models for wind power production and extreme events related to climate change.

MARCH 24, 15:00, MC 2-800

URB-03: Expropriation

Chair: Jonathan Lindsay, Lead Counsel, World Bank, United States

Popular participation in expropriation procedures: A comparative law and governance study

Hoops, Björn

University of Groningen, the Netherlands

Abstract: This contribution examines and compares how people that would be affected by a proposed expropriation can participate in the administrative procedure that precedes the expropriation decision. The examined regulatory frameworks are the 2012 Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests, the South African Promotion of Administrative Justice Act 3 of 2000 (PAJA) as well as Namibian common law. Participation can contribute to the quality and the legitimacy of the expropriation decision. Furthermore, it can serve as a popular control mechanism and can improve the abilities of the people to participate in administrative procedures. In examining the participation processes the study has two objectives. First, it provides an analysis of the good governance standards for expropriation procedures included in the Voluntary Guidelines. Secondly, it prepares the implementation of the Guidelines because it assesses whether the examined jurisdictions meet the standards of the Guidelines. The contribution examines five aspects of the regulatory design of participation in expropriation procedures. These aspects are: the ability to participate effectively and the empowerment of disadvantaged people; the provision of information; the access to the procedure; the form of participation; the obligation to furnish reasons.

Presenting author's biography: Björn Hoops is a PhD candidate and lecturer with the Department of Private Law and Notarial Law of the University of Groningen, The Netherlands. He obtained a double master's degree in law from the University of Groningen and the universities of Bremen and Oldenburg in 2013. In 2012 he obtained his bachelor's degree in Comparative and European Law from the universities of Bremen and Oldenburg, Germany. His research interests include property law, land governance and the legitimization of norms. In the framework of his PhD project he undertakes a comparative analysis of the public purpose requirement for the

expropriation of land in several jurisdictions. He focuses on third party transfers and popular participation in the expropriation procedure. Furthermore, he is an editor of the law journal "Hanse Law Review".

Forced to sell the farm: Effects of expropriation and compensation programs on small-scale farmers in Ethiopia

Harris, Charles Anthony Philip
University of Oxford, United Kingdom

Abstract: Land for industrial and urban expansion in Ethiopia often comes from small-scale farmers whose land is expropriated by the government in exchange for financial compensation. This paper examines the investment choices of rural households in Ethiopia who face such a situation. The data comes from a baseline survey of households living in and around the proposed site for a large factory. A year and a half after the baseline survey, households lost their land and received their compensation payments. I use variation in whether a household owns plots located inside the proposed project boundary to identify the effect of anticipating expropriation. Households facing immediate expropriation are less likely to use fertilizer on their plots, and are more likely to grow less financially risky crops. These households grow relatively more sorghum (a safe crop) and relatively less wheat (a risky crop). Using two-stage least squares I show that subjective beliefs on the likelihood of expropriation act as a channel through which expropriation affects investment choices. The results are robust to a number of other specifications, including some that account for unobservable geographic variation in household location.

Presenting author's biography: Anthony Harris is currently a DPhil candidate in economics at the University of Oxford. His doctoral research is on large-scale industrial and agricultural land investments in developing countries, with a focus on understanding the structure of land contracts and evaluating the impact of these contracts on local populations. Anthony has worked in Ethiopia and South Sudan. He is supervised by Professor Tony Venables and Professor Stefan Dercon.

Reconceptualization of expropriation

Verstappen, Leon
University of Groningen, the Netherlands

Abstract: A sustainable society requires that laws and legal procedures meet good governance standards. This is necessary for economic growth, democratic development, and the prevention of social conflict in general. One may argue that the best governance of an institution is where a maximum of efficiency combines with a maximum of democracy, transparency, accountability, sustainability, and respect for human rights and the rule of law. This also applies to expropriation. In my presentation, I will give an overview of three of the most eminent topics with regard to expropriation from a legal governance perspective: Types of expropriation; What constitutes a public purpose? And Fair compensation. I ask whether we need to re-conceptualize expropriation in light of the provisions on expropriation, laid down in the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests. It is not enough to state that expropriation must be justified because of a public interest and that there should be compensation. We might need to include some more essential elements, especially with regard to the notion of good governance.

Presenting author's biography: Leon Verstappen is full professor of private and notarial law at the Faculty of Law of the University of Groningen, Academic Director of the Groningen Centre for Law and Governance and board member of the Netherlands Institute for Law and Governance. He is also legal advisor to Hekkelman Lawyers & Notaries in Arnhem and Nijmegen, and deputy-judge Court of Appeal. Apart from being joint editor-in-chief of a number of periodicals and of a series on civil (notarial) law, he is editor of series of books published by the Netherlands Institute for Law and Governance. In an international context, he focuses on land tenure and land governance in his capacity of member of the Steering Committee of the Land Portal, member of the International Alliance on Land Tenure and Administration, and member of the European Law Institute.

Urbanization and land acquisition in South Asia compensation and displacement in Dhaka's urban fringe

Johnson, Craig (1); Haque, Iftekharul (2)
1: University of Guelph, Canada; 2: University of Guelph, Canada and BRAC University, Dhaka

Abstract: This paper explores the challenge of compensating losses incurred as a result of rapid urban land acquisition in Dhaka, Bangladesh. Drawing upon 6 months of empirical field research, it explores (1) the ways in which national and local development authorities have structured processes of land acquisition in areas surrounding Dhaka; (2) the rights and entitlements that have been used in compensating losses incurred as a result of land acquisition; (3) the degree to which local populations have been incorporated into this process; and (4) the extent to which public policy may be used in strengthening the rights of vulnerable populations to basic forms of entitlement, such as housing, employment, and social assistance. Preliminary results reveal the insufficiency of legal instruments to ensure resettlement and livelihood restoration of the affected; inadequacy of cash compensation by the government agencies, corruption and complexity of the compensation procedure and market-distorting role of the government agencies in the land and housing market. The study also shows the competition between private land developers to purchase land in fringe area, unlawful practices (e.g.; forced purchasing) and violation of environmental regulation by the private developers and the shadow network among politicians, bureaucrats, land developers and other intermediaries.

Presenting author's biography: Dr. Craig Johnson is Associate Professor of Political Science at the University of Guelph in Canada. His research and professional interests centre upon the governance of social policies aimed at reducing risk and vulnerability to chronic poverty, forced displacement and long-term environmental change. Dr. Johnson has extensive field experience in South and Southeast Asia, having managed and conducted field studies in India, Bangladesh, Thailand, Cambodia, and Vietnam. Professor Johnson received his PhD from the London School of Economics in 2000. Between 2000 and 2002, he was a post-doctoral fellow with the Overseas Development Institute in London, where he helped lead a three-year study of liberalization and livelihood diversification in India, Nepal and Bangladesh. In 2009, he was an ESRC-SSRC Visiting Fellow with the Tyndall Centre for Climate Change Research and the Environmental Change Institute, both at the University of Oxford.

MARCH 24, 15:00, MC C2-131**PTG-03: A vision for land governance & cooperation in Europe**

Chair: Elshad Khanalibayli, Chair, UNECE Working Party On Land Administration, Azerbaijan

Main challenges in land administration: Results of the survey on land administration systems in UNECE region

Meskhidze, Ekaterina

UNECE WPLA Bureau Member, National Agency of Public Registry Ministry of Justice of Georgia, Georgia

Abstract: This is the abstract of the work of the UNECE, which was conducted by WPLA. The lead authors were James O'Boyle, the WPLA Bureau representative from Ireland, and Michael Milligan, of the UNECE secretariat. The study presented the results of a survey to gather comprehensive information on countries' land administration systems. This includes efficiency of their services, their use of e-technology in their services and security of their data. Twenty-five countries throughout UNECE region participated, allowing us to present information on land administration systems. The main objectives of study are: (i) provide information for use of government officials, researchers and other stakeholders, and (ii) allow member States to benchmark their own progress in developing land administration systems by comparing them with those of other countries. The study shows the great diversity of land administration systems in the UNECE region. Perhaps most strikingly, more register data is available freely, and more services are processed online. This study will assist policy-makers to improve security of tenure and the efficiency of land markets. The information in this study will serve as a guide and a reference point for the UNECE as it continues working to help countries to use land, their most valuable resource.

Presenting author's biography: Mrs. Ekaterina Meskhidze is Head of International Relations Division at National Agency of Public Registry (NAPR) with extensive experience in project management, strategic planning, international relations and land administration. In 2008-2013 she was a Project Manager of Sida-funded project "Capacity Building and Improved Client Services at NAPR in Georgia". Since 2009 she is a Bureau Member of United Nations Economic Commission for Europe Working Party of Land Administration and takes active part in its activities. After working several years as a lecturer at the University in Georgia, in 2004 she began working in NAPR responsible for land administration in Georgia, which was a newly-created organization and there were many challenges to handle and intensive work to be carried out to make land registration system in Georgia well-functioning and viable. Her dedication to work, deep involvement in the reforms taken place at NAPR made a considerable contribution toward making the Agency successful and known to international community.

Institutional arrangement in land administration: One or two agencies?

Laary, Julie; Laarakker, Peter Laarakker

HM Land Registry, United Kingdom

Abstract: Discussions amongst leading academics and organizations over the optimal method of delivery of land registration services have continued for many years with no obvious conclusion reached. Mergers continue to happen despite a lack of supporting scientific evidence. Yet other countries remain firmly opposed to merger, seemingly in the face of an apparent trend to integrate. In order to uncover the reasons why mergers do and do not happen, to understand more generally the relation between organizational structure and quality of land registration services, and make definitive recommendations for the future, the United Nations Economic Commission for Europe (UNECE) asked its Working Party on Land Administration to undertake a research project and report its findings. Julie Barry, UK member of the Working Party on Land Administration involved in the project and Peter Laarakker, one of the conductors of the WPLA-research present the history of the project and report its findings so far. This presentation will be of interest to academics as well as those whose responsibility includes strategic decisions on the delivery of effective and economic land registration services.

Presenting author's biography: Julie Barry spent her entire career at HM Land Registry working in a wide variety of operational and non-operational roles and on a number of ground breaking, innovative projects aimed at improving the conveyancing and registration processes in England and Wales. For the past ten years her role has been to collaborate with partners in the UK government, third sector and private sectors to help with the development of sustainable land registration systems overseas. Since 2010 she has been a member of the UNECE Working Party on Land Administration, speaking at conferences, leading and participating in projects. In 2013, she was a member of a team of land administration experts put together by UNECE to provide advice to an overseas government. She has been a Board member of EULIS (European Land Information Service) since 2010.

Addressing the challenge of informal housing: Case studies from the Balkans, the Caucasus and Central Asia

Potsiou, Chrysi

FIG, Greece

Presenting author's biography: Dr Chryssy A Potsiou graduated from the School for Rural & Surveying Engineering, National Technical University of Athens, Greece (NTUA) in 1982; currently she is an Associate Professor at NTUA teaching Cadastre, Land Management and Property Valuation courses. She has 30 years experience in education and international professional training. Since 1982 she is active in the International Federation of Surveyors (FIG). She served as Chair of FIG Commission 3 (Spatial Information Management) (2006-2010); ACCO representative at the FIG Council (2006-2008 and 2008-2010). She was the first chief editor for the FIG peer reviewed papers (2007-2009). Currently she serves as FIG Vice President (2011-2014) and chair of the FIG Task Force on Property and Housing. She also serves as UNECE Working Party on Land Administration bureau member (2001-2015). In her professional career, she has written 110 scientific papers and has organized several international conferences. e mail: chryssyp@survey.ntua.gr , chryssy.potsiou@gmail.com

Building cooperation between international organizations in Europe

Grimsley, Carolyn Kat (1); Roll, Gulnara (2)

1: University of Cambridge, UK; 2: UN-ECE WPLA

Abstract: This is an information paper written to more completely explore the points outlined in the WPLA presentation "Building International Institutions for Sustainable Land Management in Europe" at the 2013 World Bank conference on Land and Poverty. The purpose of this paper is to provide a detailed understanding of key organizations with missions relevant to land governance. The first

section will outline precedents for European cooperation in the area of land governance. The second section will offer a brief description of both European and global organizations and outline relevant projects. The third section will examine the complex relationships between these organizations and attempt to map intersectoral linkages. This exercise is intended to further substantiate the need for coordination of efforts in land administration across Europe and globally. It will also help identify opportunities for improved coordination within the dense web of on-going land related initiatives.

Presenting author's biography: Ms. Grimsley is a doctoral candidate at the University of Cambridge. Her dissertation research examines the appropriateness and application of global administrative solutions to tenure insecurity and title registration failures around the world. Prior to Cambridge, Ms. Grimsley worked for the U.S. Department of State where she managed an international portfolio of real estate transactions. Ms. Grimsley has represented the U.S. Government in political and transactional negotiations in more than 25 countries and has worked on a range of property-related international challenges involving immovable property rights, zoning, title, and contractual issues. Ms. Grimsley began her career working in the private sector where she focused on investment analysis and commercial real estate transactions. She holds a BS in Finance from the University of Illinois, a MS in Real Estate Development from the Johns Hopkins University, and will complete her doctorate at Cambridge in late 2014.

Land governance in Central Asia

Djusupbekov, Bakytbek

Department of Cadastre and Registration of Rights on Immovable Property, Kyrgyzstan

Abstract: Land governance in Central Asia countries are rapidly developing, at the same time, many challenges related to building national capacities for land administration, remain. To address these challenges, international cooperation needs to be strengthened. The Eighth session of the UNECE Working Party on Land Administration (WPLA) and workshop "Land Administration in Central Asia: Building Systems for 21st Century Challenges" were held in Bishkek on 18-20 March 2013. This was the important event where land administration experts of all the five Central Asian countries came together who also had a possibility to exchange experiences and practices in land administration with the leading European experts. This paper gives the outcomes of the workshop addressed the challenges and prospects for land administration and cadaster agencies throughout the UNECE region, with a focus on the challenges and opportunities related to land management in the countries of Central Asia. As an example, experience of the Kyrgyz Republic in developing and improving land governance will be presented.

Presenting author's biography: Bakytbek Djusupbekov has been working within cadastre and property registration since 2000. From 2005 until 2010 he worked as a head of registration division, was responsible for development of registration system, legal acts, strategic documents. Since 2010 he has been working as a manager of the PIU of the Department of Cadastre and Registration of Rights to Immovable Property, implementing a Second Land and Real Estate Registration Project funded by the World Bank. The main areas of the work at the project are implementation of digital maps, creation of unified database system, simplifying registration procedures. He is actively involved in land management reforms. Since 2013 he is a Bureau Member of United Nations Economic Commission for Europe Working Party of Land Administration

MARCH 24, 17:00, MC 13-121**INV-04: Does large scale investment have external effects on surrounding small farmers?****Chair:** Christian Graefen, Project Manager, GIZ, Germany**Attracting responsible land-investment for local benefits and common resource management in Rwanda**Rurangwa, Eugene
International Gorilla Conservation Programme, Rwanda

Abstract: The most useful and efficient strategy to protect and conserve Volcanoes National Park goes toward actions that focus on the improvement of livelihoods of the poor people living around the Park and depending on the resources from it. An innovative project of habitat maximization is envisaged to ensure sufficient and high quality habitat secured and available to support flourishing population of mountain gorillas while contributing to raise more revenue from gorilla tourism by adopting a Community- Public-Private Partnership in a win-win situation. The expansion envisaged is to create a green area buffer zone of 40 km² using individual farm land as natural capital asset and using local small holder farmers as shareholders. This model should allow an appropriate tourism benefit sharing between shareholders at regular and annual basis while ensuring protection and conservation of this protected forest ecosystem, including mountain gorillas. From the revenue earned from gorilla tourism, communities would invest in multiple income generating activities to ensure their sustainable livelihood development while reducing the pressure and encroachment on the park. This is a unique model that contributes to avoid land grabbing, maximizes gains, minimizes the risks associated with large-scale acquisitions and ensures equitable economic growth with minimal negative environmental impacts.

Presenting author's biography: Mr. Eugene Rurangwa is an expert in land and natural resources management. He worked in land domain as Managing Director and Chief Land Registrar for more than 10 years. Mr. Rurangwa holds a Master Degree in Environment and Development, Land Information Management Stream, from the University of KwaZulu-Natal (2008). He participated and contributed in several international forum related to land and natural resources management all over the world and made significant contributions in various expert working groups dealing with land and natural resources management. He played an active and leading role in the development of the National Land Policy and the Land Law, as well as in the land tenure reform program in Rwanda. He is a Member of various land networks in Africa. He is also an affiliate member of FIG since 2002. He is now working at IGCP as TBNRM & Advocacy Coordinator and Country Representative for Rwanda.

Agro-industry investments, smallholders and workers: evidences on socio-economic effects from TanzaniaHerrmann, Raoul (1,2); Mutabazi, Khamaldin (3); Grote, Ulrike (2)
1: German Development Institute, Germany; 2: Leibniz University of Hannover, Germany; 3: Sokoine University of Agriculture (SUA), Tanzania

Abstract: The study aims at shedding light on the potential effects of large-scale commercial investments in agriculture for rural poverty reduction. It does so by empirically analyzing the income, poverty and asset effects of two different supply chain set-ups for rice and sugarcane: smallholder outgrower systems and vertically integrated estate production systems. The regional focus is on the Southern Agricultural Growth Corridor of Tanzania (SAGCOT). We combine impact evaluation methods based on propensity score matching (PSM) with descriptive statistics using primary household survey data.

Presenting author's biography: Raoul Herrmann is a researcher in the Department of "Competitiveness and Social Development" of the German Development Institute / Deutsches Institut für Entwicklungspolitik (DIE) and a PhD candidate at the Institute of Environmental Economics and World Trade (IUW) of the Leibniz University of Hannover. His current and recent research includes the socio-economic effects of large-scale agricultural and biofuel investments in Namibia, Malawi and Tanzania with a special interest in arrangements to integrate local communities and smallholder farmers.

Can land rush lead to skill transfer? The case of Congo-BrazzavilleUjunwa, Augustine
University of Nigeria, Nigeria

Abstract: Large investment in African land has generated serious interest among academicians, policy makers, international and local development agencies as well as civil organization. The debates center on the phenomenal trajectory and the drivers of this investment. The inaccuracy or ambiguities in number of deals and institutional specificities has brought in the main, the need to undertake country study of this foreign land deals in agricultural investment. To provide evidence that could better inform policy formulation and debate at country level, this paper focuses on Congo-Brazzaville. This paper explores the factors that influenced foreign land acquisition in Congo, the impact of such investment on the host communities, and faults the decision of the government to make the attraction of foreign investment in agriculture a priority without fashioning out institutional framework that will regulate the investors and promote market discipline. Based on the above, recommendations were made on the strategies the government should earnestly pursue to mitigate the negativities of the investment and leverage on the benefits of commercial farming in the country, especially, in the area of skill transfer.

Presenting author's biography: Dr Augustine Ujunwa is a Lecturer with the Department of Banking and Finance, University of Nigeria, Enugu Campus. His research interest transverse Agricultural Finance, Corporate Governance and Banking History.

Myanmar at a crossroads: Small and medium-scale farmers (SMFs) or large-scale land concessions?Byerlee, Derek (1); Kyaw, Dolly (2); Thein, San (2); Kham, L Seng (3)
1: Independent Researcher, United States of America; 2: Consultant, Myanmar; 3: Researcher, MDRI-CESD

Abstract: Myanmar is at a crossroad. Given high levels of landlessness and land inequality and low productivity of most small and medium-scale farmers (SMFs), the country is searching for effective, inclusive agribusiness development strategy. Meanwhile a growing share of land estimated at over nearly 2 M ha has been allocated to large land concessions with little evidence of growth impacts and significant evidence of social and environmental risks. This paper evaluates seven value chains in Myanmar, and contrasts them with similar efforts in neighboring countries, Thailand in order to evaluate viable alternative business models that can tap agribusiness for wider economic and social benefits. The analysis concludes that large land concessions have failed in the case of oil palm and cassava

because investors appear to have none of any prior experience, weak in physical infrastructure, etc. However, in the case of rubber, widespread smallholder production can potentially benefit from quality improvements linked to contracts with ABC rubber mills, thus stimulating smallholder growth. All cases point to the central importance of improved land governance to protect the rights of traditional users and ensure compliance by large concessionaires with stated terms of their investment agreements.

Presenting author's biography: Derek Byerlee is an independent researcher and formerly, Co-Director, World Development Report, World Bank

MARCH 24, 17:00, MC 6-100

RES-04: Communal level property rights in the face of risk management

Chair: Robert Buerghenthal, Senior Director, International Strategy, Thomson Reuters, United States

Investigating variations in social tenure form as a basis for hazard vulnerability indexing

Browne, Jamal; Griffith-Charles, Charisse
The University of the West Indies, Trinidad and Tobago

Abstract: This study is the second phase of an ongoing study that looks at 'Land Tenure Systems Development in Hazard Vulnerability Reduction in St. Vincent & the Grenadines'. Emphasis is placed on investigating the utility of the Social Tenure Domain Model (STDM), Quantum GIS, and GRASS GIS in hazard vulnerability mapping and indexing - primarily on the basis of social tenure relationships. It also seeks to build on statistical evidence which has shown that where social tenure is recorded, recognized and respected, there is a greater likelihood of personal investments in mitigation, recovery and reconstruction. One general assumption that is made going forward is that different tenure types yield different measures of vulnerability. Data already derived in this study show that property owners are likely to be assigned lower vulnerability ratings than informal occupants. It is expected that this new and innovative approach would serve as a gauge on the impact of progressive improvements in tenure security on hazard vulnerability. It is also expected to play a critical role in land governance in St. Vincent & the Grenadines, with potential application in other disaster-prone regions of the world.

Presenting author's biography: Jamal Browne is a Graduate Research Assistant at the Department of Geomatics Engineering and Land Management of The University of the West Indies, St. Augustine, Trinidad. He is currently a PhD candidate in Surveying & Land Information - where his research focuses on land tenure systems development in hazard vulnerability reduction within the Caribbean Basin. Mr. Browne has worked on several national projects as a land surveyor with the Government of St. Vincent & the Grenadines (SVG), and has also served on several inter-ministerial advisory and project committees. His project involvement with the Government of SVG has included: The National Squatter Regularization Programme as a land surveyor (September 2008 - August 2011); The National Land Titling & Registration Project as a member of the Senior Management Team (September 2008 - December 2009); and The Argyle International Airport Project as a member of the Environmental Monitoring Committee (April 2009 - August 2011).

Exploring the use of conceptual models to identify scenarios, lessons, and entry points for community-scale marine resource tenure and governance

Courtney, Catherine
Tetra Tech, Inc., United States of America

Abstract: Given the crisis in small-scale fisheries, the increasing vulnerability of the communities that depend on them, and urgency to take action, it is imperative that we use the growing body of knowledge to design programs that have the highest likelihood of success. This desktop study explores the conditions under which community-scale marine resource tenure and governance contribute to sustainable fisheries, biodiversity conservation, and climate change adaptation. Studies, drawn from around the world, were selected to help illuminate some of the key challenges that face community-scale marine resource tenure and governance systems as well as the conditions that created durable and flexible institutions that could adapt to change. A conceptual model was developed, building on Ostrom's social-ecological systems framework, to provide the building blocks to depict four scenarios that highlight themes on marine resource tenure and governance that emerged from the literature review. These scenarios supported with examples from the literature, illustrate the complexity of conditions that can impact the performance of community-scale marine resource tenure and governance regimes. Lessons and potential entry points for strengthening community-scale marine tenure and governance are described in the context of these scenarios.

Presenting author's biography: Dr. Catherine Courtney is a senior marine environmental scientist with Tetra Tech and has over 25 years of experience as a program manager and technical lead for projects in marine and coastal management, climate change adaptation, and coastal community resilience in the U.S. and internationally. She led the 7-year, USAID-funded Coastal Resource Management in the Philippines building the capacity of local government and coastal communities to manage coastal resources. Under the US Indian Ocean Tsunami Warning System Program, she worked with practitioners from six tsunami-affected countries to identify best practices and build coastal community resilience. Dr. Courtney leads the climate change adaptation component of the US Coral Triangle Initiative Program, working closely the six Coral Triangle countries to develop a regional climate information and assessment and planning tools for coastal adaptation. She is currently leading the Marine Resource Tenure Task under the USAID Tenure and Global Climate Change Program.

100 years of community land rights in Liberia: Lessons for the future

De Wit, Paul (1); Stevens, Caleb (2)
1: Hinterland, Mozambique; 2: Independent Consultant, United States of America

Abstract: This paper illustrates a special case that stands out as a much longer-term experience on formal recognition of community land rights, as compared to the relatively recent lessons learned from other African countries. In Liberia, community land rights have been formally recognized since the late Nineteenth Century. Thus, the Liberia case study presents an opportunity to examine longer term processes of communities exercising land rights and recognition of these rights by the State, especially when faced with large-scale commercial land acquisitions. Formal legal recognition of community land in Liberia has been widespread with a long history, but it has

also been ambiguous. Moreover, these rights have been eroded by government interference, poor land use management, and poor community governance in some cases. The paper concludes by summarizing ongoing actions to improve past problems with land governance at the local and national levels.

Presenting author's biography: From 2010 to 2013 Caleb Stevens served as a policy and law reform advisor to the Liberian Land Commission, where he was instrumental in developing Liberia's Land Rights Policy that recognizes four tenure categories: Public Land, Government Land, Private Land, and Customary Land. Prior to working on land reform in Liberia Mr. Stevens was an associate with the law firm DLA Piper. He has a BA from Illinois Wesleyan University, a JD from the University of Illinois, and a Masters in international law and development from the Graduate Institute of International and Development Studies in Geneva, Switzerland. His publications include *Hunting a Dictator as a Transnational Legal Process*, *Pace International Law Review* (2012), and *The Legal History of Public Land in Liberia*, forthcoming in the *Journal of African Law*.

The status of wildlife and conservation areas in Zimbabwe and recommendations for recovery

Fitzgerald, Kathleen H.
African Wildlife Foundation, Kenya

Abstract: Zimbabwe was a leader in wildlife conservation in Africa. Zimbabwe had set aside over 14% of the state land for biodiversity conservation. Between 1993 and 1998 Zimbabwe was the second most visited country in Africa by tourist numbers next to South Africa and in 1993 Zimbabwe tourist numbers surpassed Kenya. Over the past two decades due to political instability, a controversial Land Reform Programme, the Indigenization and Economic Empowerment Act and economic decline, there has been a dramatic decline in the ecological integrity of all conservation estates, wildlife populations and revenue from wildlife based tourism. This research looked at the state of conservation and wildlife in state protected areas, private conservancies and in the Communal Areas Management Programme for Indigenous Resources program (CAMPFIRE). The research assessed the wildlife sector and found a destabilization across all conservation sectors. The research assessed the impact of land reform and indigenization on conservancies in Zimbabwe, and proposed a model for indigenizing conservancies to achieve social, ecological and economic sustainability. Recommendations are made for CAMPFIRE and State Protected Areas. Despite past challenges Zimbabwe can recover its conservation areas and wildlife in a way that benefits the local communities and the country as a whole.

Presenting author's biography: Kathleen Fitzgerald is Vice President of Conservation Strategy for the African Wildlife Foundation, an organization dedicated to working with the people of Africa to ensure the wildlife and wildlands endure forever. Kathleen oversees conservation strategy for AWF across Africa and has been based in Kenya since 2007. Prior she was AWF's Director of Land Conservation and helped AWF protect land across the continent through easements, acquisition, leases, land use planning and the establishment of conservancies. Kathleen has over 20 years' experience in large landscape scale and carnivore conservation. She has completed dozens of land transactions and published numerous papers and articles on conservation and tools that can be used to protect land and wildlife. Kathleen graduated from St. Lawrence University with a major in Environmental Studies and Government and has an MS from University of Vermont, where her research focus was wolves.

MARCH 24, 17:00, PRESTON AUDITORIUM

GDR-04: Empowering women through more secure land tenure: Avenues and experiences

Chair: Hippolyte Fofack, Senior Economist, World Bank, United States

Joint land certification and intra-household decision-making: Towards empowerment of wives?

Holden, Stein T.; Bezu, Sosina
Norwegian University of Life Sciences, Norway

Abstract: We have used gender-disaggregated household panel data from 2007 and 2012 in combination with dictator games and hawk-dove games to assess the effects of joint land certification of husbands and wives on wives' involvement in land-related decisions within households. We find that the joint land certification has enhanced the wives' knowledge of their rights and their influence in land-related decisions while about a third of the husbands attempt to retain their dominant position and prefer that women only have their traditional weak rights. Better market integration is associated with stronger influence by women in land-related decisions. More generous husbands as expressed in dictator game experiments between husbands and wives had wives that were more aware of their land rights. The hawk-dove games reveal that wives play tougher and are more hawkish than their husbands when they play against each other. This may indicate that wives dear to stand up and claim their rights within households.

Presenting author's biography: Stein Holden is a professor in Development and Resource Economics in the School of Economics and Business at Norwegian University of Life Sciences, Norway. He is also an active member of the Centre for Land Tenure Studies in his university that was established in 2011 and is collaboration between four of their Departments. He does research on land markets, land tenure reforms, land rights and land use in Africa and Asia. He just published a book, coedited with Kejiro Otsuka and Klaus Deininger on *Land Tenure Reform in Asia and Africa*.

Women's land rights and intra-household bargaining power: Perception and practice of inheritance in Nigeria.

Ghebru, Hosaena (1); Deininger, Klaus (2); Ali, Daniel (2)
1: International Food Policy Research Institute, United States of America; 2: World Bank, United States of America

Abstract: The existing literature shows that women's inheritance rights in general and women's land inheritance rights in particular are limited whether as a spouse, widow or a daughter as compared to men's inheritance rights as a widower or a son. This limitation on women's land inheritance right would be a formidable challenge in meeting the Millennium Development Goals (MDGs) as rights are ends of MDGs by themselves and means to achieve all other goals. The existing gender imbalance in inheritance rights has multifaceted implications that touch almost everything in the whole spectrum of social, political, and economic arenas. Land inheritance rights directly affect women access to and control of productive resources. Specially, in a predominantly agrarian society. However, there are no comprehensive quantitative studies that examined inheritance in such degree of disaggregation. Most of the existing quantitative

literatures don't capture the intra-household differences and intergenerational dynamics that vary across different locations, legal systems and cultural settings. Using a the socio-economic baseline data of 4000 households from South-West Nigeria, this study strives to assess determinants of household decisions about land transfers via inheritance, inter-generational dynamics of inheritance rights and its implication on gender-differentiated intra-household decision making and bargaining power.

Presenting author's biography: Daniel Ayalew Ali is an economist at the agriculture and rural development unit of the research department of the World Bank. His main research area is applied microeconomics with a focus on Africa and rural issues: property rights, contracts in land and investment incentives, impact evaluation, risk coping and management. He has done extensive research on the impact evaluation of land related projects in Ethiopia, Rwanda, Tanzania, Nigeria and Ghana. He received his PhD in Economics from the Catholic University of Leuven, Belgium.

Impact of the 1999 inheritance law on land inheritance in Rwanda: Implications for women's bargaining power

Deininger, Klaus; Ali, Daniel; Tanaka, Tomomi
World Bank, United States of America

Abstract: We evaluate the impact of the 1999 Inheritance and Succession Law on women's access to land in Rwanda, and examine the effects of the reform on land inheritance arrangements for the current and subsequent generations. By conducting gender-specific year of birth fixed-effect regressions, we find the 1999 Inheritance Law has increased not only the likelihood women inherit land from their parents but also the sizes of land they inherited. Women who married after 1999 have inherited or are expecting to inherit a significantly larger area of land. Those women who have inherited or are expecting to inherit a larger land area from their parents are more likely to be able to decide how to spend their own income. We also find daughters are more likely to inherit land if their mothers have inherited land. We find land allocations by the government could improve women's access to land, since land parcels allocated by the government are more likely to be given to daughters.

Presenting author's biography: Tomomi Tanaka is a consultant at the World Bank and a behavioral economist by training. Tomomi studies systematic biases in decision making, and designs policies and services that could mitigate problems. She was an Assistant Professor at Arizona State University, a Specially Approved Associate Professor at Keio University, a Research Fellow at the Cabinet Office, Government of Japan, a Post-Doc at Caltech. Tomomi received the Enjoji Award for the most promising young economists from Nikkei in 2012. Tomomi has published papers from top journals such as American Economic Review and Economic Journal. Tomomi has Ph.D. in Economics from University of Hawaii, B.S., M.S. and Doctorate in Agriculture from Kyushu University.

Implications of gender differentials in land-holding management on agricultural productivity in Nigeria

Ibrahim, Shakirat; Shittu, Adebayo Musediku; Obayelu, Elijah Abiodun; Arowolo, Olushola Aisha
Federal University of Agriculture, Nigeria

Abstract: Over the past few decades, gender analysis has been at the heart of many academic researches which have sought to outline the complexity of access to and control of resources, as the role of men and women in economic development and the sustenance of agriculture cannot be overemphasized. The study assessed the influence of gender analysis of land ownership and management structures on agricultural productivity in Nigeria. The study data is drawn from Post-Harvest Survey (GHS-Panel) collected by National Bureau of statistic (NBS) with World Bank in 2010 in Nigeria. The study data was analyzed using descriptive analysis, (percentages and cross tabulations) correlation coefficients, and Total Factor Productivity was used. The results established that there are significant regional differences in landholding size and those women own and manage less quality land than men. Women access to land is influenced by land tenure security, total area of land owned by the household and the household size. Determinants of agricultural productivity are: level of education, land tenure security, level of decision making and the total production costs. Hence, all stakeholders should be involved in providing a comprehensive tenure reform that considers women involved in agriculture for improved agricultural production.

Presenting author's biography: Shakirat Ibrahim is an Assistant Lecturer and a PhD student at the Department of Agricultural Economics, Federal University of Agriculture, Abeokuta Ogun state Nigeria. Shakirat graduated with a First Class degree honors at the Federal University of Agriculture Abeokuta Nigeria in January, 2008 and later obtained her Masters of Agriculture with Distinction grade from the same university in June, 2011. She has conducted several researches in the areas of Agricultural and Production Economic, Environmental and resource, as well as Health and Welfare Economics and She has some journal articles and conference proceedings to her credit. Shakirat is an upcoming academic and passionate teacher who has taught several undergraduate courses such as Production Economics, Agricultural and Food Marketing, Book keeping and Farm Management as well as Applied Statistics in Agriculture.

MARCH 24, 17:00, MC 5-100

MNG-04: Local conflict resolution

Chair: Laura Cunial, Icla Adviser, Norwegian Refugee Council, Switzerland

Institutions and land reform: Lessons from land redistribution policy in post-apartheid South Africa

Partridge, Andrew
Western Cape Department of Agriculture, South Africa

Abstract: Land reform policy in South Africa since 1994 has been unable to achieve its desired targets. This comes about despite land reform continually taking up a central position in policy setting. Whilst there are numerous reasons as to why this may be the case, there are a few specific institutional barriers which are seriously hindering progress in terms of reaching land reform goals. Using theory derived from the relatively recent New Institutional Economics sub discipline together with empirical studies on land reform in South Africa, the country's land reform policy is put under the microscope and the five biggest barriers to progress are identified. These barriers are the willing buyer, willing seller requirement for land transactions, conflicting agendas in the policy setting process, monetary instability, barriers to land subdivision and finally the lack of post-transfer support for farmers. Whilst this list is not exhaustive, it identifies the areas which have the potential to unlock the greatest progress if they can be overcome. These issues need to be considered

if land reform progress is to be brought in line with desired outcomes. It also provides key lessons for policy makers working on land reform in other countries and regions.

Presenting author's biography: Andrew Partridge is a senior agricultural economist at the Western Cape Department of Agriculture in South Africa. Currently he works in the Macro and Resource Economics sub-component at the department. He possesses an Economics Master's Degree from the University of Cape Town specializing in development economics. His main Master's thesis was focused around rural-urban migration in South Africa, using panel data to analyze the experience of rural-urban migrants as they leave their rural homes and relocate to the city. Andrew currently lives in Cape Town, South Africa but has also lived and worked in the United Kingdom.

Resolving agrarian conflict through implementation of land reform by collaboration local government and CSO in Indonesia

Nudin, Iwan
Consortium for Agrarian Reform (Konsorsium Pembaruan Agraria/KPA), Indonesia

Abstract: Currently, there are several important progresses related to the development of land governance in Indonesia from the policy maker side and civil society's side. Among those sides, there is very little exposure related to the implementation of land reform through poverty reduction measures and agrarian conflict resolution. It is one of the important lessons learned to develop land governance in Indonesia. This article will begin with explanation of undergoing development of land policy in Indonesia and the principal arguments that lie behind the agrarian conflict resolution. During the regime of Susilo Bambang Yudhoyono (SBY), 618 agrarian conflicts have occurred throughout the Republic of Indonesia. The conflict has killed 44 people, involved 2,399,314.49 hectares of land and 731,342 households. Also, during his governance, 941 people were arrested, 396 were injured and 63 of them suffered serious injuries. In 2011, BPN along with NGOs and 8 district governments have initiated the implementation of agrarian reform in southern part of Java. This reform combines conflict resolution and poverty alleviation programs. This collaboration has resulted in a success of resolving land conflict. However, issue of corruption in land redistribution and practice of selling land to beneficiaries still overshadow the success of this collaboration.

Presenting author's biography: Iwan Nudin is Secretary General of Consortium for Agrarian Reform or KPA for periods 2013 - 2016 based in Jakarta, Indonesia. He holds a Bachelor Degree in International Relations. Before his election by the members of KPA in the 6th KPA National Assembly, he was responsible for Advocacy Policy Division (2005 - 2009) and Campaign and Research Division (2009 - 2013). His Publications include: Books "Dari Konflik Agraria Menuju Pengharapan Baru" as the member of author, published by National Human Right Commission (2005); "Realisasi Pemenuhan Hak Atas Pangan" as the member of author, published by National Human Right Commission (2005); "PPAN, Layu Sebelum Berkembang" published by KPA and FdH-Paris (2009); and "Transisi Agraria dan Pembangunan Pedesaan" as the member of author, published by IHCS (2012). Articles in national and regional news paper and magazine (i.e.: Kompas, Suara Pembaruan, Sinar Harapan, etc).

Land conflicts and the state in Rwanda and Burundi

Takeuchi, Shinichi
Institute of Developing Economies - JETRO, Japan

Abstract: Land problems in conflict-affected situations have recently attracted attention in the context of peacebuilding. This paper compares characteristics of land problems in Rwanda and Burundi, for assessing their land policies and exploring the nature of their state-society relationships. Although both countries have seen massive refugee returns after the recent armed conflicts, their post-conflict land policies and features of land problems have been contrasting. In Burundi, a huge number of land conflicts have broken out between returnees and secondary occupants. The special organization for mediation, CNTB, has not been necessarily effective to deal with them. The challenge for Burundi has been to establish a political order for effectively confronting the land problems. In Rwanda, the Tutsi returnees, who have come back following the victory of the former rebel, RPF, were provided with lands, as the administration ordered Hutu inhabitants to give up the half of their properties. Despite this radical policy, the RPF-led government has so far controlled the popular discontents. However, the sustainability of land tenure security would be questionable, as it substantially depends on the stability of the RPF-led regime. The comparison indicates that characteristics of land problems tend to reflect the nature of the state-society relations.

Presenting author's biography: Shinichi Takeuchi is Senior Research Fellow and a Director of African Studies Group at the IDE - JETRO (Institute of Developing Economies - Japan External Trade Organization) and former Visiting Fellow at JICA Research Institute. He had a Ph.D. from the University of Tokyo. Having specialized in political economy of Central African countries, his current interest lies in the process of state building and peace building in the area with particular focus on land problems.

Addressing land conflicts in the Lao PDR through legal rights empowerment

Inthakoun, Lamphay
Village Focus International (VFI), Laos

Abstract: Since 1986, the economy of Laos has transitioned from a central planning to market-based approach, in part by encouraging foreign investment in resource projects, spurring economic growth. Such projects have at the same time dispossessed communities of their farming and forest land and created land conflicts between investors and rural Laotians. The GoL has recognized the land problems that resource investments cause and has made significant efforts to reform policy. In this paper, however, we argue that high-level, top-down policy changes are not sufficient to address the complex challenges at the local level that result from land investments. Good governance in the land sector requires bottom-up participation by and empowerment of small-scale resource users. To demonstrate this, we examine a project implemented by an NGO in Laos, which works with communities and households to increase their understanding of their legal rights to land and resources. We discuss both the successes that the project has achieved in improving land governance and increasing village resource rights, but also the challenges and setbacks that have occurred, and what lessons can be learned from their experience to empower local land and resource rights in the face of large-scale land deals.

Presenting author's biography: Lamphay Inthakoun was born and raised in Oudomxay, northern Laos. For her Bachelor degree, she studied at the Faculty of Forestry at the National University of Laos in the national capital, Vientiane. After graduating, she worked at FAO for two years. In her undergraduate studies she conducted research projects on the use of non-timber forest products by upland villagers in swidden fallow fields and also on village management and benefit-sharing of eco-tourism projects. For her master's degree she studied at Clark University in the United States where she conducted her thesis research on the impacts of government land and forestry policies on indigenous peoples' land access and livelihoods. After graduating, she began working for Village Focus International in Laos to empower villagers' land and resource rights.

Land dispute resolution - Impact on Governance

Bensouda, Amie

Amie Bensouda & co LP, Gambia

Abstract: Land dispute resolution – Impact on governance. Efficient and transparent mechanisms for the resolution of land disputes are a critical prerequisite for an effective land governance system. The Gambia has not been consistent in addressing significant land governance challenges posed by a framework defined by a tripartite legal system created by a mixed legacy of the English Common Law and Sharia superimposed on traditional/customary structures. Yet, it has through judicial reform and the introduction and emphasis on alternative dispute resolution both formal and traditional registered success and progress in the solving and curbing of land disputes. An appraisal of land disputes and their timely resolution under the LGAF suggests that the traditional and informal/consensual approaches to land dispute resolution have been more effective than the formalized structures represented by the formal court system. This paper reviews the different approaches to land dispute resolution in The Gambia and the role being played by traditional and informal systems. It discusses a mixture of approaches – traditional/Formal and consensual employed to deal with disputes and their impact. It also examines creative approaches adopted by the judicial administration to minimize the accumulation of long standing disputes.

Presenting author's biography: Amie Bensouda is a managing partner of Amie Bensouda & co LP a leading law firm in The Gambia with over 30years experience in Civil Law. Former Solicitor General of The Gambia. Land Law lecturer, University of The Gambia Faculty of Law and lecturer in Legal Drafting and Conveyancing at The Gambia Law School. Land Governance Assessment Framework (LGAF) Country Coordinator.

MARCH 24, 17:00, MC 7-100

SPR-04: Contribution of property rights to structural change

Chair: Tim Hanstad, President, Landesa, United States

Rural-rural migration and land conflicts: Implications on agricultural productivity in Uganda

Mwesigye, Francis; Matsumoto, Tomoya

National Graduate Institute for Policy Studies (GRIPS), Japan

Abstract: We use community and household data with plot-level information to explore the determinants of different forms of land conflicts and the conflicts' impact on agricultural productivity in Uganda. Tracing rural-rural migration patterns, we find that communities that receive/host more immigrants (and thus have many coexisting tribes) tend to have more land conflicts than those sending migrants out. Unbundling conflicts by type reveals that the number of tribes and being in a 'receiving' community are associated with a higher probability of eviction conflicts than 'sending' communities and those with fewer tribes. Turning to conflict impact, we find that plots with conflicts have 20% lower yield than those without conflicts. Moreover, breaking down conflicts by type reveals that plots with eviction conflicts have 37% lower yield than their counterparts without conflicts. We do not find negative impact of other conflict forms. Our results suggest that rural-rural migration weakens community-specific informal land arrangements and conflict resolution mechanisms, which, in the absence of formal institutions, result in eviction conflicts that, in turn, hurt productivity.

Presenting author's biography: Francis Mwesigye is a PhD student of Policy Analysis Program, specializing in Development economics, at National Graduate Institute for Policy Studies (GRIPS). He previously worked as an Auditor at Ernst and Young (Uganda), and later as a research assistant at Global Center of Excellency at GRIPS and Policy Analysis and Development Research Institute (PADRI) in Uganda. His study interests are on the role of institutions on economic development. In his thesis, he is studying how land institutions have evolved and its implications on land tenure security in Uganda. He has analyzed how population explosion and rural-rural migrations have weakened traditional customary institutions leading to land conflicts that have, in turn, affected agriculture productivity. In another study, he has analyzed the forces behind evolution of land rights from collective to individual ownership and their implications on tenure security in Uganda.

Non-farm work, land tenancy contracts and investment in soil conservation measures in rural Pakistan

Kousar, Rakhshanda; Abdulai, Dr.Awudu

University of Kiel, Germany

Abstract: This paper examines the impacts of participation in non-farm work and land tenancy arrangements on the intensity of investment in soil-improving measures and farm productivity. A multivariate tobit model that accounts for potential endogeneity between the intensity of investment and the non-farm work and tenancy arrangement variables is estimated for 341 rural households in Punjab province of Pakistan. Instrumental variable approach is also used to analyze the impact of tenancy arrangement and non-farm work on farm productivity. The empirical results show that participation in non-farm work and tenure security tend to increase the intensity of investment in long-term soil-improving measures, but decrease chemical fertilizer use intensity. We also find that increases in non-farm work and tenure security exert significant and positive effects on agricultural productivity. Investment in soil conservation measures is also found to significantly increase agricultural productivity.

Presenting author's biography: Rakhshanda Kousar is a Ph.D. Student at the University of Kiel, Germany. In 2004 he obtained his M.Sc. in Agriculture Economics from Faisalabad, Pakistan. He previously worked as a Lecturer of Agri. Economics at College of Agriculture D.G

Khan. He authored a Research Paper on "Economics of Energy Use in Cotton Production on Small Farms in Distt. Sahiwal, Punjab, Pakistan" which was published in Journal of Agriculture and Social Sciences.

The impact of development through local integration on land use and conflict: An evaluation of the "16 villages" policy in Liberia

Hartman, Alexandra (2); Kitt, Gregory (1); Morse, Benjamin (3)

1: Norwegian Refugee Council, Liberia; 2: Yale University, United States of America; 3: MIT, United States of America

Abstract: This paper explores the impact of a population influx on economic outcomes, farming, property conflict, and dispute resolution. In general, literature suggests that a population influx can increase conflict over scarce and finite resources, such as water, forests or land. Specifically, refugee crises in the Democratic Republic of Congo, Sierra Leone and Burundi provide examples of situations where an influx of refugees increases competition over natural resources, creating conflict. Using a unique quantitative dataset on communities in rural Liberia that hosted Ivorian refugees during the 2011 Ivorian post-election crisis and an unusual Government of Liberia policy that directed refugees to settle in some communities (the 16 Villages) and not others, our quasi-experimental analysis finds that a population influx does not have always have a negative impact. Development outcomes in farming communities were not affected by the refugee influx; host communities prefer to host refugees who will engage in farming activities; conflicts over property did not increase as a result of the refugee crisis.

Presenting author's biography: Alexandra Hartman is a PhD candidate in Political Science at Yale University. Her work includes ethnography and rigorous impact evaluation with a focus on land governance, land conflict, displacement, refugee crises and data collection in conflict zones.

Testing the persistence of power, elites and institutions: Land reforms around the world, 1900-2010

Jimenez Ayora, Pablo; Ulubasoglu, Mehmet; Bhattacharya, Prasad
Deakin University, Australia

Abstract: We empirically test Acemoglu and Robinson's predictions on the interactions of elites, political power, and the adoption of pro-citizen economic policies. By constructing a dataset containing information about the number of enacted and implemented land reforms around the world over the 20th century, the paper identifies whether or not the elites maintain de facto political power over the citizens and if this type of power together with de jure political power, have effects on economic policies that are meant to be good for the citizens. The results indicate that trade openness, a proxy for pro-citizen economic policy, is more likely to arise in countries where major land reforms have been enacted or implemented and where the political regime is more democratic. Additionally, trade openness is less likely to arise in countries where the elites are able to block the implementation of a land reform and the political regime is less democratic. We also find that redistributive land reforms lead to a higher likelihood for adopting more pro-citizen economic policies. To mitigate the endogeneity problem arising from reverse causality the US influence on the country during the Cold War is used as instrument. The instrumental variables estimates strengthen the results.

Presenting author's biography: Pablo Jimenez is a PhD candidate at Deakin University. He holds a Master in Development Economics and a Research Master in Economics from Université Catholique de Louvain. Mehmet Ulubasoglu is an Associate Professor of Economics at Deakin University, Melbourne Australia. Prasad Bhattacharya is a Senior Lecturer in Economics at Deakin University, Melbourne Australia.

MARCH 24, 17:00, MC 2-800

URB-04: Intermediary tenure forms

Chair: Matthew D. Glasser, Adviser, World Bank, United States

Incremental tenures and service delivery in low income irregular settlements in Indian cities

Singh, Arkaja
ICF GHK, India

Abstract: It is logical that tenure, services and housing in low income irregular settlements are closely linked in the sense that residents who have tenure may also have access to basic services. However, experience shows that basic services access (and housing) may come before or without formal tenure or titling. In fact those without formal title or tenure, or formal planning approval, may still have incremental or incomplete claims of tenure. It would also seem possible for public authorities to undertake some level of service provisioning based on an implicit understanding that the settlement is here to stay. This is possible because there are laws and administrative practices to provide services in settlements with incomplete claims, though possibly of lesser grades than what is possible in formal settlements. Yet, budgeting, planning and finance rules may preclude or restrict such public investments. There are also interventions or 'reforms' that sought to expand and improve access to basic services. Moreover, not all types of settlement are eligible for public investment. The purpose of the study is to deepen our understanding of informality, and to understand what it means to work in irregular settlements as they are to improve tenure security and services access.

Presenting author's biography: Arkaja Singh is a lawyer by qualification, and has over 12 years experience working in urban governance, law and policy in various places in India. She has worked closely with city corporations in Madhya Pradesh as part of a large urban poverty programme which sought to improve access to basic services in the poorest areas of the city. She advises a Task Force constituted to review the 74th Amendment to the Indian Constitution. She has worked in several Indian states on governance, infrastructure, poverty reduction programmes, including in assignments with DFID, Asian Development Bank and the World Bank. She is presently a senior consultant with ICF GHK India.

Joint FIG/UNECE WPLA publication on informal development in the UNECE region

Potsiou, Chrysi
FIG, Greece

Abstract: Informal development is not a novel issue in Europe. The southern part of the region has long experience in dealing with this problem. The phenomenon of informal development in the UN ECE region has significantly increased soon after the political and economic change in Eastern Europe and ex-Soviet countries. It was estimated that more than 50M of people lived in informal settlements by 2007. Unregistered buildings in the informal settlements in the UNECE region vary from single family houses to ten-story, multi-family buildings with or without commercial uses. As the size of the phenomenon is large, missing information prevents governments and experts from sound decision making and good governance, while the “dead capital” slows down economic growth. Many countries initiated formalization projects; these projects vary according to the adopted policies and the priorities given. This paper presents the publication produced by UNECE Working Party on Land Administration and International Federation of Surveyors (FIG) Task Force on Property and Housing, on informal development in the UNECE region. It presents the results of an in-depth research to investigate the formalization policies in six south-eastern European (Albania, Cyprus, the Former Yugoslav Republic of Macedonia [FYROM], Greece, Italy, Montenegro) and three Central Asian (Azerbaijan, Georgia, Kyrgyzstan) countries.

Presenting author's biography: Dr Chryssy A Potsiou graduated from the School for Rural & Surveying Engineering, National Technical University of Athens, Greece (NTUA) in 1982; currently she is an Associate Professor at NTUA teaching Cadastre, Land Management and Property Valuation courses. She has 30 years experience in education and international professional training. Since 1982 she is active in the International Federation of Surveyors (FIG). She served as Chair of FIG Commission 3 (Spatial Information Management) (2006-2010); ACCO representative at the FIG Council (2006-2008 and 2008-2010). She was the first chief editor for the FIG peer reviewed papers (2007-2009). Currently she serves as FIG Vice President (2011-2014) and chair of the FIG Task Force on Property and Housing. She also serves as UNECE Working Party on Land Administration bureau member (2001-2015). In her professional career, she has written 110 scientific papers and has organized several international conferences.

Lesson learnt from the slum up-gradation under JnNURM: The case of Surat, Western India

Patel, Arjun
Centre for Social Studies, India

Abstract: Surat, a historical city in western India, emerging as one of the fastest growing cities of Asia, particularly in the wake of new economic reforms in post 1990s. As of now, it has incurred expenses of millions of rupees under Jawaharlal Nehru National Urban Renewal Mission (JnNURM) Project. Project proposals sanctioned under the JnNURM title include Slum up-grading or making the pucca residential units. Under this scheme, lacs of Slum dwellers are being dislocated from their valuable land and resettled in distant places. The vacated sites would be planned to use for commercial purposes and to beautify the city. Study observed the majority of the people have felt that the Surat Municipal Corporation administration has ‘cheated’ to them as it has pushed them out at the distance places and dismantled their livelihood pattern. The study also found that while displacing and resettling the urban poor the authority has violates many human rights and policy norms. The paper explores the kind of problems encountered by the affected people during the process of displacement and rehabilitation by conducting case studies of the affected people. The paper formulates some suggestions for further research and for correcting/improving the existing policy in urban governance.

Presenting author's biography: Arjun Patel is currently working as an Associate professor at Centre for Social Studies, Surat, Gujarat, India. He has carried out number of studies on the issue of development induced displacement project including the Sardar Sarovar Project, Port Project, industrial development induced displacement project. He is currently working with the Dalit Exodus Project in Gujarat. His major areas of interests are Marginal Communities, Displacement & Development. He has published numbers of scholarly articles in the edited volumes as well as the reputed journals. He has participated in numbers of international, national and state level conferences/ seminars. He has been acting as the Co-editor of Arthat, quarterly sociological quarterly Journal of CSS. He is recipient of ‘Hari Om Ashram Prerit Shri Bhaikaka Inter-University Smarak Trust’, award for 1991 by S.P.University, Vallabh Vidyanagar.

A continuum of land rights in southern Africa

Royston, Lauren (1); du Plessis, Jean (2)
1: GLTN consultant, South Africa; 2: UN-Habitat, Kenya

Abstract: This paper explores the practical applicability of a continuum of land rights concept in an urban Southern African context. It is based on findings from a current Global Land Tools Network project which includes a legal review, a literature review, case studies and a review of the origins and development of the continuum concept. The focus countries are Malawi, Mozambique, Namibia, Angola and South Africa. It begins with a brief overview of the origins and development of GLTN's continuum of land rights concept, including some debates that have recently emerged about it. Next our paper presents the evidence from the recent research about the continuum in practice. Our paper concludes with some suggestions for an advocacy and capacity development agenda around the use and adaptation of the continuum, to support the development of a range of rights that can secure poor women and men's tenure in practical ways that lead to improved livelihoods and productivity.

Presenting author's biography: A development planner by training, Lauren Royston has worked in the NGO and public sectors in South Africa. For sixteen years she has been a principal at Development Works, a development planning practice based in Johannesburg. Her fields of specialization are land and housing, and development planning, with a current emphasis on urban tenure security. Until August this year she focused on her role as coordinator of the tenure theme area at Urban LandMark, a donor funded think tank where she was responsible for managing the Tenure Security Facility project, which was co-funded by Cities Alliance and UK-Aid. This work developed her regional experience with projects in Maputo, Tete, Lilongwe and Luanda. For eight years she has worked against evictions in Johannesburg inner city with residents and the lawyers who assist them. She is currently consulting to GLTN on tenure security and the continuum of land rights in Southern Africa.

MARCH 24, 17:00, MC C2-131**PTG-04: Land policies in Kenya and Uganda: A roadmap for implementation & donor support**

Chair: Gregory Myers, Division Chief for the Land Tenure and Property Rights Division, USAID, United States

Opening remarks

Rugadya, Margaret
Ford Foundation, Kenya

Abstract: The Ford Foundation's office in Nairobi has partnered with the World Bank and LANDESA to host and facilitate this session on the implementation of national land policy strategies for Uganda and Kenya. This is a window of opportunity for government officials and civil society from Kenya and Uganda to share information and garner support for their respective roles by engaging directly with multilateral donors and land practitioners on the support necessary to successfully implement the land policies to further development, equity, and rule of law in their countries.

Presenting author's biography: Dr. Margaret A. Rugadya is a socio-economist and holds a PhD (in Public Analysis and Governance) from University of Maastricht and a Master of Arts (Sociology) from Makerere University. Margaret is an advocate for property rights of vulnerable and marginalized groups including women, pastoralists and indigenous groups. She has designed policy frameworks on land tenure reforms, women's land rights and gender, pastoralism, post-conflict reconstruction and urbanization in East Africa. She is currently a Program Officer (Natural Assets) with the Ford Foundation's Nairobi office. She has previously served as a Policy Advisor to the Government of Uganda and has consulted for national and international development agencies including; the Norwegian Embassy, USAID, UNDP/UN-Habitat, the World Bank Uganda Country Office, Alert International, World Conservation Society and Rural Development Institute among others.

Land reforms envisaged under the NLC's strategic plan

Swazuri, Muhammed
The National Land Commission, Kenya

Abstract: Land is the mainstay of Kenya's economy with over 80% of Kenya's population driving its livelihood from this resource. Historically, land administration and management has been fraught with numerous challenges. Consequently, the clamor for it to be addressed as primary element on the Constitution of Kenya (2010) and resultant entrenchment of the National Land Commission as an Independent government Commission to manage public land on behalf of the national and county governments. The Commission has developed its first Strategic Plan, whose effective implementation will be important to answer the land question in Kenya, and for laying a strong foundation for the execution of its mandate and meeting the huge expectations of the citizenry. The plan recognizes the centrality of land in national development and acknowledges the historical and legal challenges and opportunities land posed and continues to pose to the people of Kenya. The plan suggests that land is the engine of socio-economic and political development, as virtually all sectors of the economy directly or indirectly require land. Therefore, lays a clear road map that the National Land Commission will follow for the period 2013-2018 whose implementation entails collaboration with all stakeholders, and partners.

Presenting author's biography: Dr. Muhammed Abdallah Swazuri is the Chairperson of a constitutional commission, the National Land Commission of Kenya. He holds Doctor of Philosophy in Land Economics, Master of Arts in Housing Management and Bachelor of Arts in Land Economics, all from the University of Nairobi. He served as a Commissioner of the Constitution of Kenya Review Commission and was previously a lecturer at the University of Nairobi and JUAKE. He has authored several publications on land matters in Kenya.

Land reforms to enhance equity and provide security for sustainable development

Ngilu, Charity
Ministry of Land, Housing and Urban Development, Kenya

Abstract: The Kenyatta government, pledged in its election manifesto to build on the successes in economic growth seen in recent years, whilst addressing current economic challenges. Recognizing that land was the basis on which the war of independence was waged — "it is too serious a matter to become a political football; too much blood has been shed in this country for that." According to Kenyatta, the land debate has been about a small fraction of the land, while the fact that two thirds of our country is untitled has remained unnoticed and never part of the debate. Accordingly, the bigger fraction of land in Kenya, 67 per cent, is community land. The objective of the government is to allow people living on communal land to get title deeds. "Giving these people the right to own the land they live on will increase food production, create more investment, and improve housing and health," By doing this, the owners would take charge of their lives as they can use the land as security for loans as well as develop it as they wish. It would also reduce the common disputes over ownership. This presentation is about the government's plans with regard to delivering on its election promise

Presenting author's biography: Hon. Charity Kaluki Ngilu is the Cabinet for secretary, Land, Housing and Urban Development in Kenya. She holds a Bachelor of Arts degree in Leadership & Management. Previously, Charity served as a Member of Parliament for Kitui Central Constituency for 20 years and as Minister of Water, Irrigation where under her leadership increased the number of people accessing safe clean water from 17 million to 24 million in 5 years. She also served as Minister of Health, where under her leadership patients living with AIDS accessed drugs, reduced malaria infection, and reduced infant and maternal mortality. Charity worked for Central Bank of Kenya and Chase Manhattan for 10 years before joining political life

A civil society perspective on key priorities in the implementation of land reforms in Kenya

Opiata, Odindo
Social and Economic Rights Centre, Kenya

Abstract: Whereas the National Land Commission and the Ministry of Lands, Housing and Urban Development, in their presentations make a case for proposed investment in actions for realization of land reforms in Kenya, the civil society in Kenya holds the shadow plan of action that places Citizen's priorities on the table for consideration. This commentary provides an alternative view of priorities as put across by the ordinary citizens of Kenya and their understanding of key areas of investment that have to be addressed to realize the

objectives and aspiration of the twin blue prints on land reforms in Kenya – the National Land Policy (2009) and the Chapter 5 of the Kenya Constitution(2010). Civil Society in Kenya has been in the lead for land reforms over the last decades and is not about to relinquish this role.

Presenting author's biography: Odindo Opiata is the Executive Director of the Economic, Social Rights Centre in Kenya. He holds a Bachelor of Law degree from the University of Dar-es-Salaam and has attended several advanced trainings on human rights including a Post Graduate Diploma in Poverty Land and Agrarian Studies (PLAAS) in Western Cape University. He is a regular advisor to UN-HABITAT especially on forced evictions and the Global Land Tool Network and the national government on land policy matters. He is a member of the legal Technical Working Group for the implementation of the National Land Policy. He is a member of the National Task Force on Evictions and has been instrumental in drafting the Eviction and Resettlement Bill, the Environment and Land Court, reviewing the Land Act, Land Registration Act, the National Land Commission Act and the Housing Bill. He is a founding member of the International Network on Economic and Social Rights.

Implementing Uganda's national land policy: Government's commitment and implications for monitoring

Migereko, Daudi

Ministry of Lands, Housing and Urban Development, Uganda

Abstract: Uganda adopted its National Land Policy in February 2013 after over two decades of discussion, analysis, consultations, and planning through an inclusive and consultative process involving all major stakeholders. After decades of uncertainty, Uganda now has a clear and agreed statement of national land policy, and, under the leadership of the Ministry of Land, Housing, and Urban Development, has prepared an Implementation Action Plan that comprehensively presents all of the actions needed for the realizations of a variety of land-related visions, interests, and policy objectives by harmonizing Uganda's diverse needs for human settlements, economic diversity and production, and use and conservation of natural resources. The policy will meet the social and economic needs of Uganda's citizens and will establish progressive systems for ensuring equitable land access and security of tenure. This presentation is limited to nine priority actions, prioritized in keeping with other pertinent policy statements that link to or have informed the NLP, including the Land Sector Strategic Plan (LSSP) II, Vision 2040, the National Development Plan, and other sector policies and plans.

Presenting author's biography: Hon. Daudi Migereko, holds the portfolio of Cabinet Minister of Lands, Housing and Urban Development and a Member of Parliament for Butembe County in Uganda. In the past he also served as a Government Chief Whip, Cabinet Minister for the Ministry of Energy & Mineral Development and Tourism, Trade & Industry. As a political leader he has gained a wealth of knowledge that is crucial in lobbying for political support in matters pertaining to the Human Settlements and Urban Development. Daudi holds a Masters of Arts from the University of California Santa Barbara and Bachelor's degree in Arts from Makerere University. During his political career he has served in different positions in the Parliament of Uganda including; Chairman of the Parliamentary Committee on Tourism, Trade and Industry, Chairman of the Sub-Committee on Common Market for Eastern & Southern Africa and as Chairperson for Forum of Energy Ministers of Africa.

Civil society perspective on key priorities in implementing the NLP in Uganda

Tumushabe, Godber

Advocates Coalition for Development and Environment (ACODE), Uganda

Abstract: One of the major strength of the National Land Policy of Uganda is that its formulation involved civil society from the very beginning. Civil Society and Academia were crucial at the inception and in framing of the key issues, in the debates and in providing

Presenting author's biography: Godber W. Tumushabe is the founding Executive Director of the Advocates Coalition for Development and Environment (ACODE) in Uganda. In the 14 years at the helm of ACODE, Godber oversaw the expansion of ACODE's program of work including the design of glob

MARCH 25, 08:30, MC 13-121**INV-05: Regulatory interventions to address large investment challenges**

Chair: Harold Liversage, Land Tenure Adviser, International Fund for Agricultural Development, Kenya

Existing and potential tools to regulate land access for investors in Madagascar

Andriamanalina, Beby Sehen (1); Burnod, Perrine (2)

1: Land Observatory, Madagascar; 2: CIRAD, France and Land Observatory, Madagascar

Abstract: In Madagascar, since 2005, more than fifty investors decided to invest in agriculture. More than one third abandoned due to political instability, lack of funding, absence of a solid business plan but also due to absence of transparency during negotiations of land access. Others go ahead discreetly. The Malagasy legal framework seems to be appropriate to regulate private investments: pro local rights land laws, investment law, compulsory environmental impact assessment, etc. However, the risks to local populations and to investors on the medium term are not associated to a lack of legislation but rather to lack of transparency and lack of effective implementation and enforcement. The communication analyzes existing and potential tools that regulate land-related investments in Madagascar. In the light of international and local experiences, the different sections discuss the relevance and limits of measures that aim to: select the types of investments and investors transparently (part 1), secure local and investor land rights (part 2), improve consultations (part 3), define and ensure compliance with investor's commitments (part 4). The conclusion sets out, in the form of food for thoughts to enhance critical thinking, propositions of tools and interventions that promote transparency and regulate land access for investors.

Presenting author's biography: Beby Sehen Andriamanalina is the Research and Knowledge Management Officer at the Land Observatory in Madagascar, a research – related agency aiming at supporting the design and assessing the impacts of the Madagascar land policy. She holds a Masters degree in Natural Resources Management from Gembloux Agro-Bio Tech University in Belgium. With eight years experience as practitioner on agriculture and rural development, Foreign Direct Investment and Corporate Social Responsibility (CSR) in Madagascar, she has been working on the social and economic aspects of investments successively at the Economic Department of the French Embassy in Madagascar and as Private Sector Specialist at an agency of the United Nations. She has contributed to several analysis notes on the topics of indirect farming, collective customary rights, and large – scale land investments business models in Madagascar.

Converging community, commons and capital in Odisha, India

Choudhury, Pranab (1); Sindhi, Sumita (2)

1: Freelance Consultant, India; 2: KIIT University, India

Abstract: Competitions among developing nations and between their federal states are evident around attracting investments (FDI) largely around natural resources wealth. These investment-geographies often overlap with poverty-regions having higher percentage of common lands. These investment-rushes have triggered development-induced-displacement leading to reduction in human development, deterioration in the level of human security and increased exposure to risks furthering multigenerational marginalization of poor. Attempts to address them through policy and structural reforms at national and global level have not been effective. Rather they lose out with multiplying investment-induced land related conflicts, triggering social movements and bloody contestations. This paper juxtaposes the past experiences and statistics around land based investment in Indian state of Odisha. Rich in minerals, Odisha witnessed land based investment. Nearly 60 % of lands acquired in 1951-95 are common resources and more than 40% displaced are tribals. Common land acquisition has historical legacy of injustice and denial of rights. The present reforms and policy framework is used to analyze the adequacy of these changes to ensure responsible and acceptable investments. This paper also examines whether community, commons and capital can converge and coexist in Odisha and explores the need of further initiatives as sustainability agenda to make land-based investment responsible.

Presenting author's biography: Pranab Choudhury works on Natural Resources Management and Governance with proven involvement in interdisciplinary issues around them in many development and research projects. He has worked on a number of assignments on land governance (on land rights/policy and land use disciplines) in Odisha and has experience of working in World Bank projects. He is a forester by training and a NRM professional with more than 17 years of experience. Initially as a Scientist with Government of India and later as an Independent Researcher cum Consultant he has worked closely with land use and land administrative departments with Government, with International and National Donors, NGOs and CBOs in many states of India and also in Nepal and Bangladesh. His papers have been presented in International (16) & National Conferences (25) and published in peer reviewed international and national Journals (14), Books – 2 and book chapters (5).

The role of institutional coherence in attracting responsible land based investments: Evidence from Ghana

Yeboah, Eric

Kwame Nkrumah University of Science and Technology, Ghana

Abstract: Critical scholarship on the gains and ills of large scale land acquisitions continue to grow at an impressive rate. Worthy of note is the fact that land is the only immobile factor of production and coupled with the need for increase in agriculture to prevent another global food crisis means, large scale land acquisitions for agricultural investment is here to stay. This calls for a shift from the conventional debate of either extolling the gains or lamenting over the ills of this phenomenon towards searching for containment strategies which facilitate the consolidation of the gains and mitigate the ills. Based on insights from a recent qualitative research in Ghana, this paper argues that the several existing parastatal institutions which are responsible for attracting and regulating investments as well as managing land can contribute towards ensuring transparency for the benefit of the local people whilst improving the management of common resources provided there is inter-institutional communication and coordination towards achieving a shared goal. This is what Ludwig Lachmann describes as 'Institutional Coherence'. An institutional arrangement to achieve this has accordingly been offered.

Presenting author's biography: Eric Yeboah is a Lecturer and the Coordinator of Postgraduate Studies at the Department of Land Economy, Kwame Nkrumah University of Science and Technology, Ghana. He holds a Bachelors degree in Land Economy (First Class Honours) and a PhD in Land Management from the University of Liverpool, UK. He is the Director of Research at the Land Resource Management Centre, a land based NGO in Kumasi, Ghana. He is currently a Guest Editor for a journal- African Review of Economics and Finance working on a special edition with the theme 'Towards Resilient Rural Economies'. Eric has been engaged by the UN-HABITAT and GLTN on mainstreaming gender considerations into land governance. He recently participated in the training on the Social Tenure Domain Model which was organized by the Federation of International Surveyors and the UN-HABITAT in Abuja, Nigeria.

Inclusive development through vertical integration: Lessons from the mining districts of Odisha, India

Mishra, Saswat Kishore; Mishra, Pulak
Indian Institute of Technology Kharagpur, India

Abstract: In many cases, economic transition leads to conflicts of interests across various stakeholders and adverse impact on overall development of an economy along with aggravation of social tensions. The consequence is likely to be far grimmer in the Indian state of Odisha that is facing stiff protests against land acquisition for the proposed mining and mining-based projects. The paper finds that mining has affected the local ecology and livelihood of the forest dependent communities adversely along with degradation of natural resources, pollution in different forms, contamination of water bodies, and health hazards. Besides, the marginalized groups are not well-placed in the developmental hierarchy. Lack of necessary capabilities coupled with information asymmetry and existing socio-political constraints have restricted many of them from being included in the mining-based development process. Such exclusion has raised uncertainty in the minds of the prospective land losers and thereby has made the problem of land acquisition aggravated further. Given the lack of capabilities of many of the prospective land losers, information asymmetry, and institutional constraints, a path of forward vertical integration seems to have the potential of making the transition more inclusive.

Presenting author's biography: Saswat Kishore Mishra is the author is a Doctoral Scholar of Economics with the Department of Humanities and Social Sciences, IIT Kharagpur, West Bengal, India. His research interests include issues in development and political economics.

MARCH 25, 08:30, MC 6-100

RES-05: Devolution and local level planning to enhance tenure security

Chair: Manish Bapna, Executive Vice President, World Resources Institute, United States

Deforestation in decentralized and democratic Indonesia

Adrison, Vid
The Institute for Economic and Social Research (LPEM FEUI), Indonesia

Abstract: This study aims at identifying how the current regulatory system - i.e., functional assignment between national and subnational government as described on regional government law, revenue assignment as described on the fiscal balance law and forestry law - affects the deforestation in Indonesia. We also investigate the effect of deforestation on the occurrence of flood and landslide, which reflects the cost of deforestation. On the benefit side, we estimate the effect of deforestation on district GDP. A theoretical model is constructed to explain the effect of decentralization on deforestation. In order to test our theoretical prediction, we perform econometric analysis using satellite dataset as used in Burgess et al (2011). We find the following evidence; (1) Forestry decentralization increases deforestation rate, (2) Except for production forest, there are statistical evidence linking deforestation with district head election, (3) Local government spending on environmental is not effective in reducing deforestation, (4) Positive relationship between deforestation and flood and landslide, and (5) The effect of deforestation on GDP is economically small, as the elasticity is far below unity.

Presenting author's biography: Mr. Vid Adrison is currently the Director of the Institute for Economic and Social Research, Faculty of Economics, University of Indonesia (LPEM FEUI). He joined LPEM FEUI in 1998, and then pursued his graduate education in 2001 at Georgia State University, funded by USAID Scholarship. The title of his doctoral dissertation is "The Effect of Penalties on Regulatory Compliance". One of the notable differences of his dissertation is that he takes into account the undetected violation. After returning to Indonesia in 2007, he rejoined LPEM FEUI and became a lecturer at Faculty of Economic University of Indonesia. Since rejoining LPEM, he had been appointed as the team leader or lead analyst in the following research area; trade and investment climate, logistics, cost benefit analysis, small medium enterprise, and tax compliance studies. On November 1st 2013, he was appointed as the Director of LPEM FEUI.

Indonesia mapping communities and resources - Empowering indigenous peoples via customary land mapping

Martinez, Juan (1); Nababam, Abdon (2)
1: World Bank, Indonesia; 2: National Alliance for Indigenous Peoples, Indonesia

Abstract: This paper attempts to address issues concerning IP land rights, arguing that despite the weaknesses of past efforts, there are opportunities now available for protecting the land rights of IP communities. The article discusses Community Land Mapping (CLM), implemented by Aliansi Masyarakat Adat Nusantara (AMAN, Alliance of the IP Communities in Indonesia) on customary land areas, as a way to preserve communities' access and use of natural resources and indigenous resource management based on their culture and traditional practices. This paper demonstrates that CLM approach is consistent with community-based resource use norms and practices, and more specifically on indigenous land rights, as are recognized in principles of land governance. One of the accomplishments of CLM has been the mobilization of geospatial data over community territories, designated forests and other land uses. The merits of community produced land maps for developing spatial data has caught the imagination of the government and civil society alike. The ongoing efforts to standardize mapping is a good sign and should be supported to improve land information system and governance in general

Presenting author's biography: Aliansi Masyarakat Adat Nusantara (AMAN, Alliance of the IP Communities in Indonesia) on customary land areas, as a way to preserve communities' access and use of natural resources and indigenous resource management based on their culture and traditional practices.

Decentralized institutions for land management at the crossroads: The case of central Kalimantan, Indonesia

Steni, Bernadinus; Irawan, Silvia; Prabowo, Guntur
Earth Innovation Institute, Indonesia

Abstract: The rights to manage land in Indonesia are increasingly being devolved to local governments and traditional institutions. The increased authority of local governments on land management poses both opportunities and threats. Local governments could play a crucial role in facilitating traditional institutions to obtain land titles. This will greatly reduce conflicts caused by overlapping claims over land. However, challenges remain including low capacity, overlapping regulations between the national and local level, and sectoral approach to land management. This paper argues for a multi-level approach for improving land management in Central Kalimantan. Customary groups and district governments need technical and financial support to expedite the mapping of customary lands and issuing land titles. Governments, at all levels, need to be more transparent about the processes for allocating titles and licenses for large-scale concessions. The mandates of the village level government (regulated by the National Government Regulation No 72/2005) and the traditional institutions need to be harmonized to prevent conflicts. Finally, the national government needs to enable local governments to address the complexities of tenure systems at the local level. Similarly, the national government should avoid issuing new regulations that could undermine local governments' efforts for handling these issues.

Presenting author's biography: Mr. Sugiarto, who graduated from the Faculty of Law Gadjah Mada University, has over 10 years experiences working in the land sector. As a lawyer he has been focusing his work on human rights, indigenous rights and natural resource management. He was also a drafter of social, environmental and governance safeguards for REDD+ at the national level in Indonesia.

Traditions, land rights, and local welfare creation: Studies from eastern Indonesia

Sulistiawati, Linda Yanti (1); Stein, Kristiansen (2)
1: Universitas Gadjah Mada, Indonesia; 2: Universitetet i Agder, Norway

Abstract: This study focuses on current economic impacts of traditional and modified systems of land distribution, ownership and user rights among households, clans and the government. Sites for research are selected among districts in two of the poorest provinces of Indonesia, Nusa Tenggara Timur (NTT) and Maluku Tengah, Indonesia. Land ownership and its certification in Indonesia are based on individual rights. In the mean time, adat law (customary law) relays more on communal ownership. Most lands in rural area of Flores and Maluku are adat land, and owned by communal ownership. Hence there is a gap between the government certification system and the community perceived ownership. The main objective of this research is to reveal social and political mechanisms behind preserved social injustice and barriers to economic progress. Another goal is to discuss political and administrative alternatives for dividing and governing productive land to meet new needs in the management of forestry and agriculture and for the development of modern infrastructure and businesses.

Presenting author's biography: Linda Sulistiawati is a Lecturer in Universitas Gadjah Mada, School of Law, Indonesia. Her specialty is REDD+, Regulatory Process, Land Rights and Adat/Tradition. Stein Kristiansen is a Lecturer in Universitetet i Agder, School of Economics, Norway. His specialty is in economics and interdisciplinary learning.

MARCH 25, 08:30, PRESTON AUDITORIUM

GDR-05: Gendered control of land and agricultural development interventions I

Chair: Talip Kilic, Research Economist, World Bank, United States

Land, assets and livelihoods: Gendered analysis of evidence from Odisha state in India

Savath, Vivien (1); Fletschner, Diana (1); Peterman, Amber (2); Santos, Florence (1)
1: Landesa, United States of America; 2: Independent Consultant, United States of America

Abstract: Using data collected from the evaluation of two government land titling interventions in the Indian state of Odisha, this paper examines key relationships linking land and livelihood strategies. The investigation is one of the first to explicitly use the Gender, Agricultural and Assets Project framework to gain additional insights on how gender-asset dynamics relate to household livelihood strategies. Our results point to a gender-segregated wage labor market where employment opportunities for rural women are limited; a context in which education for men and for women can enable the adoption of more food secure livelihood strategies; and, a significant link between households who adopt more food secure livelihood strategies and the amount of land they can access, whether they own the land, and the share of land owned by the woman.

Presenting author's biography: Dr. Diana Fletschner is a development economist with over 15 years of experience teaching, conducting research, designing programs and tools, and monitoring and evaluating interventions with a special focus on rural women. She has done extensive research to examine factors that affect whether rural women have access to productive resources and engage in economic activities that, while expected to offer higher returns, can be riskier, take place in a competitive environment, conflict with their husbands' preferences, or contravene well-established norms of behavior. She has also assessed the economic impact associated with women's constraints. As Landesa's Senior Director of Research, Monitoring and Evaluation she leads and oversees a broad range of projects on women's access to and rights over land. She holds a Ph.D. in agricultural and applied economics from the University of Wisconsin-Madison, where she was a MacArthur-Global Studies Fellow and received the Taylor Hibbard Doctoral Dissertation Award.

Gender inequalities in ownership and control of land in Africa: Myth and reality

Doss, Cheryl (1); Kovarik, Chiara (2); Quisumbing, Agnes (2); Peterman, Amber (3); van den Bold, Mara (2)
1: Yale University, United States of America; 2: International Food Policy Research Institute, United States of America; 3: University of North Carolina at Chapel Hill, United States of America

Abstract: Lack of clarity behind measurement and interpretation of statistics on gender and land leads to an inability to clearly articulate a policy response to the potential inequalities faced by women and men. This paper sets out to explore, conceptually and empirically, the levels and relative inequalities in land rights between women and men in African countries. It first engages in a conceptual discussion of how to measure gendered land outcomes, what ownership and control mean in different contexts, and why attention to these factors is important for the development of gender and land statistics. It then systematically reviews existing evidence from micro-level large sample studies to summarize recent trends in land access, ownership, and control by sex. It continues by presenting new statistics from a variety of nationally representative and large-scale unpublished data on gender and land in Africa. Results provide not only a nuanced understanding of the importance of measuring land indicators for gendered development in Africa and globally but also new statistics on a variety of land outcomes to aid stakeholders in the discussion of gender-land inequalities.

Presenting author's biography: Cheryl Doss is the Director of the Graduate Studies M.A. program in International Relations at Yale University and a senior lecturer in African Studies and Economics at Yale University. She holds a Ph.D. in Applied Economics from the University of Minnesota, an M.A. in International Relations from Yale University, and a B.A. in Political Science from the University of California, Riverside.

Gender-disaggregated perceived tenure (in)security and demand for land tenure regularization in Nigeria

Ghebru, Hosaena (1); Deininger, Klaus (2); Ali, Daniel (2)

1: International Food Policy Research Institute, United States of America; 2: World Bank, United States of America

Abstract: Effective implementation formalization of land right requires a thorough understanding of the existing experience, knowledge, and perceptions about property rights, the roles of both formal and informal institutions, and various types of threats and opportunities on gender-disaggregated basis. But, there are no comprehensive quantitative studies that examined property right in/security and demand for rights formalization in such degree of disaggregation. Most of the existing quantitative literatures don't capture the intra-household differences and the variations across different locations, institutions, legal systems and cultural settings. Using two unique gender-disaggregated datasets 4000 households from two different parts of Nigeria (Kano and Ondo states), this study intends to fill the above mentioned research gap. Particularly, the study tries to answer ranges of property rights and WTP for certificate of occupancy (C of O) related questions from gender perspective.

Presenting author's biography: Dr. Hosaena Ghebru is a Post-doctoral Fellow with the Development Strategy and Governance Division at IFPRI. His principal areas of research are on the economics of land tenure and land policy reforms, the causes and consequences of land rental market participation; measurements of rural poverty and vulnerability, welfare and productivity impacts land tenure reforms. Currently, he is leading (involved in) projects on impact evaluation of land tenure and administration reforms in Nigeria, Ghana, Mozambique, Ethiopia, and (Tanzania) and is a project coordinator for the Global Partnership for Land Governance Assessment Framework (LGAFA).

Land and gender – Improving data availability and use in the Western Balkans

Tonchovska, Romyana (1); Kelm, Kathrine (2); Giovarelli, Renee (3)

1: Food and Agriculture Organization of the United Nations, Italy; 2: World Bank, United States of America; 3: Landesa, United States of America

Abstract: The article presents a joint FAO and World Bank initiative to integrate the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security principles on gender equality into the Bank financed land administration projects in six Western Balkans countries. Even though the land agencies generate inordinate amounts of data, these are not efficiently used to inform policy makers, because of lack of capacity and manpower to properly process and link them between sub-sectors and over time. The article presents the results from Greater Than Leadership program for Inclusive and Informed Land Administration in the Western Balkans, aiming to build capacity to generate gender disaggregated reports and use them for evidence based policy making. The produced gender disaggregated reports shows that although women and men have equal status in law in relation to property as well as equal access to information, local customs, cultural norms, and traditions prevail over laws in some places and amongst certain groups. The paper presents the needs, means, challenges and experiences in generating and using gender aggregated data on property ownership in the Western Balkans, key issues and lessons learned.

Presenting author's biography: Romyana Tonchovska is Senior Land Administration Officer – Information Technology at the Food and Agriculture Organization of the UN. She has been heavily involved in the design and implementation of land administration projects in Europe and Central Asia (ECA) region. She is a key advisor to the World Bank ECA land team on the implementation of information technologies and building up Spatial Data Infrastructure, helping ECA countries to speed up the implementation of the Voluntary Guidelines through making best use of available technologies and data sets. Kathrine Kelm is Senior Land administration Expert at the World Bank with long experience in Land administration projects in many countries in Europe and Central Asia region. She is a lawyer, specialised in Land Administration with a specific interest of the legal implications from the introduction of information technologies. Both Romyana and Kathrine are involved in the design and implementation of several innovation projects.

Strengthening the availability of sex disaggregated data on land ownership in agricultural censuses

Brunelli, Chiara; Neciu, Adriana
FAO, Italy

Abstract: The Food and Agriculture Organization of the United Nations started a methodological work aimed at proposing recommendations on how to gather data on land ownership and management in the context of Agricultural censuses. The authors took stock of the data collection methodologies adopted by agricultural censuses between 2006 and 2015; reviewed the approaches of other survey programmes; and proposed recommendations on gathering intra-holding data on land ownership and management (i.e., sub-holding), with specific focus on agricultural censuses. The work – conducted as contribution to the Evidence and Data for Gender Equality Project – is contributing to the World Programme for the Census of Agriculture 2020. The paper gives an overview of agricultural censuses, focusing on the data items relevant for a gender analysis of land ownership and control. It summarizes the census experience in collecting sex-disaggregated data on land ownership and management during the 2010 round. It offers suggestions and examples for

improving the collection and analysis of sex-disaggregated data on land management and ownership in future censuses. Finally, it highlights main differences between agricultural censuses and national household surveys in their potential to collect such type of data.

Presenting author's biography: Chiara Brunelli is a Food Security Expert. She obtained a University Degree in Social Science and Doctorate in Methodology of Social Research at the University of Rome "La Sapienza". She has nine years of working experience with the United Nations (World Food Programme and FAO), where she mainly worked as data analyst and methodological expert in the field of food security. As gender focal point of the FAO Statistics Division, she is coordinating a research project on collecting sex disaggregated data on land ownership. The methodological work will influence the 2020 world census of agriculture programme.

MARCH 25, 08:30, MC 5-100

MNG-05: Ensuring sustainability of data and records

Chair: Stig Enemark, Professor, Aalborg University, Denmark

A significant actor in sector: GDLRC, Turkey

GÜNEY, Davut; KESER, Abdullah Burak; ERDOĞAN, Nihat; DIRI, Mehmet Fatih; DURSUN, Ismail
General Directorate of Land Registry and Cadastre, Turkey

Abstract: The property, addition to the economic dimension, is an important aspect of social and moral concept. General Directorate of Land Registry and Cadastre(GDLRC) can be considered the heart of property in Turkey, carried out reforms in last decade has gained more powerful structure, more innovative and more sophisticated. Projects implemented by the institution such as provides significant gains in the country's administrative and sociological perspective, has achieved to a large extent economically. In 2003, the title deed revenue of 252 million dollars, as of the year 2012 came to 2.3 billion dollars, increased by 900%. In order to increase the efficiency and quality of the land registry and cadastre services, with 135 million euro loan from the World Bank-funded and launched in 2008, Land Registry and Cadastre Modernization Project is carried out successfully. Innovative policies following GDLRC, also has a modern and integrated system of land registry and cadastre information. GDLRC as the architect of the Turkey's National Permanent GNSS Network, is the country's most important and most experienced institution in photogrammetry. GDLRC; with its professional teams in land registry and cadastre fields, 166 years of experience-based knowledge and solution-oriented management approach; is quite keen on making cooperation with other countries.

Presenting author's biography: Mehmet Fatih Diri is a survey Engineer. He received a BS Degree in Geomatic Engineering from Istanbul Technical University in 2006. He currently continues his MSc studies in Geographical Information Technologies in Middle East Technical University. He previously worked in various position such as engineer, chief engineer, and county chief for 7 years in General Directorate of Land Registry and Cadastre. He is currently working as Land Registry and Cadastre Specialist in GDLRC.

Fit-for-purpose land administration and the post-2015 agenda: Lessons from urban and rural Ethiopia

Bennett, Rohan Mark (1); Alemie, Berhanu (1); Yimer, Fikerte Abebe (1); Zevenbergen, Jaap (1); Lemmen, Chrit (2)
1: University of Twente, the Netherlands; 2: Kadaster, the Netherlands

Abstract: With the Post-2015 development agenda in mind, this paper presents lessons for designing fit-for-purpose land administration and land management activities. Contemporary developments from urban and rural Ethiopia provide the empirical basis: data is synthesized from fieldwork visits and activities undertaken throughout 2013. With its large population and important geopolitical location, Ethiopia will continue to act as a yardstick for measuring the success of the global development agenda, particularly in Sub Saharan Africa. Observations from training sessions conducted with cadastral and urban planning experts from Addis Ababa reveal challenges and opportunities with regards to urban land administration, urban land markets, and state land management. From the city of Bahir Dar, an alternative perspective of urban land administration is provided: supported by spatial analysis, the presented results shed light on the quality of cadastral development, but also positive and negative impacts of cadastral implementation. Outputs from exploratory design work on the potential for land consolidation in the Amhara region are also articulated. The status of cadastral development is revealed, along with challenges and opportunities for using such data in land consolidation activities.

Presenting author's biography: Rohan is an Assistant Professor in Land Administration at ITC, University of Twente, Netherlands, and Honorary Fellow with the Centre for Spatial Data Infrastructures and Land Administration at the University of Melbourne, Australia. He maintains over a decade of teaching, research, and project experience. His research interests focus on understanding contemporary drivers of land administration, designing fit-for-purpose land administration solutions, and improving land administration evaluation tools - particularly in South-East Asia and East Africa.

Tracking changing tenure relations: The talking titler methodology using data mining & network analysis

Barry, Michael; Asiedu, Kwame
University of Calgary, Canada

Abstract: Land tenure relationships may change rapidly in situations where external forces foment conflict and social change in local politics. Peri-urban customary systems evolve in response to urbanization, titling programmes and land sales that conflict with traditional customary norms. Networks of social relationships are a fundamental attribute of land tenure systems. Individuals may be members of complex, multi-layered, changing and conflicting social networks at any particular time, especially in changing, uncertain situations. The paper describes exploratory experiments using data mining and social network analysis (SNA) techniques applied to simulated data stored in an ubiquitous (web and mobile) LIS based on the Talking Titler Model (TTM). Social network analysis may facilitate visualizing complex relationships between objects (people to people, people to land or property, people to evidence or media etc. relationships). It may also identify new, previous, unknown and changing relationships and structures on the ground. There are challenges as some skill is required to visualize highly complex webs of relations. However, the methodology and the data mining and network analysis techniques show promise as additional tools that may be used to improve tenure security and reduce levels of land grabbing.

Presenting author's biography: Prof. Michael Barry holds the Chair in Land Tenure and Cadastral Systems in the Geomatics Engineering Department at the University of Calgary. Mike has worked in the field, consulted, or done research in South Africa, Canada, Botswana, Ghana, Iraq, Indonesia, The Netherlands, Nigeria, The Philippines, Somaliland, Malawi, Lesotho, Swaziland, Zambia and Zimbabwe. He has consulted to a number of institutions including South African and Canadian Government agencies, the Southern African Development Community (SADC), United Nations Food and Agricultural Organization, UN-Habitat, the World Bank, and the British Council. He has BSc. (Survey) and MBA degrees from the University of Cape Town and completed a PhD at the University of KwaZulu-Natal. Mike is a Professional Land Surveyor, South Africa, a Canada Lands Surveyor and a Professional Engineer in the Province of Alberta.

Sustainability of land administration organisation and supporting ICT solutions

Meijer, Co
Kadaster, the Netherlands

Abstract: The importance of strong professional management for land administration organizations is essential. ICT or IT solutions are more and more supporting the business processes of Land Administration and Land Registration and Land Cadastre and Topographical mapping. Sustainability of the business in alliance with the supporting IT is utmost essential. ICT solutions are used to store the information and also to update primary databases and will deliver information to the public and the Government. The management on the used IT infrastructure is many times not reflecting the effort and budgets that are related to develop and implement the IT-solutions. The management of the Land Administration functions in an organization should be in good and optimal balance with the Management of the IT, not only during development but more important during the years after. Donors come and go, consultants come and go, the receiving organizations must be able to take over what is left behind. Examples from different developing countries and organizations will be given, and lessons learned will be shared. This presentation will highlight the importance of a good balance between the management of the business and the management of the supporting ICT infrastructure.

Presenting author's biography: Co Meijer is a manager of Kadaster International from the Netherlands. He is responsible for the region Africa. Mr Meijer is a Utrecht-university graduated geographer. He spent over 30 years in different departments of Kadaster, which gives him a broad background of the core tasks of Cadastre and Land Registration. He was Project manager for cadastral networking systems, redesign of cadastral automation processes, large scale mapping strategies, data access, security and supply and IT projects. He was dedicated to the ICT branch of the Agency, where he took care of ICT projects and internal and external customer relations. He joined Kadaster International in 2006.

Influence of land policies on registration process in Uganda 1900-2013

Orlova, Nadege (1); Gay, Lauriane (2); Kulata, Sarah (3)
1: IGN France International, France; 2: University Montpellier 1, France; 3: Ministry of Lands, Housing and Urban Development, Uganda

Abstract: In the framework of the World Bank Conference on Land and Poverty 2014, our research fits into the topic on "key aspects of land governance" by focusing on the analysis of land titling process in Uganda since the 80s. The purpose of the paper is to evaluate

Presenting author's biography: Ms Lauriane Gay is currently obtaining her PHD in the domain of Political Sciences, her topic is Public Land Law in Uganda and she has a master's degree in African studies (Political Sciences). Ms Nadege Orlova is Regional Director in IGN France International

MARCH 25, 08:30, MC 7-100

SPR-05: Impact evaluation of land tenure intervention

Chair: William J. Martin, Research Manager, World Bank, United States

Impact of land tenure regularization program in Rwanda

Ali, Daniel Ayalew (1); Deininger, Klaus (1); Goldstein, Markus (1); La Ferrara, Eliana (2)
1: World Bank, United States of America; 2: University of Bocconi, Italy

Abstract: Rwanda's LTR program is one of the first globally to not only assess impacts of pilots before rolling it out but also adopting a randomized impact evaluation. Results suggest that the likelihood of a dispute decreased significantly, by some 2 percentage points for male and female plots, a large effect as only 6% had raised concern about disputes in the baseline. Not surprising in light of the short time between demarcation and the survey, no clear positive impact on investment emerges. Women are more likely to be registered as owners, by some 25 percentage points. In contrast to what was observed in the baseline, women without marriage certificate are as likely to be registered as those with it, suggesting that actions taken in response to pilot findings were effective. Women's rights to rent or mortgage land also increased something that could in due course affect the level of their socio-economic empowerment. Land rental market activity increased significantly, suggesting greater use of opportunities for diversification and participation in the non-farm economy. Participation on either side of land sales markets was not affected by the program, suggesting that concerns about poor people losing land access due to massive distress sales are not warranted.

Presenting author's biography: Daniel Ayalew Ali is an economist at the agriculture and rural development unit of the research department of the World Bank. His main research area is applied microeconomics with a focus on Africa and rural issues: property rights, contracts in land and investment incentives, impact evaluation, risk coping and management. He has done extensive research on the impact evaluation of land related projects in Ethiopia, Rwanda, Tanzania, Nigeria and Ghana. He received his PhD in Economics from the Catholic University of Leuven, Belgium.

Building knowledge to improve impact evaluation of land administration projects

Edouard, Fabrice; Sofia, Espinosa; Rafael, Montero
FAO, Italy

Abstract: This paper will propose a multi-level impact evaluation framework for land administration projects (LAPs), and the results of its initial implementation in Nicaragua. Such framework and its corresponding guidelines are being prepared by the World Bank and the Investment Center (TCI) of FAO with inputs from local experts, based on the experience of almost ten years of monitoring and evaluation (M&E) implementation for LAPs in the Latin America and Caribbean Region (LAC).

Presenting author's biography: Fabrice Edouard is an Agronomist/Economist. He joined TCIC from March 2010. He is an Agronomist with an economic specialization, and has been working for more than 20 years in Latin America (Mexico, Guatemala, El Salvador, Honduras, Nicaragua, Dominican Republic, Peru and Bolivia) in poverty reduction programs, especially with indigenous population. Has a solid experience with international aid agencies such as World Bank, IDB, UNEP, European Union and FAO, and as adviser for local governments, particularly in Mexico and Central America. Under several assignments with FAO/TCI/World Bank he has been involved with land administration and access project, as well as rural development initiatives in Latin America in which he participated in improving M&E systems and social economical assessments. Also, he has been hired directly by World Bank in order to support environmental projects such as the GEF project in Salvador and Mexico.

Impacts of land property rights interventions on investment & productivity: A systematic review

Lawry, Steven (1); Samii, Cyrus (2); Leopold, Aaron (3); Hall, Ruth (4)

1: Harvard Kennedy School, United States of America; 2: New York University, United States of America; 3: Global Governance Institute, United States of America; 4: University of Western Cape, South Africa

Abstract: An intriguing puzzle arising from a recent systematic review of land tenure reforms that we conducted was a highly differential productivity effect of formal tenure registration in sub-Saharan Africa as compared to Asia and Latin America. While formal registration of individual land rights generally increases levels of investment, productivity and consumption, differences in productivity gains were considerable across continents: with 5 to 10 percent average gains in the Africa cases compared to 25 to 35 percent gains in Latin America and Asia. In this paper, we propose three hypotheses for this differential effect. The first hypothesis focuses on potential moderating effects of pre-existing tenure institutions, and in particular customary institutions that continue to be the predominant mode of access to land in Africa. The second hypothesis focuses on implications of wealth disparities between African agricultural households as compared to Asian and Latin American households, including constraints on access to resources needed to translate tenure recognition into commercial activity. The third hypothesis focuses on the possibility that tenure recognition reforms in Africa were not coupled with investments in complementary "public capital" in a manner resembling the more holistic agrarian reform processes in Asia and Latin America.

Presenting author's biography: Steven Lawry is Senior Research Fellow at the Ash Center for Democratic Governance at the Harvard Kennedy School and Global Practice Leader for Land Tenure and Property Rights at DAI, Bethesda, MD.

The effects of communal land certification on deforestation: Evidence from Mexico

Kutzman, Daley (1); Sadoulet, Elisabeth (1); de Janvry, Alain (1); Gonzalez-Navarro, Marco (2)

1: University of California, Berkeley, United States of America; 2: University of Toronto, Canada

Abstract: Economic theory predicts that well-defined private property rights over natural resources like forests should improve efficiency as negative externalities of use are internalized by the user. Thus strengthening property rights and the subsequent reduction in tenure insecurity should improve forest extraction incentives. Mexico's second agrarian reform in 1993, the Programa de Certificación de Derechos Ejidales y Titulación de Solares (Procede) was implemented to certify all land in Mexico's ejido communities. Created in the first reform of 1917, ejidos were characterized by significant levels of tenure insecurity in usufruct rights system and over common property forests before Procede. Using LANDSAT images to characterize land use in Mexico over this period, we find the average ejido does slow deforestation in response to certification. However, high returns to deforestation and the structure of the reform may have provided incentive to clear land prior to certification for some ejidos. Those with low deforestation returns increased the area of forested land by 72 hectares due to certification, whereas ejidos with high deforestation returns reduced the area of forested land by 59 hectares. In total, the area deforested over 1990-2010 would have been approximately 14.1% higher had Procede not been implemented and ejido land left uncertified.

Presenting author's biography: Daley Kutzman is a PhD student at University of California, Berkeley, studying development economics.

MARCH 25, 08:30, MC 2-800

URB-05: Urban planning

Chair: Clarissa Augustinus, Unit Leader, UN-Habitat, Kenya

Evidence-based spatial analysis for improved urban planning and management

Boshoff, Louis Petrus

i @ Consulting, South Africa

Abstract: Cities are highly complex and evolving structures. Planning for alleviation of urban poverty and the optimal functioning of cities should not be based on accepted theory or winning recipes in different contexts only. A variety of spatial analytical techniques such as accessibility analysis, gravity analysis and land rent analysis are available to develop a deep understanding of city spaces, and to support the design and testing of urban development solutions. A wealth of datasets is available to cities to support spatial analysis without the need for primary research, examples of which include approved township plans and land use management schemes. This paper demonstrates the power of spatial modelling and analysis in the identification and ranking of urban nodes, the identification of high-value investment areas and employment opportunities in a polycentric city, as well as the testing of spatial development proposals. Spatial analysis can also be used to great effect to enhance city revenues within the constraints of current customer portfolios, revenue instruments and tariff structures through spatial overlays to locate properties not registered on the billing system, incorrectly billed relative to land use and to locate high value outstanding debtors.

Presenting author's biography: Louis Boshoff is the managing director of i @ Consulting, a multi-disciplinary built environment consultancy based in South Africa. He is also a standing visiting lecturer at the University of Cape Town on its Master's Programme for Urban Design and Management, and has delivered master classes in these fields in several countries. He is highly active in advancing best management practice in the built environment, particularly in the field of infrastructure asset management. Special interests of his include the development of inter-disciplinary approaches to solve complex urban problems towards the optimization and future-proofing of cities.

Remote sensing and geographic information systems to urban landscape management of Ibadan, Nigeria

Pelemo, Oluwale John (1); Akintola, Benjamin Akintunde (1); Akalumhe, Caroline D. (1); Ayeni, Caleb Olutoye (1); Oshati, Titilola (2); Akoun, Mercy (1)

1: Forestry Research Institute of Nigeria, Nigeria; 2: National Productivity Centre, Nigeria

Abstract: Managing urban landscapes require the integration of extensive range of data on eco-environmental processes. Urban land-use is majorly classified into three categories namely; residential, recreational and industrial areas. This paper evaluates urban changes due to rural-urban migration resulting from urban population. This study applied Remote Sensing and Geographic Information Systems employed for spatial analyzing system for managing urban landscape in Ibadan, Nigeria. Landscape metrics (indices) quantifying the spatial patterning; land cover classification and landscape mosaics of the geographic area was involved in the analysis. Markov Change Model was used to project into 2030 to determine the change pattern. Urban planning and management of facilities are very important by involving Environmental Impact Assessment. Urban landscape should include allotment gardens, industrial sites, waste ground, waterfront, school playground, historic park, nature reserves among others. Planting of trees along the roads, rivers/streams and greening compounds instead of full concrete also advocated. This significantly reduces air pollution, heat, noise, enhance quality health, recreational and cultural values for urban citizens. The study also considered protection of erosion and flood prone areas with vegetation. To accomplish these aims, there must be choice of plants (trees, shrubs, flowers and grass) to be planted.

Presenting author's biography: Mr. Oluwale John Pelemo is a Senior Research Officer at Forestry Research Institute of Nigeria, Department of Environmental Modeling and Management, Remote Sensing/GIS Section. He is a GIS/Environmental Analyst. He is currently on his PhD (Environmental Management and Protection) at Federal University of Agriculture, Abeokuta. He is working on carbon stock estimate (carbon trading). He is an expert in the assessment, measurement and estimation of greenhouse gas, and also biodiversity conservation. He has MSc. in Geographic Information Systems. University of Ibadan, MSc. in Environmental Management and Protection. Federal University of Agriculture, Abeokuta. Masters in Business Administration (in-view), University of Ibadan, Ibadan, Nigeria. Bachelor of Forestry and Wildlife Resources Management. Federal University of Agriculture, Abeokuta. Michael Morgan Consulting - Industrial/Oilfield and Gas Health, Safety and Environmental Management Certificate. He has published at both local and international publications and belongs to national and international bodies. He is a UNVolunteer.

Public transport service availability: A redefinition of urban landscape structure

Niyonsenga, David (1); Zuidgeest, Mark (2)

1: INES, Institute of Applied Sciences, Rwanda; 2: University of Cape Town, South Africa

Abstract: Planning of the urban landscape in the developing world is predominantly challenged by a number of facts such as the excessive uncontrolled urban expansion and squatter settlements deprived of basic infrastructures and essential services. Along with essential services, transport service is among the most solicited. This is due to the fact that the dynamic nature of urban areas is such that someone is always going somewhere; and despite the scarcity of resources, no transport network is about to meet the induced levels of travel demand. The aforementioned believes have increasingly made public transport a feasible and crucial component of a sustainable and functional city. It is adequate for mass mobility; it makes better use of urban space, and is likely to be an affordable means of transport for most residents. Conversely, a critical issue remains whether public transport services are sufficient to cope with the demand for it. Correspondingly, the measurement of public transport system performance would provide an insightful picture of service available in respect to the demand. In this study, performance measures which address importance to passengers' requirements were developed to analyze the deficiencies so as to ultimately provide better services

Presenting author's biography: Ir. David Niyonsenga is a professional consultant, academic researcher and the head of Land Survey Department at INES-Ruhengeri, a higher learning institution in Rwanda, a country of thousand hills reflecting a challenging topography for a surveyor! He graduated in Civil engineering from the National University of Rwanda (NUR), and took postgraduate courses in Transportation/Pavement Engineering at Stellenbosch University, South Africa. He later pursued his studies in the Netherlands, where he earned his MSc degree in Geo-information Science & Earth Observation for Urban Planning and Management with a specialization in transportation planning from the Faculty ITC of the University of Twente; and from there, he was awarded a merit for research innovation for applying GIS-based techniques in public transport performance analysis. David is currently involved in a number of national and international researches and technical projects in the field of land management, urban/transport planning, geodetic surveying, and civil engineering.

Towards more equitable and resilient communities through secure and transparent land rights in Haiti

Blake, Elizabeth

Habitat for Humanity International, United States of America

Abstract: Land tenure issues have presented one of the biggest roadblocks to investing and rebuilding in Haiti for some time. This has been exacerbated by the earthquake. Before the earthquake, less than 38 percent of all property in the metropolitan area of Port-au-Prince had properly registered titles (UN-HABITAT, 2007). Building is risky when one is unable to ascertain who owns the land or who will have rights to the building when it is finished. Today, tenure insecurity continues to hamper urban development, both of commercial and industrial projects, and of marginalized informal settlements. These communities are historically disenfranchised and excluded from access to basic planning and services, which further increases their vulnerability to natural disasters. Women, in particular, are held back from advancing because their access to land is restricted by inequitable customary practices. I plan to discuss the second in a series of manuals being developed by the Haiti Property Law Working Group (HPLWG), a multisectoral volunteer coalition, working to improve the efficiency and transparency of land tenure systems in Haiti. Through examples from neighborhoods in Port-au-Prince, I will illustrate

how land rights pose an obstacle to urban development and propose strategies for increasing transparency and equity in land management.

Presenting author's biography: Ms. Elizabeth Blake currently serves as Senior Vice President – Advocacy, Government Affairs & General Counsel for Habitat For Humanity International Inc., a non-profit organization which through local partnerships seeks to build affordable housing for families in need in 93 countries around the world. Liz travels extensively in the developing world working on land rights, women's inheritance rights and issues of secure tenure. Through advocacy, Habitat seeks to transform systems to eliminate poverty housing based upon its research and related public policy work. Ms. Blake has served in senior positions in the corporate sector and on many non-profit boards. Liz earned her law degree from Columbia University School of Law where she was a Harlan Fiske Stone Scholar, and her undergraduate degree in Government from Smith College.

MARCH 25, 08:30, PRESTON LOUNGE

PTG-05: Bringing stakeholders together around land issues

Chair: Paul Munro-Faure, Deputy Director, Climate, Energy & Tenure Division, UN-FAO, Italy

Integrating land governance in the Post-2015 Agenda: The case for Lesotho

Chaka, Mahashe Armstrong
Land Administration Authority, Lesotho

Abstract: A case study as a research method is used because it undertakes an empirical inquiry that investigates a contemporary phenomenon within its real-life context. Harnessing Synergies for Implementation and Monitoring Impact in Land Governance in the Post-2015 Agenda is analyzed using the Land Governance Assessment Framework (LGAF). This is an assessment of the status of Lesotho as a country in Land Governance in Post-2015 Agenda. The study is being conducted in the context of the on-going systematic land regularization of 55,000 parcels. The Land Administration Reform Project (LARP) started in 2007 as part of the Private Sector Development (PSD) funded by the Millennium Challenge Corporation (MCC) in the US. The LARP was overseen by Kadaster of Netherlands through the Millennium Challenge Account – Lesotho (MCA-L). A Sustainability Programme as put together by Land Equity International (LEI) is currently being pursued for implementation by Land Administration Authority (LAA) and the parent ministry responsible for land affairs in Lesotho – the Ministry of Local Government, Chieftainship and Parliamentary Affairs (MoLGCPA). After 2006 – when the law protecting the rights of women married in community of property came into effect – there has been 74% increase to date of women holding titles to land.

Presenting author's biography: Mr. Chaka is Director General at Land Administration Authority in Lesotho

Focus on land in Africa: Linking property rights and development

Wuethrich, Bernice C (1); Veit, Peter (2); Gaafar, Reem (1)
1: Landesa, United States of America; 2: World Resources Institute, United States of America

Abstract: In most of Africa, land is at the heart of economic, social and political life. Therefore, land and natural resource rights and governance issues profoundly affect and are affected by development initiatives. To fully succeed and contribute to ending extreme poverty in the post-2015 world, development initiatives must recognize and strengthen the land and natural resource rights of local people, especially the rural poor and women. However, while there is growing awareness of these issues, they are often overlooked. Some within the development community consider land rights too politically sensitive to address. Others may lack the knowledge and expertise to strengthen tenure security in the course of development. Focus on Land in Africa (FOLA) is an on-line educational resource designed to help meet these challenges by providing information on land and natural resource rights to non-tenure specialists within the development community. With primary funding from the Bill & Melinda Gates Foundation, the World Resources Institute and Landesa partnered to create FOLA, and experimented with several approaches before launching the new FOLA in 2013. The paper shares successes and challenges in communicating about complex property rights issues with a non-technical development audience.

Presenting author's biography: Bernice Wuethrich is a communications expert with more than 15 years experience in communicating issues related to global development, including land and natural resource rights, agricultural development, and global health. Prior to working at Landesa, she was a Senior Vice President at the global public relations agency Weber Shandwick, and a Vice President at Burness Communications. She has worked with global and regional nonprofits and foundations, including the Bill & Melinda Gates Foundation, the Alliance for a Green Revolution in Africa, the International Livestock Research Institute, and the Albert B Sabin Vaccine Institute, communicating their mission, vision and work to diverse audiences.

Fostering transparency in land ownership, use, and administration: Social and behavioral change communication (SBCC) as a key to successful land administration

Hillenbrand, Morgan; Thomson, Nigel
Tetra Tech, United States of America

Abstract: Much of the discussion concerning appropriate land administration strategies, including those relating specifically to transparency in ownership, use and administration, has focused on the technical and procedural aspects of the issue. Yet it is becoming increasingly clear that the communication of these strategies, both within administration institutions and, more particularly, with the 'beneficiaries,' the public is critical to policy and procedural success. This paper argues that social and behavior change communication strategies can no longer be treated as program after-thoughts. Effectively collaborating with key stakeholders to design strategic communications interventions is essential to fostering transparency in land ownership, use, and administration. The success or failure of land administration programs is determined by the ability to change the attitudes, behaviors, and social norms of individuals, families, communities, or policymakers in target countries around issues relating to land ownership, use, and administration. Using systematic, research-driven, and participatory communications approaches will enable land administration projects to 1) build capacity of local groups and institutions to communicate strategically with beneficiaries 2) create communications interventions that better complement a project's technical components, 3) catalyze the social and behavioral changes necessary for sustainable development.

Presenting author's biography: Nigel Thomson is a property lawyer who has worked extensively in the post-conflict environment. In particular, his work has covered land and property issues in Timor-Leste, Laos, The Philippines, Iraq, Tajikistan, Angola, Rwanda, Sudan and Afghanistan. He has been Chief of Party for programs in Tajikistan, Timor-Leste and Afghanistan, assisting those governments to move toward a market economy through land legislation reform, and improving security of land tenure through land claims recording and rights formalization processes. His other activities have included the provision of legal advice to governments (central and municipal), legislative development in terms of land rights recognition, advising on policy and legislative approaches to customary land tenure, project design and implementation in respect of land reform strategies, project management, monitoring, and evaluation. He has provided services to AusAID, UN FAO, USAID and the World Bank.

Non-state actors and institutional innovations: Legitimacy and efficiency in the DRC's land crisis

Emery, Mushagalusa Mudinga; Nyenyezi Bisoka, Aymar
Université Catholique de Louvain, Belgium

Abstract: 'Land insecurity' in the DRC has always been analyzed as a primary result of the duality between modern law and customary practices. Although the Congolese Land Code states that rural land is managed by customary norms, the lack of recognition of «customary» property rights by the state continuously exposes peasants to a "legal uncertainty" (Le Roy, 1999) and potential land grabbing. This paper first analyzes the institutional innovations implemented by non-state actors in the Congolese land arena and those resulting from the daily peasants' arrangements. It then shows how they contribute to improve the institutional framework for land management at the local level while overcoming to the 'failure' of the state to effectively respond to the popular demand of institutional reforms. Finally, it questions the legitimacy, effectiveness and sustainability of such innovations in a context of "post-conflict" state. Furthermore, it analyzes how these innovations contribute or not to peacebuilding at the local level as struggles over land have deteriorated social relations.

Presenting author's biography: Emery Mushagalusa Mudinga is a PhD student in the Faculty of political and social sciences/ Centre of Development studies at the Catholic University of Louvain, Belgium. He holds a Master's degree in rural development and a diploma of advanced studies in Development, Environment and society. Since 2003, he has worked with civil society organizations in DRC on several development topics. His area of interest and research are land issues, natural resources management, conflict transformation and peacebuilding and armed groups context analysis. Emery is doing his PhD researches on the role of elites in land grabbing and peasant resistance in South Kivu. His study analyzes how does land grabbing reinforce local conflicts, power relations, actor's strategies and its impact on the population livelihoods.

Brazil's inter-ministerial steering committee on land governance

Reydon, Bastiaan Philip
UNICAMP, Brazil

Abstract: Brazil major problem is the absence of concrete mechanisms to rule its rural and urban land ownership, use and occupation. For that LGAF was applied in Brazil during 2012 and 2013 in federal level and 3 states. It showed that the country has too much legislation and too many institutions working in a not integrated way on the issues of Land Administration. After that the National Land Governance Steering Committee was created and decided the next priorities: a) Formation of a unified cadastre based on the several existing ones (INCRA, Receita Federal, MMA (CAR), Notaries, SPU and others); b) Destination of Public land - from the idle land (devoluta) in the cerrado, to the disputed land between Indians and farmers and the disputes between INCRA settlement and Protected areas. In the near future the next themes will be discussed and implemented: a) Guarantee that the CAR (cadastre of Ministry of Environment) is constructed integrated to the other existing cadastres; b) Proposition of new law declaration at notaries of private protected forest area; c) Definition of specific areas in the country for evaluation of different cadastres; d) Integration of existing land cadastres.

Presenting author's biography: Bastiaan P. Reydon is an Economist (USP), who holds a MS in Agronomy (USP) a Ph.D. in Economics (UNICAMP), and a Post-doctoral in Land Management at the University of Wisconsin (USA) and at the ITC from the University of Twente (The Netherlands). He is a Professor at the UNICAMP in Environmental Economics and Agricultural Economics - specialization in land management and policies, and a Program Coordinator of Graduate Studies in Sustainability Management and Corporate Social Responsibility. He worked as a consultant for: INCRA, FAO, IDB, IFPRI, the World Bank, USAID, Terra Institute on Land Governance, Land Markets and Land Policies. Presently he is the Brazil LGAF coordinator for the World Bank.

MARCH 25, 10:30, MC 13-121**INV-06: Innovative benefit sharing arrangements for large scale investments**

Chair: Frits Van Der Wal, Senior Policy Adviser, Ministry of Foreign Affairs - Netherlands, Netherlands

Securing livelihoods, land and resource rights via farmer-investor partnerships: Lessons from IFAD projects

Jonckheere, Steven Raoul Filip; Liversage, Harold
IFAD, Italy

Abstract: The current controversy about large-scale land acquisitions by foreign investors has put land rights issues and responsible agricultural investment more visibly back on the global development agenda. It has also raised questions regarding the world's future development trajectory. In both respects, it has opened up important international space for discussion on how to improve land administration systems and investment in agriculture, so that the land rights and livelihoods of smallholder farmers, pastoralists and other vulnerable groups are strengthened. One approach to increasing sustainable private-sector investment in agriculture is to promote mutually beneficial partnerships between smallholder farmers and private-sector investors – preferably partnerships that do not require large-scale land acquisitions. IFAD already has considerable experience in promoting inclusive business arrangements as part of pro-poor value chain initiatives. However, often this experience has not adequately reflected on the implications for securing land and other natural resources. The paper will look at various IFAD experiences that show how inclusive business models can play an important role in improving the livelihoods and land and natural resource tenure security of poor rural women and men. The establishment of these models has not been without challenges and sometimes the business arrangements require some form of trade-off.

Presenting author's biography: Steven Raoul Filip Jonckheere is an associate Land Tenure Officer in IFAD

Diligence on land acquisition, benefit sharing & mitigating negative consequences: Irrigation in Northern Ghana

De Wit, Paul (1); Norfolk, Simon (2)
1: hInterland, Mozambique; 2: Terra Firma, Mozambique

Abstract: The risks associated with the acquisition of land for agricultural investments are particularly high, but are however not dealt with adequately in overall assessments and due diligence processes. This paper describes the planning of an irrigation investment in the northern part of Ghana, where the investor clearly recognized the need for and benefits that could flow from an early assessment of the land tenure situation as part of the overall due diligence process. The conclusions of the assessment mainly stress that due diligence on land-related risks needs to be dealt with at the local level. In addition, the assessment of the national regulatory framework is required to find out how well it supports local custom and good practice. The Land Governance Assessment Framework is considered to be a useful tool to address the nature of the legal framework, the quality of its implementation, and the consequences if one or both are deficient and/or not streamlined with local reality. The paper finally argues that serious private investors should be considered as key actors for the propagation of good land governance practices, even under circumstances where governments may be more lenient on applying these practices.

Presenting author's biography: Initially trained as a lawyer, Simon Norfolk has over 20 years of experience related to land tenure, land administration and land reform issues, primarily in the African region. He has also worked on the development and analysis of spatial planning frameworks, as well as on a variety of environmental, forestry and natural resource policies and programmes. In 2002, he founded an independent Mozambican consultancy firm, Terra Firma, specializing in land tenure, natural resource and environmental issues and providing services throughout the African region. Over the last 12 years, he has completed numerous design missions, programme reviews and evaluations and has provided land, natural resource and environmental policy advice to government and multi-lateral institutions across southern and eastern Africa. He has also assisted with the development of a number of sector strategies, research programmes and capacity building interventions.

How to integrate responsible land governance in CSR strategies?

Wehrmann, Babette
Freelance Consultant, Germany

Abstract: Corporate Social Responsibility (CSR) is increasingly playing a role in corporations. While some may just focus on some philanthropic measures for marketing purposes, others have already demonstrated that CSR can become part of an enterprise's overall strategy and be closely linked to its core activities. The question now is how land governance can become an integral part of CSR. Why should a business be interested in the topic? How can a business be motivated to pursue responsible land governance? The paper starts by looking at what is driving a business. Generally a business is striving after profit. If land governance is supposed to become a leading theme for a business, there has to be a business case. But what, if not? The paper discusses the chances and limits of voluntary standards, highlights the crucial role of legally binding rules, and outlines what businesses should do and what they already do to ensure responsible land governance. Finally, options for benchmarking and reporting on land governance as part of CSR are presented that are based on the Global Reporting Initiative (GRI).

Presenting author's biography: Dr. Babette Wehrmann is an international expert on land governance. She has extensive practical experience in land issues by working in more than 25 countries in Africa, Asia, Eastern Europe, Latin America and the Middle East. More recently, she has been involved in the preparation and review of various international standards and guidelines on land governance. In addition, she is lecturing at different universities and regularly supervising master students. Dr. Babette Wehrmann holds a PhD and an MSc in Geography as well as an MA in Social Anthropology. She studied in France, Germany and the United States of America. Throughout the years she has published a considerable number of notable publications, including academic articles as well as practical guides and handbooks, e.g. on land governance, land conflicts and land use planning.

MARCH 25, 10:30, MC 6-100**RES-06: Forest tenure****Chair:** Jintao Xu, Professor, Peking University, China**What future for reform?**Corriveau-Bourque, Alexandre; Springer, Jenny; Almeida, Fernanda
Rights and Resources Initiative, United States of America

Abstract: Who owns the world's forests, and who decides on their governance? The answers to these questions are deeply contested. To many Indigenous Peoples and local communities who have lived in and around forests for generations, the forests belong to them, under local customary tenure systems. In many countries, however, governments have claimed ownership of forests, and those claims have been formalized in statutory laws. While governments are increasingly recognizing local ownership and control of forests, tenure arrangements often remain contested or unclear. This situation affects a wide range of economic development, food security, social justice, climate, and environmental goals. This paper presents the results of RRI's analysis of changes in statutory forest tenure from 2002 to 2013. It updates the findings presented in *Who Owns the World's Forests?* In 2002, and *From Exclusion to Ownership* in 2008. It also assesses legal reforms enabling community forest tenure from 2002 to 2013, and the extent to which they include rights essential for tenure security and community benefits from forests. The paper further reviews efforts to document customary lands, identifies pressures affecting forest lands and peoples and recommends actions that can be taken forward by key actors to accelerate and strengthen forest reforms.

Presenting author's biography: Jenny Springer is Director of Global Programs for the Rights and Resources Initiative, where she oversees global analysis, convening, and communications that influence increased recognition of community land and resource rights around the world. She joined RRI from the World Wildlife Fund, where her most recent position was that of senior director, People and Conservation. In that role, Springer led WWF's global policies and programs on indigenous peoples and rights-based approaches to conservation. A cultural anthropologist by training, she has conducted field research in South India and the Philippines, served in the Peace Corps in Ifugao (Philippines), and holds degrees from Harvard University and the University of Chicago.

Impact assessment of forest rights act in IndiaKondepoti, Rajendra
Ministry of Rural Development, India

Abstract: Tribal households account for the major share of the poorest of the poor in India. Although they have been forest dependent for generations, the government has not recognized their right to livelihoods from forests until the Forest Rights Act (FRA) 2006 is passed. As per this Act, titles have been granted to households who have been dependent on forest land until December 2005. This study attempts to assess the impact of these granted titles on the socio economic conditions of the tribals. It looks at the interference of forest department in tribal cultivation, additional investments made by the households themselves in terms of spending higher working capital or sowing high yielding crops or though government programmes for higher agricultural productivity and higher incomes. It also looks at the credit off-take based on the titles granted. Broadly, it finds that lack of adequate awareness of rights of tribes under FRA amongst the officials of officials of tribal welfare, revenue, forest and banking institutions is preventing the tribes from reaping the full benefits of titles granted.

Presenting author's biography: Rajendra Kondepoti is currently working as Prime Minister's Rural Development Fellow with the Ministry of Rural Development, Government of India and posted to work in the remote tribal areas of the state of Andhra Pradesh, India. He has a Bachelor of Technology in Chemical Engineering from Indian Institute of Technology Madras and Master in Public Policy from Lee Kuan Yew School of Public Policy, National University of Singapore and Georgetown University, Washington DC. He is mostly focused on improving the processes and outcomes of field level administration of government programmes aimed at poverty alleviation.

Worker household living standards and income inequality in state forest areas of the northeast ChinaYi, Yuanyuan (1); Xu, Jintao (2)
1: University of Gothenburg, Sweden; 2: Peking University, People's Republic of China

Abstract: This study examines forces driving towards both income equality (i.e., workers get to utilize their comparative advantages) and inequality (i.e., those relatively disadvantaged workers and families can fall into further poverty), with informal innovations and market development in Northeast China's state forest areas. The severity of the latter trend merits serious scrutiny and could form the basis for determining future central government financial support to the region. We firstly aggregated consumer durables and housing values into the normal sources of income, on the basis of Milton Friedman (1957)'s Permanent Income Hypothesis, so as to provide a closer measurement for workers' real income level of livelihoods. The major methodology applied is the Lerman and Yizhaki (1985) decomposition method in order to extract information on a variety of major income categories/sources, and a regression-based approach in order to capture patterns of inequality. Samples are divided into two groups--mountain top- and mountain base-dwelling households. Our findings give visualized ideas on how percentage change in source of income influences the distribution of income, which are important policy issues and concerns.

Presenting author's biography: Yuanyuan Yi is currently a PhD candidate in climate and environmental economics at Department of Economics, University of Gothenburg in Sweden. Her research interests include natural resources management, forestry, land use models, labor, etc. She participated in the annual World Bank conference on land and poverty in 2012 and her paper was accepted and presented in the 2013 conference.

Gender and forest governance: Does women's presence make a difference?

Agarwal, Bina
University of Manchester, UK

Abstract: Can the gender composition of a local forest governance group affect conservation outcomes? This manifestly simple question remains largely unaddressed, despite the substantial work on women's representation in public bodies and the growing research on local environmental governance. Economists studying environmental collective action have paid little attention to the question of gender. Research on gender and environmental governance in other disciplines has focused mainly on women's near absence from community forestry institutions. This presentation reverses that focus to ask: what if women were present in these institutions? Would that affect resource conservation and regeneration? Based on primary data on communities managing local forests in India and Nepal, the author provides some answers.

Presenting author's biography: Bina Agarwal is Professor of Development Economics and Environment, University of Manchester. Earlier she was Director of the Institute of Economic Growth, Delhi University. She is also President of the International Society for Ecological Economics and a member of the Future Earth Science Committee. Educated at Cambridge (UK) and Delhi, she has held distinguished positions at many universities, including Harvard, Princeton, NYU and Minnesota. Her nine books and over 75 professional papers on land and livelihoods, gender, environmental change, poverty and inequality, and food security, include the multiple award-winning book: *A Field of One's Own: Gender and Land Rights in South Asia* (Cambridge University Press, 1994), and *Gender and Green Governance* (Oxford: Oxford University Press, Pb 2013). In 2008 she was awarded the Padma Sri from the President of India and in 2010 the Leontief Prize from Tufts University 'for advancing the frontiers of economic thought'.

MARCH 25, 10:30, PRESTON AUDITORIUM**GDR-06: Gendered control of land and agricultural development interventions II**

Chair: Esther Obaikol, Executive Director, Uganda Land Alliance, Uganda

Gender and land: Approaches and challenges for strengthening rural women's land rights

Namubiru-Mwaura, Evelyn
Alliance for a Green Revolution in Africa (AGRA), Kenya

Abstract: Land tenure security is crucial for women's empowerment and a prerequisite for building secure and resilient communities. Tenure is affected by many and often contradictory sets of rules, laws, customs, traditions, and perceptions. For most rural women, land tenure is complicated, with access and ownership often layered with barriers present in their daily realities: discriminatory social dynamics and strata, unresponsive legal systems, lack of economic opportunities, and lack of voice in decision making. Yet most policy reform, land management, and development programs disregard these realities in their interventions, which ultimately increases land tenure insecurity for rural women. This World Bank initiated study seeks to further develop the evidence base for access to and control over land. In the paper, I draw on existing evidence and new data to show current status of women's land rights in rural areas across the globe and how women's ownership of land and property can be potentially transformative, not only as a store of value but also as a means of acquiring other assets and engaging in a range of markets. The document ends by highlighting key lessons and various policy innovations that have been developed to address women's tenure security challenges.

Presenting author's biography: Dr. Evelyn Namubiru-Mwaura is a policy officer for Land and Environment at the Alliance for a Green Revolution in Africa (AGRA). She has over eighteen years of experience in international development focused on natural resource management. Over the years, she has developed extensive expertise on land tenure and property rights, women's land rights, sustainable forest resource management, REDD and Climate Change through appointments with Landesa, the World Bank, UNREDD, UNDP-GEF and Makerere University. She has published on a wide variety of subjects related to land tenure, forest governance, climate change and REDD. Prior to joining AGRA, Dr. Namubiru-Mwaura worked as a Senior Manager, Africa Program and Senior Land Tenure Specialist at Landesa where she led and carried out research on Customary Land Tenure, Climate Adaptability, and Women and Land tenure in Africa.

Integrated agriculture-nutrition programs and gender norms on land & asset ownership in Burkina Faso

van den Bold, Mara (1); Pedehombga, Abdoulaye (2); Ouedraogo, Marcellin (2); Quisumbing, Agnes (1); Olney, Deanna (1)
1: International Food Policy Research Institute (IFPRI), United States of America; 2: Helen Keller International, Burkina Faso

Abstract: For the past 20 years, Helen Keller International (HKI) has implemented homestead food production (HFP) programs in Asia and recently has started to implement these programs in Africa. The goal of these programs is to improve the nutritional status of young children through several production and nutrition interventions. These interventions are targeted to mothers under the presumption that increasing women's access to/control over productive assets and enhancing women's human capital will translate into improved nutritional status for their children. However, there is little evidence documenting how HKI's programs influence women's access to/control over productive assets and enhance women's human capital in ways that may improve nutritional outcomes. The paper uses a mixed-methods approach to analyze the impact of HKI's Enhanced-HFP pilot program in Burkina Faso on women's and men's assets and on norms regarding ownership and control of those assets. Even though men continue to own and control most land and specific assets in the study area, women's control over/ownership of assets has started to change, both in terms of quantifiable changes as well as changes in people's perceptions and opinions about who can own and control certain assets.

Presenting author's biography: Mara van den Bold is a Research Analyst in the Poverty, Health and Nutrition Division at the International Food Policy Research Institute (IFPRI), where she works primarily on issues related to gender within the context of nutrition and agriculture. She has a MSc in Anthropology and Development from the London School of Economics.

Re-thinking the regulation of community-based legal aid programs to support women's land rights

Billings, Lucy; Meinen-Dick, Ruth; Mueller, Valerie
International Food Policy Research Institute, Uganda

Abstract: Community-based legal aid programs with a gender and land rights focus are gaining traction as a strategy to expand the influence of laws that support women's land rights at the grassroots level. These programs are designed to enhance legal empowerment of marginalized groups without access to the formal legal sector by employing the services of volunteers to provide legal advice and legal education within the sphere of their own communities. With the expanding influence of legal aid programs, some countries have taken steps to introduce policy and protocols that would regulate legal aid service provision. The aim of such regulatory measures is to improve the quality of legal aid services. In this paper, we first discuss the limitations of CBLA programs that motivate governments to regulate CBLA programs. We then point to a number of possible consequences of legal aid regulation that could affect the quality of services and program sustainability, thus reducing potential program impact on improving women's land rights at the grassroots. As a case study, we detail some potential consequences of regulation under the proposed Legal Aid Bill in Tanzania using primary data. Recommendations to guide legal aid policy formulation are provided in the conclusion.

Presenting author's biography: Lucy Billings is a research analyst with IFPRI in the Poverty Health and Nutrition Division providing research support to IFPRI projects in East and Southern Africa. She holds an M.S. in food and agriculture policy and an M.P.H. from Tufts University and was a 2011 Mickey Leland Hunger Fellow.

Who decides to grow orange sweet potatoes? Bargaining power and adoption of biofortified crops in Uganda

Gilligan, Daniel O. (1); Kumar, Neha (1); McNiven, Scott (3); Meenakshi, J.V. (2); Quisumbing, Agnes R. (1)

1: International Food Policy Research Institute, United States of America; 2: Delhi School of Economics, India; 3: University of California, Davis, United States of America

Abstract: Bio-fortification is a promising strategy for reducing micronutrient malnutrition. The Reaching End User (REU) project introduced bio-fortified orange sweet potato (OSP) to 10,000 households in Uganda from 2007 to 2009 to increase dietary intakes of vitamin A and reduce the prevalence of vitamin A deficiency. The REU project involved a multi-pronged intervention that targeted farmer groups in three districts—Bukeda, Kamuli, and Mukono—and included a one-time distribution of 20 kg of free OSP vines; agricultural trainings on OSP cultivation; trainings of adult female members on the nutritional benefits of OSP; and trainings on marketing. This study examines the effect of women's bargaining power, as revealed in gender-based patterns of ownership and control of land and assets, on adoption of orange sweet potato (OSP) and vitamin A intakes among children. It also explores the role of gender as a variable mediating the intervention's impacts on dietary intakes of vitamin A by young children. Findings show clear gender differences in decisions to plant OSP on specific parcels. A crucial policy finding of this study is that women play an important role in the decision to adopt OSP but that this decision is often jointly made with their husbands.

Presenting author's biography: Neha Kumar is a Research Fellow in the Poverty Health and Nutrition Division at IFPRI. An economist by training, she has research experience in sub-Saharan Africa and South Asia, in countries such as Ethiopia, Uganda, Bangladesh and India, on issues relating to poverty, agriculture, risk management, gender and social protection. Her current research focuses on impact evaluation of large scale social protection as well as agricultural interventions, risk management, gendered impacts of shocks, reforms and interventions.

Gender, control, and crop choice in northern Mozambique

de Brauw, Alan

International Food Policy Research Institute, United States of America

Abstract: Women play an important role in the agricultural production process in developing countries, yet their role in making decisions about what to grow and implications for household welfare are poorly understood. In this paper I study women's empowerment in northern Mozambique related to agriculture, considering in particular the factors that lead to women managing the plots that they nominally control. Women control about 30 percent of the plots in the data, but only manage about 70 percent of those plots. Using a unique panel data set, I find that women are more likely to manage plots when households have had historic access to off-farm labor, typically completed by men. When women manage plots, they tend to grow crops with less complicated production techniques and are less likely to grow the main area cash crop. However, conditional on historic access to off-farm labor their farm incomes are the same as among men.

Presenting author's biography: Alan de Brauw is a senior research fellow in the Markets, Trade, and Institutions Division at IFPRI. His research concentrates on migration, gender, and impact evaluations related to agricultural interventions. His work has appeared in such journals as the *Journal of Development Economics* and the *American Journal of Agricultural Economics*.

MARCH 25, 10:30, MC 5-100

MNG-06: Land tenure in post conflict situation

Chair: Mamadou Baro, Associate Professor of Anthropology, Associate Research Anthropologist, University of Arizona, United States

Unsettled land: The role of humanitarian organizations in fostering transparency and accountability in land administration in the Gaza Strip

Arafat, Jihad; Adamczyk, Sarah

Norwegian Refugee Council, Palestinian Territories

Abstract: With more than 1.7 million people living in less than 365 square meters, the Gaza Strip is one of the most densely populated areas in the world. More than half the population cannot afford sufficient food and nearly 80 percent are dependent on international aid. Yet within the broader Israeli-Palestinian context in which territorial disputes underscore much of the protracted conflict, little attention has focused on the administration and status of land in Gaza. For humanitarian and development actors, any efforts towards greater security of tenure or transparency in land administration in Gaza are hindered by, inter alia, the Israeli occupation and blockade, ongoing and regular military activity, the internal Palestinian political division, a legacy of antiquated and contradictory land legislation, shortages of adequate construction materials, and counter-terrorism measures that limit engagement with authorities in Gaza. For the first time in the modern history of Gaza, there is an opportunity to bring communities and civil society into the discussion regarding land

usage and planning. Regardless of potential developments in the broader Israeli-Palestinian peace negotiations, clear and inclusive guidelines regarding land administration would help prevent displacement and create ownership of the processes amongst affected populations.

Presenting author's biography: Mr. Jihad Arafat

Historic and current institutional developments in Afghanistan's land sector

Peikar, Jawad
Afghanistan Government, Islamic Republic of Afghanistan

Abstract: Land administration and management has gone through a series of institutional developments during the course of Afghanistan's history. The Government of the Islamic Republic of Afghanistan (GIROA) has been engaged in land administration since the early 1900's, primarily as a means of collecting taxes. This activity has historically been the responsibility of the Ministry of Interior Affairs and the Ministry of Finance respectively, later the Ministry of Agriculture, Irrigation and Livestock (MAIL) and now the Afghanistan Independent Land Authority. At a glance one can see numerous legislations for land reform in the country that have been issued in the course of history by either Kings or later by democratic and communist presidents, which are mostly contradicting and oxymoron. "Land reform" was rarely for the purpose of institutional development and land tenure security but has always had a political and economic agenda justified by principles of specific trends or school of thoughts. Following the Taliban collapse, the GIROA started institutional development in all sectors and aspects, including land management and land administration. This paper will highlight regulatory, institutional and capacity developments that have happened in the land sector in Afghanistan for the last 100 years particularly over the last 12 years.

Presenting author's biography: Jawad Peikar is an Afghan professional with private sector and business development; Project Management; Organizational Management; Business Regulatory Environment Reform; donors and grant management; Research, Land Management and Land Administration experiences. He completed his BA at the Law School of Kabul University and Juniata College, PA, USA and has attended several world class trainings and workshops both inside and outside of the country. Has achieved several awards from different institutions for his academic and professional credentials. He worked both for national and international organizations within the country mostly at the managing and leadership positions. Since December 2011 he had been working as Chief Executive Officer (CEO) for the Afghanistan Land Authority, Ministry of Agriculture, Irrigation and Livestock (MAIL), recently since May 2013 he has been working as Chief Executive Officer of the Afghanistan Independent Land Authority, Government Islamic Republic of Afghanistan.

Land governance challenges in the building of a new nation: Experiences from South Sudan

Marzatico, Francesca
Independent Consultant, South Sudan

Abstract: This paper discusses current challenges of land governance in South Sudan and solutions identified in order to overcome them. Emphasis is given to the Land Governance Partnership between the Ministry of Lands Housing and Physical Planning (MLHPP) and the European Union (EU) involving identification of needs and capacity building activities. The paper begins with an analysis of the South Sudan context and of the social and economic value of the land in the recent history of South Sudan. It highlights main land-related issues, including conflicts arising over access to land and natural resources. The paper continues with an analysis of the current status of land governance in South Sudan including land tenure, dispute resolution system, and legal framework and provides an overview of National, State and local land related institution and their new role in the light of the Draft National Land Policy. It discusses main challenges of land governance identifying possible solutions. It finally analyses principal aspects of the land governance partnership between the MLHPP and EU highlighting the importance of the collaborative approach in the identification of capacity building needs of land-related institutions aiming at sharing the experience to identify best practices and possible areas of improvement.

Presenting author's biography: Dr. Francesca Marzatico is currently European Union (EU) Senior Land Governance Expert at the Ministry of Lands, Housing and Physical Planning. Before joining the EU, Dr. Marzatico was managing the Information Counseling and Legal Assistance Programme for the Norwegian Refugee Council in South Sudan. She has been in South Sudan since 2011 working as EU-Funded Senior Legal Advisor at the Ministry of Justice and before that at the Southern Sudan Referendum Commission. Dr. Marzatico has an extensive international experience in post conflict situations. She holds a PhD in Philosophy of Human Rights and has taught, consulted and written on human rights.

Improving land registration in Burundi and DRC

Ferrari, Florence
Swiss Agency for Development and Cooperation, Burundi, DRC

Abstract: Since the 2007 global food security crisis, land governance has been on the top of the international agenda. There is general agreement that secure land tenure rights for the rural poor will improve their food security. In the DR Congo and Burundi, most people depend on land for their livelihoods, but only 5 % of land is registered, partly due to an intricate and expensive land registration system. In addition, more than 70% of cases presented to first-level tribunals are directly land-related. In Burundi and DRC, the Swiss Agency for Development and Cooperation (SDC) has supported the testing and consolidation of innovative land tenure systems, which foster decentralized land management processes in a sustainable manner at institutional and procedural levels. The focus is on the recognition and registration of local tenure rights by local governments and support to land policy reforms. SDC is supporting governments at both local and national levels as well as civil society participation in the policy debate and in monitoring implementation. This innovative approach made it possible to pilot procedures for securing land rights that are legitimate and based upon customary practices, and integrate these into the relevant legal frameworks.

Presenting author's biography: Florence Ferrari is a French Italian lawyer holding an LLM in international and European law and a master in political sciences. Florence has been working in the Great Lakes Region (Rwanda, Tanzania, DRC, Burundi) since 2006 mainly on issues linked to human rights, transitional justice and land rights. Concerning her experience in land issues, from 2008 to 2011 she has been supporting local and national civil society coalitions from the Great Lakes in their attempts to participate to and support pro

poor land reforms. Since 2011 Florence has been working with the Swiss Cooperation, first mainly in Burundi then being more and more involved in South Kivu (DRC) to support the development and implementation of the new land reforms, focusing on the testing of decentralized land management systems.

Property restitution and rule of law in peacebuilding: Examining applicability of the Bosnian model

Katayanagi, Mari
JICA Research Institute, Japan

Abstract: This paper discusses protection of property rights in a post-conflict society through restitution and the role that rule of law plays in the process, taking Bosnia and Herzegovina (BiH) as a case study. The case is known for the successful restitution of properties to refugees and internally displaced persons. Against the virtual division of the country by ethno-politics, the international community created dynamism in property restitution through various measures. To some extent it succeeded in blocking legal pluralism and undermining the ethno-political control of divided territories and people. The process satisfied certain essential requirements of the rule of law including transparency, equality before the law and legal certainty. However, the applicability of the Bosnian model to other cases may be questioned due to specific conditions the country had, including clarity of property rights, length of displacement and a strong international presence. While recognizing the exceptional conditions in BiH, the paper argues that the case still offers some important lessons. It particularly sheds light on effectiveness of the rule of law approach, which encompasses not only proper legislation but also dispute resolution mechanism, enforcement of decisions, as well as awareness and acceptance of the rule by members of the society.

Presenting author's biography: Mari Katayanagi is former Senior Research Fellow of JICA Research Institute, Tokyo, and currently part-time lecturer of Saitama University. She served the Office of the High Representative in Bosnia and Herzegovina as a political advisor. Her earlier positions include Senior Advisor and First Secretary of the Embassy of Japan in Bosnia and Herzegovina, and Special Advisor for JICA. She received an LL.M. in International Human Rights Law from Essex University and a Ph.D. from Warwick University. Her research interests are peace building, conflict prevention and international law, particularly international human rights law. She is the author of *Human Rights Functions of United Nations Peacekeeping Operations* (Kluwer Law International, 2002).

MARCH 25, 10:30, MC 7-100

SPR-06: New ways of data acquisition

Chair: Abbas Rajabifard, Head of Department of Infrastructure Engineering, University of Melbourne, Australia

Drones for peace: Fast and inexpensive spatial data capture for multi-purpose use- Part I of II

Barnes, Grenville (1); Volkmann, Walter (2); Kelm, Kathrine (3); Sherko, Romeo (4)
1: University of Florida, USA; 2: Micro Aerial Projects, United States of America; 3: World Bank, United States of America; 4: ikubINFO, Albania

Abstract: Part I. Cadastral Mapping using Unmanned Aerial Vehicles (UAV): Evaluation of a Pilot Test in Albania. The fusion of positional, navigational and imaging technologies and the ability to mount these on unmanned aerial vehicles (UAVs) has opened up new opportunities for local mapping and monitoring in support of land administration. In this paper we describe a pilot test undertaken in Albania to develop a UAV-based approach for cadastral mapping to support land registration and improve existing cadastral records. We explore the benefits that this approach offers in terms of cost and time savings, transferability to local mapping companies, as well as capacity development issues and vulnerabilities that come with this approach. This work was funded through a World Bank innovation grant within the ECA Region.

Presenting author's biography: Dr. Grenville Barnes received his early education at the University of Natal where he completed a BSc and Msc in Surveying and Mapping. He holds a PhD from the University of Wisconsin in Madison and is currently a Professor of Geomatics in the School of Forest Resources and Conservation at the University of Florida (UF). He has also served as the Co-Director of the Masters of Development Practice (MDP) program at UF and is affiliated with UF's Center for African Studies and Center for Latin American Studies. His work over the past 30 years has addressed technical, institutional, legal and policy issues associated with land tenure, cadastral information and land administration systems in developing countries. He has worked as a researcher, consultant or educator in over twenty countries in Latin America, the Caribbean, Southern Africa, Albania, Moldova and Kyrgyzstan.

Drones for peace: Fast and inexpensive spatial data capture for multi-purpose use- Part II of II

Kelm, Kathrine (1); Tonchovska, Rumyana (2); Anand, Aanchal (1)
1: World Bank, United States of America; 2: FAO, Italy

Abstract: This paper will present the results of a World Bank innovation grant to test an unmanned aerial vehicle (UAV) as a faster, cheaper, and accurate way to produce fit-for-purpose spatial data (aerial photographs, digital orthophotos, maps and 3-D models) allowing local and national governments and the private sector to use the up-to-date and accurate spatial data for multiple purposes such as registration of land rights, urban/rural planning, infrastructure development, climate change and environmental monitoring, and disaster risk mitigation. The analysis of using UAV systems will be presented as a 2 part series, and this (Part II) will reflect on the potential applications for development projects. The paper will present the lessons learned from this pilot including the various aspects that should be considered for the use of this technology. These aspects include: (a) social issues such as inclusiveness and awareness raising; (b) institutional and organization framework like the role of the central and local authorities; (c) cost effectiveness of this new technology; (d) legal issues like personal privacy; (e) the need for capacity building within the public and private sectors; and (e) how land administration projects can improve operational effectiveness for design, implementation, and monitoring.

Presenting author's biography: Kathrine Kelm is a senior land administration specialist at the World Bank in the Europe and central Asia (ECA) region. Kathrine is a lawyer specializing in international land law and legal reform and has worked the past 15 years on land reform and land administration projects in the ECA region.

Open, community, collaborative data for land rights and tenure

Maron, Mikel
GroundTruth Initiative, United States of America

Abstract: The generation, management, and distribution of land tenure and land rights spatial data is generally restricted in traditional closed information architectures, in part for legitimate legal and security reasons. However, the gap thus far in adoption of more innovative open data practices means a missed opportunity to address critical issues of accountability and access to land rights data for the most marginalized. Open data communities, such as the OpenStreetMap (OSM) project, have proven to be transformational collaboration platforms in domains like disaster response, and now several projects show promise for this open approach to land rights. This paper explores two distinct kinds of contribution from the OSM approach. Firstly examined is the direct use of OSM as a core engagement activity for advocacy, planning, and accountability by communities asserting their rights for representation and security. Lessons from projects in Kibera, Indonesia, East Jerusalem, and La Boquilla, Columbia are detailed. Secondly, OSM is looked at as a starting technical software base & community model for collaborative, open geographic data creation & sharing, forked (in the open source sense) for adaptation to the particular access rules and data structures required for land tenure registration.

Presenting author's biography: Mikel Maron is a programmer and geographer working for impactful community and humanitarian uses of open source and open data. He is co-founder of Ground Truth Initiative, and of the Map Kibera project. He's on the Board of the OpenStreetMap Foundation, and President of the Humanitarian OpenStreetMap Team, having helped to facilitate the OSM response to the Haiti earthquake. He's travelled widely, organizing projects in India, Palestine, Egypt, Swaziland, and elsewhere. Previously to this, he co-founded Mapufacture and worked on collaborative platforms, geoweb standards, and various applications, with a wide spectrum of organizations from UN and government agencies to anarchist hacker collectives.

How technology can enable transparent and responsible investments in the administration of public lands

Haupt, Jonathan (1); Olmstead, Karl (2); Jacobs, Gasant (1)
1: Thomson Reuters, United States of America; 2: Minnesota Information Technology Services - Department of Natural Resources, USA

Abstract: A government's administration of state-owned lands and its responsibility for managing transparent conveyances of interests on those lands require the use of modern technologies. This paper will explore an example of how the State of Minnesota in the United States, and a technology solutions provider, Thomson Reuters, implemented a state-wide enterprise land administration system. The paper will draw a focus to how the new technology better equips the State in the two important areas of: fostering transparency in land ownership, use and administration and attracting responsible land-based investment for local benefits and common resource management.

Presenting author's biography: Gasant Jacobs is the Head of Business Development in Sub-Sahara Africa for Thomson Reuters' Tax & Accounting (Government) business unit and is based in Johannesburg, South Africa. As a Tax specialist, Mr. Jacobs focuses on designing and delivering Government Revenue Management solutions for local and national government clients throughout Sub-Sahara Africa. He has been providing Professional Services and Technology Solutions to governments for more than fifteen years, both as a Solutions Architect as well as Project Director. Prior to joining Thomson Reuters, he served as an Executive Manager with Ernst & Young, leading large Strategy assignments with the Governments of Kuwait, Saudi Arabia and the United Arab Emirates (UAE). After spending five years abroad, Gasant opted to return to South Africa and joined Thomson Reuters in Africa to head up Business Development and grow the Tax & Accounting business within the government client base in Africa.

MARCH 25, 10:30, MC 2-800

URB-06: Uses of spatial data in urban management

Chair: Harris Selod, Senior Economist, World Bank, United States

The use of spatial information in real estate

Kwak, ByungYong; Song, WonHo; Shin, YoonHo
Spatial Information Research Institute of LXXCSC, South Korea

Abstract: After the law allows obtaining private ownership, the real estate becomes one of primary industry. The traditional real estate was deal with only methods such as paper based works to obtain properties by transaction between buyer and seller. To make a contract the buyer visits several times to find suitable/proper houses or properties, seller also relies on real estate agency to sell their properties. For this reason, the provided property information from real estate agency not always gives reliable information to customer. According to development of GIS devices, the spatial information is one of essential elements to provide valuable information in real estate industry and decision makers to make a policy or urban planning etc. The use of spatial information in real estate industry is to support discovery of interaction opportunities for changing real estate market trend by combination of GIS and real estate policy.

Presenting author's biography: Byung-Yong Kwak holds a Master degree of ITC (NL) and he is in the doctoral course in Geoinformatics at the University of Seoul also working at Spatial Information Research & Institute of KX as a researcher.

Secondary cities: Managing land governance systems

Roberts, Brian (1); Hohmann, Rene (2)
1: Land Equity International, Australia, representing Cities Alliance; 2: Cities Alliance, Australia

Abstract: Secondary cities are a subject of renewed interest to international development organizations and finance agencies. Secondary cities vary in size from a few hundred thousand to over five million in countries like China. Cities Alliance is currently undertaking an investigation for a book on systems of secondary cities and the role they play in supporting the development of regions and countries. The paper presents research by the authors which investigates trends, influences, and challenges, including the forces of New Economic Geography facing the development of secondary cities in the development of regions using a systems analysis approach. This paper draws on the findings of 16 case studies examining systems of cities and has a particular focus on urban land governance systems. The

paper outlines how some aspects of urban land governance systems can be improved to support the development of secondary cities, drawing on the learning experience gained from the case studies. The paper concludes with the need to reform land governance systems with a focus on the adoption of collaborative governance.

Presenting author's biography: Brian Roberts is an Emeritus Professor of urban management at the University of Canberra, Australia and urban management specialist and a Senior Associate of the company Land Equity International. He holds a PhD in urban and regional economics, with additional qualifications in surveying, urban design, business management and Town Planning. He has worked as a consultant for World Bank, ADB, AusAID, DFID, UNDP, UNCHS, and UNESAP and several leading international consultant firms. Professor Roberts has authored or co-authored more than 100 conference papers, journal articles, book chapters and six books. He is leading the study team for Cities Alliance on a book to be released in 2014 on a global study of the Systems of Secondary Cities.

The socio-spatial synergy in land governance: A case study of informal settlements in Bahir Dar, Ethiopia

Alemie, Berhanu (1,2); Bennett, Rohan (1); Zevenbergen, Jaap (1)
1: University of Twente, The Netherlands; 2: Bahir Dar University, Ethiopia

Abstract: Urban land has social and spatial dimensions. Governance of urban land should consider social and spatial dimensions. However, current approaches of urban land governance evaluation are mainly focused on social dimensions of input, process and output. The spatial dimension gets less consideration. A socio-spatial approach applied here is argued to fill this gap. This research justifies that informal settlements are outcome indicators of weak urban land governance. Social and spatial data of the case study are used to evaluate urban land governance. Spatial analysis of high resolution satellite images in the case study district show that informal settlements are expanding both spatially and temporally. In addition, the GIS analysis of settlements layer with cadastre and land use plan maps demonstrate that the recent informal and formal developments in the case study district do not correspond with the de jure land use plan and cadastre map. Causes for the informal settlements expansion are identified and discussed in connection with the spatial results. Overall, this research suggests that integrating the spatial and social dimensions is vital for an all-encompassing evaluation and monitoring of urban land governance particularly in achieving the post-2015 global developmental agenda.

Presenting author's biography: Berhanu Kefale Alemie is a PhD fellow at University of Twente, The Netherlands, and Bahir Dar University, Ethiopia. His PhD is focusing on Integrating Urban Land Governance and Urban Cadastre system. He started his PhD study in 2010.

Nasarawa development platform: A progress report one year on

Jibril, Ibrahim Usman
Nasarawa State Government/Nasarawa Development Platform, Nigeria

Abstract: Nasarawa State Government initiated Nasarawa Development Platform Project in 2012, to address land administration, management issues and unplanned and unregulated settlements. Karu's proximity to Abuja City is a major focal point because of its ability to generate much needed revenue as well as equally important reason of addressing squarely the problem of urban poor in respect of land ownership and its attendant social consequences. Digital Aerial Mapping, Nasarawa Geographic Information Services and District Planning/ Urban Renewal of three important townships in the State are three components of NDP at a cost of USD\$16,876,561.00 and completion period of 24 months. The goal is to have well-structured land database in GIS environment, ensure preparation and issuance of secured land title documents for all land/property owners. Result so far is significant and encouraging. Two third of the state have been flown at 25cm, 6 townships at 10cm resolution. Acquired data are undergoing processing. Line and Land use cover maps are under preparation all to be deployed in GIS database. Data capture of the existing land records in the State at advance stage. Retrieval of land files is now easier from Archives/Registry. First Planning report is ready with recommendation on urban renewal.

Presenting author's biography: Ibrahim Usman Jibril has been involved in land administration and land management issues within the Federal Capital Territory of Abuja for the last 28 years. Within this period he rose from the position of a land office, to the acting Director of Land Administration Department of Abuja. These two decades of working enabled him to interact with other land related professionals such as Town Planners, Land Surveyors and together cooperate in the implementation of the provisions of the Master Plan of Abuja. It is as a result of this that he has a strong urge to try and share his experiences with others. With this back ground the Nasarawa State Government invited him to manage the NDP project as a project manager; the project has been on now for about nineteen months and is slated for completion in June 2014.

Tarbil – A spatial M&E system

Durutan Okan, Saadet Nedret (1); Kusek, Gursel (2); Dieterle, Gerhard (3); Okan, Cüneyt (4)
1: Natural Resource Management Consultant, Turkey; 2: Turkish Ministry of Food Agriculture and Livestock, Turkey; 3: World Bank, USA; 4: Rural Development Consultant, Turkey

Abstract: TARBIL – A Spatial M&E System. Turkey, the 16th largest economy in the world, is an upper middle income country of 75 million and a GDP of US\$735 billion, making it. It is largely self-sufficient in foodstuffs and globally ranks as a significant agricultural exporter (the world's 7th largest). Agricultural production is undertaken on 24 m. ha on about 22 m. individual parcels with an individual plot size of only 1.1 ha. where small subsistence and semi-subsistence farms dominate. Agricultural production inputs range from natural resources as land and water to well-trained human resources as labor and informed decision-making for policy. The financial aspects include subsidies to either remain competitive or merely survive as the rural poor. The optimization in the use of all of the above mentioned "inputs" of complex nature require sophisticated M&E for all stakeholders to make informed decisions. In 2013, the roll-out of such a management information system has begun in Turkey. It has been designed and developed by domestic know how for the Turkish MFAL's as the one-stop agricultural production and land Information system, "TARBIL". The TARBIL is operated and maintained under the mandate of the General Directorate of Agrarian Reform of the MFAL.

Presenting author's biography: Cüneyt Okan, the presenting author, is a former Senior Operations Officer at the World Bank Turkey Country Office. He has extensive multi- and cross-sectoral project implementation experience ranging from various headings of rural development and integrated participatory watershed planning to institutional strengthening. He has been working in or with the World Bank since 1975 as client, supplier, employee (1995-2003) and consultant. A physicist by education, he comes from a professional

background including large-scale multi – national private sector investments, designed or implemented across a multitude of sectors including power generation, transport, heavy industry, tourism, and commodities trading. Since 2003, he has been working as an international free-lance consultant, generally with IFIs, in rural development and natural resource management, with emphasis on training for NRM and land management.

MARCH 25, 10:30, PRESTON LOUNGE

PTG-06: Interventions to improve governance and sustainable management of land at scale

Chair: Melchiade Bukuru, Chief of UNCCD Liaison Office, UN, United States

Economic impact of 20 years of ECA land registration projects

Torhonen, Mika-Petteri (1); Adlington, Gavin (1); Anand, Aanchal (1); Satana, Suha (2)
1: World Bank, United States of America; 2: Private Consultant, Turkey

Abstract: The World Bank has funded land projects in the Europe and Central Asia region (ECA) since early 1990s. The region comprises the 15 countries of the former Soviet Union, other former socialist countries and Turkey. December 25, 2011 marked the 20th anniversary of the dissolution of the Soviet Union. The dissolution and the preceding economic transition launched a wave of massive reforms in economic systems from a command to a market-based economy transforming institutions, processes, attitudes, and fundamental concepts of individual and organizational behavior across the region. The privatization of land and property assets and their efficient management and mobilization in the credit markets, have been at the center the transitional reforms to date. To date the World Bank has funded forty land projects in twenty three countries of ECA. This paper analyzes ECA land registration projects for their scope, results and impact and finally lessons learned which are expected to be relevant beyond ECA. The analysis shows major impacts, which are qualified on the difficulties of attribution and data coherence. In terms of lessons learned the paper ends with strategic advice on how to establish sustainable land registration systems and how to implement successfully systematic first registration programs.

Presenting author's biography: Mr. Mika-Petteri Törhönen is a Senior Land Policy Specialist at the World Bank's Europe and Central Asia Region with twenty one years of land administration working experience in Europe, Africa, Asia and America. Apart from managing Bank's land administration loan projects in the Balkans region, he is engaged with several land administration projects and analytical initiatives in the Region and Bank wide. Previously Mika worked in FAO's Climate, Energy and Tenure division as a Senior Land Tenure Officer and before that in the private sector. Mika is a Finnish national and holds a Dr. of Science degree on land administration from the Helsinki University of Technology.

Delivering large-scale land certification programmes: Lessons from Rwanda programme

Edwards, Owen
HTSPE, United Kingdom

Abstract: Mass land certification is an example of an intervention which is, at the contextual level, relatively straightforward in concept but can be riddled with constraints such as lack of funding and lack of capacity on behalf of all actors. In theory, the idea is simple; a country has a land law and policy but has very few of the land parcels on the land register. What is required is an exercise of countrywide systematic land certification. The Government of Rwanda was facing the above scenario in 2005. However, by 2013, the Government of Rwanda had issued over 8.4 million land certificates, demarcated and adjudicated all 10.3 million parcels in Rwanda (2.4 million more than estimated), and digitally storing the data, creating a national digital cadastre. This was achieved for an approximate cost of \$7 per parcel. How did the Government of Rwanda implement mass land certification in only eight years? How did it overcome the barriers that halted so many other countries in implementing a simple and straight forward concept? How did land certification in Rwanda achieve the "how to" of delivery? This paper sets out the "how to" for the Rwanda Land Tenure Regularization programme.

Presenting author's biography: Mr. Owen Edwards has been involved in delivering governance programmes, primarily in the Land Sector in African countries for a number of years. He was the Deputy Team Leader for the Support to Land Tenure Regularization programme in Rwanda, a programme which delivered 8.4 million land certificates. He is currently working full time as the M&E Manager for the DFID sponsored Land for Investment and Transformation Programme in Ethiopia. Mr. Edwards is a full time employee of HTSPE, an international programme management company based in the UK who manages large scale governance programmes all over the world.

How to increase rural land rights registration seven-fold in less than one year? Lessons from Madagascar

Teyssier, Andre (1); Ravelomanantsoa, Zo (2)
1: World Bank, United States of America; 2: National Land Tenure Program, Madagascar

Abstract: Land reform measures launched in Madagascar since 2005 have significantly improved land management services for rural communities. By decentralizing land management, the new procedure to obtain a written proof of ownership costs 30 times less and is 12 times faster than the former land titling. To date, 500 municipalities have issued 100,000 land certificates in the last years in a country where only 500,000 land titles were issued during a century of land administration. Despite this progress, the outcomes of the land reform are still far from the initial objectives that aimed to achieve nationwide land rights registration. Land certification, as an "on demand" approach, is too slow and the current municipal land office business model does not guarantee the sustainability of their service. Pilot operations were conducted in 2012 to provide practical solutions that may influence an updated land policy. This paper aims to present the strengths and weaknesses of this new approach that combines land census and land certification; to discuss the outcomes of pilot operations taking into account various strategies of households that wish to secure their land but avoid paying taxes, and to share the findings to inform an updated Malagasy land policy.

Presenting author's biography: André Teyssier is a geographer specialized in land governance and land policies in Sub-Saharan Africa. He works with the Africa Region Unit of the World Bank as Sr. Land Administration Specialist, sponsored since 2010 by the French Foreign Affairs Ministry. He holds a PhD in Tropical Geography from the University of Paris-Panthéon-Sorbonne and he has worked for

CIRAD over 20 years in Central Africa and Madagascar. As a Government of Madagascar's technical advisor from 2004 to 2010, he was one of the designers of the Malagasy land reform based on a decentralized land management system.

Land use policy reform process in Myanmar: Engaging stakeholders and learning lessons from the region

Oberndorf, Robert

Tenure and Global Climate Change Program, United States of America

Abstract: Recent rapid changes in Myanmar have led to legitimate concerns being raised relating to the land tenure and property rights of smallholder farmers and communities throughout the country. The simple fact that the overall legal and governance frameworks relating to land use management and tenure security in the country are poorly harmonized and largely antiquated adds to these concerns. This paper provides an overview of the legal and governance frameworks relating to rural land use management, and the steps the Government of Myanmar is taking to address concerns relating to tenure governance and land use management through the development of a National Land Use Policy. The paper explores how the Government of Myanmar is looking to its neighbors in the region and beyond for guidance on development of this policy, and how the use of multi-stakeholder consultative processes can help ensure that lessons learned elsewhere can be effectively applied and tailored to the unique cultural, historical, political, governance and social realities of this unique country context.

Presenting author's biography: Robert Burton Oberndorf, J.D., is an international natural resources and environmental lawyer with over twenty years of experience. His clients have included various bi-lateral and multi-lateral donors, NGOs and others on issues relating to natural resources and environmental law, land use management and tenure security, climate change mitigation and adaptation, renewable energy production and storage, governance reform/decentralization, and international market reform. Robert has conducted training seminars and provided presentations at numerous international conferences, workshops and meetings, and has contributed to a number of publications. He has also drafted a number of policies, laws and regulations. Robert has experience working in Afghanistan, Brunei, Cambodia, China, East Timor, Indonesia, Laos, Malaysia, Myanmar, Philippines, Tajikistan, Thailand, United States of America, and Vietnam. Robert is currently employed by Tetra Tech-ARD as the Resource Law Specialist on USAID's Tenure and Global Climate Change Program.

Fostering transparency in land ownership, use, and administration: Macedonian experience

Gruevski, Goce

Agency for real estate cadastre, Macedonia

Abstract: In the past years, the Macedonian Government provided extensive support to the Agency for real estate cadastre for development of a sustainable real estate cadastre and registration system. The successful implementation of the e-Cadastre system enabled a new dimension in the delivery of e-services to the professional clients (notaries, geodetic companies and municipalities), but most importantly to the citizens. The e-Cadastre system has unified all data from the REC: data for owners, parcels, buildings and mortgages in one central database, thus creating confidential information platform for storage, maintenance and distribution of real property data. The procedures for registration and processing the changes in the REC have been standardized and simplified resulting in significantly shortened processing deadlines. The entire complex of activities led to greater trust of the citizens and companies in the property registration system. The public now has access to data for parcels, buildings and owners via the AREC website without any cost. The processing of client applications can be monitored at any time and free of charge and obtain information when the processing is completed. Citizens and businesses can carry out different types of property transactions through the Notary office and municipalities without having to come to AREC.

Presenting author's biography: Goce Gruevski holds the position of Senior Advisor to the Director at the Agency for Real Estate Cadastre (AREC) and her duties and responsibilities refer to the ICT systems in the Agency for real estate cadastre. Her main task is the upgrade and development of the current e-cadastre system with the digital cadastre maps, the establishment of the cadastre of infrastructure objects and the establishment of the register of construction land. As a senior advisor, she is participating in the strategic planning of the future development of AREC. She is also a member of the decision making board for future developments of the Cadastre system in Macedonia and integration of all IT systems, currently being developed and implemented within AREC. She holds the responsibility of participating in the inter-ministerial working group for the establishment of e-government in Republic of Macedonia.

MARCH 25, 13:30, MC 13-121**INV-07: Collecting and analyzing data on agricultural investments**

Chair: Lorenzo Cotula, Principal Researcher on Law and Sustainable Development, IIED, United Kingdom

Smallholder productivity and foreign large scale land acquisitions: Evidence from Zambia

Sipangule, Kacana (1,2); Lay, Jann (2,3); Nolte, Kerstin (2)

1: Kiel Institute for the World Economy, Germany; 2: GIGA, Germany; 3: University of Goettingen, Germany

Abstract: In light of the surge of foreign Large Scale Land Acquisitions (LSLAs) in developing countries, concerns have been raised that smallholders may be negatively affected by foreign LSLAs. There is, however, little evidence beyond case studies on the impact and spillovers of large-farming operations on smallholders. Drawing on a unique combination of household data and an inventory of foreign LSLAs from Zambia, this study examines the impacts of foreign LSLAs on the productivity, use of fertilizer and wage-employment opportunities of smallholders. Using nationally representative household datasets from 1999/2000 and 2010/11, we adopt a difference in differences approach comparing productivity levels of smallholders in districts with and without foreign LSLAs. Our results allow for the careful conclusion that LSLAs have not had any disruptive effects on the smallholder economy at the district level. If foreign LSLAs had negative implications on smallholders, we would have been able to detect these effects. These careful interpretations are required since we find considerable initial differences between treated and non-treated districts that may well have translated into different developments of the two groups. In this case, the identifying assumption of differences-in-differences, the absence of time-variant selection bias, would have been violated

Presenting author's biography: Kacana Sipangule is a Zambian national currently pursuing a doctorate in Development Economics at the University of Goettingen. She holds a B.A in Development Studies and Economics from the University of Zambia and a M.Sc. in Economics from the Free University of Amsterdam. In addition, she is employed as a Research Fellow at GIGA German Institute for Global Area Studies and the Kiel Institute for the World Economy where she is responsible for coordinating activities of the Poverty Reduction Equity and Growth Network (PEGNet). Her current research interests include poverty reduction, smallholder agricultural development and land use change.

Evaluating the state of large-scale land acquisitions in the Lao PDR

Epprecht, Michael (1); Heinemann, Andreas (1); Hett, Cornelia (1); Kenney-Lazar, Miles (2); Nanthavong, Vong (1); Sayaraj, Ek Vinay (3); Sylla, Stefan (3)

1: University of Bern, Switzerland; 2: Clark University, United States of America; 3: Ministry of Natural Resources and Environment, Laos

Abstract: Over the past decade, transnational investors have acquired vast amounts of fertile and resource-rich land across the Global South for various types of investment projects such as mineral extraction, agricultural and forestry plantations, livestock breeding, and infrastructure or tourism projects. While such land deals have the potential to initiate economic development in rural areas, create employment, and provide needed revenue to the governments of developing countries, they often have negative socio-economic and environmental impacts at the local level, particularly land and resource dispossession of smallholders with insufficient compensation. In the Lao People's Democratic Republic (Lao PDR or Laos), subsistence resource users have lost land essential to their livelihoods as a result of government land concessions to foreign investors. There is a need in Laos and other developing countries to conduct systematic and comprehensive analyses of the state of large-scale land investments and the impacts upon rural communities. In this paper we examine the methodology and initial results of an innovative cross-sector project carried out at the national level by the Ministry of Natural Resources and Environment to examine the extent and quality of large-scale land investments in Laos for the purposes of informing high-level government policy.

Presenting author's biography: Miles Kenney-Lazar is a doctoral candidate in the Graduate School of Geography at Clark University in Worcester, MA, USA. He has conducted research on land and forestry issues in Laos since 2008 with a particular focus on the impacts from and governance of large-scale tree plantation investments. He is currently conducting his doctoral fieldwork in Laos on the political dynamics of decision-making between state agencies, plantation investors, and rural communities concerning the allocation of land for plantation development. He is also assisting the Lao Ministry of Natural Resources and Environment with their work to assess the quality of concession investments nationally.

From global observatories to fostering transparency at national and local level: Decentralizing the land matrix

Anseeuw, Ward (1); Messerli, Peter (2); Taylor, Michael (3); Giger, Markus (2)

1: CIRAD & University of Pretoria, South Africa; 2: University of Bern, Switzerland; 3: International Land Coalition, United States of America

Abstract: The Land Matrix (LM) has successfully provided information and stimulated debate over the last two years on transnational decision-making on Large-scale Land acquisitions (LSLAs). However, its utility in promoting improved decision-making in specific national contexts is limited. As socio-political, economic and environmental factors determine synergies and trade-offs between different claims on land, context matters greatly for equitable decision-making. For this reason, the LM partnership has started to expand its focus to support Land Observatories that concentrate on specific national, regional, or topical contexts. It aims at supporting knowledge platforms that not only overcome the disconnect between local and global levels but also facilitate collaboration and knowledge exchange between civil society, policy, researchers, and private sector. As such, LM partners are working towards providing tools and methods to support partners in establishing national, regional and thematic land observatories. Subsequently, the Global Observatory of the LM provides an international overview and in future will aggregate data coming from these specific national, regional and thematic observatories. The LM aims thus to become an open development community promoting transparency over land claims through building a coherent, global system for monitoring land-based information.

Presenting author's biography: Dr Ward Anseeuw, a development economist and policy analyst, is a research fellow at the Agricultural Research Centre for International Development (CIRAD) seconded to the Post-Graduate School of Agriculture and Rural Development of the University of Pretoria. He has conducted research for the last 15 years in Southern Africa and the African continent, more particularly on the issues of agricultural and land policies, agrarian and land reforms, land conflicts and large-scale land acquisitions. He is one of the

founding members of the Land Matrix and has published extensively on these issues in scientific journals and with renowned publishers, including *Land, transition and compromise* (with Chris Alden, Palgrave, 2009), *The struggle over land in Africa – Conflicts, politics and change* (with Chris Alden, HSRC Press, 2010) and *South Africa's Agrarian Reform* (In French, Editions Universitaires Européennes, 2011).

Building best practices in land transparency through country partnerships: From theory to practice

Locke, Anna (1); Henley, Giles (1); Nshala, Rugemeleza (2)
1: Overseas Development Institute, UK; 2: Nshala Associates, Tanzania

Abstract: Many countries have confirmed their intentions to strengthen transparency in their land sectors in line with global processes but it is unclear how these will be translated into change on the ground. International narratives tend to focus on high-level principles and possible models for change; at national level, priorities may be different, and social and political dynamics determine how international narratives are applied. This paper presents the experience of moving from the international narrative on land transparency and experiences of existing transparency initiatives to designing a land transparency partnership at country level. It discusses international principles (e.g. the VGGTs) and lessons from five transparency initiatives reviewed — EITI, IATI, CoST, MFST and the OCI — and how we applied them to the case of Tanzania under the G8 land transparency partnership. Our review identified key messages for building land transparency and factors underpinning their successful application. The scope for applying these messages to Tanzania was tested through stakeholder interviews and review of Tanzania's priorities for the land sector and experience to date. Using the review of international and national practices, a programme was proposed to support government-led activities coupled with a programme to strengthen engagement of land-related CSOs in Tanzania.

Presenting author's biography: Anna Locke - Head of Programme, Agricultural Development and Policy, Overseas Development Institute, UK. Anna is an agricultural economist with 19 years of experience in development. She has in-depth experience of working with market-led agriculture, analyzing and advising on how to develop agriculture in such a way as to promote sustainable growth and reduce poverty, based on principles of competitiveness, market access and inclusiveness. Her focus in recent years has been on biofuels, looking at the linkages between agriculture, energy and climate change, as well as issues of land governance.

MARCH 25, 13:30, MC 6-100

RES-07: Land tenure in the context of decentralization

Chair: Caroline Plançon, Senior Land Policy Specialist, World Bank, France

Improving land governance through local government led LAM reform in the Philippines

Garcia, Brian; Eleazar, Floradema; Reyes, Lulu
Land Equity Technology Services, Inc, the Philippines

Abstract: The paper discusses the results of an evaluation of the ADB/JFPR funded project "Support to Local Government Revenue Generation and Land Administration Reform". It presents a model whereby the use of land information from national agencies, coupled with computer applications and best practice standards in property valuation, land titling, climate resilient and disaster mitigating land use planning, can bring in positive results in local governance, even without the enabling policy and institutional reforms at the national level. Through improved capacities at the LGU level and access to more complete land records, the Project results in increases in local revenues, greater participation and transparency and improved service delivery at the local level. To improve the prospects of a roll out, the evaluation recommended that capacities of national agencies should be upgraded in parallel, to assist local governments. Furthermore, there has to be an agreement on policies and standards for land records/data organization and sharing for the LGU led model to contribute more widely to benefit more LGUs and their communities in the rest of the country.

Presenting author's biography: A Forester and Urban and Regional Planner by profession, Ms. Eleazar spent nearly 20 years in government, the Department of Environment and Natural Resources. Her main tasks involved identifying opportunities for financing of priority ENR programs by development partners, design of projects, and eventually brokering financial support for their implementation. She then continued her development work in the ENR sector since she left government in 1998. She has managed, designed, evaluated a number of donor funded projects (WB, EU, UNDP, GEF, AusAID, ADB). Her expertise in land administration was honed from her eight - year involvement in the Land Administration and Management Project as M&E Adviser. She recently completed the Land Governance Assessment Framework Philippines Report, where she served as the Country Coordinator. She works on issues related to biodiversity, natural resources management, indigenous peoples and protected areas, land administration and management

Institutionalizing municipal government management of land conflicts and land use in Guatemala

Loach, Peter William; Aquino, Carlos
Mercy Corps, Guatemala

Abstract: As a result of the signing of Peace Accords in 1996, several agencies in Guatemala have been charged with creating and managing mechanisms through which the land conflicts that fueled the 36-year civil war can now be resolved. Success has been limited by centralized approaches too distant from affected communities and by blurred institutional roles resulting in insufficient coordination. An international NGO (not named here for purposes of impartiality in the review of this abstract submission), with support from U.S. and European donors, has established and tested a more effective model based on a much stronger local government role. This approach creates and sustains new municipal government functions that have proven to be more transparent and successful, leading to the resolution of hundreds of land conflicts benefiting tens of thousands of Guatemalan families, while creating a platform for more participatory land-use planning and administration that breaks down barriers to local economic development. The Theory of Change is that: Empowered municipal governments can transparently and effectively mitigate land conflicts and manage land-use decision-making towards sustainable development outcomes.

Presenting author's biography: Peter Loach has over 20 years of experience in the fields of urban and rural economic development, social innovations, local and municipal development, public-private partnerships, small farm production and agricultural value chains, infrastructure and housing design and construction, water and sanitation, health and education, environmental management, disaster

response and relief, disaster preparedness and risk reduction, and micro-finance. Mr. Loach's professional experience spans work at the World Bank, Mercy Corps, and with other international NGOs, with funding from USAID, USDA, FEMA, HUD, the World Bank, the Inter-American Development Bank, GIZ, KfW, and the European Union. Mr. Loach has worked to date in Argentina, Brazil, Colombia, Ecuador, El Salvador, Guatemala, Haiti, Honduras, Mexico, Nicaragua, Paraguay, South Sudan, Tanzania, United States, and Venezuela.

Where do I report my land dispute? Impacts of institutional proliferation on land governance in North Uganda

Kobusingye, Doreen Nancy
African Studies Centre of Leiden University, The Netherlands

Abstract: Institutional proliferation contributes to confusion in land conflict resolution. An assortment of legal pluralism, decentralization and post conflict circumstances create fertile grounds for the multiplication of land institutions. These exacerbate the dilemma of people not knowing where to go to seek redress to land disputes. In Sub-Saharan Africa, Uganda has been hailed for embarking on an intensive decentralization programme. Whereas a lot of literature assumes that decentralization leads to increased participation, representation and accountability in service delivery, it is unclear to what extent this is the case in practice, especially in relation to decentralized land governance. This paper explores how decentralization of land governance works out locally and is based on ethnographic research carried out between 2011 and 2013 in post-conflict Northern Uganda. This paper demonstrates that the multiplicity of institutions that are an offshoot of decentralized land governance operate in disarray thereby creating choices and room manipulation for people and institutions in land conflict resolution. The findings reveal that local people prefer more clarity about the rules and regulations of land institutions in order to make them relevant. Harmonizing the activities and normative frameworks of these land institutions to resolve land disputes and protect land rights is critical.

Presenting author's biography: Doreen Nancy Kobusingye is a PhD researcher under Grounding Land Governance Programme, based at African Studies Centre, Leiden, The Netherlands. She is currently conducting fieldwork about decentralized land governance and conflict transformation in Northern Uganda. She holds a masters degree in Development Studies from Mbarara University of Technology and a Bachelors degree in Development Studies from Makerere University, Kampala Uganda. She has worked as teaching assistant at Mbarara University and a research assistant at KIN Development Management Associates Limited all in Uganda. She has written the dissertations entitled; Kobusingye Doreen Nancy (2010) "The Efficacy of Creating New Districts as a Channel of Service Delivery in Uganda. A Case Study of Kayunga District, Uganda." Kobusingye Doreen Nancy (2005) "An Assessment of the challenges of Rural Electrification in Enhancing Development. A case study of Mafubira sub-county, Jinja District, Uganda."

Local level participatory planning: An approach towards tenure security and development planning

Mulofwa, Jericho (1); Meijs, Marcel Martinus Gerardus Johannus (2); Hager, Claus Peter (3); Lusepani, Esther (1); Kashululu, Rose-Mary (1)
1: Ministry of Lands and Resettlement, Namibia; 2: GOPA - Consultants, Germany; 3: AMBERO Consulting Gesellschaft mbH, Germany

Abstract: In Namibia access to grazing forms an essential source of livelihoods for the poor. Namibia witnessed an exacerbation of the proverbial 'tragedy of the commons' caused by 'defensive' fencing of communal areas by the well-connected and the rich. Since 2006 the Ministry of Lands and Resettlement (MLR) is implementing a land reform program to ensure that land rights are secured, Land Use Plans are established and that development of underutilized land is supported by providing key infrastructure. As part of the implementation, the local level participatory planning (LLPP) process was developed, tested and implemented in three underutilized areas. Through LLPP the MLR has effectively dealt with a host of challenges, including, a lack of congruence between TA and CLBs as regards the legitimacy of land rights; attempts of eviction of ethnicities in programme areas; allaying boundary disputes between Traditional Authorities, and the need to create mechanisms to negotiate and secure land rights for groups of local residents. The paper explores design features, institutional analyses, challenges encountered, emerging success stories and possible lessons from a process-based land governance intervention aimed at informed and secured land based investments in a prevailing climate of uncertainty and transition.

Presenting author's biography: Mr. Jericho Mulofwa has a vast experience in the African forestry sector. He started his career as a Provincial Forestry Extension Officer for the Forestry Department of Zambia in 1986. In 1995 he moved to Namibia to become the Project Manager for the Oshakati District Forestry Office after independence. In 2007 he joined the German Development Service (DED) as a local expert for the Community Forestry Project where he worked until 2011. He then worked as a freelance consultant until he joined the Ministry of Lands and Resettlement in 2012, first as the lead Local Level Participatory Planning consultant and later as the Project Manager for the Land Reform and Infrastructure Development Project. Mr. Mulofwa has gained many skills in his career, and he is known to be one of the best community facilitators in Namibia.

MARCH 25, 13:30, PRESTON AUDITORIUM

GDR-07: Women's land tenure: Frameworks for action

Chair: Karol Boudreaux, Land Tenure & Resource Rights Practice Lead, The Cloudburst Group, United States

Securing women's land tenure in northern Uganda: An empowerment approach

Hannay, Leslie; Scalise, Elisa
Landesa, United States of America

Abstract: This paper will discuss an approach to strengthening women's land tenure security under customary tenure that was developed and piloted in northern Uganda, in order to demonstrate the potential of the approach as a way to strengthen women's tenure security, and to explore opportunities for replicating and scaling the approach to other contexts and regions. This approach works to empower women to understand and resolve their land issues through supported engagement with their families, communities, and formal and customary institutions. This project's starting point is the belief that women's land rights on customary land can be made more secure through an approach that starts with women. The conceptual basis for assessing women's land tenure security, and for designing specific interventions to strengthen their land tenure security, is a Women's Land Rights Framework which defines secure land rights for women, providing a foundation for assessing and addressing the particular drivers of insecure tenure rights for women in the customary context.

Presenting author's biography: Leslie Hannay is an Attorney and Land Tenure Specialist at Landesa's Center for Women's Land Rights. At Landesa, she has provided technical assistance and oversight of a community-based project in Northern Uganda piloting an approach to strengthen women's land tenure security under custom through empowerment and engagement with communities, groups, and individuals. She has also conducted research and field work on Liberian women's land rights in theory and as practiced under Liberia's legal and policy framework, and supported the establishment and work of a Women's Land Rights Task Force in Liberia. She has worked on issues of community rights and land and natural resources in Ghana, Liberia, Democratic Republic of Congo, Rwanda, and Uganda. Ms. Hannay holds a J.D. from Columbia University School of Law, and a B.A. with honors from the University of Texas at Austin.

Land and empowerment of adolescent girls

Halder, Pinaki
Landesa, India

Abstract: Unequal accesses to productive resources such as land and to economic opportunities especially increase the vulnerabilities of adolescent girls within the household and in rural society. Adolescent Girls (AG) are affected in the following ways: premature cessation of education; no participation in the process of decision making on issues which affect their lives; adolescence marriage and child-bearing, domestic violence and trafficking. One of Landesa's strategic objectives in India is to focus on women's empowerment through secure land rights and access to it. In keeping with this objective, Landesa jointly implemented a collaborative and innovative pilot in one block of a district in West Bengal, India to showcase the impact of access to and control over land as an empowering tool for rural adolescent girls. This innovative joint pilot includes additional sub-components related to land to the main programme interventions of a nationally rolled out scheme. The implementation strategy envisaged engagement with peer boys and with the broader community to create an enabling environment for the targeted change to be sustainable. Regular monitoring and periodic evaluation of the programme offered interesting and encouraging outcomes.

Presenting author's biography: Pinaki Halder is a social development executive with more than 25 years of experience in sustainable development, poverty, emergency management, social and behavior change communication, gender issues and social inclusion. Pinaki Halder holds a Masters degree in Sociology, and has worked as a state civil servant for 22 years, as well as the Unicef for six years, and Landesa for two and half years.

An intrahousehold analysis of access to and control over land in the Northern Province, Rwanda

Santos, Florence; Fletschner, Diana; Savath, Vivien
Landesa, United States of America

Abstract: We assess the extent to which Rwanda's progressive legal framework has eliminated gender-based discrimination in access and control over land by taking a nuanced look at women's ability to make land-related decisions and at the factors that affect their decision-making power. Our findings indicate that in Rwanda women's involvement in land-related decisions at the household level varies considerably depending on their marital status, their age, their husbands' knowledge of women's rights to land, and community-level perceptions of the extent to which women's land rights are mediated by their husbands and kin. Our findings also show that women have very limited say when it comes to bequeathing land.

Presenting author's biography: Ms. Florence Santos is a Senior Research, Monitoring and Evaluation Specialist at Landesa based in Seattle, WA.

Measuring gender-equitable land tenure: A legislation assessment tool

Kenney, Naomi; de la O Campos, Ana Paula
Food and Agriculture Organization of the United Nations, Italy

Abstract: Delivering effective policy advice and support for capacity building requires a clear understanding of the gaps and discrepancies in the legislation pertaining to gender and land. This paper introduces a Legislation Assessment Tool for gender-equitable land tenure (LAT) developed by the Gender and Land Rights Database (GLRD) of the Food and Agriculture Organization of the United Nations (FAO), for the purpose of providing prompt, targeted and effective policy advice and capacity development to countries working towards gender-equitable land tenure. It points out the main features of a tool specifically designed to measure the extent to which the legal framework fosters gender-equitable land tenure and provides results from the application of the LAT in three African countries – Sierra Leone, Madagascar and Morocco. It reflects on the added value of such a tool in the broader context of rural development and poverty alleviation, with a special focus on the implementation process of the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests and explores linkages and opportunities for synergies with other tools working towards equitable governance of land tenure.

Presenting author's biography: Ana Paula de la O is an Economist and Policy Analyst in the areas of gender, social protection and rural transformations. She started working with FAO in 2007 as an econometrician specializing in rural labor and households' income strategies. Currently, she manages the gender and land rights database and leads several research projects related to social and gender inequalities in rural areas.

MARCH 25, 13:30, MC 5-100

MNG-07: Interventions to improve transparency and reduce cost of land administration

Chair: Anu Saxén, Senior Management Advisor, Ministry for Foreign Affairs, Finland

Putting reform blockages aside: In search of speeding up land titling for indigenous people in Cambodia

Müller, Franz-Volker; Poch, Sophorn
Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ), Cambodia

Abstract: The paper will provide results of recent research on a key area of land governance where powerful elites block the reform process. The focus is on land titling for indigenous people where the strengthening of country level institutions including the capacities of

NGOs and more transparency in land administration and land distribution are needed. For their research the authors, both engaged in a German support project for the Cambodian Land Sector Program, rely on first hand data collected during almost one decade of practical experience in supporting communal land titling for indigenous peoples. In addition results from ongoing research undertaken on behalf of GIZ in the fields of political economy and political settlement analysis, from a review of ILO's actions supportive of indigenous titling through supporting NGOs, and from a review of the Voluntary Guidelines of FAO in relation to land tenure security for indigenous peoples are all taken into consideration. Best practices in land governance, so the authors argue, may sometimes be found in second best solutions that keep the agenda of the land reform moving progressively forwards.

Presenting author's biography: Dr. Franz-Volker Müller (Prof. h.c. Geography, Dr. habil. Anthropogeography, Dr. phil. Ethnology) is Program Manager of the GIZ Land Rights Program in Cambodia, implemented by Deutsche Gesellschaft für Internationale Zusammenarbeit on behalf of German government. Volker Müller has 15 years of professional experience as a manager of development projects in Cambodia and Mongolia and 15 years of research projects in West-Africa and Asia. He has published numerous academic papers, focusing on management of natural resources, land use, rural settlements, communities and transitional economies. To unwind he enjoys playing the trombone and spending time with his family.

Improving land tenure security, restricting property rights: The Rwandan land reform in context

Huggins, Christopher
Carleton University, Canada

Abstract: The 2005 Rwandan Organic Land Law and land tenure regularization process have been seen as highly successful. However, notwithstanding the positive aspects of the land reform, most assessments of its potential impacts on the livelihoods of smallholder farmers have been based on a) a focus on land tenure at the expense of property rights, and b) a 'technical' view of the agricultural sector, divorced from political context. In order to contextualize the land reform, this paper examines not only the question of land tenure security in Rwanda but also the property rights associated with land holding. Critical and politically-informed forms of inquiry, involving significant local-level fieldwork, reveal the coercive nature of the policy implementation architecture. The attitudes and responses of local people to such coercion vary, but there is evidence that it is leading to considerable anger, withdrawal from agriculture, and migration. This paper, based on recent PhD fieldwork, has relevance in other countries characterized by market-friendly forms of authoritarianism, such as Ethiopia and Vietnam, which receive significant international development funding due to their perceived ability to 'effectively' meet their ambitious development goals.

Presenting author's biography: Chris Huggins specializes in the political economy of land tenure, natural resources rights, and agricultural reform, particularly in post-conflict contexts. He is completing a PhD at Carleton University, Ottawa. His fieldwork focuses on the great lakes region of Africa, where he previously worked as Rwanda Researcher for Human Rights Watch (2005-7). He is co-author (with Scott Leckie) of *Conflict and Housing, Land, and Property Rights: A Handbook on Issues, Frameworks, and Solutions* (Oxford University Press, 2011), and has consulted with major international development institutions including Oxfam GB, USAID, the Overseas Development Institute (ODI), CARE international, the International Land Coalition, the Centre on Housing Rights and Evictions (COHRE), the Danish Refugee Council, the FAO, UN-Habitat, UN-OHCHR, UNEP, and Displacement Solutions.

Improving land governance in Botswana – Achievements and lessons learned

Land, Kristin (1); Malatsi, Bareng (2)
1: Lantmateriet, Sweden; 2: Ministry of Lands and Housing, Botswana

Abstract: When a country's need for foreign support is related to long-term improvement of social and administrative structures, the country-specific setting has to be taken into consideration from the very start. A fit for purpose approach is vital, and the recipient country must take on the responsibility of the implementation in order to create real opportunities of sustainability. In Botswana, a number of aid projects are of a cooperative nature, with institutional development and capacity building as main objectives. One of these, the LAPCAS project, aims at improving land administration procedures, capacity and systems. This five-year project started in 2009 as a partner driven cooperation between the Governments of Botswana and of Sweden. The Swedish experts play a subordinate role, and the project ownership clearly rests with the Botswana counterparts. On the whole, LAPCAS is considered a successful project. Some results are already generating impacts on the Botswana land administration scene, while others will take time to evaluate. However, not everything has followed the original plan or met its objectives. Challenges of inadequate implementation capacity and the need for more profound change in mindset are still a reality. The next phase of the LAPCAS initiative will need to address these issues.

Presenting author's biography: Mr Bareng Malatsi has been working in the Ministry of Lands and Housing, Botswana, since 1986 in various capacities, culminating in his present designation of Director of Surveys and Mapping and the Botswana LAPCAS project manager. During his career he has worked for various organizations in the Ministry, which has enabled him to have a grasp of most land administration issues in the country. He has presented papers at many international conferences during his career, and has been a member of several committees aimed at enhancing performance in the public sector. Mr Malatsi has a BSc degree in Land Surveying from the University of Newcastle-upon-Tyne, and a MSc degree in Land Surveying from University College London.

The influence of land tenure reform on land tenure security in Musanze district, northern province in Rwanda

Muyombano, Emmanuel
University of Gothenburg, Sweden

Abstract: Land has long been, and continues to be, central to the lives of most Africans, as well as to the politics and economies of African countries. Early in the new millennium "the land question" is once more near the top of policy goals for development across Africa and a central focus of cross-disciplinary research (Anseeuw&Alden, 2010). In this line, in Rwanda, the importance of ongoing land tenure reform, and the land tenure security is stipulated in the National Land of Policy (2004) and the Organic land Law (2005). This paper examines the influence of land tenure reform on land tenure security in the context of land registration (land titling) process in Musanze district, Northern Province in Rwanda. In addition to land conflict resolution, highlighted in the National Land Policy, the paper examines the land tenure security of the local population taking into consideration the implementation of- rural grouped settlements and the land use consolidation policy, which are key themes related to the use and management of land as stipulated in the Organic land law. The

study area comprises the following sectors and the respective stages of land registration process, Kimonyi (completed), Shingiro (started but not yet finished) and Gataraga (not started).

Presenting author's biography: Emmanuel Muyombano is a PhD candidate at the University of Gothenburg-Sweden since 2011. He is an academic and researcher staff at the National university of Rwanda (NUR) specifically in the Centre of Environment, Entrepreneurship and Sustainable Development, NUR. He has a Bachelor's Degree in Geography from the National University of Rwanda and Masters Degree in Geography and Environmental studies from the University of the Western Cape, South Africa. His PhD research project aims to study the impacts of the ongoing land tenure reform in Rwanda on land use patterns. The case study is in three sectors of Musanze District, Northern Province in Rwanda chosen based on the level of implementation of land registration process. It is expected that his PhD research project will contribute to the research so far done in countries where land use policies have been implemented for a better land management in the context of a systematic land registration and titling programmes.

Mainstreaming the first registration of real property rights in Romania

Bourguignon, Camille
World Bank, United States of America

Abstract: In Romania, less than 50 percent of real properties are formally registered in the land book of the National Agency of Cadastre and Land Registration (ANCPI), of which only 20 percent are registered in its unified registry (e-Terra). This widespread informality has been the subject of growing attention, and ANCPI has recently sought the World Bank's support in identifying solutions. In this paper, we use the World Bank Doing Business report's methodology to record procedures necessary for individuals in Romania to register their rights for the first time in e-Terra. The results are used to formulate recommendations on how to mainstream first registration procedures.

Presenting author's biography: Camille Bourguignon joined the ECSEN Land Team as an ET Consultant on August 15. He recently completed a PhD in Geography from the University of Paris I Pantheon-Sorbonne (France) and in Geodetic Sciences from the Federal University of Paraná (Brazil). Camille has ten years of work experience in Land Reform and Administration, including eight as a consultant for the World Bank and two as a Cartographic Engineer for the International Subsidiary of the French National Geographic Institute (IGN FI). His areas of expertise include real property registries and cadastres, real property rights regularization, slum upgrading, and agricultural land redistribution.

Securing land tenure in fourteen countries: Historical perspectives, challenges and opportunities

Antonio, Danilo (1); Espinoza, Jorge (2); Kirk, Michael (3); Mabikke, Samuel (1)

1: United Nations Human Settlement Programme (UN-HABITAT), Kenya; 2: Technische Universitaet Muenchen, Germany; 3: Philipps Universitaet Marburg, Germany

Abstract: In the last two decades, land issues have impressively regained momentum in policy, research and development cooperation debates. Many countries have completely restructured their legal and regulatory framework related to land; they have tried to harmonize

Presenting author's biography: Jorge Espinoza obtained his degree in Forestry Engineering from the Pontificia Universidad Católica de Chile in 2003. Furthermore, he holds an MSc degree of the Technische Universität München and is a PhD Candidate at the same University.

MARCH 25, 13:30, MC 7-100

SPR-07: Mapping of community tenure

Chair: Michael Jarvis, Senior Private Sector Development Specialist, World Bank, United States

Going beyond consultation: Participatory village boundary setting and community mapping in rural Indonesia

Barthel, Kevin (1); Widodo, Sigit (2); Safik, Ahkmad (2); Hardiono, Martin (1)

1: Millennium Challenge Corporation, United States of America; 2: Millennium Challenge Account, Indonesia

Abstract: In the face of continued pressure from non-sustainable land uses, uncontrolled encroachment and ill-informed national government land use decisions, rural communities in Indonesia are faced with an on-going struggle to both use their land-based natural resources to foster economic growth, reduce rural poverty and lessen greenhouse gas emissions and poverty, while at the same time control and safeguard the natural and cultural resources that sustain rural communities. One of the fundamental elements of controlling and safeguarding land-based resources is through the identification and location of the boundaries of villages and the mapping of critical natural and cultural resources areas. While there are multiple cases of village boundary setting and community mapping exercises in rural Indonesia, recent activities have taken either a government administrative focus or a community participation focus. While both are useful for their specific purposes they each lack acknowledgment and appreciation of the needs and benefits to be derived from the other. The government-led approaches tend to rely on technical process and oftentimes marginalize the involvement of the communities, while on the other hand, the community-based approaches often lack technical rigor and are sometimes relegated as a socially-based exercise of cohesion and empowerment.

Presenting author's biography: Kevin Barthel is a Geographer specializing in land tenure and land administration. He has worked 20 years in the land tenure-based economic development field for international development organizations, various consulting firms, for the US Government and numerous governments throughout Latin America and the Caribbean. Mr. Barthel currently has two main clients: the Millennium Challenge Corporation and the Inter-American Development Bank. At MCC he is responsible for the Participatory Land Use Planning Use Activity of the Indonesia Green Prosperity Project. At the IDB he is supporting the design of the next phase of the rural land tenure project in Peru and providing technical and operational advice for project implementation in Haiti and Paraguay. With graduate education at the University of Wisconsin-Madison he was affiliated with the Land Tenure Center and currently is a member of the Board of Directors of the Terra Institute and The Land Alliance.

Parcels as spatial data: Supporting aboriginal title to huge tracts of land

Ballantyne, Brian
Natural Resources Canada, Canada

Abstract: Aboriginal title is an interest in land, which has economic value because it is integral to security of tenure. There is an incentive to invest in the land, because the character and spatial extent of the property rights in the land are clear. There is a disincentive to incur further expenses defending the parcel (e.g. litigation is a costly endeavor). There are also immeasurable psychic benefits to affirming Aboriginal title, for it ends generations of injustice, grievance, unwanted uses, despoliation and dispossession. From this perspective, spatial data means parcels and boundaries. Creating parcels is a facet of turning land into productive units; boundaries can be explained as a means to internalize externalities, if the gains of internalization become larger than the costs. So, rigorous spatial data - in the form of discrete parcels and accurate boundaries - are the final hurdle to clear in affirming Aboriginal title: failure to define, demarcate and allocate rights to Aboriginal land can be a breach of international law; the occupancy requirement of Aboriginal title in Canada is predicated on distinct parcels; the Tsilhqot'in First Nation claim to the Supreme Court of Canada was a function of boundaries.

Presenting author's biography: Brian Ballantyne has advised the Surveyor General Branch of Natural Resources Canada on boundaries, land tenure and riparian fallacies since 2007. Such advice extends to others - such as the Department of Justice, the Department of Aboriginal Affairs, First Nations' groups and the provinces. He is a lawyer, with degrees in environmental ethics, engineering, surveying and geography. He has taught in New Zealand and Canada; has consulted in Brazil, Russia and Ethiopia; and has been retained on some 15 litigation files. He publishes widely and presents seminars frequently.

Flexible land titling in Namibia: Integrating urban land rights into the national land reform programme

Matthaei, Elke Astrid (1); Mandimika, Prisca (2)
1: GIZ, Namibia; 2: Ministry of Lands and Resettlement, Namibia

Abstract: Namibia is experiencing rapid urbanization in the major towns; resulting in the growth of informal settlements. The increasing demand for land in Namibia's urban centers after independence led to the realization by the Namibian Government that addressing tenure security in rural areas alone was not sufficient. It was widely recognized that Namibia needed to implement a comprehensive national land reform that takes into account different land needs and equitable access to land in both rural and urban areas. The Flexible Land Tenure System (FLTS) was developed as an innovative concept to provide affordable tenure security for informal urban settlers. The aim of the FLTS is to address the issue of equitable and needs oriented access to land, thereby complementing the efforts already undertaken under the national land reform programme. The paper will discuss the concept of the FLTS, highlighting the challenges faced during the conceptualization and development of the FLTS until the enactment of a legal framework in 2012. The need for providing urban tenure security in Namibia, and the reasoning behind integrating urban land rights into the national land reform agenda will also be elaborated.

Presenting author's biography: Prisca Mandimika has been an Advisor to the Minister of Lands and Resettlement in Namibia since 2007. Prior to this appointment she worked in the Ministry of Lands, Land Reform and Resettlement in Harare, Zimbabwe. She has 20 years of professional working experience in various capacities with Government, Private Sector and Civil Society on land related issues. She has written on issues of agrarian reform; specifically on the indigenization of the large scale commercial farming sector and rural development. She has made contributions to international and regional debates and networks on land and agrarian issues. Ms. Mandimika is trained in policy. She studied and graduated with a Msc. Policy (University of Zimbabwe) (University of Fort Hare, SA), Mphil. Land and Agrarian Studies (forthcoming), (University of Western Cape, SA), Bsc. Honors (University of Zimbabwe). She is currently registered for post graduate studies at the University of Western Cape in South Africa.

Overlapping land claims and the case for transparency: Lessons from Bolivia

Debucquois, Claire (1); Cordes, Kaitlin (2)
1: Columbia Law School, United States of America; 2: Vale Columbia Center on Sustainable International Investment, United States of America

Abstract: The aim of our contribution is to identify the concrete drawbacks resulting from overlapping structures of land concessions and land use patterns, and to define a framework to tackle this issue, to be included among other strategies for improved implementation and monitoring of land-related policies. The overlap of land claims is a very significant issue in many parts of the globe, in view both of its magnitude and of its relevance to land governance. In particular, harnessing this problem is paramount to encourage responsible investment for local benefits and common resource management. Our paper is structured in three parts. The first section elaborates on the issue of overlapping land claims in general. The second draws upon fieldwork conducted in Bolivia and identifies a number of pitfalls due to the overlapping of forest --or logging--, mining, and hydrocarbons concessions with both protected areas and indigenous territories recognized by formal, collective titles. The third part seeks to identify steps forward and to draw conclusions based upon the practices previously highlighted.

Presenting author's biography: Claire Debucquois is a J.S.D. candidate at Columbia Law School, where she is working under the supervision of Prof. Katharina Pistor, director of the Center on Global Legal Transformation. She is also a fellow of the Belgian National Fund for Scientific Research, affiliated with the University of Louvain. Claire studied law, philosophy and economics at various universities in Belgium (Brussels, Namur and Louvain) and the Netherlands (Utrecht), and specialized in transnational and comparative law, international and human rights law, and development economics. She has been a visiting scholar at Columbia University and at Université Paris I Panthéon-Sorbonne. Before embarking on her research Claire volunteered in Ecuador and Italy, worked in the fields of public policy evaluation in Belgium and migration law in Berlin, and interned with the United Nations Food and Agriculture Organization (FAO) in Rome. She also acquired extensive fieldwork experience in Brazil, Morocco, Madagascar and Bolivia.

Community land titling and social enfranchisement: Evidence from a field experiment in Africa

Young-Taft, John Taiowa (1); Knight, Rachael (2)
1: Gulf University for Science and Technology, Kuwait; 2: Namati, United States of America

Abstract: In important discussions regarding resource extraction, development, and violence in Africa, property rights and traditional community rights have naturally come to the fore. In response to this, many African nations instated community land titling laws in the mid-nineties, but no community has ever formally gained rights to their land in any country. In this study, 60 communities were selected – blocked on country – in Liberia, Mozambique, and Uganda, and were randomly selected control status or three (ordered in magnitude) levels of legal aid: ‘popular education’, ‘popular education and paralegal assistance’, and ‘popular education, paralegal assistance, and formal legal assistance’. Their progress was specified according to a set of stages completed in the land titling process. Additionally, a household survey of some 250 possible responses was taken over about 2,500 households before and after the stimulus considering social enfranchisement variables, focusing on women, youth, widows, the elderly, and “outsiders.” Our paper presents the results of this experiment, which will be monitored over the next 10 years or so.

Presenting author’s biography: Dr. Tai Young-Taft received his BA in Political Science from Reed College, his MA in Statistics from Yale University, and his PhD in Economics from The New School for Social Research. He is also completing his MS in Mathematics from NYU. He is currently an Assistant Professor of Economics and Finance in the College of Business at the Gulf University for Science and Technology, in Kuwait. Prior to that he was a Lecturer in the Department of Economics at NYU.

MARCH 25, 13:30, MC 2-800

URB-07: Housing

Chair: Elizabeth Blake, SVP Advocacy, Government Affairs & General Counsel, Habitat for Humanity International, United States

Access to affordable land and housing in south Asian cities

Rai, Manjusha (1); Dowall, David (2); Ellis, Peter (1); Roberts, Mark (1)

1: World Bank, United States of America; 2: University of California, Berkeley, United States of America

Abstract: With only 27 percent of its population living in cities, South Asia is currently the least urbanized region in the world. However, it is projected to add a half a billion new city dwellers by 2030, thereby raising its aggregate urban population to more than 800 million. The analysis of night-time lights data also revealed that between 1999 and 2010, overall urban land area grew at a rate of 4.8 percent per annum. The lack of affordable, accessible and desirable land for housing leads to the prevalence and expansion of informal settlements/slums. It is estimated that 190.7 million people in South Asia are living in slums. This paper dimensions urbanization and household growth trends in South Asia and identifies and assesses constraints to the provision of affordable land and housing access in the region. The paper is based on a meta-level research survey of recent studies carried out by the World Bank, the Asian Development Bank, bi-lateral donor agencies, NGOs and national and local level government agencies, and draws on UN World Urbanization Prospects data. The paper sets the stage for more rigorous analysis at both national and local levels that will be carried out over the next year.

Presenting author’s biography: Professor David Dowall was director of the Institute of Urban and Regional Development (IURD) from 2004 to 2008 and worked with IURD since joining the Berkeley faculty in 1976. Over the years, his research has focused on both domestic and international land management, housing policy, economic development strategy and infrastructure planning and finance. Internationally, Professor Dowall has carried out policy research and designed technical and financial assistance strategies for cities and regions in over 50 countries. Although he is known for his empirical and analytical work on urban land economics and infrastructure finance, he has spent over 20 years working with governments and nongovernmental organizations on neighborhood and urban development projects.

Quito, Ecuador’s land and housing market: Constraints and opportunities for affordable low-income housing

Kim, Yoonhee (1); Dowall, David E (2)

1: World Bank, United States of America; 2: University of California, Berkeley, United States of America

Abstract: This paper attempts to dimension the scale of housing informality in metropolitan Quito, to identify the principal causes of low affordability and most importantly to provide a range of policy and programmatic recommendations to the metropolitan government on how to improve the performance of the land and housing market to increase the production of affordability. The paper’s approach is to use both quantitative and qualitative methods to evaluate the performance of Quito’s low-income housing market. The analysis is based on a combination of GIS-based econometric analysis and extensive field work. Our preliminary field work indicates that constrained land supply and high prices are the main impediment to the provision of affordable housing. Our economic analysis provides us with the factual base to pinpoint key bottlenecks in the land market and position us to offer useful recommendations. The paper concludes with a series of recommendations that the metropolitan government should consider to expand land supply by moving development into outlying buildable areas, redeveloping the old municipal airport site for affordable housing, and revising zoning and planning regulations to permit higher density development in areas with adequate infrastructure and appropriate typography.

Presenting author’s biography: Yoonhee Kim is a Senior Urban Economist at Disaster Management and Urban Development Unit of Latin American and the Caribbean Region. Currently, she manages several lending operations and technical assistance program/analytical work in Ecuador, Belize and Mexico in the areas of housing and land, climate resilience, regional economics, and municipal infrastructure. David E Dowall is Professor Emeritus of City and Regional Planning of the University of California, Berkeley. His research has focused on both domestic and international land management, housing policy, economic development strategy and infrastructure planning and finance. Internationally, Dowall has carried out policy research and designed technical and financial assistance strategies for cities and regions in over 40 countries.

Economic consequences of the regularization of peri-urban settlement in Brazil

Reydon, Bastiaan Philip; Bueno, Ana Paula da Silva
UNICAMP, Brazil

Presenting author’s biography: Bastiaan P. Reydon is an economist who holds a MS in Agronomy and a Ph.D. in Economics (UNICAMP), with a Post-doctorals in Land Management at the University of Wisconsin (USA) and at the ITC from the University of Twente (The Netherlands). He is a professor at the UNICAMP in Environmental Economics and Agricultural Economics - specialization in

land management and policies. He is a program coordinator of Graduate Studies in Sustainability Management and Corporate Social Responsibility. Consultant for: INCRA, FAO, IDB, IFPRI, the World Bank, USAID, Terra Institute on Land Governance, Land Markets and Land Policies. Presently Brazil LGAF coordinator for the World Bank.

Building effective and inclusive land governance: Practical lessons from Recife

Chaves, Patricia
Espaço Feminista para Democracia e Direitos Humanos, Brazil

Abstract: The paper will examine how a group of grassroots women and community leaders are challenging and changing the traditional land administration in Recife and building transparency and accountability on land policies. It will offer evidence on how an organized group of grassroots women can influence and monitor policies and make those policies work in favor of marginalized groups, reducing their vulnerability. It offers a concrete example of how a Brazilian civil society organization has developed a continuum process of political and technical education and has engaged a group of grassroots women and community leaders in an effective process of dialogue with different stakeholders around land policies and are effectively influencing and monitoring a land regularization and slum upgrading process in Recife, ensuring that women have the same right as men to land. Beyond examining how that group is collectively acting and changing policies, the paper will demonstrate the importance of bringing grassroots women's voice to land policy implementation and monitoring to ensure security of tenure for the most marginalized groups who are living in the worst conditions women.

Presenting author's biography: Patricia Chaves is the executive director of Espaço Feminista para Democracia e Direitos Humanos - Feminist Space for Democracy and Human Rights, a Brazilian feminist NGO - member of Huairou Commission - dedicated to the economic and political empowerment of northeastern women focused on a feminist perspective. With a strong background in business administration and post-graduated in Business Studies at the London School of Economics and Political Science (LSE) London, her work is dedicated to the empowerment of rural and urban grassroots women through: i) a continuous process of capacity building; ii) sharing and disseminating knowledge around gender relations; iii) building partnerships and fostering dialogue between grassroots women and different levels of policy-makers and power holders. She is especially interested in the linkages between urban and rural issues related to women's right to land.

MARCH 25, 13:30, PRESTON LOUNGE

PTG-07: Local stakeholder platforms for land governance monitoring

Chair: Anna Borotko, Food Security Policy Analyst, Foreign Affairs, Trade and Development Canada, Canada

Building concerted and consensual land reform policy in Africa: Lessons from applying the LGAF

Ndoye Niane, Aifa Fatimata; Songwe, Vera
World Bank, Senegal

Abstract: Land is the base of any economic activity from primary, secondary to third sector. Particularly, for agriculture, land is the first production factor. From social and cultural perspective to political and economic perspective, land has a great importance. In agriculture-based economies like Sub-Saharan African countries, land is the main mean of subsistence or the source of livelihood of 60% of the population. Land is also an asset and a source of wealth accumulation which has to be preserved for its transmission from generation to generation, showing its social, cultural and economic dimension. Besides, the gender dimension needs to be greatly considered in revisiting African land policies to allow women similarly to men to have access and control to land but not as tenant but with rights of ownership. A study based on Land Governance Assessment Framework (LGAF) was carried out in Senegal, Gambia and Mauritania with the support of the World Bank. This study came up with: a) A comprehensive juridical, political, social and cultural diagnostic of land tenure, b) Propositions paving the ways for concerted and consensual land reform policies for better land governance (i) securing land rights for small-holders with gender equity, and (ii) improving inclusiveness of private sector investments in agriculture for more growth.

Presenting author's biography: Aifa Fatimata Ndoye Niane, PhD. Agricultural economist, World Bank Senegal. Vera Songwe, PhD. Economist. Country Director, World Bank Senegal

The land governance and the challenges in Brazilian state of Acre

Cavalcanti, Francisco Carlos da Silveira (1); Reydon, Bastiaan (2)
1: Universidade Federal do Acre, Brazil; 2: Universidade Estadual de Campinas, Brazil

Abstract: This study discusses the complexity of land ownership regulation in the Brazilian State of Acre. Taking into consideration that complexity partially emerged from a particular colonization process, the aim of this study is to show how a set of economic factors gave rise to a specific context in the field of land ownership, which calls for applied researches especially to support policy makers tied up in land governance issues. Therefore, this article will consist of a historical part, to demonstrate the complexity and difficulty of settling the land of Acre and how it resulted in a highly concentrated structure. Finally we propose a new institutional structure to improve the land governance.

Presenting author's biography: Cavalcanti, Francisco C.S. Graduated in Economics from the Federal University of Acre, and has a MA in Development Planning from the Federal University of Pará and Ph.D. in Economics from the State University of Campinas. He is Currently an Associate IV Professor at the Federal University of Acre, and previously was Rector of Federal University of Acre and currently develops post-doctoral program at the Institute of Economics of Unicamp - Brazil.

Building on the LGAF process to implement the voluntary guidelines and contribute to the post-2015 outcomes

Hathie, Ibrahima; Ba, Cheikh Oumar
Initiative Prospective Agricole et Rurale, Senegal

Abstract: Economies of Sub-Saharan Africa are still largely dominated by agricultural related activities which employ more than 60% of the active population. Land and other natural resources constitute the basis for these activities and ensure a living for millions of individuals and their families. Control over these natural resources is vital and it is therefore critical to establish a diagnosis of the governance of tenure of these resources, detect the gaps and other deficiencies and find ways to make improvements that impact positively these populations. Taking stock of the undergoing process of dissemination and implementation of the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security and mindful of the process of implementation of the Land Governance Assessment Framework (LGAF), we take advantage of these parallel processes to identify gaps that stem from the LGAF analysis and propose ways to improve the tenure rights of smallholders using the VGs. The current discussions around the Post-2015 development agenda include key proposals for good governance of natural resources. The articulated implementation of the LGAF and VGs tools will contribute to the achievement of the anticipated goals and targets in the Post-2015 era.

Presenting author's biography: Dr. Ibrahima Hathie is the Research Director for the "Initiative Prospective Agricole et Rurale" (IPAR Senegal). From 2009 to 2011, he was a value chain manager at the USAID Economic Growth Project in Senegal with a focus on a business approach to food security. He has also served as a Professor at the National School of Applied Economics (ENEA, Senegal) from 1992 to 2009 where he assumed the position of Director of studies and fieldwork from 2004 to 2007. Dr. Hathie has closely collaborated with NGOs and Community Based Organizations and has provided training and support to their members. Dr. Hathie holds a PhD in Agricultural and Resource Economics from the University of Connecticut (Storrs, USA).

SDC's land governance program in the Mekong: A concrete step towards implementing the VGs

Burns, Anthony; Anthony, Kylie
Land Equity International Pty Ltd, Australia

Abstract: Innovative ways of addressing land governance are needed to improve family farmers' access to, and control over, agricultural land, forests and fisheries in the Mekong region. The Mekong Region Land Governance Programme initiated in March 2014, has been designed and funded by the Swiss Agency for Development and Cooperation (SDC), with additional support anticipated from the Government of Germany. It is jointly implemented by Land Equity International (LEI) and Professionals for Fair Development (GRET). Recognizing the time required to compile and make available information and analysis, build alliances, and lobby for changes into land policy and practice, its implementation will span over two 4-year phases. Additional like-minded stakeholders will be approached to foster partnerships, to forge alliances and for resource mobilization purpose. Though in its inception, the regional programme provides a flexible basis for supporting effective land policy reform in the coming years in the countries of intervention, notably through its demand-driven character, and the planned linkages to relevant regional policy forums and institutions.

Presenting author's biography: to be filled

Harnessing a multi-stakeholder platform for improved land governance in Malawi

Luhanga, Ivy (1); Jere, Paul (2); Ngwira, Kwame (1); Chunga, Dave (1)
1: Ministry of Lands and Housing, Malawi; 2: Land Policy & Governance Consultant

Abstract: In 2012, the Ministry of Lands and Housing (in collaboration with the World Bank) completed an study of land governance in Malawi using the Land Governance Assessment Framework (LGAF). This served as a unique platform, bringing together Malawian stakeholders from government, civil society organizations, universities, and the private sector to assess progress since approval of the 2002 National Land Policy. By opening up the land debate to a wider constituency, the LGAF process facilitated establishment of a national task force on land governance that served as a sector platform for a sustained stakeholder engagement, follow-up and monitoring. The task force developed a comprehensive, time bound and coasted action plan to guide its engagement to support improvements in land governance for the sector. The paper highlights key activities and achievements of the multi-stakeholder taskforce, gains observed due to harnessing this collaborative engagement platform, and some of the challenges experienced. This is used to highlight the envisaged way forward for the taskforce in efforts aimed at transforming the platform into a sustainable sector structure for coordinated land governance participation and coordination within the framework of the Malawi Growth and Development Strategy sector coordination and implementation arrangements.

Presenting author's biography: Ivy Jullie Luhanga (Mrs) is working as Principal Secretary for the Ministry of Lands and Housing in Malawi since Sept. 2011. The Ministry is responsible for land administration and ensuring access to land and housing for all. She is a holder of a Bachelor of Arts in Public Administration from the University of Malawi and a Master's Degree in Public Policy from Victoria University of Wellington in New Zealand. As a head of the Ministry of Lands and Housing she is a core team member for all land Policy Reforms in Malawi. She very much enjoys working on land policy reforms.

MARCH 25, 15:15, MC 13-121**INV-08: Securing community rights & benefits from land investment in Mozambique****Chair:** Severin Kodderitzsch, Sector Manager, World Bank, United States**Leveraging private investment for local development: Lessons from Mozambique's community lands initiative**

German, Laura (1); Cavane, Eunice (2); Braga, Carla (2); Siteo, Almeida (2)

1: University of Georgia, United States of America; 2: Universidade Eduardo Mondlane, Mozambique

Abstract: This paper explores the challenges and opportunities associated with securing local economic benefits from the recent surge in investment in the global South, with a focus on community-investor partnerships in Mozambique. The research was carried out by a team led by the Faculdade de Agronomia e Engenharia Florestal of Eduardo Mondlane University in Maputo, employing a standardized case study methodology in each of five provinces. Cases consisted of communities benefitting from Community Lands Initiative interventions, which were selected first to gain even coverage of major types of interventions and next to maximize the diversity of situations on the ground (e.g. illegal logging, displacement of farmland due to large-scale agricultural investments, loss of land to mining concessionaires). Drawing on document review, key informant interviews with government agencies, project implementers and investors, and focus group discussions with target beneficiaries, the paper explores the challenges of aligning reality with the "win-win" narrative circulating within the global land grab debate.

Presenting author's biography: Laura German is with the Department of Anthropology and Center for Integrative Conservation Research at the University of Georgia. An ecological anthropologist (PhD) and agricultural engineer (BSc), she has spent the past 7 years working on the impacts and governance of large-scale investments and land acquisitions. This work has included analysis of the local social and environmental impacts of biofuels (published as a special issue in *Ecology and Society*, 2011); comparative analysis of legislation and practice related to large-scale land acquisitions (World Development, 2013); regulatory, market-based and multi-level governance (with articles in *Energy Policy*, *Journal of Development Studies*, *Review of Policy Research* and CIFOR publication series); and the development of frameworks and case studies to explore trade-offs of land-based investment for customary rights holders and citizens (*Journal of Peasant Studies*, *Agriculture and Human Values* and *Human Ecology*, forthcoming).

Securing land rights and community participation: Lessons on land demarcation in Mozambique

Cavane, Eunice (1); German, Laura (2); Siteo, Almeida (1); Braga, Carla (1)

1: Universidade Eduardo Mondlane, Mozambique; 2: University of Georgia, United States of America

Abstract: Although Mozambique's Land Law recognizes land rights acquired through land occupation, land registration through land demarcation is necessary to increase land ownership and secure land rights of the local communities, it can also help in securing the benefits of investments. This article employed a case study methodology to identify and discuss the opportunities and challenges of securing land rights, land ownership and active community participation in local development in Mozambique. The study used a combination of document reviews, focus group with beneficiary and non-beneficiary groups, key informant interviews with government agencies and with service providers and investors. These instruments were used in five provinces in order to draw lessons from experiences of land demarcation funded by Mozambique's Community Lands Initiative. The main findings indicated that the process of land demarcation has contributed to high levels of conscientization on land ownership and community land rights; it also provided opportunities for communities to participate in negotiations with investors. Nevertheless, challenges related to strengthening local institutions, implementation of land law, and feasibility of association groups should be addressed, along with the unintended consequences of land demarcation. Addressing it would avoid discontinuances in conscientization and to promote collective action at local level.

Presenting author's biography: Eunice Cavane, Faculty of Agronomy and Forestry, Eduardo Mondlane University: Dr. Cavane is an agronomist with specialization (PhD) in agricultural extension and education. Since 1997 she has been working as a consultant and researcher in the field of agricultural and rural development and joint management of natural resources at community level. She has extensive experience in conducting participatory needs assessment and evaluation with use of participatory and qualitative methods; designing and implementing data collection instruments; and analyzing survey data using SPSS in Mozambique and Angola. She also conducts research on adoption of improved agricultural technologies and practices in Mozambique.

Land governance and climate compatible development: Forest land in Mozambique and prospects for REDD+

Quan, Julian (1); Naess, Lars Otto (2); Almeida, Siteo (3); Fernandez, Maria (2)

1: Natural Resources Institute (NRI), University of Greenwich, United Kingdom; 2: Institute of Development Studies, United Kingdom; 3: Eduardo Mondlane University, Mozambique

Abstract: Against the background of a wave of large scale land based investments, Mozambique is actively preparing to pilot the REDD+ scheme to reduce carbon emissions from deforestation and forest degradation. The paper reports findings of a study undertaken as part of an investigation into the political economy of climate compatible development sponsored by the Climate and Development Knowledge Network (CDKN). The compatibility of carbon forestry and forest conservation with rural development and poverty reduction depends on whether or not rural communities can benefit, and continue to generate livelihoods and incomes from farming, natural resource use and other activities. The paper offers an analysis of competition for forest land access under REDD+, and the consequences for different resource users. It discusses the prospects for investments in carbon forestry for the achievement of 'triple wins' combining increased carbon stocks, development benefits, and improved resilience to climate change and variability. Security of tenure, including rights of local communities to access and use forest land and resources, and arrangements for benefit sharing amongst stakeholders, are critical to success of carbon forestry and of forest conservation and management projects. Strengthened land governance, is a foundation for more climate compatible development in Mozambique.

Presenting author's biography: Julian Quan is a principal researcher and consultant at the Natural Resources Institute, University of Greenwich, and Chief Technical Adviser to the Mozambique Community Lands Initiative (iTC). His research, consultancy and policy advisory work focusses on rural economy, land and natural resources tenure and management, rural economic development, territorial

governance and institutional change. He has worked throughout Africa, in Latin America and also in Asia with development agencies, governments, and civil society, specialising in Mozambique and Brazil. He holds an MSc in Rural Resources and Environmental Policy from University of London and an honors degree in Social and Political Sciences from University of Cambridge.

Improving land administration in Mozambique through participatory community land delimitation

Monteiro, Jose (1); Salomao, Alda (1,2); Quan, Julian (1,3)

1: Mozambique Community Lands Initiative (iTC), Mozambique; 2: Centro Terra Viva (CTV), Mozambique; 3: Natural Resources Institute (NRI), University of Greenwich, United Kingdom

Abstract: Mozambique's land policy goal is to ensure that land access to all Mozambicans is guaranteed and protected, while satisfying socio-cultural needs, promoting economic progress and serve as basis for sustainable and equitable development. Land Law enables community land rights to be registered and secured through land delimitation processes, which also contributes to reduce land conflicts and increase land investments. The paper is based on the Mozambique Community Lands Initiative (iTC) lessons learned, which focuses on improvements in both legal framework and land administration practice to ensure participatory sustainable land governance. Community Land initiative is a project supported by a group of donors, that aims to secure community land rights through delimitation activities, as a path to promote rural development. Land allocation to private interests, has increased at a rate of 40% from 2009 to 2012, (encompassing about 7 million hectares). Data suggests that as a result of monitoring activities, only 43% of titled areas (covering 41% of the total land titled) have been properly and fully utilized. The paper offers insights and challenges (including sharing of responsibilities and costs) to enable involvement of rural communities into the monitoring and supervision of land use rights titling, based on community delimitation process.

Presenting author's biography: Jose Monteiro is Knowledge Management Office with the Mozambique Community Lands Initiative (iTC) and an active contributor to national debates and development of good practice in the fields of natural resource management, climate change adaptation and land administration. He holds a Masters Degree in Natural Resource Management from the University of Canberra, Australia and is a graduate in Forestry from Eduardo Mondlane University Mozambique.

MARCH 25, 15:15, MC 6-100

RES-08: Community land and REDD+

Chair: Vivek Maru, CEO, Namati, United States

Opportunity cost of carbon sequestration & preferences for REDD+ contracts: A choice experiment in Ethiopia

Dissanayake, Sahan T. M. (1); Beyene, Abebe Damte (2); Bluffstone, Randall (3); Gebreegziabher, Zenebe (2); Mekonnen, Alemu (2); Martinsson, Peter (4); Toman, Michael (5)

1: Colby College, United States of America; 2: Environmental Economics Policy Forum for Ethiopia, Ethiopia; 3: Portland State University, United States of America; 4: University of Gothenburg, Sweden; 5: World Bank, United States of America

Abstract: This manuscript informs the national and international policy dialogues related to community forest management (CFM) and REDD+. Effective REDD+ instruments must carefully consider incentives, opportunity costs, and community interactions. We use a choice experiment survey applied to rural Ethiopian communities to understand respondent's preferences towards the institutional structure of REDD+ contracts. The choice experiment survey contains the following attributes; contract payment denominated per household, duration of the contract, percentage of the payment going to the household (as opposed to the community), required reduction in fuelwood and the required reduction in grazing. Preliminary results show that respondents care about how REDD+ programs are structured with regard to the manner in which the payments are divided between the households and the communities, the restrictions on using grazing land and the level of payments received for the program. The preliminary results also indicate that the opportunity costs of carbon sequestration in developing countries by preventing deforestation and degradation in community managed forests may indeed be quite low. Our results agree with the current literature and can inform the setting up and implementation of REDD+ contracts in Ethiopia and other similar countries.

Presenting author's biography: Sahan T. M. Dissanayake is an Assistant Professor in Economics at Colby College with a courtesy appointment in Economics at Portland State University. Sahan's main research centers on ecosystem services, biodiversity, and land conservation and uses choice experiment surveys to understand preferences and mathematical programming to model optimal resource allocation. His survey work analyzes preferences for grasslands in Illinois, ecosystem services in Oregon, REDD+ contracts to prevent deforestation in Nepal and Ethiopia, and improved stove adoption in Ethiopia, and received the Robert Ferber Dissertation Award for Excellence in Survey Research from the University of Illinois Survey Research Lab. His mathematical programming work has focused on optimal land conservation within military installations and optimal school districting. Sahan received a Ph.D. in Agricultural and Applied Economics (2011) and a M.Sc. in Applied Mathematics (2010) from the University of Illinois and a B.A. in Computer Science and Economics (2004) from Ohio Wesleyan University.

Input-based REDD+ contracts: A randomized trial of improved biomass cookstoves in Ethiopia

Bluffstone, Randall (1); Damte, Abebe (2); Gebreegziabher, Zenebe (2); Mekonnen, Alemu (2); Toman, Michael (3)

1: Portland State University, United States of America; 2: Environmental Economics Policy Forum for Ethiopia, Ethiopia; 3: World Bank, United States of America

Abstract: This paper analyzes the role that cleaner and more fuel-efficient cookstoves might play within the context of REDD+ through reduced fuelwood use and increased forest carbon sequestration. Fuelwood savings to cook typical meals are assessed using controlled cooking tests (CCTs) for a random sample of 432 households, as well as a survey to address the propensity for improved cookstoves actually to be used. Though preliminary, our results reveal that improved cookstoves (called MIRT) generate about 22% to 31% in fuel savings compared to traditional three stone stoves. The savings vary across regions and are larger in a second round CCT than the first. We thus expect that gains would be eventually higher than what we found now as a result of learning. Aside from reduction in fuelwood consumption, reduction in smoke (indoor air pollution) turned out to be another attribute rated most highly in the satisfaction survey.

Less emphasis was placed on reduction in cooking time. In addition, we find there are reported reductions in time spent gathering of fuelwood. An important implication is that improved cookstoves can potentially contribute to REDD+ goals.

Presenting author's biography: Randall Bluffstone is a Professor of economics and fellow of the Institute for Sustainable Solutions at Portland State University, and an Environment for Development Initiative Research Associate.

Raising the REDD Flag: How national governance failings are compromising Madagascar's REDD+ potential

Aquino, Andre; Griffin, Robert
World Bank, United States of America

Abstract: Like most developing countries with extensive forest cover, Madagascar has been quick to see the potential for its forest resources. In particular, its vast forest carbon stocks could potentially generate significant investment through an international payment mechanism for environmental services known as REDD+. REDD+ would compensate Madagascar for the emissions reduction services that the country's forest carbon stocks deliver globally. These revenues could ultimately be used for sustainable development of this economically impoverished, but natural-resource rich country. We argue however that while international organizations have been very active in developing and implementing project level REDD+ activities, failings in the emerging national governance framework for REDD+ are hindering Madagascar's potential to maximize the potential financial rewards from REDD+, both at the project and at national levels. This governance framework encompasses definition of institutional roles and responsibilities for implementing the national REDD+ strategy, rules for dealing with REDD+ transactions and instruments for managing REDD+ funds including a mechanism to share benefits with local communities. We argue that the valuable lessons generated by pioneer projects should be generalized into national policies and regulations. Otherwise Madagascar misses a valuable opportunity to reap economic benefits for state and to local communities.

Presenting author's biography: André Aquino is an environment specialist. He has been working at the World Bank for over nine years, currently at the Carbon Finance Unit. His work is primarily focused on natural resources management, particularly forestry and sustainable land management, as well as on climate change issues, particularly mitigation in the land use sector. He has work experience in Africa, Asia and Latin America, on various investment operations and analytical work.. André holds a Master's degree from the University of Maryland in Environmental Policy, a specialization in Environmental Law from the Federal University of Belém (Brazil) and a bachelor degree in International Relations from the Catholic University of Minas Gerais (Brazil).

Community rights and forest conditions: The contribution of stronger forest tenure to climate change mitigation

Winterbottom, Robert; Veit, Peter
World Resources Institute, United States of America

Abstract: For several decades, the global community has been concerned about high rates of deforestation, particularly in countries with significant areas of tropical forests. Difficulties in the ability of national governments to provide for the sustainable stewardship of remaining areas of moist tropical forest are fundamentally related to land governance challenges. These land governance challenges have also had an influence on the ability of national governments and development assistance agencies to make progress in addressing climate change and in making progress with respect to other sustainable development goals. The authors review the evidence reported in the literature of the correlation between the strength of community rights and the status of forest cover and the flow of community level benefits. This research investigates the role of secure tenure and other key factors which influence the extent to which some local communities are successful in protecting forests, avoiding deforestation and contributing to improvements in the condition of forests. The paper discusses the implication of these findings with respect to strategies and opportunities for addressing climate change, and for making progress in the achievement of other environmental and development goals.

Presenting author's biography: Robert Winterbottom is a Senior Fellow in the Food, Forests and Water Program at the World Resources Institute, based in Washington, D.C. His work is focused on scaling up the sustainable management of rural landscapes to secure food and water supplies and other benefits. Bob has broad experience in environmental sciences, natural resource management and rural development, working over the past 30 years in Africa and South Asia, on issues of desertification, tropical deforestation, community-based natural resource management and re-greening of agricultural landscapes.

MARCH 25, 15:15, PRESTON AUDITORIUM

GDR-08: Land tenure arrangements and change in an Islamic context

Chair: Amie Bensouda, Managing Partner, Amie Bensouda & Co LP, Gambia

Land tenure and the Arab spring: Yemen's experience

Unruh, Jon
McGill University, Canada

Abstract: The aftermath of the Arab Spring uprisings will see profound sociopolitical and economic changes for societies in a number of areas of the Middle East. Due to the long period in which governments preceding the uprisings were in power, and the manner in which they governed, what accumulated was a significantly large set of injustices over a variety of issues. Land and property rights are one of these important issues, and have emerged in all of the Arab Spring states as important to addressing both peace and economic development. This analysis looks at Yemen and the land and property rights problems that have emerged in the south in particular. Because the situation in Yemen with regard to land rights involves problems authenticating land deeds, documents and other forms of evidence for claim, for both formal and customary tenure systems, land claims as a result are difficult to verify, particularly en masse, and land disputes are common and can be volatile. This paper will analyze the current topic of 'mass claims', describing some of the more salient features of the problem, and some of the approaches taken by the current Yemeni government at finding a way forward.

Presenting author's biography: Dr. Jon Unruh is a Professor of Geography at McGill University, Montreal, Canada. His research, applied and policy work over the past 20 years has focused on the human geography of war affected countries. His specialty is the recovery of

war-affected land and property rights systems. His past work has dealt with Islamic, traditional, legal and warlord approaches to land rights in war-torn scenarios. His experience includes work in war-affected countries of Africa, Asia, Latin America and the Middle East, and he has worked with the United Nations and a variety of governments to rebuild land and property rights systems after war.

"Nothing more to lose": Ashwaayat and land governance in Egypt

Soliman, Ahmed Mounir Mahmoud
Alexandria University, Egypt

Abstract: Informal urbanization, rapid population growth, lack of an overall urban planning framework, and arbitrary housing policies were among the causes that led into the appearance of an "emerging urbanism" in Egypt, known as ashwaayat, or indiscriminate forms of urbanity. Based on two case studies of Egyptian cities; Cairo, and the city of Alexandria, this article explores two folds. One is ashwaiyyat results from exclusionary pattern of urban development, planning and land management, by which has been informally locked it into (in) visible urban enclaves within the built environment. Another highlight the rights of everyone to own property, through informal security of tenure, have a fundamental importance in the urban poor own right. The findings of the study have been widely disseminated. They are being diverse and multifaceted according to the history of land markets and tenure and to the ways land being developed. The Egyptian government has to adopt a policy that supports what people do, what people are willing to do, what people able to do and to regulate to the benefit of the collective resources by which enabling a practical and logical land governance system, rather than systems so unfeasible that leave most of land in ashwaiyyat unregulated.

Presenting author's biography: Ahmed Soliman received his Ph.D. in Social Sciences – Urban Planning and Housing studies from the University of Liverpool, UK from 1981 to 1985. He is currently working as a professor of urban planning and housing Studies and was a former Chairman of Architecture Department in the Faculty of Engineering at Alexandria University (2007-2012), Egypt. He was the Dean of the Faculty of Architectural Engineering at Beirut Arab University, Lebanon from 2000 until 2004. He has published widely on issues of urban planning, urban housing, and informal settlements in several distinguish international journals and contributed in chapters in various books. He worked with Hernando De Soto twice, the first time was in 1997 and the second time was in 2000, studying the informal settlements in Egypt. He is the author of A Possible Way Out: Formalizing Housing Informality in Egyptian Cities (2004), University Press of America.

Securing and protecting land rights from a gender perspective in Afghanistan

Madzarevic, Jelena
Norwegian Refugee Council (NRC), Islamic Republic of Afghanistan

Abstract: Afghan women gain access to housing, land and property rights mostly through their relationship with men. Inheritance and dower represent two main opportunities for women to gain ownership of land and achieve security of tenure. In the event of a man's death or divorce, women become vulnerable to losing the property and security against competing interests of dominant family members – especially in the context of displacement, land scarcity and insecurity. The Norwegian Refugee Council (NRC) has provided legal aid to vulnerable displaced women to realize land rights and achieve durable solutions. Based on NRC's ample legal experience and selected case studies, the report reviews applicable legal and institutional framework and practices, and identifies main challenges behind the vulnerability. The challenges manifest as striking deficiencies of both statutory and traditional justice systems in addressing land-related disputes, demonstrating insufficient capacity, gender bias and no guarantees of procedural fairness. Moreover, strict patriarchal socio-cultural environment compel women to partly or wholly waive their rights in order to avoid ostracism, violence and restore peaceful relations. Acknowledging general failure of the government and the international community to strengthen displaced women's access to land, the report recommends comprehensive interventions and programmatic approaches to sustainably address the issue.

Presenting author's biography: Jelena Madzarevic has a Master of international human rights law from Lund University in Sweden, a BSc in Peace and Conflict Studies from Malmö University, Sweden, and a Bachelor of Laws (LL.B.), Kragujevac University, Serbia. With a progressive 9-year career record spanning legal services, institutional capacity building and project management in transitional/developing societies; Interested in theory and practice of human rights law, conflict resolution, sustainable development and business administration.

Islamic social endowment of land (Waqf): A tool for poverty alleviation

Baird-Zars, Bernadette (1); Amirtahmasebi, Rana (2); Abdulla, Darrat (1)
1: Alarife Urban Associates, United States of America; 2: World Bank, United States of America

Abstract: Nearly 10-30 percent of land in cities across the Islamic world lies stagnant, yet has been designated for a social purpose through waqf. Waqf (pl. awqaf), or Islamic permanent endowments, have significant potential to leverage large-scale social development. However, gaps in knowledge on the extent and administrative context of current waqf continue to slow reform and investment. Across the Islamic world, waqf is perceived as an essential institution in Islamic legal and economic systems for the private provision of public goods, especially to the underprivileged. As permanent social endowments of land or other assets, awqaf have historically provided services that range from education and healthcare to water supply and highway facilities on a voluntary basis without any public funds. Though an analysis of the existing conditions across countries with significant waqf assets, this paper identifies common threads preventing investment and presents an agenda to re-activate the sector for development.

Presenting author's biography: Bernadette Baird-Zars is a partner at Alarife Urban Associates, a firm providing support to urban initiatives in the Middle East and Latin America. At Alarife, she leads project and research work on urban land development tools, PPPs, governance, Islamic tenure systems, and affordable housing for the IADB, the World Bank, Habitat for Humanity and local governments. Before coming to Alarife, Bernadette was a Senior Project Manager at the Affordable Housing Institute, where she worked on social impact bond design and modeling and business plans for new housing improvement finance companies. Bernadette also worked for several years for the Aga Khan Development Network in Syria and co-launched the local AKTC socioeconomic development program in Aleppo. Bernadette has a Masters of City Planning from MIT and a BA from Swarthmore College.

MARCH 25, 15:15, MC 5-100**MNG-08: Socializing land rent while untaxing production: benefits and methodologies****Chair:** Clarissa Augustinus, Unit Leader, UN-Habitat, Kenya**How taxing land reduces poverty**Tideman, Thorwald Nicolaus
Virginia Tech, United States of America

Abstract: Taxing land reduces poverty in five ways. Taxing land permits reductions in other taxes. Because the share of land taxes paid by the poor is lower than their shares of other taxes, shifting taxes to land reduces poverty. Shifting taxes to land reduces the excess burden of the tax system. Unlike other taxes, a land tax does not cause economic inefficiency, by letting people to reduce their taxes by being less productive. So taxing land improves economic efficiency, which raises wages, reducing poverty. Shifting taxes from capital to land improves access to capital. A country that reduces its taxes on capital gets more capital. With more capital, workers are more productive and wages are higher. Therefore shifting taxes from capital to land reduces poverty. Taxing land reduces land speculation, increasing land efficiency. Reduced land speculation increases the effective amount of land, making labor more productive, raising wages and reducing poverty. Taxing land shifts land to people who use it more productively. The present value of future taxes is less for people with higher interest rates, who get higher returns from their assets. Thus taxing land shifts land to people who make an economy more productive, raising wages and reducing poverty.

Presenting author's biography: Nicolaus Tideman is a Professor of Economics at Virginia Tech. He received his bachelor's degree from Reed College in 1965 and his Ph.D. from the University of Chicago in 1969. From 1969 to 1973 he was Assistant Professor of Economics at Harvard. In 1970-71 he served as Senior Staff Economist at the President's Council of Economic Advisers, with special responsibility for urban issues. He has also served as a consultant at the Bureau of the Budget (predecessor to the Office of Management and Budget) and at the Office of Tax Analysis in the Department of the Treasury. He has been at Virginia Tech since 1973, as a post-doctoral fellow, Associate Professor, and Professor since 1985. He has published numerous professional articles, primarily in the areas of urban economics, public finance, economic justice and efficient public decision-making. In 2006 his book *Collective Decisions and Voting* was published by Ashgate Publishing Company.

Land assessment for socializing land rent while untaxing productionGwartney, Ted
Municipal Revenue Consulting, United States of America

Abstract: Public revenue to finance good quality services can best be procured when the community recaptures socially generated land rent rather than taxing labor and production. Cities need a sustainable and growing revenue source to fund community government public services. A land rental fee raises revenue from land use, natural resources and community funded services. Land rent is formed from ecological and social endowments, not the personal activities of individuals. A system of public finance that would strengthen and maximize incentives for the fair distribution of wealth, environmental protection, efficient wealth production, provision of adequate government services and peaceful resolution of territorial conflicts can be created. There is sufficient land rent available to deliver adequate funding for the services made available by a local government. The value of land rent can be estimated with an acceptable accuracy and transparency, at a cost which is very small compared to the revenue to be obtained. A proper system of assessment and collection of land rent can provide for the proper economic use of the land. This paper discusses the procedures for land rental assessment, the appraisal process and seven methods that can be used to estimate the rental value of land.

Presenting author's biography: Ted Gwartney retired as the Assessor of Greenwich, Connecticut in 2012. Formerly he was the City Assessor of Bridgeport and Hartford, Connecticut; and was the Deputy County Assessor of Sacramento, California. From 1975 until 1986 he organized and was the Assessment Commissioner and Chief Executive Officer of the British Columbia Assessment in Canada. Ted Gwartney is the President, of the American Journal of Economics and Sociology; holds a MAI Professional Designation, from the Appraisal Institute; and is Vice-President, of the Council of Georgist Organizations. He has been associated with the Robert Schalkenbach Foundation since 1970. He served as the Executive Director of the Foundation from 1996 to 2000. He has written articles on "Methods of Land Appraisal;" "Land Rent Assessment;" "Reducing Sprawl;" and "Public Finance." He was a Professor, in the Department of Law, on Real Estate Appraisal, at Baruch College, New York.

Value capture: The good, the bad & the uglyRybeck, Richard
Just Economics, LLC, United States of America

Abstract: Public infrastructure investments often result in higher land prices. This, in turn, causes some development to seek cheaper, but more remote locations. The ensuing sprawl impairs the environment and governmental budgets through the expensive duplication of infrastructure. "Value capture" returns publicly-created land values to the public sector. It can help make infrastructure investments financially self-sustaining. Value capture can reduce the speculative demand for land. This attracts more responsible land-based investment, lowers the price of land and creates more transparency regarding private and public real estate investments. By internalizing economic externalities, value capture can also help reduce sprawl. Unfortunately, "value capture" is often misunderstood. Some techniques, referred to as "value capture," are not. These techniques fail to produce the beneficial impacts that are associated with "value capture." The following "value capture" techniques will be defined and evaluated as to whether or not they are "value capture" Land value or site value fee, Betterment Levy, Special or Benefit Assessment District, Exactions / Impact Fees, Joint Development, Land lease / sale, and Tax Increment Financing (TIF). Creating greater clarity about the techniques that are "value capture" and those that are not can help ensure that the appropriate techniques are used in the appropriate circumstances.

Presenting author's biography: Rick Rybeck, an attorney with a master's degree in real estate and urban development, has worked on state and local government issues for 30 years. As the director of Just Economics, LLC, he helps communities create economic incentives for job creation, affordable housing, transportation efficiency and sustainable economic development. Previously, as Deputy

Administrator for Transportation Policy & Planning in the DC Government, he facilitated landowner funding for a new transit station. Rybeck received a 1986 scholarship from Urban Land Institute to write "The impact of Property Tax Policy on Spatial Patterns and Costs of Development." In 1982, Rybeck authored "Meeting America's Housing Needs."

Land value tax: Funding community from the public commons, feasibility and practical applications

Vincent, Richard Joshua
Center for the Study of Economics, United States of America

Abstract: From the postindustrial West to the burgeoning East and the exploited South, the confounding difficulties communities face in providing an environment of shared prosperity and opportunity is trumped by the need to provide revenues to provide essential services such as infrastructure, superior education, public safety, and community assets. Traditional forms of revenue are inadequate for the job. Communities and their stakeholders fall further behind as the linked issues of land and poverty are more pronounced. Some communities need to tap their existing resources to improve the lives of citizens and commerce. Some communities need to preserve the unquantifiable gifts of nature. Each community needs the other. Using diverse examples of local to regional communities from selected parts of the world, this paper will explore the extent to which community created land value exists, how it has been effectively privatized, who benefits from the current state of affairs, and how this publicly created value can be dispersed and shared among communities to provide efficient access to prosperity for all by eliminating/reducing distortionary exactions from human effort. The paper will use empirical data to demonstrate the effectiveness and substance of collecting "Commons rent" to address inequity and redress poverty.

Presenting author's biography: Joshua Vincent is the Executive Director of the Center for the Study of Economics, which focuses on land value taxation (LVT) that encourages Smart Growth initiatives and Urban Redevelopment strategies. Since 1994, Vincent has made local property tax control and review procedures computerized with consistent methods to ensure quality and objective outcomes. He is nationally recognized for his leadership in LVT implementation restructuring local tax structures. In 19 years of practice, Mr. Vincent has worked with over 75 municipalities, NGOs and national governments. He lectures at universities, professional conclaves and legislatures on LVT implementation and administration. He is editor of Incentive Taxation, a resource for government officials. He served as expert witness before the Pennsylvania, New Hampshire, Virginia, Maryland, Connecticut, New Jersey, and Minnesota legislatures. The Center was instrumental in providing research and education and assistance to the Connecticut General Assembly's MORE Commission, which recommended providing law to permit LVT.

MARCH 25, 15:15, MC 7-100

SPR-08: Managing public land

Chair: Helge Onsrud, Director, Norwegian Mapping Authority, Norway

State-owned agricultural land: A Dormant Treasure

Dells, Katja
BVVG, Germany

Abstract: Land in state-ownership including agricultural land is often regarded as free good rather than a valuable asset. While in many countries around the world ownership of agricultural land lies mostly in private hands, in others a considerable share of agricultural land belongs to the state. This raises the question of how to deal with this state-owned agricultural land (SOAL) in the long run, how to manage it effectively and how to allocate it appropriately in order to put it into effective use. However, a clear vision of how to manage this land is often lacking and unfavorable frame conditions for SOAL management add to the problem. The paper/presentation highlights how the potential of SOAL can be unlocked. It focuses on the aims and principles of effective and transparent management of SOAL and analyzes different procedures and tools used in SOAL management. It draws on examples from e.g. Serbia, Ukraine, Kosovo and (Eastern) Germany. Good governance approaches are illustrated and pros and cons of different legal and institutional settings for the management of SOAL are highlighted. Concluding, the paper/presentation summarizes best practices for SOAL management and future assignments for the global community regarding the management of SOAL.

Presenting author's biography: Katja Dells worked in the sales and lease Dept at BVVG's (German AgriForest Privatisation Agency) headquarters since 1995. BVVG is the German state-owned company responsible for the management and privatization of former publicly owned agricultural and forest land in Eastern Germany. In 2003 Katja Dells changed to BVVG's International Consulting Dept. and became Head of Dept. in 2004. She is responsible for the project management within the framework of BVVG's involvement in international advisory projects and also works as an expert for land management issues in EU and GIZ funded projects. Katja Dells is author / co-author of various publications and studies dealing with questions regarding state-land management.

Using ICT to manage non-agricultural property: e-SWATHU in Karnataka, India

N R, Samartharam (1); Chawla, Rajeev (2)
1: National Informatics Centre, India; 2: Government of Karnataka, India

Abstract: An e-Governance solution called e-SWATHU for managing property records of villages was conceptualized, designed, developed and implemented by National Informatics Centre for Rural Development and Panchayat Raj department with following objectives: Maintaining up-to-date records with respect to ownership, extent, dimension, etc., of properties under the jurisdiction of GramaPanchayats; process to undertake updating due to various transactions such as sale, inheritance, partition, gift, will, land acquisition, etc.; facilities to create new property records which are coming up after following due process under law; issue of records as and when owner / citizen demands for it; electronic data exchange with registration department; electronic data exchange with Local Town Planning Authorities; implementation of court decree, managing addition and removal of court stay; incorporation of liabilities on the property and removal of the same as and when demanded; maintaining flags against each property with respect to government restrictions such as PTCL, Non alienation conditions, government / GramaPanchayat property, restrictions imposed by LPAs / Director town Planning etc.,

State land administration in Fiji

Sahib, Louzanne (1); Ratumudu, Taraivini (2)

1: Institute of Valuation & Estate Management of Fiji, Fiji Islands; 2: Ministry of Lands & Mineral Resources, Fiji Islands

Abstract: The purpose of this paper is to demonstrate and share insights into the innovative ways the Ministry of Lands is embarking on in an attempt to fulfil part of the good governance and accountability objective. It specifically focuses on the Department of Lands and Survey's revenue management and harmonization of land database, land status and physical file records and the discrepancies that have been in-actioned in the past years. The Department, for numerous reasons, has not been able to collect the appropriate revenue from land rent, allowing the arrears to escalate into millions of dollars. Is the Department involved in corruptive dealing? Is it the systems and processes? Or is it the incompetence of the staff? This paper hopes to provide answers to these questions, and more. Completion of situational analysis has now recommended remedial strategies which are now implemented at Divisional, Ministerial and National level. Some of the underlying factors contributing to the alarming number of expired leases not renewed due to the anomalies existing in the data base is the lack of monitoring of leases, inadequate lease database, notion of corrupt practices, reluctance to change, unqualified personnel. A review and harmonization project is underway to address the issues.

Presenting author's biography: Taraivini Ratumudu is an Occupation Principal Technical Officer Research & Development at the Ministry of Lands & Mineral Resources, Fiji Government. He is a registered valuer, with a BA in Land Management & Development from a University of the South Pacific, Fiji. Louzanne Sahib is an Occupation Principal Valuer at Home Finance Company Limited. He is a registered valuer, PGD in Land Management & Development, and holds a BA in Land Management & Development from the University of the South Pacific, Fiji.

Good governance to overcome chaos and manage public lands in Amazonia: The case of Acre-Brazil

Reydon, Bastiaan Philip; Souza, Elyson Ferreira de; Souza, Gisele Elaine de Araújo Batista; Sakamoto, Camila Strobl; Maciel, Raimundo Cláudio Gomes

University of Campinas, Brazil

Abstract: In a capitalist economy the factors of production (land, capital, labor and natural resources), are essential to the production process and these are bought and sold through the markets. Several studies indicate that the main issue in Brazil it's about the lack of strong mechanisms to regulate the ownership, use and occupation of rural and urban land. Thus many are the losses due to the absence of governance: the concentration and speculation in land, violent conflicts in the struggle for land, intense deforestation, especially in the Amazon rainforest and this institutional failure of the Brazilian state plan and regulate use and land occupation. The lack of definition as to property rights hinders the implementation of strategies and projects that enable sustainable development for the region. This work seeks to study and describe the planning, monitoring, occupation and use of public lands of the state of Acre-Brazil as currently existing land policies. The methodology for this study will develop a literature of official documents and academic studies on the theme.

Presenting author's biography: Bastiaan P. Reydon Graduated in Economics and Management from the University of São Paulo (1978). He holds a master's degree in agronomy from the University of São Paulo (1984), PhD in Economic Development, Space and Environment by the Institute of Economics - UNICAMP (1992), postdoctoral University of Wisconsin - Madison (2006) and post-doctorate from the University of Twente (2013). He is currently Full Professor at the State University of Campinas, Advisor Sustainability Innovation Agency - UNICAMP, Institute of Economics - UNICAMP and the World Bank. Has experience in the area of economics, with emphasis on Agrarian Economies and Natural Resources. Acting on the following themes: price of land, modernization of agriculture, Rural Credit

Beyond open data: Leveraging information to illuminate trends in Cambodia and the lower Mekong

Parnell, Terry

East West Management Institute, Cambodia

Abstract: Open Data is the idea that information collected for public interest should be publicly available without restrictions. Open data initiatives are gaining ground around the world with many governments and international organizations releasing data that heretofore would have been, for most intents and purposes, inaccessible. Now, the ubiquitousness of the internet has made simple access to data practical more practical but has not necessarily rendered it more useful. The fact is that any one agency's data may offer a very limited view of any particular situation or problem. This paper proposes to examine a case study of Open Development Cambodia, and a nascent linked Open Mekong network, to look at how the value of any one agency's open data can be increased significantly by combining it with other types of data and data from public sources.

Presenting author's biography: Terry Parnell is East West Management's project Manager of Open Development Cambodia, as well as the regional Mekong build-out. She has about 30 years experience in development and humanitarian assistance, including 20 years in Cambodia, 10 years of which have been focused on land governance and land rights issues. Ms Parnell has a Masters in Agriculture and a Masters in Education. She conceived of Open Development Cambodia and a linked set of Mekong open data websites after collecting and analyzing information that was in public domain but of which few people were aware.

MARCH 25, 15:15, MC 2-800

URB-08: Incrementally securing urban tenure: Promising practices

Chair: Regina Pritchett, Huairou Commission, United States

Legitimizing local tenure practices through incremental recognition: The case of Huambo in Angola

Cain, Allan

Development Workshop Angola, Angola

Abstract: Huambo land markets have grown since the end of the Angolan civil war. Informal settlements grew rapidly in peri-urban areas, but legal and administrative procedures for managing them were not developed. The weak land legislation, fostered the development of local practices in land management, often incorporating customary practices, like the traditional chief witnessing and

bairro-level committees approving transactions. The majority of urban residents do not have legal titles but they purchased or acquired their land through some locally legitimate mechanism and most have documents to prove it. The municipal administration in Huambo demonstrated a willingness to innovate in land management by acknowledging, adapting and strengthening existing land practices. They created a number of administrative mechanisms, including a temporary upgradeable License of Occupation, to fill the gaps left in the Angolan Land Law. The License of Occupation is an administrative recognition mechanism and, although it is not embedded in law, it has currency in practice and has therefore gained widespread legitimacy. The Huambo municipality engaged Development Workshop to produce the first comprehensive land register which aims to map and record all land occupations and rights-claims in a process of incrementally improving the tenure security of all citizens in the municipality.

Presenting author's biography: Allan Cain is an architect and specialist in project planning, microfinance, urban development. He has a degree in Environmental Studies, did his graduate studies at the Architectural Association (London, UK) and further specialist studies at Harvard University and Boulder, Colorado (in Microfinance and Housing Finance). He has over 35 years of professional experience in developing countries, 30 of those in conflict and post-conflict Angola. He has worked as a consultant and lead research projects for the World Bank, UN Habitat the European Union and other international organizations. He has lectured at universities in Canada, China, Angola, Norway, USA, South Africa and UK. He is the director of Development Workshop and a member of the boards of several development institutions. His articles and papers have been published widely in international journals. He is co-founder and president of KixiCrédito, Angola's first non-bank microfinance institution and has pioneered housing micro-finance in Angola.

Incrementally securing tenure: Promising practices in informal settlement upgrading in southern Africa

Royston, Lauren
Development Works, South Africa

Abstract: Efforts to secure tenure among the urban poor are dominated by the paradigm of individual title implemented through large-scale titling schemes. Despite well intentioned policies, individual ownership is far removed from the realities of urban slum dwellers. Far from being disorganized, there is evidence that locally managed processes in informal settlements enable residents to access land, and that such transactions occur even in countries where the land is nationalized or where land cannot be legally sold without the authority of the state. Do these practices in informal settlements offer a foundation on which to strengthen community agency and progress towards tenure security? Is it possible for state structures to work with and ultimately recognize local land management practices that are used by residents in informal settlements? This paper reflects on promising practices that emerged through the work of Urban LandMark's Tenure Security Facility Southern Africa project. This paper will provide examples of different routes that can be followed to improve tenure security in informal settlements. These practices hold the promise of an alternative approach to securing tenure, which is incremental in nature and has the potential for widespread reach.

Presenting author's biography: A development planner by training, Lauren Royston has worked in the NGO and public sectors in South Africa. For sixteen years she has been a principal at Development Works, a development planning practice based in Johannesburg. Her fields of specialization are land and housing, and development planning, with a current emphasis on urban tenure security. Until August this year she focused on her role as coordinator of the tenure theme area at Urban Land Mark, a donor funded think tank where she was responsible for managing the Tenure Security Facility project, which was co-funded by Cities Alliance and UK-Aid. This work developed her regional experience with projects in Maputo, Tete, Lilongwe and Luanda. For eight years she has worked against evictions in Johannesburg inner city with residents and the lawyers who assist them. She is currently consulting to GLTN on tenure security and the continuum of land rights in Southern Africa.

The flexible land tenure in Namibia: An affordable, secure and sustainable solution

Odendaal, Willem
Legal Assistance Centre, Namibia

Abstract: The proposal is based on my past experience in doing research on informal and low-income housing projects in Namibia. What follows below is an overview of how the Flexible Land Tenure System (FLTS) was established in Namibia. While the FLTS has experienced several setbacks in its implementation in recent times, I argue that with the necessary political will, financial and technical support, it could provide low income households with an affordable, secure and sustainable housing solution.

Presenting author's biography: Willem Odendaal holds a BA degree from the University of Stellenbosch, an LLB degree from the University of South Africa and an LLM (specialization International Environmental Law) from Oxford Brookes University, UK. He has been the Coordinator of the Land, Environment and Development Project of the Legal Assistance Centre (LAC) since 2006. The LAC is Namibia's only public interest law firm and aims to bring about constitutionally based law reform through lobbying, advocacy, training and litigation. Willem has done extensive research in Namibia and Africa on topics such as Land reform, Land use, Human Rights, Mining and the Environment.

Legal approaches to vertical urban development: Is a gradual solution possible?

Malaplate, Pauline
Notaires de France

MARCH 25, 15:15, PRESTON LOUNGE

PTG-08: The African land policy initiative: Advances made and next steps

Chair: Daudi Migereko, Minister, Minister of Land, Housing and Urban Development, Uganda

Improving land governance in Niger

Bazou, Alhou Abey (1); Ghelew, Alexandre (2); Kagwanja, Joan (3); Ouedraogo, Hubert (4); Boubacar, Altine (5)

1: Permanent Secretary of the Rural Code, Ministry of Agriculture, Niger; 2: SDC; 3: Chief Land Policy Initiative, LPI Secretariat; 4: Lead land expert, LPI Secretariat; 5: National expert, LPI- SDC Assistance project to Niger

Abstract: Since 1993, the Republic of Niger initiated the development of the "Rural Code", a participatory, inclusive, innovative and decentralized land administration system. After quite 20 years of experience, the country was successful in implementing certain aspects of this national land framework law; however deficiencies were observed for other aspects, specifically the development and implementation of the Rural Code. The Government of Niger requested assistance from the LPI with a view to improving the implementation of the law, specifically in the field of local land use planning. Building on its mandate to translate the AU Declaration on land into concrete actions in accordance with the F&G, the LPI worked with the Government of Niger to clarify and articulate the assistance needed to pilot the implementation of the AU Declaration on land at country level and sharing experience with other countries. The project raised awareness on the AU Declaration on land and advocated for the F&G as a valid tool to guide the development and implementation of sound land policy. It also revealed as a catalytic platform to facilitate the joint implementation of the AU Declaration on land and Voluntary Guidelines and mobilize additional resources for the national land policy process.

Presenting author's biography: to be filled

Framework for harmonized land policies in West Africa: An LPI-ECOWAS partnership

Aubee, Ernest (1); Larbi, Odame (2); Ouedraogo, Hubert (2); Kagwanja, Joan (2)
1: ECOWAS Commision, Nigeria; 2: Land Policy Initiative

Abstract: The Economic Community of West African States (ECOWAS), within its framework of implementation of its Regional Agricultural Investment Plan, and in support of the Comprehensive African Agricultural Development Programme (CAADP), has initiated the active promotion of land tenure systems that will ensure responsible and sustainable management of resources, as well as enhance intensive agriculture. In collaboration with the LPI Secretariat, ECOWAS took the initiative to prepare a single regional framework on formulation and implementation of harmonized land policies in the region. The framework is situated within the AU Declaration on Land Issues and Challenges, which is based on the LPI Framework and Guidelines on Land Policy in Africa, as well as other on-going initiatives in the region, particularly a rural land observatory being developed by the West African Economic and Monetary Union and the Voluntary Guidelines on Responsible Governance of Tenure of Land, Forests and Fisheries. The paper will discuss the participatory processes adopted for the formulation of the harmonized framework, the key recommendation, the outcome of the process and the draft directives on rural lands prepared by the ECOWAS Commission. It will also highlight critical challenges that should be addressed to ensure successful implementation of the initiative.

Presenting author's biography: to be filled

Parliamentarians response to the land rush: an advocacy campaign

El Hadj Issa, Hon. Azizou (1); Picard Mukazi, Francine (2); Kagwanja, Joan (3)
1: Pan African Parliament, Benin; 2: International Institute for Sustainable Development; 3: UNECA

Abstract: The Pan African Parliament, in cooperation with African regional parliaments, is leading a campaign on Large-Scale Land-Based Investment across the continent as a parliamentarians' response to the «new scramble for Africa». The initiative, Making Agricultural Investment Work For Africa: a parliamentarian's response to the land rush, advocates for responsible and sustainable investments in agriculture, ensured by a unified and coordinated response to this phenomenon. Through an inclusive process, parliamentarians have mobilized to take action to promote equitable and sustainable public and private investments in agriculture, and improve land governance, through partnering with the AU-ECA-AfDB Land Policy Initiative, ISSD, AWEPA and other partners in the implementation of the Nairobi Action Plan on Large Scale Land Based Investments in Africa. The paper presents the outcomes of this important parliamentarians' initiative, especially regional seminars, including the role that has been identified for parliamentarians, opportunities and challenges. It will outline how the initiative is a means to reinforcing regional integration and improving the governance of land based investments, proposing a modus operandi for working with regional parliaments and strengthening African Union decisions, the implementation of the AU Declaration on Land Issues and Challenges in Africa and being operationalised by the Land Policy Initiative.

Presenting author's biography: Azizou el Hadj Issa is a retired colonel of Eaux, Forêts et Chasse du Bénin. He was Director General of Forestry and Natural Resources until his election in 2011 in the national assembly in Benin. He is also member of the Pan- African parliament since 2012 - commission for rural economy, agriculture, natural resources and the environment- and president of the west African caucus of parliamentarians. Colonel Azizou is a Forestry professional by training and is currently pursuing a thèse de Doctorat at the Université d'Abomey-Calavi in Benin, where he is also teaching.

Collaborating to address key land challenges in IGAD countries

Wambui Karaba, Caroline (1); Kagwanja, Joan (2); Flury, Manuel (3); Kafakoma, Robert (4)
1: IGAD Secretariat, Djibouti; 2: UNECA, Ethiopia; 3: FDFA/Embassy of Ethiopia, Ethiopia; 4: LPI Consultant, Ethiopia

Abstract: With a population of 170 million people on over 5.2 million km², the Horn of Africa is one of the most food insecure regions in Africa and the world, facing chronic hunger and persistent conflicts and poverty. Nearly three quarters of the region is arid or semi-arid, yet over 80% live from agriculture and pastoralism. Land is central to the region's agro-based economies and secure access to land and security of land rights are crucial to the participation of all people including women and disadvantaged segments of the society in the development process. But the area confronts land related challenges, including natural resource degradation and insecurity of land tenure especially for disadvantaged groups. Land related armed conflicts and terrorism have increased over the past decade, causing displacement of people internally, as refugees or combatants. Efforts to build the capacity of the Intergovernmental Authority on Development (IGAD) and its member states, to facilitate networking and peer learning, partnerships and coordination, enhance capacity of institutions, and promote monitoring and evaluation of land policy reform processes in the region will be discussed with a focus on a proposed IGAD-LPI project with pledged support of the Swiss Development Corporation (SDC) and the European Union.

Presenting author's biography:

MARCH 25, 17:00, MC 13-121**INV-09: Direct and indirect impacts of large scale land-based investment**

Chair: Xinshen Diao, Deputy Division Director, International Food Policy Research Institute, United States

Large-scale forestland acquisition in China: Field findings and recommended improvements

Li, Ping; Wang, Xiaobei
Landesa, People's Republic of China

Abstract: China's rapid economic growth has prompted a number of multinational corporations to invest in Chinese resources, including Stora Enso, one of the world's largest pulp and paper companies. The findings of our field study on Stora Enso's large-scale acquisition of farmers' forestland rights in China indicates that the reliance on the investment-thirsty government to acquire farmers' land rights works to the detriment of farmers' property interest in land as well as the company's profit and reputation. It also puts the acquired land rights at risk because of the illegality of the government-conducted or government-assisted forestland transactions that often involve coerciveness, non-transparency and the failure to follow the principle of prior, free and informed consent. A series of recommendations are offered, including exploring and adopting the out-grower approach as an alternative to land acquisition; strictly following the laws and central policies and international CSR standards in unavoidable land acquisitions; designing and implementing a pro-farmer process to review all existing acquisition contracts and correct defects, and improving institutional grievance mechanisms to effectively address farmers' concerns.

Presenting author's biography: Li Ping is a Senior Attorney of Landesa (formerly the Rural Development Institute), a Seattle-based non-governmental land law and policy institute. Since 1987, Mr. Li has conducted extensive research on rural land rights in China, and has provided technical assistance to the Chinese government and international development agencies related to the development and implementation of Chinese land laws. Over the past 20 years or so, Mr. Li has interviewed more than 1000 Chinese farmers in more than 20 provinces, and provided legal and policy recommendations to the Chinese government with respect to rural development. Mr. Li is a graduate from China's Southwest Teacher's University (1977), Seattle University (M.P.A. 1989) and University of Maine School of Law (J.D. 2000).

The first comes last: Environmental impacts of largescale land acquisitions in Oromia, Ethiopia

Atreso, Theodros Woldegiorgis
VU University Amsterdam, the Netherlands

Abstract: The First Comes Last: Environmental Impact Assessment in Large-Scale Land Acquisitions in Oromia Regional state of Ethiopia. These days it becomes common to read a blogger writing about the transfer of enormous plots of land to foreign or domestic investors in Ethiopia and other Sub-Saharan African countries. In this regard, there are two fundamental issues that come into the discussion of large-scale land acquisitions (LSLAs) in Ethiopia. On the one side, the government is arguing that in order to attract investors; laws and regulations need to be investor friendly. For this reason, amendments have been made to modify the investment proclamations at the federal as well as regional government level. On the other side, the economic development of a country should be implemented while respecting non-economic factors of the local communities in which the large-scale agricultural projects take place. For this reason, looking into the social-cultural and environmental aspects becomes inevitable to make responsible agricultural investments possible. There are three agricultural projects launched in a district of Southwest Shewa Zone of Oromia region (by one foreign and three Ethiopians). This research applied extended ethnographic research through the lens of an analytical model coined as 'Zones of intermediality' to study engagement of multifaceted stakeholders in LSLAs.

Presenting author's biography: Theodros Woldegiorgis is a PhD candidate from VU University of Amsterdam. Currently, he is working in a research project which is entitled: "The Impact of Large-Scale Land Acquisitions and Land Use on Local Communities in Oromia Regional state, Ethiopia." He has obtained his master of arts degree in Social Anthropology from Addis Ababa university in 2004, and master of science degree in Development Evaluation and Management from University of Antwerp in 2011. He has been working in various international as well as local non-governmental organizations, research projects and research institutions as social worker, project coordinator, research officer and social science expert respectively.

Biofuel investments and food production: Household evidences from sugarcane outgrower schemes in Malawi

Herrmann, Raoul (1,3); Jumbe, Charles (2); Grote, Ulrike (3); Bruentrup, Michael (1)
1: German Development Institute, Germany; 2: Lilongwe University of Agriculture and Natural Resources, Malawi; 3: Leibniz University of Hannover, Germany

Abstract: The article studies the impact of a large-scale sugarcane investment for biofuel production via outgrower schemes on household level food production. It thereby aims at contributing to the debate on smallholder integration into high value supply chains and the competition and complementarities with food production. Data used comes from a farm household survey conducted in one of the two major sugar and ethanol clusters in Malawi. First different transmission channels between participation in outgrower schemes and household food production are examined. In a second step, the net effects on household staple crop production are estimated using endogenous switching regression and propensity score matching. The study does not find any negative implication for household food production of direct participants. Instead, the data suggests a positive relation between both. Participating households have increased input expenditures on average between 40 and 70 percent, have expanded land under food crop production, hired additional labor, and increased investments in agricultural assets. However, the net effect in terms of overall production output of the major staple crops is positive though statistically not significant. However, these positive effects seem to come about partly by opening up new lands or replacing other activities rather than through intensification.

Presenting author's biography: Raoul Herrmann is a researcher in the Department of "Competitiveness and Social Development" of the German Development Institute / Deutsches Institut für Entwicklungspolitik (DIE) and a PhD candidate at the Institute of Environmental Economics and World Trade (IUW) of the Leibniz University of Hannover. His current and recent research includes the socio-economic

effects of large-scale agricultural and biofuel investments in Namibia, Malawi and Tanzania with a special interest on arrangements to integrate local communities and smallholder farmers.

MARCH 25, 17:00, MC 6-100

RES-09: Linking land use and land tenure

Chair: Jes Weigelt, Project Leader Global Soil Forum, Institute for Advanced Sustainability Studies (IASS), Germany

Global governance for sustainable land use: Status and opportunities

Fritsche, Uwe (1); Eppler, Ulrike (1); Iriarte, Leire (1); Wunder, Stephanie (2); Kaphengst, Timo (2); Wolff, Franziska (3); Heyen, Dirk (3); Lutzenberger, Alexa (4); Jering, Almut (5)

1: IINAS - International Institute for Sustainability Analysis and Strategy, Germany; 2: Ecologic Institute, Germany; 3: Oeko-Institut - Institute for Applied Ecology, Germany; 4: Leuphana University Lüneburg, Germany; 5: UBA - Federal Environment Agency

Abstract: In many parts of the world, soils and land are under continuous threat to degradation and loss which causes and increases poverty. To overcome or at least alleviate the various pressures on natural resources and livelihoods, innovative and effective governance structures are needed to strengthen responsible and sustainable land use practices. Currently there are some promising international policy initiatives that aim to address this need from different angles, e.g., strengthening the UNCCD, possible inclusion of land use into future Sustainable Development Goals or implementing the Voluntary Guidelines on the Responsible Governance of Tenure. However, it remains open which synergies between existing instruments and conventions (such as CBD, CCD and FCCC) could be strengthened, what added value new instruments imply and which policy mix serves best for enhancing a sustainable use of land, including social aspects and poverty in general. Furthermore, questions of adequate and practical indicators and their implementation need to be addressed. The GLOBALANDS (Global Land Use and Sustainability) project - see www.globalands.org - will present "windows of opportunity" for international policies to strengthen sustainable land use based on latest results of its collaborative and trans-disciplinary research, and introduce "systemic" indicators as a new concept.

Presenting author's biography: Uwe Fritsche publications: (2013) Elaborating the International Discussion on Resource Efficiency (ENTIRE): Part I: Resource Efficiency Policies in Various Countries - Annex Report. (2013) Review of the EU bioenergy potential from a resource efficiency perspective - Background study for EEA. (2012) Global Assessment for Sustainable Liquid Biofuels Production in Developing Countries; GEF Targeted Research Project executed by UNEP/FAO/UNIDO. (2012) Biofuels and employment effects: Implications for socioeconomic development in Thailand; in: Biomass and Bioenergy.

Monitoring changes in the global land-use marketplace from space

Belward, Alan

Joint Research Centre - European Commission, Italy

Abstract: Land is a finite resource, and decision makers aim to keep competing uses and regenerative capacity in balance. This calls for timely evidence concerning how, when and where land resources are changing. Earth Observing satellites provide a unique perspective and over the last forty years at least 200 land-observing satellites have been launched, around half of which are still imaging. The European Union will join this group in April 2014 when the first of six Copernicus programme Earth observing satellites is launched. These will be matched to data acquisition and processing strategies that should provide scientific evidence concerning the land on a global scale in near real time. The Copernicus data policy allows full free and open access to products, which can be used to document land cover types, condition (e.g., land productivity dynamics), integrity of land-use (e.g., protected area management) and can be combined with other geospatial information (e.g., ownership/tenure). This paper provides one vision of how information from Earth Observing satellites can inform and shape policies addressing land-use choices. Examples will show how the technology can promote transparency and good governance, help build a knowledge-base, build capacity and encourage international co-operation on managing the land as a resource.

Presenting author's biography: Alan Belward is Head of the Land Resource Management Unit at the European Commission's Joint Research Centre in Italy. He works with the Global Climate Observing System serving the UN Framework Convention on Climate Change. He is a member of the NASA and USGS Landsat Science Team and the European Space Agency's Sentinel-2 Mission Advisory Group. He has M. Phil and PhD degrees from Cranfield University's School of Agriculture Food and Environment (UK).

Enabling programmatic landscape level interventions for climate resilience

Hooda, Neeta

World Bank, United States of America

Abstract: This article presents some of the key elements of integrated landscape management, including policies, incentives and institutional arrangements, and analyses their application in two African contexts – Ethiopia and Zambia. It presents policy implications and highlights the main challenges to the implementation of the approach.

Presenting author's biography: Dr. Neeta Hooda is a Senior Carbon Finance Specialist, at Climate Policy and Finance department in the World Bank. Her work focuses countries in Africa and Asia on technical, policy and operational perspective in natural resource development, in the context of reducing emissions from deforestation and forest degradation (REDD), and developing climate resilient programs under the BioCarbon Fund. She has worked on methodology development for assessment of emission reductions through application of sustainable agriculture practices. Before joining The World Bank, she had extensive work experiences in forest management and forestry carbon project at UNFCCC and the Government of India. She holds a Ph.D in forest sciences from the University of Melbourne, Australia and a post graduate degree in Public Administration from Dalhousie University, Canada.

Land use planning for climate change adaptation in small island Caribbean states

Edwards, Danielle

American University Washington College of Law

Abstract: Small Island Caribbean states are extremely vulnerable to the impacts of climate change. Critical infrastructure exists in coastal communities, especially threatened by the rising sea levels. Projected effects of climate change include increased flash flooding, intense hurricanes and heightened vulnerability to landslides. It is therefore imperative that government officials strive to strengthen land governance through the enforcement of physical planning laws in an effort to build the island's resilience. This presentation is designed to emphasize the importance of land use planning and comprehensive physical planning legislation in relation to adaptation strategies in small island Caribbean states. First the importance of land use planning in relation to climate change adaptation is explained. Secondly, the issue of whether the legislative framework in selected Caribbean Islands, including Barbados, Dominica and Trinidad & Tobago, promotes climate change adaptation will be considered. Particular Strategies for climate change adaptation examined are watershed management, food security, disaster risk reduction, utilization of environmental impact assessment to guide future development, protection of indigenous people and sustainable tourism development.

Presenting author's biography: Danielle Edwards is currently pursuing a Masters in International Environmental Law at American University Washington College of Law. She is an Attorney admitted to practice in Dominica, and qualified to practice throughout the English Caribbean jurisdictions including Barbados and Trinidad & Tobago. She graduated from the University of the West Indies with honors in Law in 2011. Her research interests include climate change adaptation, World Bank safeguards and obstacles to renewable energy in the Caribbean. Danielle has advised the Chief Physical Planner on legal issues concerning the Planning Laws of Dominica. She is a Legal Specialist at the Public International Law and Policy Group where she monitors implementation steps on Transitional Justice issues for the UN special envoy in Yemen. In 2013, she was awarded the prizes for 4th Best Advocate at the Stetson International Environmental Moot Competition. She was born and raised in the Caribbean.

MARCH 25, 17:00, PRESTON AUDITORIUM

GDR-09: Securing women's rights in post conflict settings

Chair: Debbie Isser, Senior Counsel, World Bank, United States

No place like home: An assessment of the housing, land and property rights of Palestinian refugee women in camps and gatherings in Lebanon

Aranki, Dalia (1); Abou Daher, Layal (1); Ghanem, Sarah (1); Rasul, Majida (2)
1: Norwegian Refugee Council, Lebanon; 2: Independent consultant for NRC, Lebanon

Abstract: Displaced Women's Rights to Housing, Land and Property. No Place Like Home - An Assessment of the Housing, Land and Property Rights of Palestinian Refugee Women in Camps and Gatherings in Lebanon. Norwegian Refugee Council

Presenting author's biography: Dalia Aranki -Norwegian Refugee Council - Programme Manager of the Information, Counseling and Legal Assistance programme in Lebanon. The legal aid programme works to protect and strengthen the rights of refugees and those affected by displacement in Lebanon.

Women's leadership of land tenure and conflict resolution in Colombia

Budden, Provash; Gomez, Hugo
Mercy Corps, Colombia

Abstract: Mercy Corps and its local Afro Colombian Council partners in Choco, Colombia spent over 5 years implementing women led land formalization and conflict resolution programs. The INGO believes that community-driven administration of land tenure is not only more efficient than top down services from the national government but more importantly places decision making in the hands of land owners, namely women, who provide leadership to mitigate and resolve territorial disputes that have been the key driver of conflict for over 50 years in Colombia. The Theory of Change is that women who develop and exercise effective leadership skills will take on leadership roles in more gender-equitable and sustainable development outcomes. The INGO has received support from US, European and private donors to promote women's leadership in land tenure, including significant support from USAID and specific funding from the USAID's Gender Equality and Women's Empowerment office. The INGO aims to promote further evidence that supports USAID and other donor policies that emphasize the critical role women play in managing land use and property rights and providing leadership to conflict resolution.

Presenting author's biography: Mr. Provash Budden is the Country Director for Mercy Corps Colombia. Mr. Budden has expertise in governance and economic recovery programs that are based on community-mobilization and citizen participation in complex, man-made and natural disaster-affected environments. He currently oversees a significant land tenure and conflict mitigation program in Colombia. Prior to Colombia, Mr. Budden served as the Country Director and Chief of Party for Mercy Corps in Sudan leading a \$53 Million USAID development program that focused on local governance and public service delivery. He has completed assignments in Latin America, the Middle East, Africa and South and South East Asia for the UN, US, international donors and NGOs with over ten years of senior management experience. Provash Budden holds a Master of International Affairs from the School of International and Public Affairs, Columbia University.

Securing and protecting the land rights of returnee and displaced women in south Sudan

Coll, Barbara; Stone, Anna
Norwegian Refugee Council, South Sudan

Abstract: It is hard to overestimate the importance of land in South Sudan. The struggle for access to and control of land has shaped the nation's history. The desire to control land and natural resources drove the five decade-long war for independence which resulted in the proclamation of the Republic of South Sudan in 2011. Land remains an abiding preoccupation. It acts as an identifier of community, belonging and place as well as a source of income, subsistence and survival. Conflict and displacement complicated traditional arrangements and, for the large part, exacerbated the situation for women but also provided new opportunities. Conflict changed the nature of contemporary society in South Sudan, requiring many women to support families by themselves. A significant impact of the conflict is an increased number of women who are widowed, abandoned or divorced. Many female headed households who returned to

South Sudan lack access to secure land on which to live, build or grow crops. Women have taken on the roles of provider, protector and carer, yet many lack the security of tenure to achieve durable solutions. This report considers the constraints affecting displaced and returnee women seeking to realise their housing, land and property (HLP) rights.

Presenting author's biography: Barbara Coll, Information, Counselling and Legal Assistance (ICLA) Project Manager, Norwegian Refugee Council (NRC) South Sudan programme.

Securing displaced women's land rights in post-conflict contexts

Farmer, Kirstie; Sanchez Bermudez, Monica; Cunial, Laura
Norwegian Refugee Council, Norway

Abstract: Evaluation of the Millennium Development Goals (MDGs) shows that gender inequality is holding back progress, and that there have been fewest gains on Goals that depend the most on women's empowerment. The parts of the world falling the furthest behind in achievement of the MDGs are fragile conflict-affected states. The Norwegian Refugee Council's (NRC) programme experience of supporting displaced women's land rights in conflict and post-conflict countries is a valuable source of lessons for humanitarian and development actors to be better equipped to address gender inequality in the post-MDG framework. NRC has conducted field research and legal analysis in legal assistance programmes in six countries – Afghanistan, Ecuador, Lebanon, Liberia, Palestine and South Sudan. The overarching findings are presented in a report on displaced women's housing, land and property rights; centering around the common thread that women's lack of access to justice for violations of their land rights continues throughout the post-conflict period and serves to entrench gender inequality. The report draws out the main recommendations for land governance actors to be able to better secure and protect land rights for women in fragile states, based on NRC's experience in resolving land disputes through collaborative dispute resolution.

Presenting author's biography: Laura Cunial has worked on housing, land and property rights, peace building and conflict sensitivity in countries such as Liberia, Kenya, Vietnam and Djibouti. Currently, Laura is an Adviser for the Information, Counseling and Legal Assistance (ICLA) Program with the Norwegian Refugee Council (NRC). In this position, she covers all legal aid programs that NRC implements in West Africa and the Middle East. Laura is the lead author and trainer for the NRC/IDMC Housing Land and Property Training Course. Laura is a member of the New York State Bar. She received her Bachelor's degree in International Law from Trento University (Italy) and a Masters of Law from University of California - Hastings College of the Law (USA).

MARCH 25, 17:00, MC 5-100

MNG-09: Panel on land taxation

Chair: Gerry Divaris, Director, International Property Tax Institute, Canada

Property tax collection as a driver for effective decentralization: How can it be done?

Kelly, Roy
Duke University, United States of America

Abstract: Countries are undertaking decentralization reforms to improve accountability and efficiency of governance and public service delivery. One key requisite is adequate resources to fund the devolved expenditure responsibilities. Although central transfers may dominate, local own revenues are critical for enhancing local autonomy, governance, accountability, ownership and responsibility.

Theory and international practice suggests property taxes are an ideal local government tax. Property taxes have strong revenue potential. The tax base is immobile minimizing economic efficiency costs, capturing value of location-specific services and making it relatively easy to administer. Property taxes also, in many countries, tends to fall on those with ability to pay. And finally, as a highly visible and politically sensitive revenue instrument, the property tax is ideal for encouraging responsive, efficient and accountable local governments.

Despite being an ideal local government tax, property taxes face a number of challenges. Therefore reforms must be designed to address policy, administration and strategy. All strategies must be country and situation specific to correctly identify the problem, solutions, priorities and sequencing. Property information and valuation are critical inputs but priority must be on ensuring collection to ultimately realize any efficiency, equity and revenue goals.

Presenting author's biography: Roy Kelly is Professor of the Practice of Public Policy Studies, Sanford School of Public Policy, Duke University and the Director of the Program on Fiscal Decentralization and Local Government Financial Management. Previously, he spent 19 years with Harvard University at the Kennedy School of Government, the Harvard Institute for International Development, and the Harvard International Tax Program teaching local government finance, tax analysis and project evaluation. Dr. Kelly has over 25 years of experience on fiscal decentralization, local government finance, revenue mobilization and property taxation in Asia, Africa, Latin America and Eastern Europe. He has served as resident advisor in Tanzania, Cambodia, Kenya and Indonesia, while his recent short-term work has focused on the Bahamas, Ghana, Guyana, Egypt, Indonesia, and Nepal. Dr. Kelly received his MCRP and PhD in Urban Planning from Harvard University.

Practical experience in administering property taxation worldwide

Brzeski, Wladyslaw
International Property Tax Institute, Poland

Abstract: Worldwide experience in practical issues of property tax administration show in many developing countries little preliminary is done on land registration, property identification, land transactions, mapping, development control, property records, valuation information and capacity, collection options, legal enforcement, taxpayer services and broader links with public management, tax and decentralization reforms. Consequently, the lack of coordinated pre-reform system audit has often led to deficient tax administration despite proper choices in property tax policy directions. Ineffective property tax revenue performance has often compromised land

efficiency impact of market calibrated taxation of land. A set of recommendable do's and don'ts emerge from failures and successes of various comparative property tax administrative systems. These should be considered before embarking on property tax policy reforms.

Presenting author's biography: W. Jan Brzeski has worked over 20 years with reforms of land policies and administration, as well as with property taxation in Poland and in most of the post-Soviet transition countries. He was involved in many aspects of reforms including working for national and local governments, co-founding a number of NGOs, educating and training of land professionals, and serving in the World Bank as a senior urban specialist in ECA.

Using technology to make property taxation more efficient

Williamson, Ruel
Mind Pearl LLC, United States of America

Abstract: Property taxation around the globe continues to be a primary source of funding for local government agencies. Government agencies are constantly looking to keep budgets at zero or minimal growth while daily workloads continue to increase. At the same time, citizens are continuously looking for better services available 24X7X365. Technology will continue to play a lead in making both government more efficient and citizen services more robust. This presentation will touch on a few of the new technologies being implemented to enhance the end user experience.

International best practices in property taxation

Divaris, Gerry
International Property Tax Institute, Canada

Presenting author's biography: Gerry Divaris, FRICS, MIMA, PLE is currently a Director at the International Property Tax Institute. Prior to joining IPTI, Gerry was the Senior Managing Director and Americas Practice Leader for Cushman & Wakefield Property Tax Services. Gerry has been involved in the Real Estate Consulting field for over 30 years and is a Fellow of the Royal Institution of Chartered Surveyors, an Accredited Member of the Institute of Municipal Assessors, a past President of Canadian Property Tax Association and an accredited member of the Ontario Land Economists and a licensed paralegal with the Law Society of Upper Canada.

MARCH 25, 17:00, MC 7-100

SPR-09: Data sharing to develop synergies and fully utilize the potential of spatial data

Chair: Jolyne Sanjak, Executive Director, The Land Alliance, United States

Meeting challenges to provision of land registration information to benefit the economy in England & Wales

Trigg, Andrew
HM Land Registry, United Kingdom

Abstract: Land Registry has considerable data assets which derive from our function as registrars and providers of state guarantee of title. Providing access to this data has not traditionally been seen as an important part of our role. However, as part of the UK's firm commitment under the Open Government Partnership to the transparent provision of government data to drive economic growth, we have a clear strategic intent to release as many of our data assets as feasible, within certain constraints. We were the first government department to publish a Data Inventory identifying all of our data, whether published or not. We have a key performance target to publish all releasable data on the inventory, by March 2018. We have already published several key data sets, including property extents, price information and transaction volumes. This paper describes our strategy for the public release of land information and the challenges that we have encountered. We discuss the challenges of releasing large volumes of data whilst ensuring the privacy of personal information is maintained and that the likelihood of fraud is not increased. We provide examples of our data being used, whilst highlighting the difficulties in measuring the overall benefit to the economy.

Presenting author's biography: Dr. Andrew Trigg is the Head of Land Registry's Data Programme and their Chief Geographic Information Officer. He is a past Chairman of the Association for Geographic Information and member of the UK Location Council. He is a member of the steering group for the Public Sector Mapping Agreement. His career has been spent entirely within the fields of surveying, GIS and data, including time as Head of Product Management and Consultancy at Ordnance Survey GB and similar roles within the public, private and academic sector.

Cooperation between stakeholders maximizes the benefits from spatial data

Zein, Tarek; Hartfiel, Paul
Hansa Luftbild AG, Germany

Abstract: Spatial data can serve many purposes. Data is often collected and captured with one specific aim in mind. This is particularly the case in developing countries, where institutions frequently work under time constraints. Such constraints arise from the relevant institutions' urgent need to collect and use data in order to meet development targets eg the establishing of a road network. Thus many broader issues related to a country's future development may be overlooked and the utility that any collected geodata may have for other interested parties e.g. the agricultural sector may be neglected. This paper recommends a method to counteract this. It suggests that one central agency should be entrusted with the responsibility for informing all potential stakeholders of any geodata collection projects scheduled at a regional or national level. Such an agency / methodology could help avoid redundant geo-surveys and thereby any necessary concomitant post-survey processing. In this paper we describe the value of taking this broader approach to data collection and how this maximizes the benefits of spatial data collection.

Presenting author's biography: Tarek Zein an International Consultant / Project Manager for Hansa Luftbild, Germany has extensive international experience in the GIS and mapping fields. He has managed projects in Germany, New Zealand, Lebanon, Saudi Arabia, the Sultanate of Oman, Djibouti and Ethiopia. His special interest is the management of large complex mapping projects. He has managed two major border demarcation projects, one between Saudi Arabia and the Sultanate of Oman, from 1993 to 1994, and one between Yemen and the Sultanate of Oman, from 1995 to 1997. Mr Zein has currently finished managing a major cadastre project for Addis Ababa City

Government. Educated in a private German school in Beirut, Lebanon, and a graduate of Victoria University, New Zealand, Mr Zein is fully fluent in Arabic, English and German.

Strengthening the authority of mapping organisations to maximize benefits from spatial data

Ramage, Steven; Ashby, Simon; Moss, Duncan
Ordnance Survey International, United Kingdom

Abstract: Over the last decade we have witnessed a number of significant developments, particularly in the realm of positioning technology, which have affected and changed the global geospatial industry. Geospatial data is being used by many nations in support of land administration activities, but while these advances bring great benefits they also present a number of challenges. There is the risk of being driven by the ever-improving technology rather than by what is required to improve land administration. Factors such as authoritative mapping that is fit for purpose as opposed to infinitely precise (in x and y context) mapping, the prevalence of the rule of law, protection of real property rights, high standards of corporate and professional governance, and the openness and transparency of the property market are arguably more significant for underpinning strong land markets than whether or not a country has a measured cadastre. National mapping authorities need to build trust in the reliability, completeness and currency of their spatial data through a rigorous data specification, data capture and data maintenance programme, which generates spatial data that meets the needs of their users. Leadership and vision are vital to how such technology is deployed by mapping organizations.

Presenting author's biography: Steven Ramage is the Head of Ordnance Survey International, part of the Ordnance Survey Group that offers technology and vendor-independent government to government advisory services. Steven works with governments around the world providing advice on knowledge transfer, capacity building and national economic growth underpinned by authoritative mapping. Prior to joining Ordnance Survey International, Steven was Executive Director at the Open Geospatial Consortium (OGC) with global responsibility for communicating the value of open standards. He has held management positions at a variety of organisations in the geospatial industry, including Oceonics (now part of Fugro), Navteq (now part of Nokia) and 1Spatial. His international industry experience includes working with local and central government, defence, national mapping and cadastral authorities and commercial organisations. Steven is a Fellow of the Royal Institution of Chartered Surveyors (FRICS) and a member of the Open Geospatial Consortium (OGC) Global Advisory Council.

Spatial literacy and millennium development goals (MDGs) beyond 2015

Chigbu, Njike (1); Chigbu, Jennifer Eziaku (2); Apeh, Michael (3)
1: Abia State Polytechnic, Nigeria; 2: Nigerian Institution of Surveyors, Nigeria; 3: Federal Polytechnic Idah, Nigeria

Abstract: Spatial data and GIS models are so much interwoven in that they go hand in hand. Geographic information Systems models are reliant on these data types as they help to depict fundamental abstractions in space. The rapid development and increased demand for spatial information infrastructures in many jurisdictions in the recent years have made spatial information an indispensable tool in policy formulation and evidence-based decision making. Surveyors perform a unique fundamental task in the flow of spatial information through society. This task is facilitated by emerging digital technology in the field of Surveying and Geo-informatics. Land professionals and practitioners have strong roles to play in developing land policy, improving land tenure security, resolving conflicts over land and mapping vulnerability. This paper x-rays the journey so far on the global agenda (MDGs) as it concerns drastic reduction of "extreme poverty and hunger" and ways of sustaining them beyond 2015 through efficient spatial data utilization and integration. Thus, by bringing together the various strands-land administrations, land management and land governance through the vehicle of spatial data enablement, a strong framework for land and natural resources management aimed at sustaining the goals of MDGs beyond 2015 will be realized politically, economically and socially.

Presenting author's biography: Chigbu Njike is the Head of Department of Surveying and Geo-informatics of Abia State Polytechnic Aba, Abia State in Nigeria. The Department of Surveying and Geo-informatics of the Polytechnic is one of the Federation of International Surveyors Academic members in Nigeria. The Author is a seasoned scholar and a professional Surveyor. He has a Masters Degree in Surveying and Geo-informatics and has equally completed his PhD program in the same field with a bias in Remote sensing. His research interest is in areas of spatial planning and intelligence, tourism, change detection and land use and land cover. He has made immense contributions to the growth of the Nigerian Institution of Surveyor (NIS). He has equally presented scholarly papers at FIG conferences and commission meetings at Morocco, Paris, Italy, Abuja, etc. He is also an active member of FIG Commission 2 & 3 and the African Task Force. He is married with three children.

Towards a profile of the land administration domain model (LADM) for Nigeria

Adeoye, Anthony; Okusanya, George
AAC Consulting, Nigeria

Abstract: The importance of and improvement to land policies and good governance are goals shared by several international organizations. This is the case with the African Union Land Policy Initiative, World Bank with its Land Governance Assessment Framework (LGAF), Food Agriculture Organization with the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests (VG) and UN-Habitat GC23/17 Resolution calling member states to promote security of tenure for all segments of society by recognizing and respecting a plurality of tenure systems, adopting alternative forms of land administration and land records alongside conventional land administration systems. The development of LADM is an initiative of FIG. With the global initiatives, the Federal Government of Nigeria strives to provide the security of tenure and equitable access to land, fisheries and forests, in order to eliminate hunger and poverty to support sustainable development and improve environmental management based on international best practices. This paper will describe the approach adopted towards the development of the Profile of the Land Administration Domain Model (LADM) for Nigeria and examine in details the opportunities and challenges being faced. Finally the paper will assess the potential impact of these changes in the current and immediate future.

Presenting author's biography: Anthony Adeoye is the Managing Director of AAC Consulting; the firm is one of the fastest growing GIS companies in Nigeria. He studied at the University of East London and University of Westminster, London where he obtained BSc and MSc in Surveying and Mapping Sciences and Information Systems Design respectively. A Fellow of the Nigerian Institution of Surveyors,

Member of the Royal Institution of Chartered Surveyors, United Kingdom. Tony has received numerous GIS awards. He is currently working on online mapping, mobile mapping with google earth applications for election management in Nigeria. He has also served as chairman of many conferences including the FIG 2013. He has contributed immensely to the development of GIS in Nigeria. Tony inspires innovative action, foster change and influence decision-making processes in the development of GIS in Nigeria. His many acclaimed – and bestselling books include Geographic/Land Information Systems – Principles and Applications.

MARCH 25, 17:00, MC 2-800

URB-09: Access to urban land and infrastructure through grassroots data collection

Chair: Keith Clifford Bell, Senior Land Policy Specialist, World Bank, United States

Knowing your city: Providing access to urban land and infrastructure through grassroots data collection

Bradlow, Benjamin

Shack/Slum Dwellers International, South Africa

Abstract: Data about informal neighborhoods in cities worldwide has been difficult to obtain for the purpose of planning and research. Such data is essential for the management of severe inequities associated with the growth of informal settlements in rapidly urbanizing cities. Shack/Slum Dwellers International (SDI), a transnational network of community-based urban poor federations in 33 countries in Africa, Asia, and Latin America, has a forty year history of collecting data through community-based survey tools. These include settlement level profiling, mapping, and household enumerations. This session and its anchor paper proceed in three interrelated parts. It begins by introducing the historical experience of urban poor federations affiliated to SDI, and traces the evolution of this experience. It then introduces the innovative tools that SDI federations are now utilizing to compile, for the first time ever, standard community-collected city-wide data on informality and poverty in cities across the developing world. It concludes by examining the institutional outcomes of community-collected data, when federations undertake such exercises with a city-wide focus. These include the building of community organizations and city-wide networks of such organizations, as well as the creation of inclusive spaces of deliberation for land and infrastructure planning in partnership with local government.

Presenting author's biography: Benjamin Bradlow is the Deputy Manager of the Secretariat of Shack/Slum Dwellers International (SDI), a transnational network of grassroots urban poor federation in 33 countries in Africa, Asia, and Latin America. He has worked with the SDI secretariat in Cape Town, South Africa, since 2009. Previously, he was a journalist in Johannesburg, South Africa, and Philadelphia, United States, with a particular interest in urban community development and governance. He holds a Masters in City Planning from the International Development Group at the Massachusetts Institute of Technology (MIT).

Negotiated planning: Breaking the implementation impasse in Kampala

Dobson, Skye; Lutwama, Muhammed

ACTogether Uganda, Uganda

Abstract: In Kampala, Uganda's capital, land tenure arrangements are among the most complex in the world: intensified by one of the highest rates of urbanization (approaching 6%). Attempts by the Ugandan government to administer land have typically relied upon formal cadastral systems, which have been powerless to disentangle the webs of layered and competing land tenure arrangements. Proposed developments all over the city have stalled, completely crippled by seemingly unresolvable land wrangles. Kampala needs creative implementation strategies based on up-to-date data, authentic and informed citizen participation, and deliberative spaces for decision-making. The National Slum Dwellers Federation of Uganda (NSDFU) has been at the center of a collection of actors – including Shack/Slum Dwellers International (SDI), Cities Alliance, and UN-Habitat's Global Land Tools Network – trying to forge such strategies in Uganda. The efforts are only just beginning, but perhaps hold promise for an approach to planning that has a greater grounding in reality and fosters a much higher likelihood of implementation. As a member of the SDI network, slum dwellers in the NSDFU utilize tools such as profiling, enumeration, and mapping to organize their communities and catalyze informed negotiation and partnership with government toward inclusive urban development.

Presenting author's biography: Skye Dobson is Executive Director of ACTogether Uganda, the support NGO of the National Slum Dwellers Federation of Uganda. A native of Australia, she has lived and worked in Uganda since 2011, when she joined Shack/Slum Dwellers International (SDI) as a program officer supporting affiliates in Tanzania, Ghana, Swaziland, Botswana and Uganda. Skye holds an MA in International Affairs from the New School University in New York and a BA in African Studies from Hunter College. She has conducted research and published writings on participatory approaches to affordable housing in East Africa; the triggers of strong partnerships between urban poor communities and government in Uganda; the history of the slum dweller federation in Uganda; and city-wide enumeration.

The science and practice of urban planning in slums

Bettencourt, Luis; Hand, Joe; Lobo, Jose

Santa Fe Institute, United States of America

Abstract: Together with urbanization, access to mobile telecommunications and Internet technology, as well as to other forms of social and economic connectivity is shaping the lives of the poorest segments of the population. This incipient new connectivity could play a crucial role in fostering faster human development and is a new ingredient to urban planning and policy-making everywhere. These spontaneous societal changes provide new opportunities for accelerating processes of human development in cities, by connecting different sources of information and agency, crucial to effective planning. We argue that these changes are revealing the nature of urban planning as a social coordination problem, as opposed to one of top-down design or bottom-up community organization, and not reducible to a mere resource allocation problem. Drawing on our current research in slum neighborhoods around the world with Slum Dwellers International, we attempt to provide a new conceptual framework for planning in complex urban environments, by discussing the challenges and opportunities to different stakeholders—from citizens, to cities and international organizations—in the process of urban development. Our analytical perspective follows from the consideration of cities as complex adaptive systems, where many social, infrastructural and spatial quantities interact in subtle and non-linear ways.

Presenting author's biography: Luís M. A. Bettencourt is a Professor of Complex Systems at the Santa Fe Institute. He has worked extensively on cities and urbanization. His research emphasizes the creation of new interdisciplinary synthesis to describe cities in quantitative and predictive ways, informed by the growing availability of empirical data worldwide. His research interests also include the modeling of innovation and sustainability in developing human societies, the dynamics of infectious diseases and aspects of general information processing in complex systems. He was trained as a theoretical physicist and obtained his PhD from Imperial College (University of London, UK) in 1996. He has held postdoctoral positions at the University of Heidelberg (Germany), Los Alamos National Laboratory (Director's Fellow and Slansky Fellow) and at MIT (Center for Theoretical Physics). His research has been featured worldwide, including in The New York Times, Science, Nature, Scientific American, National Public Radio, the Economist, and many others.

The evolution of the urban discourse in Kenya and the influence of grassroots data collection

Makau, Jackson
Shack/Slum Dwellers International, Kenya

Abstract: This paper traces the evolution of Kenya's efforts to deal with urban poverty positively in the last 20 years. It describes the process of achieving a moratorium on slum demolition, the emergence of slum focused policy, the setting up of government institutions to upgrade slums, and a number of precedent setting projects. It takes a more detailed view of initiatives that were successful, as well as those that failed to deliver on their objectives. The paper also creates a linkage between these points in the slum development curve and the amount of data generated by Muunganowawanavijiji, the Kenya Slum Dwellers Federation, which is affiliated to SDI. In order to achieve this, the paper analyses how the much community data, available at specific times, has impacted both directly and indirectly on government investments and successive policy initiatives occurring at those same times.

Presenting author's biography: Over the last twelve years, Jack Makau has worked as research and documentation professional within the Slum Dwellers International (SDI) network. In this capacity, he has been involved in informal settlement enumeration and mapping processes that have registered more than 300,000 households in more than 140 settlements. I have also taken part in baseline surveys in more than 400 informal settlements. These settlements have been spread in cities within Kenya, Uganda, Tanzania, South Africa, Nigeria, Zimbabwe, Namibia, Ghana, and Bukina Faso. These processes have included: The citywide enumeration of Kisumu, Kenya, the development of a World Bank-sponsored Railway Resettlement Action Plan in Kibera and Mukuru, Kenya - a World Bank/ Government of Kenya project; the Cities Alliance Land, Services & Citizenship projects in Ghana and Uganda; development of open title GIS mapping software, Ghana; piloting of the Social Tenure Domain Model in Uganda, which is a GLTN/SDI project.

Innovations from below: Engagement of land issues in Indian cities through community collected data

D'Cruz, Celine
Shack/Slum Dwellers International, India

Abstract: This paper seeks to trace the milestones of transition from confrontation and destruction of informal settlements in India to the innovative use of data collected and collated by the residents associations which began to seek to defend a relocated informal settlement called Cheetah Camp that ultimately led to planned relocation in 1974, the year that the UN created UNHABITAT. It then traces the creation of National Slum Dwellers Federation and its alliance with SPARC and Mahila Milan and a wide range of surveys of households and settlements from 1986 to 1991. These experiences created legitimacy in the city and later nationally for community collected data as inclusive and accurate for many purposes. The paper reflects on prejudices that slum dwellers face when seeking the right to collect and manage data, and the manner in which this has been challenged and overcome. It explores how engagements with academics, municipalities and international organizations have led to refinement of data collection and management, as well as how it has improved the quality of internal organizational practices of priority settling and designing and framing crucial elements of the solutions they present to the city.

Presenting author's biography: Celine D'Cruz is one of the founding members of the Indian NGO Society for the Promotion of Area Resources (SPARC) started in 1984, a Mumbai-based NGO which works in partnership with two national social movements, the National Slum Dwellers Federation and Mahila Milan, on designing and managing savings and loans and information gathering systems which are the main tools that led to negotiations for land and low cost housing construction in the city of Mumbai. Out of a series of community exchanges in Asia and Africa an international network of slum dwellers was created in 1996 called Slum Dwellers International (SDI). Celine is currently one of the global coordinators of SDI, and assists the development of federations of the urban poor in several countries in Asia and Africa and continues to support the leadership to build their capacity to negotiate with their city and national governments for land and services.

MARCH 25, 17:00, PRESTON LOUNGE

PTG-09: Supporting VG implementation at country level

Chair: Astrid Jakobs de Padua, Head of Division, BMEL, Germany

Implementing the voluntary guidelines at country level: Status and next steps

Munro-Faure, Paul
FAO, Italy

Abstract: FAO is working closely with donor partners and establishing a firm foundation for support to apply the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the context of National Food Security (VGGT). The programme is moving to the country level, and currently available resources will enable substantial activities and support to be provided at the country level until the end of 2016. The period since endorsement of the VGGT in May 2012, has seen resource mobilization of approximately USD 20 million through committed and pipeline voluntary contributions by Belgium, Canada, Denmark, European Union, France, Germany, Italy, Sweden, Switzerland and the United Kingdom. The presentation will look forward to how these contributions are complementing FAO's own resources for continuing and expanding the work on awareness raising, capacity development, and strengthening of partnerships, and particularly for expanding the work on support to countries and on monitoring and evaluation. The

Organization is committed to expanding collaboration with civil society and the private sector within the framework of its new strategies for working with these partners. The VGGT are now regarded as the international standard for work on tenure following endorsement by the CFS.

Presenting author's biography: Paul Munro-Faure has led FAO's tenure team since 2000. He is the Deputy Director of the Climate, Energy and Tenure Division of the Food and Agriculture Organization (FAO) based in Rome. He has qualifications in land economy, rural planning and public sector land management, with extensive practical experience in the agricultural and urban sectors in the developed market economies, in the transitional economies of Central and Eastern Europe and the CIS, in the Asia/Pacific region and in Africa. He is co-chair of the recently formed FAO Task Force on the Voluntary Guidelines on the Responsible Governance of Tenure.

Using existing land governance assessment tools for national monitoring of voluntary guidelines implementation

Tonchovska, Romyana (1); Egiashvili, David (2)

1: Senior Land Administration Officer, FAO; 2: FAO Consultant

Abstract: One of the first steps towards implementation of the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security (VG) at national level is often an initial assessment of the current status of governance in the focus fields of the VG enabling the identification of gaps and informed discussion and decision on appropriate priorities. The Land Governance Assessment Framework (LGAF), as a tool for assessment of land governance in the countries, has been developed by a consortium of interested bodies (including FAO) and is led by the World Bank. The LGAF is now being used increasingly widely in countries around the world (completed in more than 50 countries). A methodology to assess the LGAF usefulness and completeness in the context of the requirements for future VG implementation has been developed and tested with Ukraine LGAF results in 2013. The findings and key recommendations have been presented during the regional VG awareness raising meetings in Ukraine and Bulgaria. The FAO extended the pilot work with the findings of the LGAF in Moldova, Georgia and the Philippines and live e-learning session will be organized in Russian and in English languages.

Presenting author's biography: Romyana Tonchovska is a Senior Land Administration Officer – IT at the Food and Agriculture Organization of the UN. Romyana is a key advisor to the Bank ECA land team on the design, supervision and implementation of major IT systems for the land sector and building up Spatial Data Infrastructure. She is assisting the countries to streamline the implementation of the Voluntary Guidelines through making best use of available technologies and data sets. Romyana is currently working with the Bank ECA land team on several innovation grants, aiming at building a local capacity for evidence based policy making in Agricultural sector.

How the LGAF can help implement the Voluntary Guidelines: Experience and perspectives

Hilhorst, Thea

Global LGAF coordinator, World Bank, United States of America

Abstract: The Land Governance Assessment Framework (LGAF) aims to benchmark and monitor land governance at country level using a participatory and comprehensive approach, based on broad global consensus what good land governance entails. Results help identifying policy priorities and opportunities for exchanging best practice. LGAF development started in 2007 and is led by the World Bank together with partners (FAO, IFAD, IFPRI, UN-Habitat, African Union, MCC) with emerging global (VGGT) and regional initiatives (LPI) in mind. Over 40 countries have completed or are applying LGAF. Results are feeding into policy, implementation, innovation, and strengthen national dialogue platforms. To make such dialogue meaningful and assist in change management, LGAF scorecards are now being complemented by quantitative indicators based on administrative data in several countries. This provides a basis for linking land governance at country level, where change should happen, while also enabling regional and global reporting on land indicators in a way that can be linked to household survey, census data and poverty maps. Mechanisms for quality assurance control and methodological support are being developed to establish LGAF as a cost-effective way for country- and global-level land governance monitoring with responsibility increasingly transferred to regional bodies, such as LPI or WPLA.

Introducing the voluntary guidelines in Cambodia: Preparedness and challenges

Sovann, Sar (2); Müller, Franz-Volker (1)

1: GIZ, Germany; 2: Ministry of Land Management, Urban Planning, and Construction, Cambodia

Abstract: The German government decided to take the VGGT as the main reference for its future support for land sector reform in Cambodia. GIZ in its work with government institutions is well placed to support some parts of the intricate reforms. However, introducing the VGGT will not be easy. The Guidelines might be rejected when perceived as another mechanism for donor conditionality. The VGGT bring together policy, laws and rules that are often dealt with separately and implementation requires efforts across sectors. The VGGT allow less space for difficult reform areas that could be avoided in the past, and call for a strong and a beneficent State, but which is still in the making. Other requirements are legal, judicial and administrative reforms, regulation of state/citizen relationships, guarantee rightfulness of legal provisions and protection against administrative action. Political will is essential from the Cambodian government and donors to engage, and to defend this in their "constituencies". NGO-support to the reforms must be better aligned through their financing donors to enhance efficiency. Since the parliamentary elections in 2013 a wind of change is blowing in Cambodia. The VGGT may come at the right time to provide orientation for change for all stakeholders.

Presenting author's biography: Dr. Franz-Volker Müller (Prof. h.c. Geography, Dr. habil. Anthropogeography, Dr. phil. Ethnology) is Program Manager of the GIZ Land Rights Program in Cambodia, implemented by Deutsche Gesellschaft für Internationale Zusammenarbeit on behalf of German government. Volker Müller has 15 years of professional experience as a manager of development projects in Cambodia and Mongolia and 15 years of research projects in West-Africa and Asia. He has published numerous academic papers, focusing on management of natural resources, land use, rural settlements, communities and transitional economies. To unwind he enjoys playing the trombone and spending time with his family.

Coordinating around the voluntary guidelines in Senegal

Ba, Cheikh Oumar

IPAR, Senegal

Abstract: In Senegal, like in many other African countries, land is a scarce resource but the demand is increasing for food security, for investments, for cities. Family farmers need more land but there is also demand from new investors. There is an urgent need for national consensus on land policy and legislation reform while legal possibilities to document rights for rural land need to be implemented and growing urban informality has to be addressed. These were some of the priorities that emerged from the land governance assessment (LGAF) undertaken in 2013. Several ministries and departments have responsibilities for land governance and coordination can be a challenge. Farmer organizations, civil society and also research are very active in the land debate and organized in various networks. Senegal is benefitting from much support on land governance such as in the context of the G8, FAO, IFAD, EU, World bank and also NGO networks like through Oxfam. These initiatives offer much potential for supporting national dialogue on land reform, promote national platforms for dialogue, supporting monitoring of land governance indicators to track progress, if well coordinated and aligned with ongoing processes in Senegal, and seeking to strengthen local initiatives.

Presenting author's biography: Dr. Cheikh Oumar BA is a socio-anthropologist specializing in agricultural and rural development, gender, sociology of organizations and international migration. Before joining the West African policy think tank IPAR (Initiative prospective agricole et rurale) as a director, Dr Ba worked for 15 years as a researcher at the Institut sénégalais de recherches agricoles (ISRA) of which 6 years were spent as head of the macro-economic analysis division. He worked as an advisor for international organization like FAO, IFAD and World bank. In addition he is author of several scientific publications. IPAR is specialized in land issues, management of natural resources and agricultural performance and also coordinated the implementation of LGAF in Senegal.

Abstracts and Bios for Policy Sessions

MARCH 26, 08:30, MC 2-800

RES-21: Safeguarding rights in land acquisition: Evidence from India & Brazil

Chair: Maria Correia, Sector Manager, Social Development, World Bank, United States

Brazilia's law of the city: A new and more consensual approach to expropriating land

Rosbach, Anacláudia
Ministry of Cities, Brazil

Abstract: Both, the Brazilian Constitution from 1988 and later on the City Statute from 2001 consolidated the right of tenure for urban dwellers living on unclaimed land for more than five years, this enabled the recognition of the rights for adequate service provision and infrastructure, validating massive investments on slum upgrading and low income housing that took place in the last years through "Growth Acceleration Program – PAC", these projects quite often require involuntary resettlement of families, whose rights of compensation have being ratified by the new Policy on Involuntary Resettlement and its accompanying legislation on Social Work component of housing programs, issued by the Brazilian Ministry of Cities in 2013 and 2014. This policy guideline lay out the resettlement procedures to be used under all investments financed by the Ministry of Cities at Federal level and integrate a new regulatory framework aiming to promote sustainable developments, recognizing the right of affected families independent of formal ownership of land. This presentation will provide the recent evolution of Brazilian urban and infrastructure policies and the main principles and objectives to be achieved under this new regulatory framework.

Presenting author's biography: Anacláudia Rosbach from São Paulo is Master in Political Economics and despite starting her professional life as an external auditor, she has being working in the last 10 years in the housing field, as a public sector staff or as an external advisor for the government, the World Bank and non-profit organizations, working in Brazil and in other countries, such as China, Philippines and South Africa. She also worked as Director President for a NGO, Rede Interação, an affiliated in Brazil of Slum Dwellers International. She worked as consultant for World Bank on housing and metropolitan governance, working close to the Federal Government of Brazil/Ministry of Cities since 2005 and participated on the major reforms on the housing sector in the country, including the Growth Acceleration Program (slum upgrading), the subsidies program "My House, My Life" and the National Housing Plan. Very recently she was appointed as Regional Advisor for LAC for Cities Alliance.

India's new land acquisition act: Rationale and measures taken

Saxena, Naresh
National Advisory Council, Government of India, India

Abstract: Fast economic growth in the last two decades increased demand for land from many sources. However, acquisition of land by Government has drawn resistance in many cases due to inadequate and uncertain compensation, involuntary displacement, and loss of livelihoods of the affected people. The 1894 colonial law has been quite hostile to the interests of the landowner, as it attempts to make land available to government at a minimal price. Against this, the Land Acquisition Law that was just enacted tries to do justice to the landowners and those dependent on that land by improving compensation and rehabilitation. However, industry is concerned not so much about the one-time cost of compensation but the delay in getting secure possession of land which causes project cost to escalate. A close examination of the new Act reveals that, as the Bill seeks to establish several committees adorned by activists and "experts", acquisition of even a small piece of land would take at least three years, involving hundred parties. Such delays would also cause uncertainty for farmers and their rehabilitation. The Law thus ended up being both anti-farmer and anti-growth, though it is certainly pro-civil society and pro-bureaucracy.

Presenting author's biography: Dr. N.C. Saxena is a member of the National Advisory Council chaired by Ms. Sonia Gandhi. He was the topper of his batch (1964) in the IAS. He worked as Secretary, Planning Commission (1999-2002), Secretary, Rural Development (1997-99), GOI, and Head of the National Academy of Administration, Mussoorie (1993-96). He was a Director on the ADB Institute, Tokyo from 2002-2004. He has chaired several government committees in the last two years, such as on 'Women's Land Rights', 'Identification of poor families', 'Implementation of Forest Rights Act', 'Bauxite Mining in Orissa' and 'Joint Review Mission on Elementary Education'. On behalf of the Supreme Court of India, Dr. Saxena monitors hunger based programmes in India. Though a student of Physics and Mathematics, Dr Saxena did his Doctorate in Forestry from Oxford University in 1992. He was awarded an honorary Ph.D. from the University of East Anglia (UK) in 2006.

A private sector perspective on India's land acquisition act

Kanoria, R V
Kanoria Chemicals Ltd, India

Presenting author's biography: Mr. Rajya Vardhan Kanoria has four decades of experience in the chemicals, textiles and jute industries. He has an MBA (Honours) from IMD, Switzerland, and Advanced Management Programme from the Wharton School, University Pennsylvania, USA. He is the Chairman & Managing Director of Kanoria Chemicals & Industries Ltd. Mr. Kanoria has served on several boards of companies past years; he has been president of the FICCI, the ICC India, and chairman of the Confederation of Indian Textile Industry. He is the recipient of Swiss Ambassador's Award for Leadership and Business Ethics, 2013. He has also been bestowed with the Distinction of Commander of the Order of Leopold II by the King of Belgium for his contribution to the development of business ties between India and Belgium.

Lessons from Singur: What is needed for an incentive compatible approach to land acquisition?

Mookherjee, Dilip
Boston University, United States of America

Abstract: This talk will start with a review of the experience of the government of West Bengal, India in attempting to acquire land in Singur from farmers under eminent domain laws for the purpose of inviting a private investor to build a new car factory. The acquisition led to refusals by a number of farmers whose lands had been acquired, which culminated in protests and eventual shutdown of the factory. Results from a farmer survey in Singur indicate key factors underlying the farmer protests: out-dated land records and unobserved heterogeneity in land valuations. Implications for future design of land acquisition policies include changes in existing acquisition laws, updating land records, auction-based procedures for acquiring lands, and offering richer menus of compensation packages.

Presenting author's biography: Dilip Mookherjee received his PhD in 1982 from London School of Economics. He taught at Stanford University from 1982 to 1989, the Indian Statistical Institute in New Delhi from 1989 till 1995. Since 1995 he has been Professor of Economics at Boston University, and Director of the Institute for Economic Development since 1998. He is a fellow of the Econometric Society, NBER, BREAD, CEPR, a past President of BREAD (Bureau for Research in Economic Analysis of Development), and is Lead Academic of the IGC India Central Program. He served as consultant to the Chelliah Tax Reforms Committee in India, and on the academic advisory panel of the Fiscal Affairs Department of the IMF. His research focuses mainly on South Asia, on topics involving trade middlemen, microfinance, agricultural marketing, land reform, land acquisition, forest degradation, local governance, and bankruptcy reforms.

MARCH 26, 08:30, PRESTON AUDITORIUM

GDR-21: Tracking progress on securing women's land rights

Chair: Caren Grown, Economist-In-Resident, American University, United States

Women's empowerment in agriculture index

Malapit, Hazel Jean
IFPRI, United States of America

Abstract: Women play a critical and potentially transformative role in agricultural growth in developing countries, but they face persistent obstacles and economic constraints limiting further inclusion in agriculture. The Women's Empowerment in Agriculture Index (WEAI) measures the empowerment, agency, and inclusion of women in the agriculture sector in an effort to identify ways to overcome those obstacles and constraints. The Index is a survey-based, composite measurement tool that indicates women's control over critical parts of their lives in the household, community, and economy and allows us to identify women who are disempowered and understand how to increase autonomy and decision-making in key domains. It measures the roles and extent of women's engagement in the agriculture sector in five domains: (1) decisions about agricultural production, (2) access to and decision-making power over productive resources, (3) control over use of income, (4) leadership in the community, and (5) time use. It also measures women's empowerment relative to men within their households. As part of the panel on "Tracking Progress on Securing Women's Land Rights", my talk will focus on how the Index collects gender-disaggregated data on access to and decision-making power over productive resources, including land.

Presenting author's biography: Hazel Malapit is a Research Coordinator at the Poverty, Health and Nutrition Division at the International Food Policy Research Institute (IFPRI). She coordinates research, training and technical assistance on the implementation of the Women's Empowerment in Agriculture Index (WEAI), manages and coordinates the integration of gender into the research of the CGIAR Research Program on Agriculture for Nutrition and Health (A4NH), and conducts research on gender, women's empowerment, agriculture, health, and nutrition issues. Before joining IFPRI, she held the Herman Postdoctoral Fellowship in Gender and Economics at the University of Michigan, Ann Arbor in 2009-2010, and conducted research on gender, labor market and data issues at the World Bank's Gender and Development unit (PRMGE). She received her MA in Economics from the University of the Philippines, and her PhD in Economics from American University.

Developing Methodological Guidelines for Measuring Ownership of Land and other Assets from a Gender Perspective

Pandolfelli, Lauren
United Nations Statistics Division

Presenting author's biography: Lauren Pandolfelli is a researcher with Evidence and Data for Gender Equality (EDGE), a joint initiative of the United Nations Statistics Division and UN Women that is developing methodological guidelines on measuring asset ownership and entrepreneurship from a gender perspective. Prior to joining the UN, Lauren worked as a gender and development consultant and as a research analyst for the International Food Policy Research Institute (IFPRI), where she co-developed a global research program on strengthening women's control of assets. She holds masters' degrees in international development and sociology and is currently a doctoral candidate in sociology.

Improving gender-disaggregated household survey data through methodological Research: Insights from the living standards measurement study (LSMS) program

Kilic, Talip
World Bank

Abstract: The paper will provide an overview of (i) the approach to gender disaggregated data collection as part of the Living Standards Measurement Study (LSMS) household survey program and (ii) the design of the methodological survey experiment on the measurement of individual level asset ownership that will be implemented in Uganda in 2014 as part of a collaboration between the LSMS, the United Nations Evidence and Data for Gender Equality (EDGE) project, and the Uganda Bureau of Statistics.

Presenting author's biography: Talip Kilic is a Research Economist as part of the Living Standards Measurement Study team in the Poverty and Inequality Unit of the World Bank Development Research Group. His current research interests include poverty, nutrition, agricultural development and methodological survey experiments, particularly on the measurement of income, agricultural productivity and intra-household decision-making. Most of his recent research focuses on sub-Saharan Africa and he is leading the joint World Bank-

IFAD research programme Gender Differentials in Agricultural Productivity: Identifying Opportunities for Agricultural Growth in Sub-Saharan Africa. As a member of the Living Standards Measurement Study team, he is an expert in the design, implementation and analysis of household surveys. Dr. Kilic holds a Ph.D. in Economics from American University and a Bachelor of Arts in Economics and International Relations from Knox College.

Gender equality in the registration of property titles in Albania

Durmishi, Ermelinda
Immovable Property Registration Office, Albania

Abstract: In Albania, property rights treated from the perspective of gender equality are a very important issue, especially in the registration process of the property titles, a process which is the subject of IPRO work. The promotion of gender equality in the process of property registration is very vague; it should be clear what this really means, in forms of action and indicators, which should be reflected in the strategic documents of gender equality and ownership issues. IPRO today is confronted with various problems in the promotion of gender equality in the first registration process of property titles due to the lack of deficiency, or not well defined property titles on the gender equality, of the legal bases, and the absence of statistical data for women's property rights. Gender equality on the registration system of immovable properties in the current situation needs clear documented procedures about the registration process of the property titles; to be provided more training of staff related on gender equality in registration activities and at the same time is needed support to engender statistics data from the digitalized system for the best development and implementation of gender equality in the registration system of IPRO.

Presenting author's biography: Ermelinda Durmishi's experience in the field of immovable registration system is represented by monitoring contracts within the First Registration Project LAMP, and coordinating the reporting process within Process Integration for IPRO. Her work included elaborating reports within the integration process for strategic documents such as the National Plan for the implementation of ASA; Action plan for completing the 12 recommendations of the European Commission on Albania's EU integration; the National Strategy for Development and Integration; the Progress Report; the Intersectoral strategy "The Reform of property rights"; the Intersectoral strategy "Preventing and fighting Corruption and transparent governance", etc. Participating in technical and methodological meetings organized within the framework of EU - Albania relationships, at the Stabilization and Association Committee, Subcommittee on Economic and Financial issues and Subcommittee on Agriculture and Fisheries.

Discussant

Brunelli, Chiara, UN-FAO, Italy

MARCH 26, 08:30, MC 13-121

MNG-21: Partners' support to the VGs & land governance: Exploiting synergies & measuring impact

Chair: Iris Krebber, Senior Livelihoods Advisor - Land Policy Lead, DFID, United Kingdom

Introduction, overview of the global donor group, and the relevance of G8 partnerships on land

Turner, Rachel
Director East and Central Africa, DFID, United Kingdom

Abstract: Introduction and overview of the global donor group, including vision, 1st work plan, donor programme database and map [to be introduced by USAID later in this session]reference to post-2015 policy brief and work on land indicators. Introducing the background to the presentation of selected G8 country partnerships on land: This session will feature several of the seven new partnerships announced at the G8 "Open for Growth" transparency event in London on 15 June 2013, with further partnerships under preparation. These land partnerships were designed under the overarching goal of supporting the adoption of the global Voluntary Guidelines on Land Tenure for improve land governance. - The session will provide an overview the objectives of selected partnerships, their work plans for the coming 18-24 months and lessons learnt on the way. There will be room for discussion and to explore possible synergies and read-across among the partnerships

Presenting author's biography: Rachel Turner is the Director for East and Central Africa at the UK Department of International Development (DFID) which is the current chair of the global donor group on land. Rachel is overseeing the majority of DFID's Africa programmes, including a growing number of programmes working on land governance. She formerly headed up DFID's International Finance Division. In her previous positions Rachel also worked on issues of effectiveness, governance and structure across the multilateral system. She has lived and worked in Africa, and was head of DFID's country office in Mozambique, and has worked on DFID programmes in Eastern Europe and the Former Soviet Union

The way forward: How partners can improve land governance in the next 18 months

Hoven, Ingrid-Gabriela
World Bank, United States of America

Abstract: Improve land governance and support partner countries to implement the Voluntary Guidelines on Land – this is the BMZ's fundamental position and priority for German development cooperation for the next four years. Creating more transparency and generating more information in the land sector is of key importance in this connection. BMZ was very pleased that the UK G8 Presidency placed this issue on the agenda in 2013 and initiated G8 country partnerships. Germany wants the work on land governance and the UK G8 land initiative to continue beyond 2013/2014. The Global Donor Working Group on Land plays an important role in this regard and Germany is very pleased to take over the Chair from September 2014 until September 2015. This will be an excellent opportunity to continue and enhance donors' work on improving land governance and implementing the VGGT in partner countries.

Presenting author's biography: Ingrid-Gabriela Hoven is the German Executive Director at the World Bank. Ingrid-Gabriela Hoven was appointed World Bank Executive Director for Germany in 2010. She previously served as Director General in the German Federal Ministry for Economic Cooperation and Development (BMZ), responsible for bilateral development policy and cooperation, United

Nations development programmes, crisis prevention, peace-building, human rights, good governance, and bilateral cooperation with Asia and Latin America. She previously directed BMZ's Environment Division.

The land partnership Burkina Faso-US

Kinda, Leger (1); Rolfes, Leonard (2)

1: Government of Burkina Faso, Burkina Faso; 2: Millennium Challenge Corporation, United States of America

Abstract: In June of 2013 the governments of Burkina Faso and the United States of America entered into a five-year partnership under the auspices of the G8 Transparency Initiative. The partnership's objective is to improve land governance in Burkina Faso, and builds upon the Rural Land Governance Project that the Government of Burkina Faso is currently implementing with support from the U.S. Government's Millennium Challenge Corporation (MCC). Specifically, the partnership is supporting the establishment of a "national land observatory," an institution that will gather information and monitor how land governance is progressing in the country. The observatory will also prepare policy proposals to improve land governance, and gender equity will be an ongoing theme of the observatory's work. The partnership is also supporting a pilot effort to identify a cost-effective approach to recording, organizing and storing documents and information related to land rights and transactions in order to improve land rights' security, increase transparency, and improve the efficiency of land administration. MCC and the U.S. Agency for International Development (USAID) are both involved in the partnership from the American side.

Presenting authors' biography: Mr. Leger Kinda is a magistrate who holds a Masters in Business Law. Since July of 2013 he has served as the Director General of DGFOMR, an entity within the Ministry of Agriculture and Food Security that is responsible for development of rural land policy and implementation of rural land law. Previously Mr. Kinda served in the Ministry of Justice. Mr. Kinda has played a major role in the implementation of the MCC-financed Rural Land Governance Project in Burkina Faso, notably with regard to designing tools for alternate dispute resolution, coordination of the training of judges, lawyers, bailiffs and notaries on the Burkina's groundbreaking 2009 Rural Land Tenure Law, and design of training materials for use by the new village level conflict resolution commissions established by the law. Leonard Rolfes Jr. is a senior property rights advisor at the Millennium Challenge Corporation (MCC). He has been at MCC since 2005, and currently oversees the agency's Rural Land Governance Project in Burkina Faso. Previously he worked on MCC's Property Rights Project in Mongolia and the Alatona Irrigation Project in Mali. From 1992-2007 Mr. Rolfes was a senior attorney at the Rural Development Institute (since renamed Landesa), a Seattle-based non-profit organization focused on land rights for the rural poor. While at the Institute, Mr. Rolfes focused on law and policy related to land privatization, farm restructuring, and land markets in the former Soviet Union. Mr. Rolfes received his undergraduate degree from Tulane University (New Orleans) and his law degree from the University of Washington (Seattle). He lives near Seattle, USA.

The land partnership Tanzania-UK

McGeever, Sion (1); Mayunga, Sellasi David (2); Nyaruhuma, Adam Patrick (2); Locke, Anna (3)

1: DFID, Tanzania; 2: Ministry of Lands, Housing, and Human Settlements Development, Tanzania; 3: ODI, United Kingdom

Abstract: On June 15, 2013, at the G8 Summit in the UK, the Government of Tanzania (GoT) and the G8 countries launched the Tanzania-G8 Land Transparency Partnership (TLTP). The partnership aims to support a more transparent, efficient and better resourced land sector to ensure that current and future demand for land leads to beneficial and equitable outcomes for rural populations, and that Tanzania continues to attract and support high quality investment. Since then DFID (with the support of SIDA and DANIDA) has been working with the GoT to develop a programme to begin implementing the partnership. The initial three year programme will tackle weaknesses in the land administration system that constrain efficient delivery of land services and good governance, targeting processes of how land certificates are issued to rural and urban citizens, and how land is leased to investors. The programme will support the Government of Tanzania to make information on land records and processes of land allocation publicly available, and clarify and address current constraints to protecting legitimate land claims. Ultimately, it aims to establish a road map for long-term support to the land sector that will contribute to sustained implementation of the government of Tanzania's revised Strategy and Policy for Implementing Land Legislation (SPILL).

Presenting authors' biography: Dr. Selassie Mayunga is the Deputy Permanent Secretary, Ministry of Lands, Housing and Human Settlements Development, Tanzania. He graduated with an Advanced Diploma in Land Surveying from Ardhi Institute, Dar Es Salaam in 1986, and he then undertook postgraduate studies in the Netherlands between 1989 and 1996 at the Institute of Aerial Space Sciences (ITC), and at the University of London. His outstanding performance during his undergraduate and graduate studies led him to be awarded the Canadian Fellowship Program for PhD programme in 2001. Dr. Mayunga was recently appointed member of the Committee of Experts on Global Geospatial Information Management of the United Nations. Dr. Mayunga is a member of several professional bodies including the American Society for Photogrammetry and Remote Sensing, The Canadian Society of Geomatics and Institution of Surveyors of Tanzania. He is a Full registered Land Surveyor in Tanzania (FRS). Dr. Adam Patrick Nyaruhuma is an officer in the Government of Tanzania in the Ministry of Lands, Housing and Human Settlements Development where he has worked since 1999. He completed (2005-2012) PhD studies in Geoinformatics at the University of Twente in Enschede, the Netherlands. Dr. Nyaruhuma is currently the Program Coordinator of the Land Transparency Program (LTP) that is being developed under the G8-Tanzania Land Transparency Partnership. In addition to coordinating the Program, Dr. Nyaruhuma is a Chairman of the Technical Committee for Development of the Integrated Land Information System (ILMIS) that is ongoing at the Ministry. Sion McGeever is a DFID adviser based in Dar es Salaam in Tanzania. Sion is leading DFID's programme for support on Land issues in Tanzania and has been working in partnership with the Ministry of Lands, Housing and Human Settlement Development, ODI, SIDA and DANIDA to develop the Land Tenure Support Programme for Tanzania, which is based on the 2013 Land Transparency Partnership between the G8 and The Government of Tanzania. Previously (2009 and 2012) Sion was based in Kigali and led DFID's support for the Land Tenure Regularisation programme in Rwanda. Sion has a Masters in Engineering from Cambridge University (1997) and a Masters in Environment, Development and Policy from the University of Sussex (2004). Anna Locke, Head of Programme, Agricultural Development and Policy. Anna is an agricultural economist with 19 years of experience in development. She has in-depth experience of working with market-led agriculture, analysing and advising on how to develop agriculture to promote sustainable growth and reduce poverty, based on principles of competitiveness, market access and inclusiveness. Her focus in recent years has been on land governance and investment, biofuels and food security.

The land partnership Niger-EU

Thevenoux, Philippe (1); Bazou, Alhou Abey (2)

1: Development and Cooperation – EuropeAid, Belgium; 2: Government of Niger, Niger

Abstract: In June of 2013 the government of Niger and the European Commission entered into a partnership under the auspices of the new G8 land commitments of 2013. The partnership objective is to improve the implementation of land policy in Niger, and builds upon the EU financed project on securing rangelands tenure systems. Specifically, the partnership aims to contribute to the revision of the Rural Code 20 years after its adoption through a participatory process and to the application of the VGGT and AU F&G in the country. Through the support to legal and institutional reforms to secure tenure of natural resources users, it meets the objectives of the 3N initiative, Nigeriens Nourish Nigeriens.

Presenting authors' biography: Mr. Alhou Abey Bazou is a Magistrate assigned to the Comité National du Code Rural, the inter-ministerial structure in charge of the management of rural tenure in Niger. Philippe Thevenoux is in charge of rural land governance in the Rural Development, Food Security and Nutrition Unit in the European Commission DG DEVCO. Philippe is an agronomist with a varied experience in development programmes preparation and management. Before taking his present position at the Brussels headquarters. Philippe was posted to Africa and to the Caribbean for ten years.

The land partnership Ethiopia-UK-US-Germany

Gebremeskel, Tigistu (1); Emmanuel, Shewit (2); Myers, Gregory (3); Gebeyehu, Zemen Haddis (4); Hoven, Ingrid-Gabriela (5)

1: Ministry of Agriculture, Ethiopia; 2: DFID, Ethiopia; 3: USAID, USA; 4: USAID, Ethiopia; 5: World Bank, United States of America

Abstract: In October 2013 the Ethiopian Ministry of Agriculture, the UK Department for International Development (DFID), the United States Agency for International Development (USAID), and the German Government entered into a five-year partnership under the auspices of the G8 land commitments made under the UK Presidency in 2013. The partnership's objective is to improve rural land tenure security for all, including through appropriate land use management in communal and pastoral areas over the next five years (2014-19). It will strengthen transparency in land governance, including by supporting an improved legal framework and practices in relation to agricultural investment. The partnership will be managed through partner meetings and information on progress and activities being disseminated to stakeholders through the Rural Land Administration and Use Task Team (LAUTT), under the Sustainable Land Management (SLM) Technical Committee, which reports to the RED&FS SWG. The detailed workplan is currently under development. It will be finalized once all relevant programmes feeding into the partnership have been fully finalized.

Presenting author's biography: Shewit Emmanuel is a DFID adviser in Ethiopia. Shewit is leading DFID Ethiopia's portfolio on land and extractive industries and has been working in partnership with the Ministry of Agriculture to develop the Land Investment for Transformation (LIFT) Programme, which is contributing to the 2013 Land Transparency Partnership between the G8 and The Government of Ethiopia. Shewit has an MSc in Human Resource Economics and a BSc on Economics from Addis Ababa University. Shewit Emmanuel is a DFID adviser in Ethiopia. Shewit is leading DFID Ethiopia's portfolio on land and extractive industries and has been working in partnership with the Ministry of Agriculture to develop the Land Investment for Transformation (LIFT) Programme, which is contributing to the 2013 Land Transparency Partnership between the G8 and The Government of Ethiopia. Shewit has an MSc in Human Resource Economics and a BSc on Economics from Addis Ababa University.

Presenting the new global donor database and map

Myers, Gregory (1); Schulze, Hans Christian Malik (2)

1: USAID, United States of America; 2: Secretariat Global Donor Platform for Rural Development, Germany

Abstract: The Land Governance Program Database Initiative is an ongoing collaborative effort, conducted through the Global Donor Working Group on Land. The database gathers information on land and resource governance programs to help development partners share information and avoid duplication. So far, we have collected information on 445 programs, funded by 14 donors and development agencies, being implemented in 119 countries, with a total value of \$2.86 billion. The database contains information on the location, duration, funding, and scope of each program. One of the primary goals of this initiative is to support implementation of the Voluntary Guidelines for the Responsible Governance of Tenure of Land, Fisheries, and Forests in the Context of National Food Security. The database contains information on what aspects of the Voluntary Guidelines are addressed by each program's activities. The database also allows donors to include links to supplemental resources, such as reports, websites, and points of contact for each program. This information can help stakeholders better coordinate these programs and identify opportunities to leverage resources for greater impact. While the creation of this database is an important achievement, the ultimate value of this initiative will be measured through coordination and collaboration resulting in improved development outcomes.

Presenting author's biography: Dr. Gregory Myers is the Land Tenure and Property Rights Division Chief at USAID. He served as Chair of the UN FAO's Committee for World Food Security Working Group for the Voluntary Guidelines for the Responsible Governance of Tenure of Land, Fisheries, and Forests in the Context of National Food Security. At USAID, Dr. Myers manages a 700 million dollar program supporting good land governance. Much of his work focuses on conflict prone countries although the Division he manages is global and addresses many critical development issues, including food security, women's property rights, economic growth, and natural resource management. He serves as the senior technical adviser to the White House on land governance issues, including for the formulation of US positions in the G8 to implement the Voluntary Guidelines, support responsible agricultural investment, and improve transparency in land transactions. Dr. Myers received his PhD in Development Studies from the University of Wisconsin-Madison. As advisor for agriculture and rural development with the Global Donor Platform for Rural Development Christian Schulze currently facilitates the Platform's workstreams on aid effectiveness, gender, nutrition and food security, and provides secretarial services to the Global Donor Working Group on Land, including the coordination of the 'Land Governance Programme Map'. Prior to his engagement with the Platform secretariat in Bonn/Germany, Christian worked as a technical advisor with GIZ at the Rwanda Initiative for Sustainable Development in Kigali – which at the time was the Africa Node for the International Land Coalition and the coordination agency for LandNet Rwanda Chapter. Christian holds a master's degree in political science from Johannes Gutenberg University Mainz/ Germany.

MARCH 26, 10:30, MC 2-800**RES-22: Evidence on 'agricultural investors' in Africa: Is there a 'missing middle'?**

Chair: Gregory Myers, Division Chief for the Land Tenure and Property Rights Division, USAID, United States

Is the scramble for land in Africa foreclosing a smallholder agricultural expansion strategy?

Jayne, Thomas (1); Chapoto, Antony (2); Sitko, Nicholas (1); Chamberlin, Jordan (1); Muyanga, Milu (1)
1: Michigan State University, United States of America; 2: International Food Policy Research Institute

Abstract: Despite earlier warnings about the potential for an “African enclosures” occurring in some parts of the region, many governments have only weak information about the amount of economically viable land remaining in their countries that could be used for cropland expansion. For these reasons, African governments’ land, agricultural, and rural development policies have been prepared largely in an information vacuum, based on prior assumptions about the potential for cropland expansion. This study assembles existing data and contributes fresh evidence from Ghana, Kenya, and Zambia to provide as accurate a picture as is possible about the potential for land expansion by indigenous rural communities given the huge information gaps that still remain. We assess how current trends in land transfers are altering farm structure and consider their implications for inclusive and broad-based patterns of agricultural development and poverty reduction in rural Africa. While findings vary across countries, we believe that they hold serious implications for the viability of smallholder-led agricultural development strategies that require more explicit and transparent discussion.

Presenting author’s biography: Thomas Jayne is Professor, Department of Agricultural, Food, and Resource Economics at Michigan State University. His research focuses on agricultural productivity, markets and policy in Africa. Jayne is a Fellow of the African Association of Agricultural Economists and sits on the editorial boards of two professional journals. He co-authored a paper awarded the T.W. Schultz Award in 2009, received the 2009 Outstanding Article Award in Agricultural Economics, and co-authored a paper awarded First Prize at the 2010 tri-annual meetings of the African Association of Agricultural Economists. He also received a Research Excellence Award in 2011 from MSU. Jayne currently serves on the advisory boards of several initiatives to build institutional capacity in Africa, including the Global Development Network’s Global Research Capacity Building Program and the Regional Network of Agricultural Policy Research Institutes of East and Southern Africa.

Under the radar screen: The rapid rise of emergent farmers in Africa

Muyanga, Milu (1); Jayne, Thomas (1); Chapoto, Antony (2); Sitko, Nicholas (1)
1: Michigan State University, United States of America; 2: International Food Policy Research Institute

Abstract: An important current policy debate in Africa concerns the relative importance of a smallholder-led vs. large-scale agricultural development strategy. However, a third class of farmer is vying along with large-scale interests and indigenous rural communities for Africa’s unutilized land: the indigenous “emergent” farmer. These farms are defined as cultivating between 5 to 100 hectares, though the landholding sizes are often considerably larger than this. Evidence from Ghana, Zambia, and Kenya shows heterogeneous patterns of emergent farmer development. In Ghana, emergent farmers have risen from roughly 2% to 7% of the total number of farms in Ghana and are found to primarily reflect a dynamic process of smallholder accumulation and growth. By contrast, the rapid growth of emergent farmers in Kenya and Zambia is primarily attributable to land acquisition by salaried urbanites and by rural individuals who began their farming careers with relatively large land holdings. These studies raise serious concerns about a process of land conversion favoring a small but growing class of African elites. These varied findings on the causes of growth of the emergent farm sector appear to reflect cross-country differences in land policies and their implementation more so than differences in the inherent viability of smallholder-led agriculture.

Presenting author’s biography: Milu Muyanga is an Assistant Professor, International Development, in the Department of Agricultural, Food, and Resource Economics at Michigan State University. Milu holds a Ph.D. in Agricultural, Food and Resource Economics from Department of Agricultural, Food, and Resource Economics, Michigan State University. He holds both Master and Bachelor of Arts degrees in economics from the University of Nairobi. Milu is widely travelled and published agricultural and resource economics policy researcher whose interests include but not limited to agricultural lands and markets analysis; rural development and livelihoods analysis. Between 2004 and 2012, he was a Research Fellow at Tegemeo Institute of Agricultural Policy and Development (Egerton University), Kenya. Before then Milu worked as an Economist in the Ministry of Finance and Planning in the Government of Kenya. Milu was the first prize winner of the 2007 Global Development Network’s medal on the best research on household exposure to risk theme.

Size, composition, productivity, and obstacles confronted by large farms in Ethiopia: Implications for policy

Ahmed, Hashim
EPAU, Government of Ethiopia

Abstract: To attain middle income status as envisaged under the Growth and Transformation Plan (GTP), Ethiopia is eager to attract responsible investors who can provide direct and indirect benefits to local communities and the Ministry of Agriculture has taken active steps to provide the necessary regulatory and supporting framework. But this goal is not always achieved and systems to systematically rack investors are lacking. The presentation provides early evidence from a project to (i) document the benefits of responsible investment; (ii) monitor compliance in a way that will help all concerned to make better policy decisions (e.g. by increasing the share of land used for the intended purpose); and (iii) review ways of attracting investors to improve the country’s chances of attracting responsible investment. Initial results from a nationally representative survey of smallholders and all large farms above 50 ha in 2010/11-2012/13 suggest that, for most of the major crops grown by smallholders and large farmers, yield differences are marginal. At the same time, we find evidence of a robust relationship between the presence of commercial farms and improved smallholder use of improved seeds and fertilizer as well as yields for maize. Policy implications and directions for follow-up research are discussed.

Presenting author’s biography: Hashim Ahmed has widely worked on development policies the past ten years, focusing on trade, investment, growth strategies, market competitiveness, macroeconomic and price development. He is presently leading the Economic Policy Analysis Unit (EPAU) and is Focal Person for logistics (trade facilitation) policies and issues at the Office of the Ethiopian Prime Minister.

MARCH 26, 10:30, PRESTON AUDITORIUM**GDR-22: Women, land and the law: Making legal rights count****Chair:** Jeni Klugman, Director, World Bank, United States**Women's land rights and customary law reform in South Africa: Towards a gendered perspective**Jaichand, Vinodh
University of the Witwatersrand, South Africa

Abstract: Land rights for women has proven difficult to implement for women in South Africa and with the proposal to apply customary law in such instances, the challenge has been compounded because customary law appears to be discriminatory. The Traditional Courts Bill, withdrawn twice from the legislative agenda, has sparked a strong debate and, on withdrawal, with relief in some quarters while others are not impressed. Changes in traditional notions of limitations on the rights of women to access to land in society have been noted. At the same time the constitution provides for the recognition of customary law to the extent that it is consonant with the values of that constitution. As a result, the jurisprudence of the Constitutional Court alludes to "living customary law" rather than "traditional customary law" and the principle of gender balance and equality should be consciously factored in and integrated into customary law as part of the process of social change occurring in communities since the inception of the Constitution. Rather than look for points of difference between the systems of law, the need is for a balance between them.

Presenting author's biography: Vinodh Jaichand is Professor of Law and Head of the School of Law at the University of the Witwatersrand, Johannesburg. He is the recipient of the National University of Ireland, Galway President's Award for Teaching Excellence 2010-11 and has been involved in human rights education for more than twenty-five years. He is the former National Director of Lawyers for Human Rights in South Africa. Vinodh has taught and examined in the Mediterranean Masters on Human Rights and Democratization in Malta and acted as an examiner in the European Inter-University Institute in Venice. As the Deputy Director of the Irish Centre for Human Rights he has been the architect of the LL M in Economic, Social and Cultural Rights which was launched in September 2009. He has participated in training of police, lawyers, prosecutors, and judges in China, South Africa, Slovenia, Slovakia, Hungary, Ireland, Ethiopia, Nepal and India.

Changes in women's legal rights over the last 5 decades: Indicators of progress and challenges of implementationHallward-Driemeyer, Mary; Hasan, Tazeen
World Bank

Abstract: This study uses a newly compiled database of women's property rights and legal capacity covering 100 countries over 50 years to test for the impact of legal reforms on employment, health, and education outcomes for women and girls. The database demonstrates gender gaps in the ability to access and own property, sign legal documents in one's own name, and have equality or non-discrimination as a guiding principle of the country's constitution. In the initial period, 75 countries had gender gaps in at least one of these areas and often multiple ones. By 2010, 57 countries had made reforms that strengthened women's economic rights, including 28 countries that had eliminated all of the constraints monitored here. In the cross-section and within countries over time, the removal of gender gaps in rights is associated with greater participation of women in the labor force, greater movement out of agricultural employment, higher rates of women in wage employment, lower adolescent fertility, lower maternal and infant mortality, and higher female educational enrollment. This paper provides evidence on how the strengthening of women's legal rights is associated with important development outcomes.

Presenting author's biography: Mary Hallward-Driemeier is a Lead Economist in the Development Research Department. She has published articles on entrepreneurship, firm productivity, the impact of financial crises, the determinants of foreign direct investment and women's economic empowerment. She is currently working part-time in the MENA Chief Economist Office, focusing on issues of firm dynamics, job creation and governance. She is a co-leader of the Jobs Knowledge Platform, an interactive website facilitating the exchange of data, research findings and opinion on how to expand job opportunities in developing countries. She was the Deputy Director for the World Development Report 2005: A Better Investment Climate for Everyone and a founding member of the Microeconomics of Growth Network. Her latest book is Empowering Women: Legal Rights and Economic Opportunities in Africa. She received her M.Sc. in development economics from Oxford University and her Ph.D. in economics from M.I.T.

DiscussantQuisumbing, Agnes, International Food Policy Research Institute, United States of America
Giovarelli, Renee, Landesa, United States of America
Agarwal, Bina, University of Manchester, United Kingdom**MARCH 26, 10:30, MC 13-121****MNG-22: Monitoring land governance: Options, evidence, and complementarities****Chair:** David Atwood, Adviser, USAID, United States**Exploring data on land governance at LGU level in the Philippines**Garcia, Brian
Land Equity Technology Services, Inc., Philippines

Abstract: This country study investigated the feasibility of generating priority six land indicators in selected local government units. The review focused on local governments which have been active in pursuing local innovations in LAM reform namely: Bayawan, Legazpi, Tayabas, San Carlos cities and Nabunturan municipality. Another city which has not participated in LAM reform (Quezon City) was also selected for comparative analysis. Against the backdrop of strong institutional overlaps, outdated policies and weak capacities of national line agencies, the study highlights how these impinge on the ability of LGUs to generate data on selected indicators. Based on data availability, cross references will be made across a number of indicators to aid local governments in better land use planning and

property tax administration. The study likewise describes how relevant the data are on the selected indicators to the fulfillment of LGU responsibilities. The time and resources required to regularly report on these indicators were also documented. Recommendations were made to improve LGU access to important data; how land records and information can be better organized to generate systematic reports on the indicators, and improve overall measures of land governance.

Presenting author's biography: Mr. Brian Serrano Garcia is the Land Administration Specialist of the Philippine Country Study on Local Government Based Land Governance Monitoring. He also served as Land Administration, Institutions and Land Records Specialist of the LGAF Philippine Country Study. He has worked in the Philippine Land Administration and Management (LAM) sector for over 15 years and very familiar with the issues in the LAM sector and has forged strong relationships with various stakeholders. He is well versed with the requirements, operations, constraints of the land sector and the various land institutions, land rights, the different tenurial types and their corresponding tenurial instruments. He has extensive experience on local government's real property valuation and taxation, land use planning, mapping, governance and stakeholder partnership. His Country experience includes Vietnam where he worked as FAO/WB Land Administration and Capacity-Building Consultant for the Vietnam Land Administration Project (VLAP).

Provincial land governance indicators in Vietnam

Cuong, Vu (2); Dang, Vo hung (3); Thang, Nguyen (1)

1: National Economics University and T&C Consulting Ltd., Vietnam; 2: T&C Consulting Ltd., Vietnam; 3: Government of Vietnam

Abstract: Vietnam completed the LGAF in 2013 in synchronization with the revision of the land law (November 2013). Most key issues identified by LGAF are addressed in the revised land law. Land governance improvement therefore depends on effective implementation and the Government of Vietnam (MONRE) recognizes that regular monitoring of key land indicators is critical for making progress. The Vietnam Land Administration Project (VLAP) is implemented in 9 provinces with WB support and was used to pilot current possibilities for monitoring indicators at the parcel and village level. First data for a rural "commune" show that most of the land is mapped with owners identified (over 99% - gaps are in urban area); with 1.5% of parcels subject to a transaction (transfer, gift, inheritance) and 2.4% used for mortgage. The share of land registered in women's name is 11.8%, jointly 67.6%, and men only 3.8%. There is a category of 16.8% where either gender is not recorded or land is registered in name of a company. Data on taxation and expropriation are also available at the local government level, but not for disputes. The next steps are crosschecking data quality and link with other data sets to deepen analysis.

Presenting author's biography: Dr. Vu Cuong is the head of the Public Economics Division, Planning and Development Faculty, National Economics University (NEU), Hanoi, Vietnam. He had Master Degree in Public Administration in Maxwell School of Public Affairs and Citizenship, Syracuse University, New York, USA in 1994 and PhD in Development Economics in NEU in 2011. Dr. Cuong has more than 20 years of training and researching experience in Good Governance, Strategic Planning, Public Financial Management, Policy Analysis and Evaluation. Joining T&C Consulting company as a Partner in strategic management, he has over 15 years working as consultant for various international agencies in Vietnam including the World Bank, ADB, EU, Sida, Jica... Typically, he has hand-on experience in land governance projects such as Resolution of Public Land Disputes in Vietnam – funded by the Asia Foundation, Implementation and Impact Assessment of Vietnam Land Administration Project – funded by the World Bank.

Land governance monitoring as a tool for managing sustainability in a decentralized setting

Obaikol, Esther
Uganda Land Alliance

Presenting author's biography: Ms. Esther Obaikol is a lawyer with a Masters degree in management. She has Eighteen years of experience in legal and social research in environment and land. She has held several research positions at the Faculty of Law at Makerere University, Uganda. She has worked on development issues for the last 15 years with broad experience in policy development, legislative drafting, developing institutional frameworks, and training and sensitization around laws. In 2008 Esther started up a women's land rights movement that is in its third year of growth spreading to the entire country. Since 2004 she has worked on law review and policy development within the land sector in Uganda to ensure women's land rights form an integral part of the reforms. She is currently the Executive Director of Uganda Land Alliance. Esther is the Country Coordinator for the LGAF.

Harnessing LGAF indicators monitoring to policy dialogue: Study case from Madagascar

Andrianirina - Ratsialonana, Rivo
Land Observatory Madagascar

Abstract: Promoting land governance is at high stake in Madagascar, since land issues are at the center of the strategic sectors. Madagascar, with its potential agricultural land estimated around 10 million hectares, is seen as a new potential land supplier for large – scale agro-industrial cropping. The stakes are even higher considered that 80 % of Malagasy people are farmers and that agriculture revenues provide for 34 % of the country GDP. Land, beyond its economic values, is also bearing a social and cultural value for Malagasy people as it is considered as the land of the ancestors and unalienable. Customary tenure rights extent is thus very important, evolving in parallel and often in opposition to the formal tenure. The crisis of land administration has brought in a land reform in 2005, based inter alia on the formalization of the customarily occupied tenures through the issuance of land certificate. The LGAF tool contributed in the overall assessment of the land reform in 2011. In order to practically use the generated information, a process of LGAF indicators monitoring has been implemented, consisting in periodic production and debates of key indicators by multi – stakeholder platform. This paper addresses the first outcomes.

Presenting author's biography: Rivo Andrianirina - Ratsialonana has been directing the Land Observatory in Madagascar since 2007. The Land Observatory is a research - related agency aiming at providing information and data to design the land policy, to track its progress and to assess its impacts. The author holds a masters professional degree in Environmental Economics and attended professional training on Monitoring and Evaluation at Illinois State University. He has been assigned as Land Governance Assessment Framework Country - Coordinator for Madagascar since 2011. The author has conducted several researches and has issued publications related to large - scale land acquisition, decentralization of land management, and land governance.

Monitoring land governance over time: Results from a pilot in Rwanda

Ngoga, Thierry (1); Sagashya, Didier (2)

1: Independent Consultant, United Kingdom; 2: Rwanda Natural Resource Authority

Abstract: By quickly demarcating 10.5 million parcels in a low-cost participatory way that is now adapted in other African countries, Rwanda laid a basis for improving land governance. Quantitative land indicators allow appreciating extent and sustainability of achievements and help identify challenges as well as methodological issues for future monitoring. For 77% of parcels (85% in Kigali to 74% in the West), owners could be identified and interesting patterns emerge regarding location and characteristics of unidentifiable parcels. Women's names are included in 86% of registered parcels include. For 2013, revenue from fees and taxes was at US\$ 7.6mn and 12,000 mortgages were registered. But, despite evidence of active land markets, less than 11,000 land sales (60% in Kigali) were registered, highlighting challenges to sustainability until LIS will be operational nationally. While information is being gathered on conflicts and expropriations, interesting patterns emerge from comparing actual with planned land use in Kigali. The study helped to change administrative forms to cover relevant information for future monitoring, explore reasons for sales not being registered and options for low-cost interim registration of transactions, and move towards a methodology for regular land governance reporting.

Presenting author's biography: Thierry Hoza Ngoga holds a MSc in International Planning and Development from Cardiff University. He is an international Consultant, and has worked for the last eight years on land issues in urban and rural areas for both Government and donor agencies in Rwanda. His recent and current experience focuses on land monitoring and writing proposals for land use planning and land disputes management.

MARCH 26, 13:30, MC 2-800**RES-23: Scaling up strategies to secure community land and resource rights**

Chair: Jenny Springer, Director, Global Programs, Rights and Resources Initiative, United States

Upscaling recognition of indigenous peoples' territorial rights in Indonesia through community mapping

Nababan, Abdon
Executive Secretary AMAN, Indonesia

Abstract: Recognition of indigenous peoples land rights remains problematic in many countries, notably the recognition of indigenous peoples' rights to lands, territories and resources. Mapping of indigenous territories is a way to gain recognition from government. It offers good spatial information, not accessible to government about local peoples' own knowledge, symbols that illustrate systems of land use, and their self-determined rights, resources and territorial boundaries. Over the last 20 years, indigenous peoples have created many thematic maps as a way of illustrating their location within administrative boundaries, 'living space' vis a vis other IPs, land use and sacred spaces, among others. Participatory mapping was also set up as a tool to assist a rapid/participatory rural appraisal process. From sketch maps or 'mental maps' local villagers, transport the information into base maps usually topography maps, often made into 3D maps for planning land use. The mapmakers, until recently however have generally been 'others', third party/non IPs, who study the landscape (conservation organizations, researchers), or who want to empower IPs (many development NGOs), or companies who want to know who to pay compensation. In Indonesia, community mapping has become a key strategy of the struggle for territorial rights by indigenous peoples.

Presenting author's biography: Mr Nababan currently serves as secretary general of AMAN. Abdon Nababan was born and raised in Tano Batak, North Sumatra and holds a degree from Bogor Agricultural Institute (IPB). After graduation, Mr Nababan has continued to be deeply involved in the fields of strategic development and organisational management, particularly in indigenous people's organisations. He also cultivated a network of activists and civil society organisations working for the rights of indigenous people. Previously, Mr Nababan also held the following positions: executive director of Foundation Sole Indonesia, director of Forest Watch Indonesia, chair of the Society on Palm Oil, and committee administrator for Global Forest Watch. He continues to be active as chair of the Board of Trustees Foundation Equivalents (NTFP), chair of the board for Forest Watch Indonesia, president director of PT Poros Nusantara, Trustee Council member of the Indonesian Ecolabelling Institute (LEI) and as advisor to the Samdhana Institute.

Upscaling the recognition of community land rights through legal empowerment: Lessons from the ground

Knight, Rachael
NAMATI

Abstract: To address the speed of land dispossession from rural communities, community land documentation efforts are a low-cost, efficient way to protect communities' customary land claims. However, if community land mapping efforts are undertaken without accompanying community empowerment efforts, they may prove to create more harm than good in the long run. For while documentation of community land rights provides protection against land usurpation by outsiders, it does not protect against intra-community threat.

Providing a poorly governed, disempowered community with documentation for its land rights without ensuring intra-community mechanisms to hold leaders accountable to good governance may, in some instances, make land dealings even more unjust and quicken the pace of land alienation.

Namati and its partners are scaling up these efforts throughout Uganda, Liberia and Mozambique, both through expansion of service areas and by teaching other local and national NGOs to undertake this process. As part of its scale-up effort, Namati is adding new elements to its community land protection model, including valuation and negotiation trainings to ensure that communities are better able to negotiate with investors interested in leasing their lands, as well as planning and livelihood development trainings to empower communities to plan for and realize their own prosperity.

Presenting author's biography: Rachael Knight is the Director of Namati's Community Land Protection Program, which supports communities to follow national land documentation laws to protect their customary and indigenous land claims. She is an attorney with expertise in the areas of land tenure security, access to justice, and legal empowerment of the poor. Rachael previously served as Director of the International Development Law Organization's (IDLO) Community Land Titling Initiative, working to document and protect the customary land rights of communities in Uganda, Liberia and Mozambique. Rachael worked as a consultant for the Food and Agriculture Organization of the United Nations (FAO) from 2004 until 2009, during which time she authored a book entitled Statutory Recognition of Customary Land Rights in Africa. She was awarded a Fulbright Fellowship, and is a graduate of Brown University and the UC Berkeley School of Law.

Documenting and recognising community rights: Conceptual framework, empirical evidence, and policy challenges

Agrawal, Arun
University of Michigan, United States of America

Abstract: Over the past two decades, community-based forest governance interventions have proliferated around the world. Substantial research examines how local forest management and participation affects forest outcomes. But documentation, monitoring and tracking of new, small-scale, distributed efforts at community rights in forests and their outcomes have failed to keep pace with the explosion of community forestry user groups and interventions. Any such attempts must overcome major obstacles such as costs of individual monitoring efforts, substantial diversity in forest ecosystems and institutional arrangements, variations in demographic and socio-economic contexts, and lack of consensus on a common set of key indicators. This paper identifies an approach to meet some of the challenges to monitoring forest outcomes in distributed locations by using a unique dataset on local forests, users, institutions, and forest

outcomes to develop of a small set of key indicators for documenting rights and tracking outcomes at low-cost and for understanding the factors that lead to observed outcomes.

Presenting author's biography: Arun Agrawal teaches environmental politics in the School of Natural Resources & Environment at the University of Michigan. He also coordinates the International Forestry Resources and Institutions network (<http://www.ifriresearch.net/>) and serves as the Editor-in-Chief of World Development. His research and teaching emphasize the politics of international development, institutional change, and environmental governance. He has written on indigenous knowledge, community-based conservation, common property, politics of resource governance, and environmental identities. In addition to three books, he has authored articles in journals such as Science, PNAS, Comparative Political Studies, Current Anthropology, Conservation Biology, Development and Change, and Global Environmental Change.

MARCH 26, 13:30, PRESTON AUDITORIUM

GDR-23: Women's land rights in customary settings

Chair: Joan Kagwanja, Chief, Land Policy Initiative, UNECA, Ethiopia

Women's security of tenure in the context of customary land rights: The case of Maasai women in Tanzania

Kimesera Sikar, Ndinini

Maasai Women Development Organization (MWEDO), Tanzania

Abstract: Customary land tenure practices account for over 70% of the land in Tanzania, where 65% of grassroots women engage in farming and pastoral livestock keeping for household food security. Pastoral Maasai communities are among the most marginalized indigenous communities, and now, more than ever before, face climate change challenges and escalating conflict over resources. In this paper, and at the 2014 Land and Poverty Conference, Maasai Women Development Organization will showcase effective strategies and mechanisms that are being used by MWEDO at scale to support women's access to land and enable them to gain individual and collective land allocations. MWEDO will also present findings and recommendations for based on their ten years of work on this issue, which are applicable both in the Tanzanian context and internationally. Practical guidelines must involve women as agents of change, with stakeholders and partners building alliances that work in collaboration for better development. In the Tanzanian context, policy makers and institutions must ensure grassroots women and their communities are practically supported to access and control land, and supported to use this land through sustainable agricultural strategies that increase food security, nutrition and improve livelihoods at all levels.

Presenting author's biography: Ndinini Kimesera Sikar is Founder and Director of Maasai Women Development Organization (MWEDO), a local NGO based in Tanzania. Ms. Ndinini holds a bachelor's degree in Commerce and Human Resources Management. In 1999 she decided to transition from her work in the banking industry to follow her lifetime desire to help other underprivileged women in her community access education and opportunities. MWEDO supports over 5,000 grassroots women and girls through its programs on land rights, education and economic empowerment. MWEDO collaborates with global partners including UN Women, USAID, Huairou Commission and Pastoralists Indigenous NGOS. Over 60,000 households in Tanzania benefit from MWEDO's coalition of grassroots women land and natural resource advocates that promote food security and sustainable livelihoods. Ndinini Kimesera Sikar has recently been recognized for her work by the US Embassy in Tanzania with a "Woman of Courage 2013 Award."

Women's rights to property and tenure of land under customary laws

Katz, Jane Wolff; Benbih, Karima; Blake, Elizabeth

Habitat for Humanity International, United States of America

Abstract: Regional dynamics are rapidly changing, affecting the social structures and therefore land tenure systems. This paper highlights women's rights issues in accessing land under dual systems: Statutory laws and customary practices, and explores the elements that contribute to the success of women accessing and securing land rights in four countries. The goal is to make the knowledge resulting from the use of a platform, such as the Global Housing Policy Indicators, accessible on an open source to all land specialists, NGOs, policy makers, governmental agencies, as well as a global audience, including women around the world. The cases presented illustrate various difficulties to secure land tenure for women. The GHI assessment tool finds first hand evidence of the discrepancies between constitutional laws that are mostly gender neutral and the set of unspoken social norms or customary laws that discriminate against women, by way of practices restricting women's ability to own, inherit or individually use land. These case-studies include two different types of land related gender inequality patterns - namely perceptual and traditional/ religious law systems. Most are considered 'typical' gender inequality situations characterized by increasing restriction to access and use of land, marginalization, prejudices and insecurity because of political and economic changes.

Presenting author's biography: Jane Katz, Director, International Affairs and Programs in HFHI's Washington D.C. Office of Government Relations and Advocacy, provides program and policy support on a variety of housing finance, housing policy, urban, and related issues and manages the global housing indicators project. She has over thirty years of public and private sector achievements in housing finance, policy, and program development. Prior to coming to Habitat, she held various management positions at Fannie Mae, and spent 15 years in the U.S. public sector working in mortgage finance, regulatory oversight, and housing policy. She received a M.A. in Government and Politics from the University of Maryland and a B.A. degree in Foreign Affairs from the University of Cincinnati, and has attended the Boulder Institute of Microfinance and the International Housing Finance program at the Wharton School. She serves on the Board of Global Urban Development and management committee of the International Housing Coalition.

Women's leadership in a man's world: Grassroots women's approaches in securing and protecting land rights

Birungi, Frances

Uganda Community Based Association for Women and Children's welfare (UCOBAC), Uganda

Abstract: Throughout the world, gender inequality when it comes to land and other productive resources is connected to women's poverty and exclusion. Barriers that prevent women's access to, ownership of and control over land and other productive resources often

include inadequate legal standards and/or ineffective implementation at national and local levels, discriminatory cultural attitudes and practices at the institutional, community and family levels as well as lack of women's access to fair and responsive justice. Grassroots women share a collective commitment to promoting equitable, just and secure access, ownership and control over of land and natural resources for women and men. Grassroots women are organizing and developing innovative approaches in their communities to secure and protect land rights for all. These approaches are transforming communities and families and therefore need to be made more visible, supported and up-scaled at the national and global levels. Effective and meaningful partnerships need to be developed with grassroots women groups in order to build sustainable and effective solutions to poverty, inequality and underdevelopment.

Presenting author's biography: Birungi Frances is a social worker who holds a masters degree in Human rights from Makerere University, Uganda. She works in Uganda community based association for women and children's welfare, (UCOBAC) a nongovernmental organization in Uganda whose mission is to improve welfare of vulnerable women and children using community based initiatives. She is the director of program governance and human rights. Her role is to plan, design, implement, monitor and evaluate projects under the program. For the past 8 years, she has developed a women's land rights project that empowers grassroot women groups to undertake innovative approaches in advancing women's land rights. She has also designed projects that empower and build capacities of grass root women to participate effectively in local decision making process in their communities, which has led to improved service delivery and gender equality.

GLTN working group on customary tenure

Pedersen, Toril-Iren
UN-Habitat, Kenya

Presenting author's biography: Toril-Iren Pedersen is a development professional with more than 10 years' experience working on governance and participation in Africa, with particular focus on creating mechanisms for inclusive participation in decision making processes. She holds a Master degree in Human Geography from the University of Oslo. She has broad experience from the UN having worked with UNICEF, UNFPA, UNDP and currently UN-Habitat. Since 2012 she worked for the Global Land Tool Network secretariat leading on land tool development processes in a number of different areas: youth and land, human rights and customary tenure security tools. She is currently working as the network coordinator for GLTN.

Securing women's land rights in customary settings

Liversage, Harold
International Fund for Agricultural Development, Kenya

Presenting author's biography: Harold Liversage is a Land Tenure Adviser for the International Fund for Agricultural Development (IFAD) based in Nairobi. He has 25 years of experience working in land rights advocacy and land policy formulation and implementation, mainly in Eastern and Southern Africa. Prior to joining IFAD in 2004 he worked in the early 1990s for AFRA, a land rights NGO in KwaZulu-Natal, South Africa and then as the Land Reform Pilot Programme Coordinator for the South African Government's Department of Land Affairs from 1996 to 1998. Subsequently he worked as a Land Tenure Adviser for the Zambézia Agricultural Development Programme in Mozambique from 1998 to 2002. From 2002 to 2004 he worked as a Land Policy Adviser for the Ministry of Lands and Environment in Rwanda where he assisted with the formulation of the country's land policy and law and implementation strategy.

Working on customary tenure

Akrofi, Emmanuel Offei; Anthony, Arko Adjei
Kwame Nkrumah University of Science and Technology, Ghana

Presenting author's biography: Emmanuel Offei Akrofi was born on the September, 16 1960 in Accra, Ghana. He is currently a lecturer in Geomatics Engineering at the Kwame Nkrumah University of Science and Technology (KNUST), Kumasi Ghana. His speciality is land tenure and cadastral systems. He holds a PhD in Geomatics Engineering from the University of Cape Town, South Africa, MSc in Land Surveying from the University of Natal, Durban, South Africa and BSc in Geodetic Engineering from the Kwame Nkrumah University of Science and Technology, Kumasi Ghana. Prior to his current employment with KNUST he had worked as a land surveyor for the Government of Lesotho in the Department of Lands, Surveys and Physical Planning (LSPP) and rising to the rank of Principal Land Surveyor from 1993 to 2003. His research interests include how to use customary tenure and informal tenure upgrades to secure tenure for the peri-urban poor in sub-Saharan Africa.

MARCH 26, 13:30, MC 13-121

MNG-23: Scope for partnership to leverage land information for good governance

Chair: Elshad Khanalibayli, Chair, UNECE Working Party On Land Administration, Azerbaijan

Linking administrative data to improve land governance: The example of Georgia

David, Labadze (1); Eka, Meskhidze (2)
1: Property Rights Consultant; 2: Head, International Relations Unit, NAPR

Abstract: National Land Market Monitoring System. The case of Georgia land governance provides several positive examples. Among them are self-sustaining and fully digitized registry, transparent processes for divestiture of public land. Nevertheless, deficiencies in the national legislation on land registration create obstacles for further development of the land market, investment attraction and agricultural productivity growth. In 2013, the Government of Georgia created a task force to address these deficiencies. Following LGAF recommendations, the World Bank made an effort to help Georgian Government in this process by developing Georgian Land Monitoring System. The system will provide timely information on the land market, necessary for policy design. It will also provide for monitoring of reforms, careful evaluation of their outcomes, and contributes to transparency and accountability of Georgian land governance. The first results show that, despite multiple efforts of Government jointly with international organizations, only 62.4% of Georgia territory is surveyed and inventoried during the last 10 years. Only about 13% is actually registered by the end of 2013. There are big differences in

the registration coverage among the regions and land use categories. The system also includes information on land disputes, transactions and other key characteristics of the land market.

Presenting author's biography: David Labadze is an IT consultant who holds a Master's Degree in physics from Tbilisi State University. For almost 20 years, he's been involved in different programs promoting development and security of IT systems in Georgia through various donors like WB, UNDP and FAO. In particular, he was a Head of Information Management Center at National Agency for Public Registry of Georgia (NAPR) responsible for developing local property registration software for the Registry, which is still successfully operating and progressing. For several years, he held a position of Project and Business Development Manager in the leading information and communication Technology Company of Georgia (UGT). Currently, Mr. Labadze is involved with establishment of Georgia Land Monitoring System as a part of World Bank task force.

Ukraine: Establishing a public land monitoring system

Nizalov, Denys

Kiev Economic Institute, Kyiv, Ukraine

Abstract: Over the last twenty years, Ukraine went through the major reforms in land governance and land property rights. The major steps in this process are privatization of about 50% of land, its mass registration, and establishment of land rental market. The latest step is the introduction of a fully digitized land cadaster that includes already more than 90% of all private agricultural land. However, the application of the Land governance assessment Framework (LGAF) in 2012 revealed several challenges, such as the sales market for agricultural land and the need for the re-establishment of land and real estate taxation. However, very limited information exist to support the design and monitoring of these major institutional changes. Therefore, a public Land Governance Monitoring System is being developed to address this data gap. This system combines several existing sources of statistical and administrative data to track key land indicators. Detailed information on the land use and property rights is analyzed for 2012 and 2013, which will be complemented with data on tax revenue, registration and land transactions.

Presenting author's biography: Dr. Denys Nizalov is an Assistant Professor at the Kyiv School of Economics (KSE). He joined the School in July 2006. From May 2010 till December of 2012 he held a position of Academic Director. Denys completed a PhD program in Agricultural Economics at Michigan State University in 2006. Denys's research interests are in the fields of regional economic development, agricultural economics, policy and program evaluation. His papers have been published in the International Regional Science Review, Economic Development Quarterly, The Journal of Regional Analysis and Policy, and The Review of Regional Studies. He is an editor of the online book "Municipal Economic Development Tool Kit" and a co-author of the "On-line Atlas of Economic Development of Ukraine". Dr. Nizalov is a recipient of several professional grants and awards. Among the recent is the Eurasia Foundation's Bill Maynes Fellowship awarded for Denys's contribution to economics education and research in Ukraine.

Key issues for improving and monitoring land governance in Moldova

Matcov, Angela

State Enterprise Cadastru, Moldova

Presenting author's biography: Angela Matcov, is an economist and a land management specialist with experience in real property evaluation and in land administration project. She is the director of the state-owned enterprise "Cadastru", a company responsible for the development and maintenance of the real property cadastre in Moldova. She is a coauthor of several national publications covering the topics of real property valuation, including the agricultural lands. Prior to join the State Enterprise "Cadastru" in 2006, she was involved, as a local consultant (1999 – 2005), in the First cadastral project of Moldova, financed by the World Bank. She holds a MSc degree in Land Management, from the Royal Institute of Technology, Stockholm, Sweden. Since 2013, she is a member of the Coordinating Committee of Cadastre and Land Registry Knowledge Exchange Network of the European association of national mapping and cadastral agencies "Eurogeographics".

Dubai: Creating a land market monitoring system to support private investment

Hesham El Burai, Mahmoud; Alakraf, Sultan

Dubai Land Department, United Arab Emirates

Presenting author's biography: Mahmoud AlBurai is currently serving as Managing Director of Dubai Real Estate Institute. Mahmoud is also the Vice President of International Real Estate Federation (FIABCI). He is also a member of the boards of the Association of Real Estate License Law Officials (ARELLO), International Real estate Society (IRES) and Middle East North Africa Real Estate Society (MENARES). Prior to his position at the Dubai Real Estate Institute, Mahmoud worked as Senior Director of real estate sector development at the Real Estate Regulatory Authority of Dubai and as a Development Associate Manager at Dubai Holding. Mahmoud completed his Bachelor's degree in Engineering at the American University before continuing on to earn his Master's in Real Estate from the National University of Singapore. Mahmoud completed his MBA in Finance from his alma mater, American University of Dubai in 2010.

MARCH 26, 15:15, MC 2-800**RES-24: Promoting sustainable, adapted and innovative land policy****Chair:** Hubert Ouédraogo, Lead Land Expert, UNECA, Ethiopia**Promote sustainable, adapted, and innovative land public policy: Lessons learned and new challenges**Durand-Lasserve, Alain
CNRS, France

Abstract: The presentation shall focus on the main conclusions of a multidisciplinary Workshop organized by the Technical Committee Land and Development on December 16-20, 2013 on "Formalization of Land Rights and Obligations", emphasis being put mainly on the situation prevailing in sub-Saharan African countries. During the next 35 years, African agriculture based upon family farming will have to feed one more billion people. During the same period of time, accommodation and urban services will have to be provided to about 500 millions of new urban dwellers. This will require improved security of land tenure in both rural and urban areas. However, high pressure on rural and urban land in a context of limited resources and governance capacity will not permit the implementation of conventional formalization of land rights as tentatively implemented during the last two decades. This calls for new policy approaches of land rights formalization based upon the recognition of either collective or individual use rights, and on demand-driven forms of provision of transferable land rights that are not necessarily based on the provision of individual ownership titles.

Presenting author's biography: Alain Durand-Lasserve is Emeritus Senior research fellow at the Centre National de la Recherche Scientifique (CNRS), France. He is attached to the Laboratory Les Afriques dans le Monde (LAM), a joint research centre between the University of Bordeaux, the CNRS and the National Foundation for Political Sciences, France. He is currently a member of the Technical Committee Land and Development (French Development Agency and Ministry of Foreign Affairs). Over the last two decades, he has been involved in research and consultancy on land and tenure issues, especially with bilateral cooperation agencies (DFID, GIZ, MCC, French Cooperation), with multilateral development agencies (UN-Habitat, UNDP, FAO) and with the World Bank, mainly – but not exclusively – in Sub-Saharan African countries. He has published extensively on tenure formalization and land markets and land policies in peri-urban areas and in rural hinterland of cities.

Allocating land rights to individuals as a path to development? The case of VietnamMellac, Marie
CNRS

Abstract: The economic opening launched in 1986, led to a complete (re)-organization of Vietnamese land institutions and to the paradoxical and still unchanged choice to maintain the socialist "entire people property of the land" while allocating land use rights to individuals. Over time, control on land was progressively eased in order to meet with (and legalize) grass-root practices; more users, more sub-rights and less limitations. 25 years later, land system appears to be now very similar in practice to an individual private property one. But the increasing occurrence of land disputes puts Hanoi power in a very difficult position. This communication aims at analyzing land formalization system efficiency in terms of socioeconomic development over time. It shows that its social acceptability decreased when development model changed from a rural and agricultural oriented one to a more urban and industrial one. It also shows that a single form of land access cannot satisfy (and secure) all users and that even marginal groups are likely to weaken state legitimacy. This puts into question the necessity for all formalization systems to be designed in accordance with a development policy which reflects the population expectations and takes into account its cultural and socio-economic diversity.

Presenting author's biography: Marie Mellac is assistant professor of geography attached to Adess laboratory (University of Bordeaux/National Centre for Scientific Research), France. She specializes in research on development and management of natural resources with special reference to land and forests. Her recent work focuses on legal geography and explores land and environmental legislations elaboration in Southeast Asia and Madagascar. She has recently published (2011) "Land Reform and Changing Identities in Two Tai-Speaking Districts in Northern Vietnam". In Michaud, J., and Forsyth, T., (eds.), *Moving Mountains. Ethnicity and Livelihoods in Highland China, Vietnam and Laos*. Vancouver: UBC Press; and (2014), *Du socialisme au marché : Le tournant foncier en Asie du Sud-Est continentale (Cambodge, Laos et Viêt Nam)*. In Jammes, J. & F. Robinne (dir.), *L'Asie du Sud-Est 2014, Bilan, enjeux et perspectives*. Paris-Bangkok: Les Indes Savantes-Irased.

Benin, from adaptation back to replacement?Lavigne Delville, Philippe
IRD, France

Abstract: In the early 90s, there was a growing consensus that "customary" land rights were evaluative and not a constraint to intensification and agricultural productivity. Therefore, there was no need to impulse radical change to customary tenure. The aim should be to favor progressive evolutions within customary rights, so that they adapt to contemporary issues. In "Searching for land tenure security in Africa", Bruce and Migot-Adholla (1994) raised strong concerns about state-led land registration processes: "Can we identify circumstances in which systematic or sporadic titling and registration are still appropriate and cost-effective?" (p.261). They emphasized the need to move away "from a 'replacement paradigm,' in which indigenous tenures are to be replaced by tenure provided by the state, toward an 'adaptation paradigm'". 20 years after, has this shift been really been done? Drawing mostly on West African experiences, as well as a large body of literature, this paper will open the black box of "adaptation paradigm" and propose a typology of land rights formalization strategies, to show their diversity and their different political meanings. It will show that the renewal of large systematic registration projects shows that the lessons of research and experience are widely ignored.

Presenting author's biography: Philippe Lavigne Delville is socio-anthropologist at IRD (French Research Institute for Development). He worked extensively on land policies, mostly in West Africa, as expert as well as academic.

Land certification in Madagascar: Formalizing (f)or securing?Burnod, Perrine (1); Andrianirina - Ratsialonana, Rivo (2); Ravelomanantsoa, Zo (3)
1: CIRAD - Madagascar Land Observatory; 2: Madagascar Land Observatory; 3: Programme National Foncier Madagascar

Abstract: Two major innovations have inter alia emerged from the land reform in Madagascar: (i) decentralized land management through the creation of local land offices, and (ii) certification, which enables individuals to register private property provided the community agrees on the legitimacy of the claimed rights. Despite the political crisis and the withdrawal of international aid during this period (2009 - 2013), new Local Land Offices (LLO) have been created, and now cover one third of the country's communes. These LLO have had mixed success: 33% are operational, 56% are experiencing problems, and 11% are inactive. With the major advantage of breaking the administrative monopoly on land matters, they face serious challenges in becoming financially sustainable and integrating the land governance system (co-arbitrating disputes and managing land with customary authorities, dealing with local practices to secure land). Far from being the preserve of the elite, certification seems to be relatively accessible to women, migrants and those with little education. It is far more popular than registration, but uptake is still low, with just 9% of households in communes with a land office applying for certificates. This highlights the importance of separating the formalization of land rights from processes that secure land tenure.

Securing land rights under pressure in West Africa: Lessons from action research in Ghana and Mali

Polack, Emily (1); Djire, Moussa (2); Cotula, Lorenzo (1)

1: IIED, United Kingdom; 2: University of Bamako

Abstract: Access to productive land amongst the poorest people in West Africa is coming under growing pressure. This paper shares lessons from an action research programme investigating tools to secure the land rights of vulnerable rural citizens in West Africa. Field activities took place in two regions in Ghana and a region of Southern Mali, following a scoping study into changes in land access and ownership for different groups, sources of insecurity and land conflicts. The development of tools to address identified tenure insecurities included inclusive and participatory approaches to forms of legal and spatial documentation of customary rights to land and resources. A number of critical lenses were applied throughout the action-research initiative. For example, how are the approaches to developing tools, and the tools themselves, gender-sensitive and advancing women's land rights? And how might downward accountability amongst authorities and land governance institutions being strengthened through the development and use of the different tools? Lessons point to the need for bottom-up tool development, that build on local practices whilst capturing progressive evolutions in local gender and land relations, and on linking the tools to relevant legal and policy frameworks and working with the relevant authorities to explore options for institutionalizing and scaling up the tools.

Presenting author's biography: Emily Polack is a researcher in the Natural Resources Group at IIED. Emily's research and advisory work at IIED focuses on land tenure, land rights, agricultural and natural resource investments and legal empowerment. Recent work has included mapping trends associated with the global land rush and supporting the Legal Tools for Citizen Empowerment work with partners in Africa and Southeast Asia. Emily has 12 years' experience working on accountability in natural resource investments, citizen empowerment and rights based approaches to development, with a focus on indigenous rights and gender. Emily holds a Master of Law in International Development and Human Rights. United Kingdom.

MARCH 26, 15:15, PRESTON AUDITORIUM

GDR-24: Making women's land rights real - Post-2015 agenda

Chair: D. Hien Tran, Director, Global Advocacy, Landesa, United States

Women's Land Rights and Sustainable Economic Development and Poverty Eradication

Krebber, Iris

DFID & Global Donor Platform

Abstract: Economic development is key to eradicating poverty. Accelerating progress is essential if the goal of zero extreme poverty by 2030 is to be achieved. But economic development will only work if it leaves none behind. This means a lot more inclusive growth – in particular for girls and women, and actions to tackle the structural barriers that deny poor people the chance to raise their incomes and find good jobs that sustain their livelihoods. Secure land tenure rights are an important element to support economic development and poverty reduction, in particular for women. There are huge risks and opportunities for women related to changes in land governance, and the post-2015 framework can help us to deliver better and tell the story. We know that when women's land rights are secure, the benefits are multiple, and they serve the women, their families and the wider economy. There are a number of options and priorities that governments, donors, the private sector and not least civil society need to consider for women to be among the winners of efforts to deliver on better land governance nationally and at the global level.

Presenting author's biography: Iris Krebber is the Senior Land Policy Lead Advisor for the UK Department for International Development. Following the launch at the 2013 G8 Summit of seven country partnerships to implement the Voluntary Guidelines on Land, Iris is now supporting these partnerships at the international level, including through her role as the UK chair of the global land donor group. Iris is also involved in upscaling DFID's work to improve land governance for sustainable economic development that supports food security and poverty eradication. Prior to joining DFID in 2010, Iris was the Regional Director in East Africa for Welthungerhilfe (German Agro Action), the largest German NGO working on hunger and poverty. Iris has 13 years of experience in senior policy and programme positions around the world. She also spent 7 years working in the private sector, mainly for MNCs. She holds graduate degrees from the US, EU and Germany.

Land policy implementation as a tool for women's empowerment

Kabanda, Naome

Ministry of Lands, Housing and Urban Development, Uganda

Abstract: Uganda's National Land Policy aims "to ensure efficient, equitable and optimal utilization and management of Uganda's land resources for poverty reduction, wealth creation, and overall socio-economic development." Uganda has developed a National Land Policy Action Implementation Plan (UNLPIAP) to translate the policy statements into action, with the strengthening of women's land rights one priority area. The plan includes legislative, legal and administrative actions as well as capacity building initiatives. The

UNLPIAP emphasizes the specialized training and resources needed to address the specific land-related needs of women. These include the consideration of women both as a discrete group and as members of households and communities, shaping land administration services to reflect women's status and situation within their communities, and ensuring that neither formal nor customary rules and procedures impede the transfer of land to women and children.

Research has shown that land reforms can result in women's access, control, and ownership of land becoming more insecure if women are not considered at the outset of interventions. The UNLPIAP's gender-sensitive roadmap reflects the recognition that translating reform into action for improving women's land rights must be done not only at implementation stage, but also during the design process to prioritize such reforms.

Presenting author's biography: to be filled by author

Implementation Challenges in Realizing Women's Land Rights- Implications for the Post-2015 SDG Agenda

Sircar, Ashok Kumar
Landesa, India

Abstract: Despite clear policy intent, achieving women's land rights may encounter several challenges. These may emanate from patriarchal social barriers that deprive women of their land rights, and lack of robust institutionalization of systems, processes and procedures to ensure that policy declarations are put into practice. Social barriers operate in the domain of family where women are routinely denied of their rights to inherit parental land or land of her husband when she is widowed. Further the same patriarchal mindset operates among the state institutions resulting in non-recording of women's name in government land distribution programmes, or in ignoring a daughter's share in inheritance despite clear legal provisions. For example, in India, where 225 million women await their land rights, policy prescriptions in favour of titling in women's names exist in government's land distribution programmes from 1986 and in inheritance from 2005. These policies however have not been backed up by adequate institutional mechanism to overcome the barriers in recording women's name in nearly 2 million land titles given to landless families, or in changing certain recording practices. Ensuring women's land rights require a package of legal commitment, institutional mechanism of implementation and critical oversight at local and national level.

Presenting author's biography: to be filled by author

Policy implications for the choice of indicators regarding women's land rights

Goldstein, Markus
World Bank

Presenting author's biography: Markus Goldstein is a development economist with experience working in Sub-Saharan Africa, East Asia, and South Asia. He is currently the Gender Practice Leader in the the Africa region of the World Bank, and a Lead Economist in the Development Research Group. His current research centers on issues of gender and economic activity, focusing on agriculture and small scale enterprises. He is currently involved in a number of impact evaluations on these topics across Africa. His other research areas include HIV/AIDS, land tenure and the economics of poverty. Markus has taught at the London School of Economics, the University of Ghana, Legon, and Georgetown University and published widely in academic journals and books. He holds a PhD from the University of California, Berkeley. He is also a co-founder and regular contributor to the Development Impact blog.

MARCH 26, 15:15, MC 13-121

MNG-24: How to capitalize on the data revolution to monitor land governance?

Chair: Karen Brooks, Director, IFPRI, United States

Potential and limitations of land modules in multi-topic household surveys: Review of LSMS-ISA experience

Kilic, Talip
World Bank, United States of America

Presenting author's biography: Talip Kilic is a Research Economist as part of the Living Standards Measurement Study team in the Poverty and Inequality Unit of the World Bank Development Research Group. His current research interests include poverty, nutrition, agricultural development and methodological survey experiments, particularly on the measurement of income, agricultural productivity and intra-household decision-making. Most of his recent research focuses on sub-Saharan Africa and he is leading the joint World Bank-IFAD research programme Gender Differentials in Agricultural Productivity: Identifying Opportunities for Agricultural Growth in Sub-Saharan Africa. As a member of the Living Standards Measurement Study team, he is an expert in the design, implementation and analysis of household surveys. Dr. Kilic holds a Ph.D. in Economics from American University and a Bachelor of Arts in Economics and International Relations from Knox College.

The potential for administrative data to monitor land governance

Nogueroles, Nicolás
IPRA-CINDER, Spain

Presenting author's biography: Nicolás Nogueroles Peiró is a Professor of Land Law at the University Pompeu Fabra, Barcelona. He has a PhD from the University of Bologna (Italy). He is a land registrar and Secretary General of IPRA-CINDER. He is the author of various books on land registration systems.

Can massive availability of spatial data revolutionize land governance? Potential and challenges

Navulur, Kumar; Kodanaz, Taner
Digital Globe

Abstract: Recent years have seen remote sensing industry turn the corner, with new capabilities to address global land governance issues. Major trends in the industry include collection of geospatial data over large regions/countries over a short period of time,

monitoring of changes for land governance records and updates, highly accurate imagery allowing for development and maintenance of accurate country wide land records, speed of delivery of the information, and increased spectral and spatial information that allows for automated information extraction. This talk will focus on the various aspects of spatial data that help with land governance, creation of new records, monitoring changes from the past with images collected over the last decade, and ongoing change detection and update of land records with new data collection. The presenter will also discuss how various sources of datasets can be leveraged to create and maintain a multi-year consistent geospatial dataset for land governance.

Presenting author's biography: Dr. Kumar Navulur has over 25 years of experience in Geospatial industry. He received his PhD from Purdue University in GIS and Remote Sensing. He is the author of the book entitled "Multi-Spectral Image Analysis Using Object Oriented Paradigm". He is adjunct professor in the University of Denver as well as University of Colorado. He is an Observing member at UNGGIM (United Nations Global Geospatial Information Management) and is on the advisory board of some of NGO's as well as mapping organizations across the globe.

Harnessing the potential of geospatial data to accelerate development & poverty reduction

Ryerson, Robert
KIM Geomatics, Canada

Abstract: It has long been recognized that geospatial (map of location) information is of great value in international development. Simply stated a map helps you understand where you are and can also help one identify where problems are. In addition to traditional maps one can think of satellite imagery of various kinds, Global Positioning Satellites (GPS), and geospatial data bases containing census information, land ownership records, or environmental and natural resource information. All of this information can be stored, viewed and manipulated in a geographic information system or spatial data infrastructure. This paper focuses on how and why geo-information is of value in the context of international assistance and poverty reduction. It first introduces the roles of geospatial information or geo-information in development – what it can be used for and where. It then examines the value proposition – essentially explaining why geospatial information should be used. Lastly we propose an approach to the integration of geo-information into development assistance, with the focus on explaining a new model for the improved delivery of bilateral and multilateral assistance.

Presenting author's biography: Dr. Bob Ryerson is President of Kim Geomatics Corporation. He has served in a variety of senior positions in industry and government, including Director General of the Canada Centre for Remote Sensing. He is a Certified Mapping Scientist and a Fellow of the American Society for Photogrammetry and Remote Sensing (ASPRS). He has served on the ASPRS Board for two terms, and is a Past-Chairman of the Canadian Remote Sensing Society. He served as Editor-in-Chief for the first three volumes of the third edition of the Manual of Remote Sensing and has published or presented more than 170 papers and books world-wide. He has won a number of awards, including the Gold medal of the Canadian Remote Sensing Society and the Alan Gordon Memorial Award for "Outstanding Service over his career to Remote Sensing." Several examples of his scientific work are in Canada's National Museum of Science and Technology.

Combining data from different sources to improve land governance monitoring and dialogue

Deininger, Klaus
World Bank, United States of America

Presenting author's biography: Klaus Deininger is a Lead Economist World Bank's Development Economics Group. His research focuses on land tenure and access as well as income and asset inequality and its relationship to poverty reduction and growth. He has a Ph.D. in Applied Economics from the University of Minnesota, an MA in Agricultural Economics from the University of Berlin.

MARCH 27, 08:00, MC 13-121**INV-21: Good practice to avoid and resolve land disputes in large investments****Chair:** Duncan Pruett, Land Adviser, Oxfam, Netherlands**Overcoming the challenges of private sector land development: A lesson from CAO cases**Mensah-Bowler, Elizabeth; Barbieri, Gina; Taylor, Meg
CAO (Compliance Advisor Ombudsman), United States of America

Abstract: There is no doubt that the private sector's involvement in development has the potential to generate impressive benefits for countries and communities. However, there are equally impactful challenges that must not be overlooked in the press towards sustainable economic growth. As the accountability mechanism to the IFC, the CAO has been at the forefront of these issues for thirteen years. Over the past few years, CAOs cases have grown in complexity with a large portion of cases involving issues of land acquisition and resource management. And while closing the gap between the potential benefits and harm of land and resource development through the private sector is not an insurmountable problem, CAO has found that it requires creativity and commitment on the part of all stakeholders. This paper will use a case study methodology to look at the tools CAO has used in its work to address some of the negative issues associated with land, resources and private sector development. Specifically it will highlight the importance of: participatory monitoring, grievance redress mechanisms, and building community and company capacities for dialogue and information sharing.

Presenting author's biography: Meg Taylor is a national of Papua New Guinea, received her LL. B from Melbourne University, Australia and her LL.M from Harvard University, USA. She practiced law in Papua New Guinea and served as a member of the Law Reform Commission. Meg was Ambassador of Papua New Guinea to the United States, Mexico and Canada in Washington, DC from 1989-94. She is co-founder of Conservation Melanesia and has served on the boards of international conservation and research organizations. In addition, she has served as a board member of a number of companies in Papua New Guinea in the natural resources, financial, and agricultural sectors, and on the boards of companies listed on the Australian Securities Exchange. Meg Taylor was appointed to the post of Vice President and CAO of the World Bank Group in 1999, following a selection process led by civil society, industry, and academia.

Land-related disputes in the context of the RSPO: Key issues, ways to address them, and lessonsWebber, Darrel
Roundtable on Sustainable Palm Oil, United States of America

Presenting author's biography: Darrel Webber joined the RSPO as Secretary General in January 2011, based in Kuala Lumpur, Malaysia. His last position was Senior Associate of Global Sustainability Associates, a role which required him to provide senior counsel to companies and organisations about agricultural development (including oil palm). Prior to that, he was Senior Manager Palm Oil Sector Engagement at WWF-International and regional manager for companies such as Permais Sandilands Sdn. Bhd. and Shell Malaysia Ltd. From 2007 until 2009, Darrel Webber was a RSPO Executive Board Member representing the Environmental NGOs constituent through his position at WWF International. Darrel was also actively involved in the initial discussions and development of the RSPO Principles & Criteria. Darrel speaks in numerous thought leadership forums and conferences all around the world on sustainability.

Land issues in the context of the RSB: Ways of resolving them and key lessonsBramble, Barbara
National Wildlife Federation, United States of America

Presenting author's biography: As Senior Program Advisor for International Affairs, at the National Wildlife Federation, Barbara J. Bramble works for U.S. laws and regulations, and international agreements, to reduce the threat of global climate change. She is an innovator who works with the private sector, bringing NWF's massive membership to bear in convincing major retail brands to avoid purchasing meat, leather and agricultural commodities that originate from recently cleared tropical rain forests and other carbon rich lands. Ms. Bramble was a key organizer of the International NGO Forum at the 1992 Earth Summit in Rio de Janeiro and the Rio + 5 Conference in 1997. She worked closely with Mexican NGOs for several years, to enhance their advocacy and environmental education skills. Before joining NWF, she served as legal advisor to the Council on Environmental Quality in the Executive Office of the President. In her early years, as an environmental lawyer in private practice, she won several big fights to keep industrial scale energy projects out of protected areas; for example she helped stop a massive gas pipeline from crossing the Arctic National Wildlife Refuge, saving it for the later battle with the Bush Administration in the early years of the new century. Her J.D. is from George Washington University, and B.A. is from George Mason University. Ms. Bramble has lived in Latin America for almost 5 years and speaks both Spanish and Portuguese.

Abstract:**MARCH 27, 08:00, MC 2-800****SPR-21: The geospatial edge for disaster prevention, mitigation and response****Chair:** Alanna Leigh Simpson, Senior Disaster Risk Management Specialist, World Bank, United States**Moving from response to preparedness: How geo-spatial information can help**Parsons, Ed
Google

Abstract: Increasing during environmental crisis online maps delivered via the web to mobile users are becoming a key source of up to date relevant information. Key to the development of these public facing maps is partnership between Google and partners organizations which provide accurate and reliable information prior to any event and the mechanisms for this information to be updated in real time for consumption across different devices and services. Through the use of standards international standards for Web data such as the Common Alerting Protocol (CAP) for publishing and sharing alerts and the Keyhole Markup Language (KML) for geographic data, government agencies can partner with web companies like Google to build a platform to support national or regional preparedness.

Presenting author's biography: Ed Parsons is the Geospatial Technologist of Google, with responsibility for evangelizing Google's mission to organize the world's information using geography. In this role he maintains links with Universities, Research and Standards Organizations which are involved in the development of Geospatial Technology.

Disaster risk reduction: A global geospatial perspective

Scott, Greg
United Nations Statistics Division

Abstract: Geospatial information technologies, services and platforms have become critical tools to support development, economic growth, improved decision making and policy formulation, and have enhanced the capability for governments, international organizations and researchers to analyze, model, monitor and report on sustainable development, climate change, disasters, and other global concerns. The use of geospatial information in disaster risk reduction activities are now becoming relatively mainstream with more data and more models available than ever before. In recognition of the growing importance of geospatial information globally, ECOSOC established the United Nations Committee of Experts on Global Geospatial Information Management (UN-GGIM) in July 2011. UN-GGIM is a formal inter-governmental body tasked with making joint decisions and setting directions on the production and use of geospatial information within national and global policy frameworks. A key part of UN-GGIM's program has been the role of geospatial information in urban hazard mapping and disaster risk reduction, particularly in the context of sustainable development. This has been focused by the Rio+20 outcome document 'The future we want' which specifically recognized the importance of "reliable geospatial information" in the areas of national disaster risk reduction strategies and plans, and for sustainable development, policymaking, programming and project operations.

Lessons from the Australia disaster management platform-ADMP

Rajabifard, Abbas
The University of Melbourne,

Abstract: Predictions of increased global population and urbanization along with predicted increased frequency and severity of extreme weather events is prompting response from researchers around the world to tackle next generation disaster management information technology. One initiative responding to the challenge is the Australia Disaster Management Platform, a partnership project between the University of Melbourne and IBM Research-Australia. The platform aims to facilitate informed decision-making by communicating information via various channels and at appropriate levels of detail, to the wide spectrum of people involved in making emergency decisions – from the central coordinating agencies that are charged with directing activities, to on-ground emergency services personnel, through to the local community. The information supporting the platform will include vast amounts of geo-spatial and infrastructure information from multiple datasets, which will be brought together by the platform and consequently integrated and analyzed to create real-time, practical information streams on disaster events for simulation and optimization model development. In addition to the ADMP initiative, the University has also established a new Centre for Disaster Management and Public Safety to address further aspects of disaster management. A number of research priority areas which expand to the international level have already been identified for the Centre.

Presenting author's biography: Prof. Abbas Rajabifard is Head of the Department of Infrastructure Engineering and Director of the Centre for Spatial Data Infrastructures and Land Administration, both at the University of Melbourne. He is immediate Past-President of Global Spatial Data Infrastructure (GSDI) Association and is an Executive Board member of this Association, member of Joint Board of Geospatial Information Societies (JBGIS), and was Vice Chair, Spatially Enabled Government Working Group of the UN supported Permanent Committee on GIS Infrastructure for Asia and the Pacific (PCGIAP). He is also Director of the Centre for Disaster Management and Public Safety, The University of Melbourne. Prof Rajabifard has spent his career researching, developing, applying and teaching spatial information management and strategies and also SDIs to deliver benefits to both governments and wider society and is acknowledged as a pioneer in the concept of spatial enablement – using location to facilitate decision making. He has authored/co-authored over 250 publications including 9 books. He has been also consulted widely on spatial data management, SDI, land administration and spatial enablement, disaster management to many national government agencies and ministries. He is a frequent keynote speaker at international geospatial conferences, forums and organizations and through his academic and professional activities, tirelessly promotes the surveying and spatial science professions driven in his belief that these professions play an integral role in delivering the vision of a sustainable future.

The use of spatial data for disaster risk reduction and response: Some regional initiatives

Jha, Abhas; Shuker, Iain
The World Bank, -

Presenting author's biography: Abhas Jha is Sector Manager, Transport, Urban and Disaster Risk Management, East Asia and the Pacific for the World Bank. He is responsible for overall technical quality control of World Bank operations, strategic staffing and providing high quality knowledge and services in these sectors to Bank clients. Abhas' core interests are infrastructure finance, urban resilience and using open data for better service delivery. He has been with the World Bank since 2001, leading the Bank's urban, housing and disaster risk management work in Turkey, Mexico, Jamaica and Peru as well as serving as the Regional Coordinator, Disaster Risk Management for Europe and Central Asia. Abhas has also served as Advisor to the World Bank Executive Director for India, Bangladesh, Sri Lanka and Bhutan on issues related to urban development, infrastructure and climate finance. He earlier served for 12 years in the Indian Administrative Service (the national senior civil service of India) in the Government of India (in the Federal Ministry of Finance and earlier in the state of Bihar). Abhas is the lead author of the World Bank publications "Safer Homes, Stronger Communities: A Handbook for Reconstructing after Disasters" (2010) and "Cities and Flooding: A Guide to Integrated Urban Flood Risk Management" (2012) and co-editor of "Building Urban Resilience: Principles, Tools and Practice" (2013) and "Safe, Strong and Resilient: A Strategic Policy Guide for Disaster Risk Management in East Asia and the Pacific" (2013).

MARCH 27, 08:00, PRESTON AUDITORIUM**URB-21: Ensuring good governance in public land management****Chair:** Sameh Naguib Wahba, Sector Manager, World Bank, United States**Bridging the gap between urban land policies and reality in Ethiopia**

Kaganova, Olga (1); Ozlu, Onur (2); Zenebe, Sisay (3)

1: NORC at the University of Chicago, United States of America; 2: World Bank; 3: Ethiopian Institute of Architecture

Abstract: This presentation is based on the initial results of a study of land management issues conducted as part of the Ethiopia Urbanization Review (EUR), a joint project undertaken by the World Bank and the Government of Ethiopia. Within a unified framework, the authors conducted systematic data collection and interviews with local government officials and other stakeholders in a number of Ethiopian cities (including Addis Ababa, Hawwassa, Shashemene, Bahir Dar, Mekelle, and Dessie). Research focused on the relative shares of various land uses, the size and location of informal settlements, the policies and practices of expropriating land for urban expansion and land allocation within urban territories, the administration of land leases, and other land management issues. The results indicate that these cities cannot afford or sustain their current land policies, such as undertaking urban expansion by expropriating land from farmers without the farmers sharing the gains of development of their land, or attempts to provide all city residents with their own land and/or housing. The presentation will outline land policies that emerged as critical to revise in order to ensure that the urbanization process in Ethiopia is on a more sustainable path.

Presenting author's biography: Olga Kaganova, a Principal Research Scientist at NORC at the University of Chicago, at the office in Bethesda, MD, is an internationally recognized expert on managing government property assets and has worked in 30 countries. Governments which she advised include Governments of Chile, Egypt, Ethiopia, State of California, and hundreds of cities, including Aden, Bishkek, Cape Town, Laibin, Moscow, Mecca, Ulaanbaatar, and Warsaw. Kaganova's publications include two books (one of which is Guidebook on Capital Investment Planning for Local Governments, World Bank, 2011, translated in Chinese and Mongolian) and numerous papers, including award winning ones. She is an adjunct professor at Clemson University (South Carolina), Advisor for the Canadian National Executive Forum on Public Property, and holds a PhD in Applied Mathematics (Institute of Biophysics, Krasnojarsk, Russian Academy of Science), and two international professional designations: Counselor of Real Estate (CRE) and Fellow of Royal Institution of Chartered Surveyors (FRICS).

Urbanization and municipal land management in China

Schmitt, Ulrich

World Bank, United States of America

Abstract: Land is of central importance to China's urbanization and growth. Since the late 1970s, land has been essential to the transition to market-orientation. China's Government has steadily advanced land reform but as urbanization accelerated, the shortcomings of the existing dual rural-urban land tenure system that separates between urban state-owned land and rural collectively-owned have become more evident. Land reform needs to promote more efficient and equitable utilization of land to stimulate denser and more efficient cities, modernization of agriculture and productivity increases, and better income and wealth distribution between rural and urban land users. Critical reform aspects are to: strengthen the rights to rural land by clarifying scope and duration of rights; register and title rural land; define limitations on land expropriation; considering more equitable means of transferring land from rural to urban areas by integrating the market for rural and urban construction land; integrate informal urban fringe developments into formal urban master plans; and legalize informal developments on collective land to increase land supply for urban development.

Presenting author's biography: Ulrich Schmitt joined the World Bank in 2003. Over the past 8 years, he has worked in the Bank's Sustainable Development Department for the East Asia and Pacific Region with country focus on Lao PDR, Vietnam and China. In China, he worked on various agricultural, rural poverty reduction, and forestry/ natural resources management projects as well as analytical tasks and policy dialogue, with a specific focus on China's land policy reform, reform of collective tenure arrangements, and food security challenges in the context of China's urbanization. He contributed to the China 2030 Report, jointly prepared by World Bank- China State Council Development Research Center and to the China Urbanization Study with a report analyzing China's dual collective-state-owned land tenure framework and the reform needs to modernize China's institutional, policy and regulatory framework for land.

Remedies for improving state land management in Kuwait

Adlington, Gavin (1); McLaren, Robin (2)

1: World Bank, United States of America; 2: Know Edge Ltd, United Kingdom

Abstract: The World Bank was requested by the Ministry of Finance in Kuwait to provide fee based advisory services with the objective of strengthening the policy, institutional and regulatory frameworks, and information systems to improve state and public land management and land delivery in Kuwait. The consultancy focused on four key areas: (i) consistency and clarity of the policy, institutional and regulatory frameworks supporting State and Public Land Management; (ii) consolidate and improve land management practices within the State Property Department; (iii) support integration and sharing of spatial information on state and public lands in Kuwait; and (iv) recommend actions for improved access for land for the private sector. The current land sector landscape is fragmented and inefficient. It is difficult for the public and private sectors to access land and real estate markets function poorly. The level of bureaucracy is significant and it takes a very long time for local and international companies to develop investments. These delays are deterring investments, in particular large non-oil related investments, which are practically non-existent in Kuwait. The paper describes the current land sector situation and details the proposed interventions needed to improve access to land and increase attractiveness of Kuwait to do business.

Presenting author's biography: Robin McLaren is director of Know Edge Ltd a UK based, independent management consulting company formed in 1986 specialising in land policy, land administration and the application of geospatial information. Robin has been at the forefront of the Geographic Information System (GIS) revolution and is recognised as an expert in Spatial Data Infrastructures and Land Policy and has worked extensively world-wide to strengthen land tenure to support economic reforms. Robin has supported the UK

government in formulating a UK Location Strategy and was a founding member of the UK Location Council. He is supporting UN-HABITAT and the World Bank in land policy projects in the Middle-East, including Kuwait, and Eastern Europe. Robin is an Honorary Fellow at the School of GeoSciences, University of Edinburgh and his research interests are focused on how crowdsourcing can be used to support land administration.

An inventory of public lands in Ahmedabad, India

Patel, Bimal

HCP Design and Project Management Pvt. Ltd, India

Abstract: This presentation outlines a pilot approach to identifying, categorizing, and mapping public land owned by the central, state, and local government in urban developed areas of Ahmedabad, Gujarat, India. The methodology uses information on plot sizes, location, and ownership that is publicly available for all areas covered by town planning schemes. The study examines the extent of unutilized and underutilized public land, which excludes all cemeteries, parks and gardens, heritage buildings, slums, utilities, infrastructure land, and industrial estates. Unused land already earmarked for public purposes were also excluded from the valuation exercise. The potentially marketable land so identified was valued at both official rates and estimated market rates. The value of potentially marketable excess land is significant—in per capita terms, the high-value scenario substantially exceeds the estimate of total infrastructure investment needs for the next 20 years prepared by an expert committee of the Ministry of Urban Development of the Government of India.

Presenting author's biography: Dr. Bimal Patel has over 25 years of professional, research and teaching experience in architecture, urban design and urban planning. He is President of CEPT University in Ahmedabad. Dr. Patel also leads HCP Design Planning and Management Pvt. Ltd., a professional architecture, planning and project management firm. In 1996 Dr. Patel founded Environmental Planning Collaborative, a not-for-profit, planning research and advocacy organization. Dr. Patel obtained his Doctoral degree in City and Regional Planning from the University of California, Berkeley in 1995. His research interests are in Land Use Planning, Real Estate Markets, Building Regulations, Land Management and Urban Planning History.

MARCH 27, 09:45, MC 13-121**INV-22: Land acquisition vs. integrating smallholders into value chains**

Chair: German Vegarra, Associate Director, Global Head, Agribusiness and Forestry, IFC, United States

Impact of improved value chain structures on productivity

Khurana, Gagan
Grow Africa, Switzerland

Abstract: The presentation looks at how innovative public-private solutions in developing integrated value chains can lead to increased income for farmers and have the potential to transform African agriculture. The presentation explains how Grow Africa has been promoting public-private partnerships and also shares a case example on the potential impact of improving the cassava value chain in Nigeria on smallholder farmers' productivity.

Presenting author's biography: Gagan Khurana is the Head of Country Operations and Partnerships and leads the Grow Africa engagement in partner countries in Eastern Africa and Nigeria. He has been working with partner governments and companies to facilitate the conversion of nearly \$5 billion in committed investments to actual projects on the ground. He has a deep understanding of supply chains and smallholder farmer engagement models in Africa. Gagan has worked extensively in Asia, Latin America and now Africa over the last two decades focusing on agriculture, rural supply chains, sustainable use of water and land, economic issues related to rural development and social programs. Prior to his tenure with Grow Africa, Gagan was working with McKinsey & Company in Latin America where he led their agriculture, water and waste related work. He has also kick-started entrepreneurial ventures in the rural logistics and supply chain space in Latin America and South Asia.

Welfare effects of a rice out-grower scheme in Ghana: Challenges and initial results from randomized evaluation

Daniel, Ali; Derick, Bowen; Deininger, Klaus
World Bank, United States of America

Abstract: The presentation provides methodological lessons and evidence of initial impact on cost of cultivation and productivity of a nucleus-out-grower scheme for irrigated rice in Ghana based on a baseline survey complemented by cell-phone based continuous data collection for some 1600 farmers. The scheme provides smallholder farmers with access to fertilizer, chemicals, extension, and mechanization on credit in exchange for the exclusive right to purchase their paddy. To allow for rigorous estimation of the program's impact, the investor agreed to randomize selection of 800 out of 1600 eligible rice farmers for program participation. Beyond the specific results, the presentation will raise issues regarding the scope and potential challenges for using impact evaluations of this nature more widely to increase transparency and document impacts.

Presenting author's biography: Klaus Deininger is a Lead Economist World Bank's Development Economics Group. His research focuses on land tenure and access as well as income and asset inequality and its relationship to poverty reduction and growth. He has a Ph.D. in Applied Economics from the University of Minnesota, an MA in Agricultural Economics from the University of Berlin.

The tyranny of "either/or": Cargill's experience

Rawling, Ruth
VP, Global Issues Management, Cargill

Abstract: Cargill is involved in many food and agriculture supply chains around the world and with a wide variety of farmers, from very large to very small. It helps to find a market for their products, in raw or processed form, moving raw materials and food and feed ingredients from areas of surplus to areas of deficit. More than half of its 140,000 employees are in developing countries. Cargill advocates for clarity around land tenure and property rights because security in these areas helps bring much needed investment to rural areas, whether by the farmers themselves, large or small, or by others. Security of tenure allows for a multi-year perspective which in turn allows for more productive and sustainable farming, enhancing global food security.

Presenting author's biography: Ruth Rawling was recently appointed Head of Global Issues Management at Cargill, relocating to Minneapolis from Brussels after having led the Corporate Affairs group for Cargill in Europe, Middle East and Africa for several years. In that previous role Ruth chaired several industry groups in Brussels in the food and agriculture space as well as led teams within Cargill to engage with stakeholders on a variety of issues relevant to Cargill's businesses. Before joining Cargill, in the early part of her career she worked in the Ministry of Agriculture in London and in Sir Leon Brittan's cabinet in the European Commission in Brussels. She is a graduate of the University of Manchester, England.

Discussion

Dixie, Grahame
World Bank, United States of America

MARCH 27, 09:45, MC 2-800**SPR-22: Business models for private sector participation in service delivery**

Chair: Teo CheeHai, President, International Federation of Surveyors, Denmark

Operating a public-private partnership in Nigeria: Lessons and implications

Klaus, Roland
Gis Transport, Abuja, Nigeria

Abstract: Private Sector participation plays an ever increasing role in Government Service delivery. In this presentation we use the experience and the lessons learned from past and present Public Private Partnership projects in Nigeria to illustrate the opportunities,

benefits, challenges, potential pitfalls and critical success factors in the Design, Build, Operate and Transfer of modern computerized Land Administration Service organizations.

Presenting author's biography: Roland Klaus is an Executive Consultant in the GIS, LIS, Survey, Mapping and Photogrammetry Industries and a manager in a group of Technology Service Providers in Abuja, Nigeria. Over the last 10 years he has designed and implemented computerized Land Administration and GIS service agencies for Nigerian Federal- and State Governments.

Land governance through IT solutions - The Philippines' land titling computerization project

Camarillo, Ernesto, Jr. (1); Saigal, Gaurav (2); Raj, Ashish (2)

1: Land Registration Systems, Inc., Philippines; 2: IL&FS Technologies, Ltd., India

Abstract: The Land Titling Computerization Project ("LTCP") is a major Information Technology project of the Philippines' Land Registration Authority ("LRA") meant to secure land ownership and to restore the integrity of the land titling and deeds registration system of the country. The Project involves the conversion of almost 25 million certificates of title and 10 million pages of documents into digital form, generation of parcel-based maps, the development of a customized workflow-based application system, training of end users, nationwide network interconnection of the Central Office and its 164 Registries of Deeds ("RDs") nationwide, construction of Information Technology ("IT")-enabled government offices, and supply of IT products and services. As of end January 2014, 146 RDs are "live".

Presenting author's biography: Ernesto A. Camarillo, Jr. is the Lead Project Manager in charge for the delivery of the LTCP.

Preconditions for private involvement in land administration: How to make appropriate decisions?

Walsh, Tom

Thomson Reuters, United States of America

Presenting author's biography: Tom Walsh is responsible for all commercial and operating activities for the Government segment of Thomson Reuters Tax & Accounting. Reporting to Brian Peccarelli, president of Tax & Accounting, Mr. Walsh leads a team of 600 professionals in the areas of tax automation, land administration, and other governmental regulatory domains who develop software solutions for governments around the world. Mr. Walsh has accrued a wealth of experience in his 27 years in tax and accounting—20 of those years at Thomson Reuters. Prior to his latest role, he served as Managing Director of the Global Customs, Trade and Trust businesses and prior to that was responsible for the establishment of the Tax & Accounting EMEA operations and was based in London. Mr. Walsh holds a BS degree in accounting from the University of Wyoming and is an expert in the management of cross business and multiple entity development.

Establishing a self-sustaining registry: Georgia's experience

Egiashvili, David

Professional Consulting Group, Georgia

Abstract: Establishment a self-sustaining registry is becoming cornerstone for effective and efficient Land Administration. The result of Georgian reform of Property Registry was a set clear goal – driven by the guiding principle of “running the registry like a business”—with a focus on providing customers with efficient, affordable, predictable and trustworthy services: Operating the registration agency as a unified entity: Registering property should be the responsibility of a single, independent body – free from the influence of local government. Registering of all types of property in one institution: land (agricultural and nonagricultural), buildings, and apartments – along with their rights and restrictions, covering state, municipal and private property. Separating land administration from land management: To avoid conflicts of interest and undermining the registry's role as an independent arbitrator, the agency should focus on registering property and cadastral information. Achieving full self-financing: The registration agency would have the incentive to introduce a development strategy that would encourage efficiency, invest in capacity building, motivate its staff and improve its service technologies. Delegating a number of functions to the private sector: Private sector should be recognized as an important market player and thus a potential ally in providing cadastral and registration services

MARCH 27, 09:45, PRESTON AUDITORIUM

URB-22: Assessing and anticipating the needs of future urbanization

Chair: Aisa Kirabo Kacyira, Deputy Executive Director, UN-Habitat, Kenya

An overview of global urban transformation

Shlomo, Angel

New York University, United States of America

Abstract: The presentation reports on the dimensions of global urban expansion focusing on the expansion of a sample of 120 cities between 1990 and 2000 and on a sub-sample of 30 cities between 1800 and 2000. The study of urban expansion focuses on four key attributes of urban expansion: urban land cover, density, fragmentation, and loss of cultivated lands. Key findings are presented and discussed and projections are made of there anticipated urban expansion in different world regions given different assumptions regarding the expected decrease in urban population densities.

Presenting author's biography: Shlomo (Solly) Angel is an adjunct professor at NYU and senior research scholar at the NYU Stern Urbanization Project, where he leads the Urban Expansion initiative. Angel is an expert on urban development policy, having advised the United Nations, the World Bank, and the Inter-American Development Bank (IDB). He currently focuses on documenting and planning for urban expansion in the developing world. In 1973, he started a program in Human Settlements Planning and Development at the Asian Institute of Technology in Bangkok. He taught at the Institute from 1973 to 1983, while researching housing and urban development in the cities of East, South, and Southeast Asia. From the mid-80s to mid-90s, he worked as a housing and urban development consultant to UN-Habitat, the Asian Development Bank, and the Government of Thailand. In 2000, he published Housing Policy Matters, a comparative study of housing conditions and policies around the world. From 2000 onward, he prepared housing sector assessments of 11 Latin

America and Caribbean countries for the IDB and the World Bank. Angel earned a bachelor's degree in architecture and a doctorate in city and regional planning at the University of California, Berkeley. to be filled by author

Quantifying urban expansion: Key lessons and policy implications

Deuskar, Chandan
World Bank, United States of America

Abstract: The World Bank has used earth observation data to map the expansion of built-up areas across the East Asia region from c 2000 to c 2010. This allows us to measure urban expansion in the region for the first time. Using this knowledge of where and how quickly urban expansion is happening, and how this relates to changes in population, this presentation will discuss some policy implications for governments and donors of changing densities and the emergence of metropolitan regions.

Presenting author's biography: Chandan Deuskar, an urban planner, has worked in the East Asia and Pacific region of the World Bank since 2011. He is interested in the institutions and policies required to create equitable cities in an era of rapid urbanization. At the Bank he has worked on an analysis of urban expansion across the EAP region, a local government capacity building program to set up "City Planning Labs" in Indonesian cities, software to analyze urban form, and a tool to assess local urban planning capacity. Chandan, a native of Mumbai, India, holds a Master's degree in City Planning from the Massachusetts Institute of Technology, where he researched land pooling and readjustment in Ahmedabad, India. He also holds a BA in Architecture from Columbia University, and has worked in architecture in New York and Dubai.

Shedding light on urban growth

Roberts, Mark
World Bank, United States of America

Abstract: This paper will survey both challenges and opportunities for increasing the supply of affordable and accessible land for housing in South Asian cities. Using three alternative population density scenarios, it will provide national-level estimates of current and future residential land requirements by decade to 2050 (based on the UN's World Urbanization Prospects: the 2011 Revision); using the same scenarios, highlight city/metro specific future needs by decade to 2050 for a sample of large and medium sized cities; identify impediments to affordable and accessible land for housing at the national and local level; and review and evaluate the efficacy of national and city level efforts to expand land supplies in the region. The aim of the paper is to dimension the scope of the challenges faced by South Asian cities and to identify which interventions and policies have been effective, and which ones have been counter-productive. The paper will be based on the results of an initial scoping exercise being carried out by the World Bank's South Asia Region Urbanization Flagship team.

Presenting author's biography: MARK ROBERTS is a Senior Economist with the South Asia Urban and Water Unit of the World Bank, where he is co-leading work on the Regional Urbanization Flagship, as well as working on Afghanistan, India, Pakistan and Sri Lanka. Prior to joining the World Bank, he was a Lecturer in Spatial Economics at the University of Cambridge and a Fellow of Murray Edwards College, Cambridge. Mark has published widely in peer reviewed journals on the subject of spatial economic development and is a Fellow of the Regional Studies Association. He was a main contributor to the 2009 World Development Report on economic geography. He holds a Ph.D. in Land Economy and an M.A. in Economics from the University of Cambridge, as well as a M.Sc. in Economics from Warwick University.

Planning for urban expansion in Africa: An application to Nairobi

Ortiz, Pedro
World Bank, United States of America

Abstract: The world's urban population is exploding with African cities growing at the rate of 5% every year and doubling in size every 14 years. National Governments were not successful in dealing with this growth. The task of coping with the situation overwhelms weak Metropolitan Institutions. It surpasses the financial capacity of municipalities. The political response was either to deny the phenomena or to turn heads away. Suggesting people should stay in the rural areas has been the message for the last 30 years. The result is a growing 'slumization'. Instead of setting up a Metropolitan system that would be efficient, equitable, sustainable and in equilibrium. It is the collective intelligence of Governance, not capital asset, the ability to collectively foresee needs and respond with a metropolitan spatial policy that coordinates and prioritizes investments in a timely manner. The approach has now changed. Multilaterals now address the structuring of these metropolises, trying to enable them to house incoming populations. The World Bank is spearheading this challenge in several metropolises in East Africa including Nairobi, Addis Ababa and Kigali. There are proposals in West Africa waiting for the authorities to integrate them, as well as in MENA. Nairobi's case will be discussed.

Presenting author's biography: Pedro Ortiz is currently a Senior Urban Planner at the World Bank, Washington DC. Previously, he was Deputy Director of the Council of Architects of Madrid and Director of the Institute for Urban Renewal, a joint venture between the public and private sectors in Madrid. He was also the founder and Director of the Masters program of Town Planning of the University King Juan Carlos of Madrid. Pedro Ortiz was a Partner of the Planning Consultancy firm of Arop&As where he served as an advisor to the Regional Governments of Navarra and Murcia in Spain as well as many others around the world, in addition to several engineering and development companies including Intevia, SA, Institute of Transport Engineering and Roads, the Centro Superior de Arquitectura, Camuñas Foundation.

MARCH 27, 11:30, MC 13-121**INV-23: Behind the brands: Creating a race to the top on land rights in supply chains****Chair:** Sue Mbaya, Consultant, African Land Policy Initiative, South Africa**Coca cola: Operationalizing & implementing a 'zero land grab' policy**Potter, Ed
The Coca-Cola Company, United States of America

Presenting author's biography: Ed Potter joined The Coca-Cola Company in March 2005 and is the Director of Global Workplace Rights. His responsibilities include human and workplace rights, global labor relations, and social compliance of the business system and supply chain. He is currently chairman of the U.S. Council for International Business' Labor and Employment Policy Committee, a member of the Department of Labor's National Advisory Committee on Free Trade Agreements and Worker Rights, a member of the World Economic Forum's Global Council on Human Rights, and previously served on the Department of Agriculture's Consultative Group on Forced and Child Labor in Agriculture. Ed has an extensive background in international labor, workplace rights and employment law issues. Ed was an attorney practicing international labor and employment law in Washington, D.C. for 26 years and was a federal mediator for seven years.

Can large land investments generate local benefits? Prespectives from Oxfam's workJochnick, Chris
Oxfam America, United States of America

Presenting author's biography: Chris Jochnick is the Director of the Private Sector Department at Oxfam America. He has worked for two decades on issues of human rights, development and corporate accountability, including seven years in Latin America. Prior to joining Oxfam, Mr. Jochnick co-founded and led two human rights organizations, CESR (NY) and CDES (Ecuador). Mr. Jochnick also worked as an attorney with the Wall Street law firm of Paul, Weiss, Rifkind, Wharton and Garrison. Mr. Jochnick is a graduate of Harvard Law School and a former fellow of the MacArthur Foundation and Echoing Green. He teaches a course on business and human rights at Harvard Law School.

Specific steps to improve transparency for land acquisitions: Motivation and examplesMarttin, Berry; Brugman, Olaf
Rabobank, the Netherlands

Presenting author's biography: Berry Marttin (1965) is the Executive Board member responsible for the International Rural and Retail division of Rabobank International. He joined Rabobank as an international management trainee in 1990, after completing a degree in business administration in Brazil. His career at Rabobank International has given him extensive experience as an international banker, in both the wholesale and retail banking business

The role of local monitoringMacKay, Fergus
Forest Peoples Programme

Presenting author's biography: Fergus MacKay is Senior Counsel at the UK-based NGO, the Forest Peoples Programme. Previously, he was Legal Advisor to the World Council of Indigenous Peoples. He has litigated a number of cases before United Nations treaty bodies and the Inter-American Commission and Court of Human Rights, including the Saramaka People v. Suriname case (2007), and has written extensively on the subject of free, prior and informed consent. He previously served as an expert advisor to the Organization of American States concerning its proposed American Declaration on the Rights of Indigenous Peoples and as a member of the advisory panel to the World Bank's Extractive Industries Review.

How to ensure compliance?Newberry, Derek
University of Pennsylvania, United States of America

Abstract: At a moment when global businesses are coming under increasing scrutiny for their supply chain ethics, it is a positive sign that Coca-Cola is attempting to enforce land rights principles among its sugarcane producers. In my comments on this initiative, I focus on issues related to local appropriateness. This is a key challenge faced by any such ethical standards initiative; if implementation fails, it often has to do with gaps between the regulatory mechanisms and values embodied in the standards and those already present "on the ground". Based on my current research with Brazilian sugarcane companies implementing environmental and social impact standards, I describe three critical context-specific barriers that Coca-Cola will likely have to address: accountability gaps with local law enforcement, effectiveness of audit protocols, and financial risk for suppliers. I propose an "ecosystem of compliance" approach that leverages local sources of social capital, land rights knowledge, and enforcement authority to adapt Coca-Cola's general ethical supplier principles to a diverse range of legal, economic and cultural circumstances.

Presenting author's biography: Derek is a cultural anthropologist who has studied, published, and consulted extensively on sustainable business issues and stakeholder engagement. His current NSF-funded project traces the development of sustainability standards for sugarcane in Brazil, focusing on cultural barriers to successful implementation. Drawing from his findings, Derek has served in an advisory role for revisions to a leading international sustainable sugarcane standard. In his previous position as an analyst at the World Resources Institute, Derek studied growth trends for sustainable enterprises in developing countries, and was an editor of NextBillion.net, a leading blog on private sector driven development. Derek is completing his Ph.D. in Anthropology at the University of Pennsylvania, and holds a B.A. in International Affairs from the George Washington University.

MARCH 27, 11:30, MC 2-800**SPR-23: Standards to maximize benefits from spatial data infrastructure**

Chair: Kevin Daugherty, Land Administration Solutions Sales Manager, Trimble, United States

Ensuring data interoperability: The role of OGC

Reichardt, Mark
Open Geospatial Consortium

Presenting author's biography: Mark Reichardt is President and Chief Executive Officer of the Open Geospatial Consortium, Inc. (OGC). Mr. Reichardt has overall responsibility for Consortium operations, overseeing the development and promotion of OpenGIS® standards and working to ensure that OGC programs foster member success. He works with other standards development organizations and professional associations to establish alliance agreements to assure that OGC standards and other standards work together fluidly. Mr. Reichardt joined the Consortium in November 2000 as Director of Marketing and Public Sector Programs; became the President of OGC and a member of the Board of Directors in September, 2004; and was appointed President and CEO in January 2008. Before joining the OGC, Mr. Reichardt was involved in technology modernization and production programs for the US Government. Mr. Reichardt serves on the Board of Directors of the Global Spatial Data Infrastructure Association and on the BuildingSmart Alliance Board of Direction.

United Nations committee of experts on global geospatial information management

Lawrence, Vanessa (1); Scott, Greg (2)
1: Co-Chair of UN-GGIM and Director General and CEO, Ordnance Survey; 2: inter-regional advisor UN-GGIM

Abstract: It is generally accepted that poverty can be alleviated by appropriate land governance and secure land tenure. This in turn relies on a suitable land administration system to record and manage the land rights, ownership and use. For land administration to be truly successful it must be underpinned by an authoritative spatial framework which is regularly maintained, provided to a high level of specified accuracy and from a trusted source. This requires not just the availability of data, but high level support and robust legal, policy and technical frameworks to be in place together with the development and training of those with the skills to create, use and understand geospatial information. The United Nations Committee of Experts on Global Geospatial Information Management provides a mechanism which brings together all countries at a high level to raise these issues onto national agendas. In addition it provides a forum where, regardless of their current capacity in geospatial information, countries can work together to share best practice, work towards the development of global frameworks and standards, and meet some of the challenges that exist in this important area.

Presenting author's biography: Dr Vanessa Lawrence CB is the Director General and CEO of Ordnance Survey, Great Britain's national mapping authority. Vanessa is the adviser to the British Government on mapping, surveying and geographic information and was instrumental in the delivery of Place Matters: The Location Strategy for the United Kingdom, the medium to long-term strategy for geographic information. Vanessa is the Honorary Vice-President of The Geographical Association and a member of the Council of the Royal Geographical Society. Vanessa is a Chartered Geographer and an Honorary Fellow of the Royal Academy of Engineering, a Fellow of the Royal Geographical Society and the Royal Institute of Chartered Surveyors. In January 2008, Vanessa was appointed as a Companion of The Most Honourable Order of the Bath (CB) in the Queen's New Year Honors List. In October 2011, Vanessa was appointed as co-Chair of the United Nations Committee of Experts on Global Geospatial Information Management.

Development and implementation of the land information system in Uganda

Oput, Richard (1); Orlova, Nadege (2); Jacobs, Gasant (3)
1: Ministry of Lands, Housing and Urban Development, Uganda; 2: IGN France International, France; 3: Thomson Reuters, USA

Abstract: Phase I of the LIS development started with the design of the LIS and piloting in six (6) Ministry Zonal Offices. This was done through the Design, Supply, Installation, and Implementation of the Land Information System and Securing of Land Records (DeSILISoR) Project which was started in February 2010, with funding by the World Bank implemented by the IGN FI/IGN France Consortium – with major LIS software support provided by Thomson Reuters. The main objective of the Project was to contribute to the establishment of an efficient land administration system in Uganda, to facilitate and improve the delivery of basic land services to the population and improve land tenure security. The project duration was three (3) years with one (1) year of maintenance and ended in February, 2014. The article is focused on achievements and results of Ministry of Lands, Housing and Urban Development after 1 year of operations after the end of project implementation in 6 districts.

Presenting author's biography: Richard Oput has held various positions in the Uganda Government Ministry of Lands, Housing and Urban Development starting at the Department of Surveys and Mapping, culminating in the position of Project Coordinator of the Land Tenure Reform Programme in March, 2003. He also coordinated the Land Component of Second Private Sector Competitiveness Project under which the Uganda Land Information System was developed. Handled part-time lecturing assignments at the then Department of Surveying, Faculty of Technology, Makerere University, 1992 – 1996. Involved in introduction of computerization of mapping operations in the then Department of Lands and Surveys, development of the LSSP and is also directly involved in development and implementation of the National Land Policy, National Land Information System and testing of innovative approaches to delivery of land services as part of the wider land sector reform process.

National geo-spatial data infrastructure (NSDI) construction in Ukraine: Results from the pilot project

Tymchenko, Sergii (1); Tarnopolskiy, Andrii (2); Julia, Kurbaka (1); Kovalova, Alla (2); Kadomskiy, Artem (1)
1: State Agency for Land Resources of Ukraine, Ukraine; 2: State Enterprise "State Land Cadastre Centre", Ukraine

Abstract: National geo - spatial data infrastructure - multilevel automated information system, which contains hundreds of data layers filled on an electronic map of the country: land parcels, water and forest resources; subsoil; aboveground and underground utilities and networks; buildings and addresses; infrastructure objects; demographics and taxation data, etc. Moreover, these objects can not only be seen with exact coordinates affixment, but also obtain all the necessary information: parameters, composition, size, plan, quantitative and qualitative indicators, productivity, etc. Right at the computer, clicking on any point of the country, you can find detailed information about land parcel, the nearest transport interchanges and their parameters, all utilities, close located objects, 3D floor plans of buildings,

restricted areas, population, etc. up to the number of sunny days per year, or electoral preferences of residents. The main areas of use of geo - spatial data are Agriculture, Economic modeling, Infrastructure, Prevention and post-disaster recovery etc. For a pilot project performance the administrative unit was selected: Fastovsky district of Kyiv region. Pilot area of 1,000 km². To date, the entire territory of the pilot project collected 22 thematic blocks of data and more than 200 layers of information.

Presenting author's biography: Mr. Artem Kadomskiy, who is the First Deputy Chairman of the State Agency for Land Resources.

Managing historical mapping and survey records in a future digital world

Harper, Ian
Geodata Australia, Australia

Abstract: Recognized rights to own or utilize land have been identified as a means to limit poverty and defining the extents of those rights is also recognized as important to any tenure system. Accuracy of a representative digital model is then desirable for efficiency and security of that tenure in a land administration system. Tools to spatially manage a system generated from digital mapping are readily available but where existing records have defined boundaries, there is a hierarchy of evidence to consider and the process is much more complex. Technology now provides the capability to manage all these issues in a digital environment that includes new survey data and the geometry referenced on the original survey records to generate a model in any reference frame. This presentation will discuss the benefits of migrating data to the structure of the survey database process at the earliest opportunity after a basic mapping database has met the needs of a developing state. It provides a COTS process that will give synergies through the process where bulk management of data at a local level is scalable to meet the highest needs of a state survey and title administration system in the future.

Presenting author's biography: Ian is a Land Surveyor and was a founding Director of a survey, planning & environmental consultancy with up to 35 staff for 18 years. For the last 5 years he has been a Director of GEODATA Australia involved with the development of survey database cadastral modeling technology and implementation strategies at local and state government levels.

MARCH 27, 11:30, PRESTON AUDITORIUM

URB-23: Incentivizing and regulating private participation for urban expansion

Chair: Jorge Carlos Ramirez Marin, Secretary, SEDATU - Ministry of Agriculture, Mexico

Involving the private sector in urban infrastructure provision: The example of Mexico

Nunez, Angelica
World Bank

The city of Sao Paulo: Vision and strategy for Arco Tiete

de Mello Franco, Fernando
City of Sao Paulo

Abstract: The “Arco Tietê” urban project is the first step in developing the “Arco do Futuro” municipal program, which aims at promoting a more balanced urban development model for São Paulo, regarding social, economic, environmental, and mobility issues. The urban area within the perimeter of the “Arco Tietê” contains complex relations linking urban and economic scopes, from local to regional scales and with challenging structural imbalances. The conceptual studies for the urban transformation of this area were developed in a public process, following a Public Call for Expression of Private Interest. The goal was to have different consortia of companies (architecture and engineering offices, law firms, real estate companies) working on proposals for the area according to guidelines defined by the Municipal Government. After receiving the studies in June 2013, public officials thoroughly analyzed the material, and outlined in greater detail the guidelines for the next phase. The approved consortia, parallel to the Municipality, are currently undergoing a second phase of studies, focusing on the projects’ feasibility, through a framework of legal and financing instruments, as well as different management arrangements.

Presenting author's biography: Fernando de Mello Franco is Municipal Secretary of Urban Development at the City of São Paulo, Brazil. He is an architect and holds a PhD degree from the Faculty of Architecture and Urbanism of the University of São Paulo. He has taught at the Architecture and Urbanism program at São Carlos’ School of Engineering of the University of São Paulo. He was also a visiting professor at Harvard University. He was a founding partner at MMBB Arquitetos, where he had an extensive experience in architectural and urban projects, among which stand out infrastructure and public facilities, social housing and favela redevelopment projects.

Financing transit with land values

Hamilton, Ellen (1); Suzuki, Hiroaki (2)
1: World Bank, United States of America; 2: National Graduate Institute for Policy Studies, Japan, United States of America

Abstract: Cities in developing countries are experiencing unprecedented urban growth but this is often accompanied with the negative impacts of sprawl as a result of rapid motorization. Transit-Oriented Development (TOD: Compact, mixed use, pedestrian friendly development organized around a transit station) has been suggested as one of the most effective strategic initiatives to address the above-mentioned negative externalities of motorization. But most cities in developing countries, do not have practical know-how and expertise regarding “how to materialize TOD”. Fortunately, many rapidly growing cities in developing countries, particularly those in emerging middle income countries, are endowed with macro conditions for introducing “Development-based” Land Value Capture (DBLVC) schemes –strong economic growth, rising real incomes, increased motorization and congestion levels all of which cause land value appreciation within proximity of transit stations or corridors. Some such as Nanchang, China, Delhi and Hyderabad in India, and São Paulo, Brazil, have already started to adapt DBLVC for their metro construction or bus terminal projects. The paper attempts to help them fill other cities in developing countries to adapt their own DBLVC scheme as a strategic apparatus of urban finance and planning in their local contexts.

Presenting author's biography: Ellen Hamilton is an international urban development professional with fifteen plus years experience managing analytical work and projects at the World Bank. Experience includes regional development, urban planning, housing, tourism,

local economic development, urban poverty, climate change adaptation/mitigation, municipal management, urban services provision, municipal finance, and decentralization. Country experience includes middle and lower-income countries in LAC and ECA including Panama, Mexico, Peru, Jamaica, Honduras, Russia, Hungary, Lithuania, and Azerbaijan.

Leveraging land to structure urban regeneration PPPs

Amirtahmasebi, Rana
World Bank, United States of America

Abstract: The Urban Development and Resilience Unit has initiated the preparation of a guidebook on “Leveraging Land to Structure Urban Regeneration PPPs”. This guidebook is intended for local city officials working on urban regeneration projects. The objective of this activity is to develop a guidebook which outlines various policy and financial instruments for structuring Public-Private Partnerships (PPPs) for urban regeneration, through leveraging land and promoting private sector participation in the redevelopment of underutilized/unutilized areas and the requisite infrastructure improvements. The guidebook will exhibit methods to leverage land for PPPs in urban transformation and financing the necessary infrastructure improvements. The guidebook will review and assess in detail effective urban regeneration projects in various countries and will formulate specific policies and instruments for i) expanding private sector participation; ii) structuring successful administrative and legal frameworks; iii) rigorously evaluating existing building stock and land values; iv) utilizing land readjustment/assembly methods; v) determining duration of contracts, adequate phasing and timeline; and v) balancing the distribution of risk and sustainability measures.

Presenting author’s biography: Rana Amirtahmasebi is an urban planner working at the urban development and resilience unit. She mainly works on urban regeneration, conservation of historic city cores, PPPs, and land. Before joining the Bank, Rana worked in a variety of capacities in public and private sectors, including the city of New York, Cesar Pelli and Associates, and Bavand Consultants in Iran. Rana has a Masters in Architectural Engineering from Iran, in addition to Master degrees in Advanced Urbanism Studies and City Planning from MIT.

MARCH 27, 14:00, MC 13-121**INV-24: Implementing principles for responsible land-investment & independent verification**

Chair: Bernd Schanzenbaecher, Managing Partner, EBG Capital AG, Switzerland

The relevance of the global compact for land related investment: Status & opportunities

Selvanathan, Puvan J.
Unglobal Compact, United States of America

Presenting author's biography: Puvan Selvanathan is Head of Sustainable Agriculture at the UN Global Compact (New York) and an Independent Expert member of the UN Working Group on Business and Human Rights (Geneva). He currently advises the Asian Peace-Building & Rule of Law Programme at Singapore Management University, and the Earth Security Initiative (UK) on global resource risks; and is on the Board of Solidaridad North America, a global NGO focused on fair markets and small-farmer equity. An Architect by profession, Puvan holds an MBA and DBA in Corporate Sustainability. He has designed townships, innovated ICT for Development PPPs in Local Governments, and wrote Mozambique's E-Government Strategy. He led the Malaysian chapter of WBCSD and has advised public and private sector on ethics, governance and the green economy. Puvan was formerly Group Chief Sustainability Officer at Sime Darby, a Malaysian conglomerate and the world's largest producer of sustainable palm oil.

The PRI's role in ensuring responsible investment & minimize risk for institutional investors

Sjenitzer, Titia
Principles for Responsible Investment, United Kingdom

Abstract: There is an increase in demand for agricultural products as a result of a growing global population, changing eating habits and alternative uses of agricultural products, for example, as biofuels. Meeting this increase in demand needs to be considered alongside competition for arable land and available clean water supplies. To address these challenges there is a need to use land more efficiently. Investments from large institutional investors like pension funds can help to finance agricultural projects and boost liquidity in these markets. For pension funds, access to these markets can provide investors with exposure to new and growing economies as well as an opportunity to diversify their portfolio. However, farmland investments are particularly sensitive to environmental, social and governance (ESG) issues and it is important that these investments are made in a responsible manner. Together, the Principles for Responsible Investment and the Farmland Principles, provide guidance for investors to incorporate ESG issues into their investment decision making and ownership practices. This presentation gives insight into how these Principles address the challenges around investing in farmland.

Presenting author's biography: Titia Sjenitzer is Senior Manager in the Implementation Support team of the Principles for Responsible Investment, where she is responsible for the Alternative and Themed Investments. This includes the management of the PRI's Farmland Working Group. Titia joined the PRI in October 2009 as Reporting and Assessment Manager, where she coordinated the PRI's reporting and assessment process. Prior to joining the PRI, Titia worked on sustainability benchmarking of food and beverage companies at Fairfood International. Titia has also contributed to a number of different sustainability initiatives as a freelance researcher and project manager. She holds an MSc in Sociology, with specialization in Methodology and Statistics, at the University of Groningen, the Netherlands.

Is there a role for IFC's performance standards to guide land-related investment?

Vegarra, German
IFC, United States of America

Presenting author's biography: German Vegarra is Associate Director at the Agri & Forestry - Global MAS Department, IFC and has over twenty years' experience in the emerging markets. During the 1990s, he led IFC's Agribusiness operations in Sub Saharan Africa and worked in Korea during the Asian crisis supporting the turnaround of agribusiness players in the affected country. He later led IFC's business development efforts in Latin America's food and beverage sector. In early 2002, he structured the first international deal out of Argentina, post Peso devaluation, for Aceitera General Deheza, a key regional soybean player. In September 2002, Mr. Vegarra was promoted to IFC Country Manager, Indonesia. Over a five year period, he led a combined investment program of US\$1 billion making Indonesia one of IFC's ten largest markets. Mr. Vegarra returned to Washington DC in 2007 and managed a new group promoting the wholesaling of IFC's real sector activities through financial intermediaries. Mr. Vegarra leads the Global Trade Liquidity Program (GTLP) and is in charge of new products in the Short Term Finance Department. A Peruvian National, Mr. Vegarra holds a MBA from IMD in Lausanne, Switzerland, and MA in Economics from the American University in Washington DC.

How can financial institutions help to make land-related investment more sustainable?

Brugman, Olaf
Rabobank, The Netherlands

Abstract: The financial sector contributes to making agricultural supply chains and investments more sustainable and transparent through the financing and risk management criteria it applies. To factor in social and environmental impacts is natural to providing finance, since the entrepreneur's license to operate as defined by my primary stakeholders is an important factor in lending decisions. Multilateral standards provide points of reference and baseline criteria and serve as a proxy for the future expected license to operate. However, even when applying multilateral standards or any type of advanced sustainability standard, lenders cannot completely absorb land governance risks in the pre-investments phases. Implementation of land governance principles by both business and financial institutions should also explicitly address how land governance is addressed and how issues are remedied in the investment and post-investment phases. Even then, governments are required to create conditions for such measures to be effective. From a wider perspective, conditions for effective and sustainable land-related investments can only partly be created by standards, principles and their implementation. They also require inclusive business models that generate wealth for the primary stakeholders of those investments. Those models come from partnerships and collaboration between stakeholder groups.

Presenting author's biography: Olaf Brugman (1965) currently heads the Sustainability policies, Risk and Reporting team of Rabobank, being responsible for policies, reporting, risk management and client engagement in the area of sustainability at Rabobank Group level. Before joining Rabobank in 2001, held positions as a senior management consultant at PricewaterhouseCoopers Management Consultants and as a researcher at Nijmegen University Business School and the Royal Dutch Defense Academy. He currently is vice-president of the Round Table for Responsible Soy, and representing Rabobank as a member of advisory groups in various intergovernmental initiatives on sustainable agriculture, such as those of UN Global Compact, OECD-FAO. He is an administrator of the UN Global Compact Netherlands Network. He is married, has three sons, and lives in the Netherlands. He holds a PhD in business studies from Nijmegen University and a MA in public administration from Twente University of Technology.

MARCH 27, 14:00, MC 2-800

SPR-24: Can crowd-sourced data help secure tenure? A debate

Chair: Mark Reichardt, President & CEO, Open Geospatial Consortium (OGC), United States

The FIG Com 3 publication on the potential of crowdsourcing in geospatial data collection

Doytsher, Yerach (1); Potsiou, Chrysi (2)

1: Technion - Israel Institute of Technology, Israel; 2: FIG

Abstract: Cadastres and Spatial Data Infrastructures are among the core tasks of the surveying profession. Due to its importance, the Cadastre is a vital factor in proper management of land properties and the economy of a country. Accurate, accessible and updated cadastral information constitutes the basis for planning and urban and fiscal management of land and in some developed countries it has been the backbone of the National Data Infrastructure. In its current term (2011-2014) FIG Commission 3 on "Spatial Information Management" initiated an in-depth research on possible uses of geospatial crowdsourcing within the surveying, mapping and geoscience communities, inter alia, using crowdsourcing geospatial data collection. In addition to the common and traditional mapping and surveying techniques, it is suggested to apply the Crowdsourcing Geospatial Data Collection method in order to enable gathering updated geospatial data for enriching the existing cadastral and NSDI information at hand. The main findings of this research and its main conclusions are included in this paper, findings such as the requirements for enabling the integration of crowdsourced data in the existing official geospatial databases; expected benefits, limitations and concerns of the authorized professionals; its reliability and accuracy; the potential for implementation especially in land administration.

Presenting author's biography: Professor Yerach Doytsher graduated from the Technion – Israel Institute of Technology in Civil Engineering in 1967. He received a M.Sc. (1972) and D.Sc. (1979) in Geodetic Engineering also from Technion. Until 1995 he was involved in geodetic and mapping projects and consultations within the private and public sectors in Israel and abroad. Since 1996 he is a faculty staff member in Civil Engineering and Environmental at the Technion, and heads the Geodesy and Mapping Research Center at the Technion. He is the Chair of FIG Commission 3 on Spatial Information Management for the term 2011-2014, and is the President of the Association of Licensed Surveyors in Israel.

Can the MapMyRights initiative be a game changer?

McLaren, Robin

Know Edge Ltd, United Kingdom

Abstract: The pressure to change and provide more appropriate and efficient land administration services and strengthen security of tenure is growing within global political circles. Land was prominent on the agenda for the G8 and G20 meetings in 2013 and global land indicators are planned within the replacement of the Millennium Development Goals. The ability of the current land administration paradigm to quickly scale up to engage the excluded 75% of the world's population is impossible; there are simply insufficient land professions. It is time to radically rethink how we record and manage land rights. The MapMyRights (MMR) initiative is reacting to these challenges by proposing a radical new approach by providing a free to use, transparent, global platform where citizens can record evidence of their land rights. The proposed solution is based on global cloud based platforms, ISO land information standards, mobile technology and participatory / crowdsourcing techniques to capturing and maintaining land rights. This paper will describe the objectives of MMR, identify the interventions required to achieve the goals, detail the governance arrangements to stimulate the evolution of an MMR ecosystem and highlight scenarios of its potential impact across the land sector as a game changer.

Presenting author's biography: Robin McLaren is director of Know Edge Ltd a UK based, independent management consulting company formed in 1986 specializing in land policy, land administration and the application of geospatial information. Robin has been at the forefront of the Geographic Information System (GIS) revolution and is recognized as an expert in Spatial Data Infrastructures and Land Policy and has worked extensively world-wide to strengthen land tenure to support economic reforms. Robin has supported the UK government in formulating a UK Location Strategy and was a founding member of the UK Location Council. He is supporting UN-HABITAT and the World Bank in land policy projects in the Middle-East, including Kuwait, and Eastern Europe. Robin is an Honorary Fellow at the School of GeoSciences, University of Edinburgh and his research interests are focused on how crowdsourcing can be used to support land administration.

Capturing the potential of crowdsourced spatial data: Legal and institutional issues

Shanley, Lea

Woodrow Wilson International Center for Scholars, United States of America

Presenting author's biography: Lea Shanley directs the Commons Lab within the Science and Technology Innovation Program of the Woodrow Wilson International Center for Scholars. The Commons Lab advances research and policy analysis on emerging technologies that facilitate collaborative, science-based and citizen-driven decision-making, with an emphasis on their social, legal, and ethical implications. Previously, Lea was a Congressional Science Fellow in the U.S. Senate, and conducted research through the University of Wisconsin-Madison that engaged local and tribal communities in the development and use of GIS-based decision support systems for improved land use planning, natural resource management, agriculture, and emergency management.

Uses and limitations of crowd-sourced data for land administration

Jones, Brent
Esri, United States of America

Presenting author's biography: Mr. Jones is the Global Manager, Cadastre/Land Records at Esri where he oversees worldwide strategic industry planning, business development, and marketing activities. He is actively involved in the modernization of land records in the United States and in international activities designing and building cadastral systems worldwide. Based in Washington DC, he has extensive experience with cadastral and surveying systems worldwide utilizing GIS technology. Esri technology is used worldwide for all components of land administration systems including cadastre, addressing, taxation/valuation, planning and development.

Some cautious remarks on crowd-sourcing

Clifford Bell, Keith
World Bank, United States of America

Presenting author's biography: Dr. Keith Clifford Bell joined the World Bank in 2003 and is the Senior Land Policy Specialist for the East Asia Pacific Region. Prior to he spent more than 25 years in the public and private sectors in Australia, working in land administration, land management, land information, mapping and the geospatial sciences. Dr. Bell, an Australian national, is a licensed surveyor and professional engineer. He has previously headed land agencies in two states, and also the national mapping program in Australia as well as being the Chief Executive Officer of the Australia New Zealand Land Information (Spatial Information) Council. Immediately prior to joining the World Bank, he was the Surveyor-General of the Australian State of Victoria. In addition he has undertaken an ongoing parallel army career in his home country comprising full-time and reserve service for more than three decades.

MARCH 27, 14:00, PRESTON AUDITORIUM

URB-24: Lessons from urbanization reviews

Chair: Somik V. Lall, Lead Economist, World Bank, United States

Tunisia urbanization review: Reclaiming the glory of Carthage

Lozano Gracia, Nancy
World Bank, United States of America

Presenting author's biography: Nancy joined the Bank in late July 2009 as an Economist in the Urban and Local Government Unit, FEUUR. She recently graduated from University of Illinois, where she worked on models for valuation of air pollution and local amenities, using state of the art spatial econometric methods. Prior to joining the Bank she held a post doctoral position at Arizona State University. While in Arizona, her research focused on spatial economic analysis and spatial econometric applications to house price analysis, urban and environmental issues, and conflict-related migration, among others. She has also worked closely with local authorities from Bogotá, Colombia, as an advisor in the updating process of cadastral values in the city.

India urbanization review: Urbanization beyond municipal boundaries

Vishwanath, Tara
World Bank, United States of America

Presenting author's biography: Tara Vishwanath is a Lead Economist in the Middle East and North Africa Region's Poverty Reduction and Economic Management group of the World Bank. She coordinates work in the region on poverty, gender and impact evaluation. Prior to joining MENA, she led the poverty group in the South Asia region. Before joining the World Bank, she was a Professor in the Department of Economics at Northwestern University.

Colombia urbanization review: From the report to the ground

Nunez del Campo, Angelica
World Bank, United States of America

The importance of well-functioning registries for urban expansion: Lessons from Spain

Corredor Sierra, Beatriz
Public Corporation of Property Right & Commerce Registrars of Spain, Spain

MARCH 27, 16:00, PRESTON AUDITORIUM

PLN-03: Conclusions and next steps from different perspectives

Chair: R. Kyte, World Bank Group Vice President for Climate Change

Land-based investment

Vegarra, German
IFC, United States of America

Presenting author's biography: German Vegarra is Associate Director at the Agri & Forestry - Global MAS Department, IFC and has over twenty years of experience in the emerging markets. During the 1990s, he led IFC's Agribusiness operations in Sub Saharan Africa and worked in Korea during the Asian crisis supporting the turnaround of agribusiness players in the affected country. He later led IFC's business development efforts in Latin America's food and beverage sector. In early 2002, he structured the first international deal out of Argentina, post Peso devaluation, for Aceitera General Deheza, a key regional soybean player. In September 2002, Mr. Vegarra was promoted to IFC Country Manager, Indonesia. Over a five year period, he led a combined investment program of US\$1 billion making Indonesia one of IFC's ten largest markets. Mr. Vegarra returned to Washington DC in 2007 and managed a new group promoting the wholesaling of IFC's real sector activities through financial intermediaries. Mr. Vegarra leads the Global Trade Liquidity Program (GTLP)

and is in charge of new products in the Short Term Finance Department. A Peruvian National, Mr. Vegarra holds a MBA from IMD in Lausanne, Switzerland, and MA in Economics from the American University in Washington DC.

Securing women's land rights: Options and implications for the bank

Klugman, Jeni
World Bank, United States of America

Presenting author's biography: Jeni Klugman is the Director of Gender and Development at the World Bank. Prior to this she was the Director of Human Development Report Office, United Nations Development Programme (UNDP). Before joining UNDP, Jeni had a diverse career at the World Bank, focusing in particular on low income countries in Africa, Europe and Asia. She also worked as a consultant with UNICEF, the ADB in Manila and the World Institute Development Economic Research at UNU. She has had a large number of books, paper and reports published, on topics ranging from poverty reduction strategies and labor markets to health reform, education and decentralization. Jeni holds a PhD in Economics from the Australian National University. She also has an MSc in Development Economics, as well as a graduate law degree, from Oxford University where she was a Rhodes Scholar.

Improving spatial data infrastructure

Jha, Abhas
World Bank, United States of America

Presenting author's biography: Abhas Jha is Sector Manager for Transport, Urban and Disaster Risk Management for East Asia and the Pacific for the World Bank. In this capacity, he leads the transport, urban development and disaster risk management unit for East Asia and the Pacific for the World Bank. He is responsible for overall technical quality control of World Bank operations, strategic staffing and providing high quality knowledge and services in these sectors to Bank clients. Abhas' core interests are smart cities, urban resilience and cities as complex adaptive systems. He has been with the World Bank since 2001, leading the Bank's urban, housing and disaster risk management work in Turkey, Mexico, Jamaica and Peru as well as serving as the Regional Coordinator, Disaster Risk Management for Europe and Central Asia. Abhas has also served as Advisor to the World Bank Executive Director for India, Bangladesh, Sri Lanka and Bhutan on issues related to urban development, infrastructure and climate finance. He earlier served for 12 years in the Indian Administrative Service (the national senior civil service of India) in the Government of India (in the Federal Ministry of Finance and earlier in the state of Bihar) and is the lead author of the World Bank publications "Safer Homes, Stronger Communities: A Handbook for Reconstructing after Disasters" and "Cities and Flooding: A Guide to Integrated Urban Flood Risk Management."

Agriculture and natural resources

Voegele, Juergen
World Bank, United States of America

Presenting author's biography: Mr. Voegele joined the World Bank in 1991 after working with the University of Hohenheim, the GTZ, and the BMZ Federal Ministry of Economic Cooperation in Germany, including a three-year field assignment in Western Samoa. His initial assignments in the World Bank's Washington headquarters included working in agriculture and natural resources divisions in the Europe and Central Asia Region and in the East Asia and Pacific Region. He held various assignments for the East Asia and Pacific Region and in 1998 he transferred to the World Bank's Beijing, China office to lead the Agriculture Unit. Following his return to headquarters from China in 2004, Mr. Voegele joined the Europe and Central Asia Region and was appointed as Manager, Agriculture and Rural Development for the Environment and Sustainable Development Unit. In February 2008, Mr. Voegele was appointed Director of the Agriculture and Rural Development Department of the World Bank, where he chairs the Agriculture and Rural Sector Board, and oversees World Bank global programs for rural poverty alleviation, agriculture and natural resources management. Mr. Voegele was raised in Stuttgart, Germany. He completed his masters degree in agronomy and doctoral degree in agricultural economics at the University of Hohenheim, Germany.

Research and capacity building

Demirguc-Kunt, Asli
World Bank, United States of America

Presenting author's biography: Asli Demirgüç-Kunt is the Director of Research in the World Bank. After joining the Bank in 1989 as a Young Economist, she has held different positions, including Director of Development Policy, Chief Economist of Financial and Private Sector Development Network, and Senior Research Manager, doing research and advising on financial sector and private sector development issues. She is the lead author of World Bank Policy Research Report 2007, Finance for All? Policies and Pitfalls in Expanding Access. She has also created the World Bank's Global Financial Development Report and directed the issues on Rethinking the Role of the State in Finance (2013), and Financial Inclusion (2014). The author of over 100 publications, she has published widely in academic journals. Her research has focused on the links between financial development and firm performance and economic development. Banking crises, financial regulation, access to financial services including SME finance are among her areas of research. Prior to coming to the Bank, she was an Economist at the Federal Reserve Bank of Cleveland. She holds a Ph.D. and M.A. in economics from the Ohio State University.

Urban development

Allaoua, Zoubida
World Bank, United States of America

Presenting author's biography: Zoubida Allaoua is Director for FEU (Finance, Economics and Urban) Sustainable Development Network of the World Bank. Mrs. Zoubida Allaoua, an economist, has over 20 years experience with the World Bank, covering issues including macroeconomic management, private sector and financial sector development. She has worked on many countries and regions, including China, India and Pakistan, West Africa and the Middle East and North Africa. In May 2009 she was appointed Director for the Finance, Economics, and Urban Development (FEU) department in the Bank's Sustainable Development Network, overseeing work including urban development and climate change adaptation, the regulatory and incentive environment for infrastructure development and the economics and strategies for disaster risk management.

The role of development partners

Gerhardus, Birgit (1); Iris, Krebber (2)

1: BMZ & Global Donor Platform, Germany; 2: DFID & Chair, Global Donor Platform, United Kingdom

Presenting author's biography: An agricultural economist by training, Birgit Gerhardus started her career at the agricultural division in the German Ministry for Economic Cooperation and Development in 1996 in Bonn. She then moved on to the global trade division. In 2005 she joined the Board of the African Development Bank in Tunis as Senior Advisor to the UK Executive Director. In 2008 she became the Executive Director for Germany, the UK, the Netherlands and Portugal. After her return to the German Ministry for Economic Cooperation and Development she worked as Senior Policy Advisor in the Africa Department. She now works as Senior Policy Advisor in the unit for Food Security, Agriculture and Rural Development.

How private investment can be a lever for better land governance

Munden, Lou

The Munden Project, United States of America

Presenting author's biography: Lou Munden has been an entrepreneur in technology and finance for more than 15 years. Like many Americans of his generation, he dropped out of college in 1995 because he simply could not afford the rising cost of tuition. By sheer luck, Lou was able to convince a Web 1.0 start-up with just 15 employees (the former Go2Net, now part of InfoSpace) to bring him in as an entry-level hire on a three-month contract. He proved himself quickly and definitively, rising to take charge of the company's sales strategy. The venture followed the same trajectory: in just two short years, it went public and eventually attained a market capitalization in excess of \$2.4 billion before being acquired. Lou left the Internet industry in 1999, having learned about business operations and technology from the ground up and developed a passion for complex analytical problems. He spent the subsequent decade as a partner in various private finance ventures, primarily using his time to design and develop algorithmic trading systems and create structured interest-rate products. In 2009, Lou became convinced that big government and large corporations had abandoned an important niche: the analysis and solution of systemic problems. Acting on this opportunity, he and Gordon Kummel founded The Munden Project. Lou lives between Hatteras Island, Paris and Manila.

The role of civil society in increasing land transparency

Ncube, Janah

Pan-Africa Director, Oxfam

Presenting author's biography: Janah Ncube is currently Pan Africa Director for Oxfam coordinating Oxfam's contribution at the pan Africa level through strengthening The African Union (AU)'s policy processes, organs and institutions and facilitating CSO engagement with the AU. Prior to

MARCH 27, 17:30, PRESTON AUDITORIUM

PLN-04: Integrating land governance in the post-2015 framework

Mohieldien, Mahmoud

World Bank, United States of America

Presenting author's biography: Mr. Mohieldien is the Special Envoy for the President of the World Bank. His responsibilities include coordinating the World Bank Group agenda on the Millennium Development Goals and the Post-2015 process; supporting the work on financial development, including long term finance and financial inclusion; and coordinating the World Bank's efforts to strengthen partnerships with the UN, multilateral development institutions, and the G-20. Prior to joining the World Bank, Mr. Mohieldien held numerous positions in the Government of Egypt and served on several Boards of Directors in the Central Bank of Egypt and the corporate sector. He was a member of the Commission on Growth and Development and selected a Young Global Leader of the World Economic Forum in 2005. His professional reach extends into the academic arena, serving as Member of the Board of several universities in Egypt and holding leading positions in national and regional research centers and think tanks. As a Professor of Economics, he has authored numerous publications and articles in leading journals in the fields of international finance and economics in English and Arabic. Topics include financial reform, prudential regulations, credit markets, exchange rate and monetary policies, trade in services, globalization, corporate governance and competition policy. He received his Ph.D. in Economics from the University of Warwick and a Master of Science in Economic and Social Policy Analysis from the University of York.

Abstract:

Poster Presentations

POS-01: Poster Presentations: Panel 01

Large-scale land acquisitions for biofuel production

Ostermeier, Martin (1,2); Althoff, Christof (1)
1: GIGA, Germany; 2: University of Goettingen

Abstract: Over the past years biofuels have gained great attention and found their way on the agenda of national governments as well as international organizations. The European Union, for instance, but also national governments like the US or Malaysia have implemented ambitious targets for an increasing share of biofuels. The reason is clear: Biofuels are seen as an effective measure to reduce carbon dioxide emission and to lessen the dependency on fossil fuels. Moreover, the biofuel industry might offer great opportunities for developing countries in terms of increasing trade flows, the development of the agricultural and industrial sector, job creation and consequently national income growth. However, the full potential of these opportunities can only be exploited with coherent policies regarding environmental and social compatibility. This brief provides a first overview of biofuel investments by using data from the Land Matrix Global Observatory. More precisely, available information on the overall extent of biofuel investments and the involved actors (investor and target countries) is assessed. The aim of this analysis is to shed light on the ongoing debate about biofuels and to allow for the derivation of policy recommendations.

Presenting author's biography: Martin Ostermeier is doctoral student at the University of Goettingen and research fellow at the GIGA German Institute of Global and Area Studies

How do foreign direct investments in agriculture influence the vulnerability and adaptive capacity to climate change? Empirical evidence from Northern Ghana

Kaplan, Marcus; van de Sand, Isabel
German Development Institute

Abstract: Foreign direct investments in agriculture (FDIs) have received considerable attention in recent years due to their potentially negative impacts on local livelihoods and ecosystem services. On the other hand, sustainable and inclusive FDIs might also benefit livelihoods through increased financial input and transfer of technological know-how, thereby increasing local adaptive capacities. The affected people are also vulnerable to a range of other disturbances. Therefore, the objective of this study was to link two hazards by analyzing the impacts of an FDI in agriculture on their vulnerability to climate change and climate variability. We analyzed the case of the Ghanaian-Dutch Integrated Tamale Fruit Company (ITFC), which established a nucleus mango farm of 160 ha together with an outgrower scheme in northern Ghana in 1999. We conducted 170 household surveys in 10 randomly selected villages, in which we targeted an equal number of outgrower and non-outgrower households to identify differences in vulnerability between these two groups. Furthermore, we conducted focus group discussions with villagers to shed further light on their perception of climate change, the importance of ecosystem services and the impact of ITFC. The data was analyzed qualitatively and quantitatively through descriptive and explorative statistics.

Presenting author's biography: Dr. Marcus Kaplan is a researcher in the department of "Environmental Policy and Management of Natural Resources" at the German Development Institute / Deutsches Institut für Entwicklungspolitik (DIE). He works on issues related to agriculture and climate change, the international climate negotiations, and the vulnerability of socio-ecological systems in rural areas. Before entering DIE, he worked at the United Nations University, Institute for Environment and Human Security (UNU-EHS) and the Center for Development Research (ZEF).

Bio-fuelling poverty and food insecurity? Dealing with land investments for biofuels production in developing countries

Bracco, Stefania
Università degli Studi di Siena, Italy

Abstract: In recent years, land is becoming an important commodity and the land sector in many developing countries has been object of increasing foreign direct investment. The three main drivers of this increase can be identified in rising biofuel production, growing demand to meet food security needs and financial speculation on food commodities and land markets. This work uses a new dataset recording international large-scale land acquisitions since 2000 to analyze land investment in Africa. We see that biofuels are by far the major cause of land acquisition in this region, while companies from the European Union are the main investors. Moreover, the paper shows potential benefits and costs of large-scale land acquisitions for the actors involved (local communities, multinational corporations, domestic and foreign governments, financial speculators). With a good land governance, corporate social responsibility and proper law and regulation, investments in land might become a vehicle of development for local people. However, evidence is showing that in Africa large-scale land acquisitions to produce biofuels have relevant negative effects on local and traditional land users, such as deprivation of income, food security and access to resources and commons, because of weak land governance and ill-defined land property rights.

Presenting author's biography: Stefania Bracco is a third-year PhD student in Economics at the University of Siena, Italy. She is currently developing her thesis on Food, Fuel and Biofuels, analyzing biofuels' economic, political, social and environmental consequences. She got Bachelor and Master's Degree in Development Economics at the University of Firenze, with the maximum grade and honors. In 2011 she has been a visiting student at the University of Reading, UK. Her research interests are Sustainable Development Economics; International Economics; Migration; Food Security; Poverty; Climate Change and Econometrics. In 2011, she worked for three months in the Italian Ministry of Foreign Affairs, collaborating with the Office managing "Migration and Development" initiatives. She has been selected for the 2014 Advanced Graduate Workshop on Poverty, Development and Globalization, directed by Professor Joseph Stiglitz and organized by the Columbia University's Initiative for Policy Dialogue (IPD), the Azim Premji University and the Institute for New Economic Thinking (INET).

Large-scale foreign land deals in East Africa: Main drivers and implications for host communities in Uganda

Osabuohien, Evans (1); Gitau, Ciliaka (2); Efobi, Uchenna (3)

1: German Development Institute; 2: University of Nairobi; 3: Covenant University

Abstract: A number of factors have been attributed to the global increase of Large-scale Foreign Land Deals-LFLDs such as: the three Fs (food, fuel and finance) crises, and so on. However, most of these evidences stem from evidences across a broad set of countries. Thus, analysis on the main drivers across host communities within a country presents specificity and closer reality on the issue of LFLDs. This study examines community factors that could exert significant influence on determining whether or not a community receives LFLDs in East African Community (EAC), focusing on Uganda. Uganda presents an interesting laboratory to investigate this issue because the country is one of the major global targets of LFLDs and next to only Tanzania within EAC. It also investigates the possible implications of LFLDs on the host communities by focusing on improvement in water access and road infrastructure since the LFLDs came into the community. The findings of the study are relevant for policy actions both at the local and national levels of government in Uganda and could be replicated in other African countries.

Presenting author's biography: Dr. Evans Osabuohien holds lectureship position at Dept. of Economics and Development Studies, Covenant University, Nigeria. He is presently an Alexander von Humboldt Postdoctoral Researcher at German Development Institute, Bonn where he is working on a number of research projects including an edited book on 'In-Country Determinants and Implications of Foreign Land Acquisitions'. Other awards include: First Prize, FLACSO-WTO Chairs Award (2012); Research Grant from The Centre for Economic and Policy Research-CEPR (2012); Swedish Institute's Guest Doctoral Fellowship (2009/2010) hosted at Lund University; CODESRIA's grant for Ph.D Thesis Writing (2009), to mention a few. His research interests: International Economics, Institutional Economics and Development where he has published over 30 scholarly articles. He serves as a reviewer for World Development; African Development Review; Journal of Environmental Policy & planning; South African Journal of Economics; The Journal of Developing Areas; Journal of Sustainable Development; The Developing Economies, among others.

Climate change policies, asset security and land-based Investment: Review and experiences

Omoju, Oluwasola Emmanuel
Xiamen University, China

Abstract: This paper examines the impacts of climate change policies on land ownership, use and security in developing countries, particularly sub-Saharan Africa. Climate change is currently the biggest threats to the progress already made in global poverty reduction. In response to the current and potential impacts of climate change, policy makers in sub-Saharan Africa are initiating policies to address the problem. However, only the East Africa sub-region has taken the issue of climate change seriously; and has initiated coordinated climate change policies. Examples of such policies are the East African Community (EAC) Climate Change Policy and the Kenyan National Climate Change Action Plan 2013-2017. The focuses of these policies are afforestation, REDD, biofuel production and carbon offset schemes. Using theoretical analysis and documented cross-country experiences in the literature, there are indications that these policies could undermine land security in the region through land use regulations, forceful acquisitions by governments without fair compensations, manipulative land contracts, and strong competition for land. Cross-country reviews show that climate change/environmental policies undermine land access rights of communal land owners and aggravate rural poverty. Thus, governments of EAC and developing countries should consult and involve communal land owners while drawing up climate change policies.

Presenting author's biography: Oluwasola Emmanuel is a doctoral candidate at the China Center for Energy Economics Research (CCEER), Xiamen University. Prior to that, he holds a Bachelor and Masters of Science degrees in Economics from the Universities of Ilorin and Lagos, both in Nigeria. He has worked as a research analyst in a top consulting and research firm in Nigeria. He also worked as a research economist and policy analyst at the National Institute for Legislative Studies (National Assembly), Nigeria, where he advised the parliament on various social and economic issues, ranging from climate change, food security, budget and public expenditure management to poverty reduction. He was also part of the team that advised the Nigerian parliament on the problem of land grabbing in the capital, Abuja. He has published in local and international peer-reviewed journals, and also presented papers in conferences. He is a recipient of the prestigious Chinese Government scholarship.

Institutional framework in receiving country as drivers for the international investors in land in Sub Saharan African countries

Bertini, Raffaele
University of Florence, Italy

Abstract: The phenomenon of large land acquisitions is a rising process in the global scenario and in particular in SSA countries and it is interesting to observe how institutional framework can be considered as a driver for the international investors' choices. The institutional framework represents one possible central factor in the analyzed process for the different international investors mainly coming from Developed countries and Emerging that are expected to have a different behavior face to the considered variable. The main aim of this paper is to look at the main characteristics of the considered issue in the process of large land acquisitions by international investors and their expected different behavior based on their origin. The first part of the paper looks at the main characteristics of the phenomenon and an overview of the literature relative to this issue is presented. The main expected characteristics of the considered variable is reported in the Second part of the paper while, in the Third part, through a quintile regression based on the data reported in land matrix and look at the possible differences between investors coming from Developed and Emerging countries. At the end conclusions are reported and interesting results are presented and discussed.

Presenting author's biography: Raffaele Bertini is a PhD candidate at the university of Florence in the Department of Economy and Management in Politics and Economics of Developing countries. He is interested in international economics and in particular foreign direct investments especially in Sub-Saharan African countries.

POS-02: Poster Presentations: Panel 02**How to mitigate small-scale gold mining activities impacts on the environment? Lessons learnt from the observatory platform in French Guiana.**

Gond, Valéry (1); Verger, Gaëlle (3); Joubert, Pierre (4); Degarne, Nicolas (3); Linarès, Sébastien (5); Coppel, Alain (3); Allo, Sébastien (3); Feintrenie, Laurene (2)

1: CIRAD; 2: CIRAD; 3: ONF; 4: Guyane National Park; 5: DEAL

Abstract: In French Guiana overseas region, tropical forest covers 96% of the territory, and because of access difficulties, many activities are undocumented and some are exercised illegally. This is often the case with small-scale gold mining, which, when carried out illegally, degrades the natural environment and causes severe pollution in rivers due to inappropriate techniques and the precarious working conditions that are inherent to illicit sites. Illegal small-scale gold mining affects tropical forests by clear-cutting, stream pollution, alluvium perturbation and social downfall. Monitoring small-scale gold mining activity, both legal and illegal is the responsibility of the management body in charge of law enforcement in all forest area in French Guiana. The National Forestry Office is responsible for managing Guiana's vast tracks of forest, covering some 7.5 Mha. The current resurgence of conflicts over illegal resource exploitation demands the implementation of an operational monitoring system.

Presenting author's biography: Valéry Gond is geographer specialized in remote sensing processing. He worked on European temperate forest and Western African savannas during his PhD at University of Toulouse (France) from 1991 to 1995 and as a Post-Doc at University of Antwerp (Belgium) and at Joint Research Centre (Italy) from 1996 to 2000. He stayed in French Guiana from 2001 to 2006 and at Laval University (Canada) from 2006 to 2009. He is now based at Montpellier (France). His researches focused on tropical forest spatial pattern characterization using trees functioning or stand structure obtained from time series satellite acquisitions (MODIS, VEGETATION, SPOT, and LANDSAT). He is involved also in the determination of human impact on forest by determining particular activities (mining, logging, agriculture). He is working in Amazonian, Central Africa and Indonesia.

Land versus territory: The Chilean government's experience incorporating indigenous demands into land policy

Bauer, Kelly
George Washington University

Abstract: What are the patterns of indigenous land policy implementation? Many scholars discuss cross-national variation in the recognition of indigenous territorial rights, but few explore how the resulting policies are implemented. This paper highlights two factors that have complicated the implementation of Chile's indigenous land policy. First, the insufficiently defined scope of the policy exacerbates tension between communities' demands for territorial rights and the government's capacity to return land. Second, communities are able to impact implementation decisions by mobilizing and pressuring politicians. This research highlights the need to explore how the political interests of bureaucrats and politicians affect the exercise of indigenous territorial rights.

Presenting author's biography: Kelly Bauer is a PhD candidate in the Political Science department at George Washington University. Her research focuses on political development in Latin America, and, specifically, the institutionalization of indigenous demands. Her dissertation research explores the evolution of an indigenous land policy responding to the territorial demands of the Mapuche community in southern Chile, based on 14 months of field work supported by the Inter-American Foundation and Fulbright Foundation. Her dissertation, "Indigenous Mobilization in Chile: The Politics of Land Reform and Inequality," explores the efforts of the Mapuche indigenous community to acquire historically-claimed land.

Conflicts and integration of Tibetan exclave for ecologic resettlement in the Sangjiangyuan area of Qinghai, China

Du, Fachun
Yunnan Agricultural University, China

Abstract: An exclave is defined as a portion of a country geographically separated from the main part by surrounding alien territory. In this paper, I developed a concept of "resettlement exclave", which refers to a new community/village build in other prefectures/counties by resettlement project, separated from the home prefectures/county in the Sanjiangyuan (source areas of the three big rivers, the Yangtze, the Yellow and the Mekong Rivers) in Qinghai Province China. This paper centers to analyze the process and formation of eco-resettlement exclaves, exams the conflicts in particular the land use and grassland management between home and host areas of resettlement, and explores recommendation for integration of resettlement exclaves. Since 2003, the Chinese government has invested over US\$ 1 billion to establish the world's second-largest nature protected area, the Sanjiangyuanin of Qinghai Province. Resettlement of Tibetan herders from the grasslands to towns is one activity of the project in which a 10-year grazing ban has been imposed on the grasslands that these resettled pastoralists left behind without livestock. The plan called for the relocation of 55,774 people, among which 3141 pastoralists are group migration between prefectures/counties 400 km away, finally created three resettlement exclaves in 2006.

Presenting author's biography: Fachun Du is the Deputy Director, Institute of New Rural Development (INRD) at Yunnan Agricultural University in Kunming China. Before joining the INRD in August 2013, he was Associate Professor of the Chinese Academy of Social Sciences' Institute of Ethnology and Anthropology in Beijing. His research interests focus on issues related to ecological resettlement, sedentarization and poverty reduction of nomads in Qinghai-Tibetan Plateau, and socio-economic development of ethnic minorities in China. Currently, Prof. Du is Director of the Ford Foundation supported grant for the INRD to conduct a comparative study on the poverty reduction model in Tibetan pastoral communities in Yunnan and Qinghai (2013-2015). His latest work is "Ecological Narratives on Grasslands in China: A People-Centred View", Nomadic Peoples, 16.1, 2012, published by Berghahn books. Fachun's expertise in ethnic studies has brought him to various international events, including USA, Canada, Germany, France, the Netherlands, Finland, Norway, Mongolia, Nepal and Singapore.

Securing access to land and natural resources for the youth: Lessons from IFAD-supported projects

Jonckheere, Steven Raoul Filip; Liversage, Harold
IFAD, Italy

Abstract: Lack of security of tenure is one of the most contentious issues facing youth. Lack of tenure security and appropriate land reforms bypassing youth can trigger conflicts with youth in the forefront as rebels and victims. Landlessness and lack of economic opportunities among rural youth is a primary cause for migration to urban areas which in turn links to pressures for housing, tenure insecurity, and increase in informal settlements. Several IFAD supported projects and programmes have found innovative ways for addressing the constraints youth face in accessing land. This paper will discuss a number of these cases, such as the Rehabilitation and Community Based Poverty Reduction Project (RCBPRP) in Sierra Leone.

Presenting author's biography: Associate Land Tenure Officer at IFAD

Strengthening community land management using innovative easements for conservation, education, and enterprise development in Sekute Chiefdom in southern Zambia

Mandima, Jimmiel; Tembo, Nasson; Masonde, Jones
African Wildlife Foundation

Abstract: In southern Zambia's Sekute chiefdom, the traditional authorities have committed to secure community land and related resources through innovative conservation easements as part of an integrated conservation strategy which includes corridor protection for Mambova and Situwa, and development of a Conservation Area in Silingombe. In return for the 40,000-hectare Conservation Area which is home to two important wildlife movement corridors that pass from Botswana, Namibia, and Zimbabwe into community lands on the Zambian side of the Zambezi river, the local community will benefit from investments in education and tourism. A local primary school was rebuilt and modernized, and its enrollment has increased from 50 to 125 students. A further incentive comes in the form of the Machenje Fishing Lodge developed as a long-term strategy to generate revenue and jobs for the community, while providing protection for elephants. This community-owned conservation enterprise is turning the "burden" of living with wildlife into an opportunity, and in the process empowering local community's rights and access to land and natural resources. This approach of using responsible land-based investment for local benefits and common resource management is a paradigm shift from the traditional private sector and state driven land management approaches of the past.

Presenting author's biography: Jimmiel Mandima has 20 years of experience working on the nexus of research, natural resources management and the linkages to livelihoods improvement in the African context. In the 1990's he worked for the University of Zimbabwe as a Research Fellow addressing issues of the shared fisheries and water resources on the Zambezi River. He transitioned to African Wildlife Foundation in 2002 leading AWF's program implementation in the trans-boundary Zambezi landscape that straddles Zimbabwe, Mozambique and Zambia. Responsibilities included implementing actions that sought to see 'wildlife advancing Africa' through appropriate investments and equitable benefit sharing mechanisms that would result in improved livelihoods, a task that required getting diverse partners to the table. In all this, Jimmiel worked with governments, local communities, regional economic communities and international nongovernmental organizations to foster working partnerships. Jimmiel is now based in AWF's Washington DC corporate office where he is Director for Program Design and Partner Relations.

Assessing the impact of post-earthquake policies and programs on the land tenure security of smallholder Haitian farmers: What role can the voluntary guidelines on the responsible governance of tenure of land, forests and fisheries play moving forward?

Jean-Mary Cherestal, Kysseline
ActionAid USA

Abstract: The paper reports on the impact of post-earthquake policies and programs in Haiti on the land tenure security of Haitian smallholder farmers, who represent the majority of the population as well as the poorest Haitians. It suggests that the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Forests and Fisheries (the Guidelines) can play a key role in helping Haitians secure their land rights by holding policy makers in Haiti and in the international community accountable to the commitments they have made to support, promote and respect the principles established in the Guidelines, the only existing global reference thus far for best practices in governance of tenure of land, fisheries and forests. The paper analyses the extent to post-earthquake policies and programs are adhering to, or are in conflict with key provisions in the Guidelines. The paper makes recommendations to fully implement the Guidelines in Haiti, including creating a multi-stakeholder platform to ensure that the process is truly inclusive and is led by Haitians; prioritizing women smallholder farmers who remain particularly vulnerable while playing a key role in their society; and providing legal recognition to the legitimate customary tenure rights of Haitians.

Presenting author's biography: Kysseline Jean-Mary Chérestal is Senior Policy Analyst at ActionAid USA, focusing on advocacy and campaigning for land tenure security for smallholder farmers, particularly women, in developing countries. Her work puts particularly emphasis on holding US and other policy makers accountable to the commitments they have made to the principles established in the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Forests and Fisheries. An attorney with over 14 years of experience, she has worked for many years as an advocate alongside communities seeking to influence international policies and programs on the issues of access to land and housing, food security, and inclusion of the voices of disenfranchised communities. Kysseline received her Juris Doctor from Fordham Law School and her undergraduate degree in Political Science from the State University of New York College at Geneseo. She is fluent in English, French, Haitian-Creole and Spanish.

POS-03: Poster Presentations: Panel 03**Do the poor benefit from devolution policies? Evidences from quantile treatment effect evaluation of joint forest management**

Kutela, Dambala Gelo; Koch, Steve F; Muchapondwa, Edwin
University of Cape Town

Abstract: Existing literature have rarely evaluated distributive effect of Joint Forest Management (JFM) augmented with improved market linkages for non-timber forest products nor have they accounted for heterogeneity in the welfare effects. We assess the distributional impact of a unique JFM in Ethiopia in which additional support for improved market linkages for non-timber forest products was provided. The analysis is based on matching and instrumental variable (IV) methods of quantile treatment effects (QTE) evaluation using household data from selected rural villages of Gimbo district, in southwest Ethiopia. The results confirm that the intervention affect outcomes heterogeneously across the welfare distribution. Specifically, the program was found to raise welfare for only those along upper half (median and above) of welfare distribution. Thus, we infer that the program is not pro-poor, and, therefore, is not equity enhancing. Our analysis also revealed that such distributional bias of the program benefit arises from elite capture.

Presenting author's biography: Dambala Gelo Kutela obtain his PhD in Economics in 2012 from the Department of Economics, University of Pretoria, South Africa. He obtained his MSc in Economics in 2002 from the School of Economics, Norwegian University of Life Sciences (UMB), Norway. Research interests include: Applied micro-econometrics (treatment effect evaluation, Bayesian econometrics), environmental economics (common property right resource management), behavioral economics, non-market valuation in environment and health, development economics, political economy; applied micro-econometrics (treatment effect evaluation, discrete choice methods, Bayesian inference and model selection, non-linearity in panel data models); non-market valuation in environment and health; behavioral and experimental economics (applications to financial markets and coordination problems of the commons); political economy of environmental and development policies. Publications include: Gelo, D and Koch, F. S. 2012. Does one size fit all? Heterogeneity in valuation of community forestry programs, *Ecological Economics*, 74: 85-94

The need for recognition of communal land holding rights in Ethiopia: The case of Doha Woreda

Ejigu, Temesgen
Development Bank of Ethiopia

Abstract: Although the 1995 FDRE Constitution recognize the right of the pastoralist communities to get access to rural land for grazing free of charge and not to be displaced from their holdings, their communal land holding right is not recognized and being respected. To recognize communal land holding right of pastoralists and provide wide tenure security, countries are required to take actions including introduction of clear land use and administration policies, enact detail land laws and establish effective land administration systems. In Ethiopia, despite the clear constitutional guarantee, the communal land holding right of pastoralist communities is not recognized. Land related laws are not consistent with the provisions of the constitution. There are no guidelines as to the principle of hierarchy of laws and on how constitutional rights should be implemented. Land administration systems are not supported by the principles of transparency and accountability. There is a need to develop clear, transparent and efficient land administration system, establish clear institutional structure and avoid the actual role confusion and amend existing land laws in line with the intention of the constitution and in a sufficient and clear manner.

Presenting author's biography: Temesgen Ejigu was born in Debreworkos and attended University of Addis Ababa, School of law. Currently he is an attorney in Development Bank of Ethiopia. He is a vivid reader of laws and contributor for local publications on Pastoral Land Rights in Africa in general and Ethiopia in particular.

Loans and poverty in pasture area: The case studies of Heshigten Banner, inner Mongolia

Zhang, Jian; Li, Wenjun
Peking University

Abstract: The tenure change caused by grassland contracting policy has profound effects on animal husbandry production in northern China's grassland and the production mode change increases production costs. Microcredit, regarded as a way to provide capital for herders in response to increased production costs, becomes a commonplace in pastoral areas. However, can microcredit solve the problems and what role microcredit plays in herders' production process and what effects caused by microcredit on herder's livelihood? This paper used three gachas of Heshigten Banner in Inner Mongolia as a case study and generates few critical findings. First, the implementation of grassland contracting policy stimulates the demand for forage purchase, the major reason for herders' production costs increasing. Second, because of cost increasing, microcredit is regarded as a link to fill up the capital gap and maintain livelihood. Third, year-to-year repayment for microcredit limits the drove scale development. Fourth, based on tenure change, microcredit further aggravates the vulnerability of herders' livelihood. Therefore, this paper concludes that microcredit cannot fundamentally solve the problems caused by tenure change. On the contrary, with climate and market variability, the repayment pressure limits the accumulation of herders' property, and puts them into a vicious cycle of debts repayment.

Presenting author's biography: Jian Zhang is a PhD student studying natural resource management at Peking University, China. He has strong passion for nature and mainly focuses on the rangeland management and sustainable utilization. So far, he has already conducted field studies in pasture areas of Tibetan region and Inner Mongolia and now he is interested in what the role of land tenure and financial services act as in social ecological systems of rangeland under significant climatic variability, and also what the impacts of land tenure change and financial services are on the livelihoods of herder households and rangeland ecology.

Gender implications of selected agriculture-related foreign land investments in Mozambique: Identifying good practices

Pellizzoli, Roberta (1); Bicchieri, Marianna (2)

1: University of Bologna, Italy; 2: Food and Agriculture Organization

Abstract: This study aims to shed light on the differentiated gender and equity implications of selected foreign investments implemented under different business models on the livelihood of the affected population and communities in rural Mozambique. It also aims at identifying good practices and promising approaches that can be promoted to ensure more equitable, inclusive and responsible agriculture investments. The study argues that the investment and agriculture policies and governance mechanisms in place in the country only partially support the establishment of land-related investments that are inclusive of local populations and conducive to rural development while being sensitive to gender and equity concerns. The fact that the 1997 Land Law establishes women's rights to hold land in their own name offers little protection against the conflictive scenario characterizing the country's rural areas and the gender-blindness of policy documents and regulations that, failing to adequately promote women's role in agricultural development strategies and their participation in the ongoing investments trend, risks to create further marginalization or crystallization of gendered roles – relegating women to the “traditional” and reproductive domain. On the contrary positive land-related investments in agriculture that involve women can start a virtuous circle of local socio-economic development and women's empowerment.

Presenting author's biography: Roberta Pellizzoli is a Research Fellow based at the Centre for Historical and Political Studies on Africa and the Middle East in the Department of Political and Social Sciences of the University of Bologna. She has a PhD in International Cooperation and Sustainable Development Policies from the University of Bologna. Her main research interests are agricultural development policies, land reforms and women's empowerment in Southern Africa and particularly in Mozambique.

Women's economic empowerment and economic security of the household: When women claim the right to land

Kelkar, Govind

Landesa

Abstract: This study explores recent policy changes and women's claims-making to land in diverse cultural, social contexts of India with attention to Uttar Pradesh. The major problematic is how do women enable themselves and/or are enabled by the state to claim their right to land and, the way forward for advancing women's claims-making. The quantitative and qualitative data show three research results. (1) There are two contradictory trends: one, the last 10 years saw a series of progressive laws for women's entitlement to land/property; and, two, social cultural resistance, driven by patriarchal norms and institutions. (2). Women's claims making to land: claiming from the state is through law, but claiming from the family/community is pitted against notions of loyalty to patriarchal structures. (3) Shifting land titles in women's sole names. Of 279 plots, 61% are in the name of women; 114 plots owned solely by women; 37 plots owned jointly with the husband; and 27 in the names of women who are single. The conclusion suggests measures to influence change in patriarchal norms and make policy implementation effective.

Presenting author's biography: Govind Kelkar is Senior Adviser at Landesa, India and formerly Senior Adviser, Economic Empowerment Programme, UNWomen, Multi-country Office, New Delhi. She is author of dozen books on the subject and has chaired many international conferences. She is the founder-editor of the peer-reviewed journal Gender, Technology and Development (Sage).

Case studies on land and women's agency from two Indian states

Savath, Vivien; Santos, Florence; Fletschner, Diana

Landesa

Abstract: This paper examines determinants of women's agency through in-depth case studies of two Indian state government land titling programs that conferred formal title to women, and in many communities, for the first time. We leverage evaluation data from these two programs to examine the degree to which inclusion on documented land title is a determinant of women's agency. We test other potential competing or complementary determinants of women's agency in the household such as their labor contribution, their income contribution, their education, and the presence or absence of other agents in the household. Our data allows us to examine several dimensions of agency: (i) women's decision-making power over particular plots of household land, (ii) women's decision-making power over household family-planning, child rearing, and expenditures, (iii) their voice and participation in the community, and (iv) their sense of security, or psychological well-being. After a discussion of the existing literature, the paper traces each state's case individually. We then conclude with synthesis of findings across the two cases and extraction of relevant policy lessons.

Presenting author's biography: Ms. Savath has six years of experience in quantitative and qualitative data collection and analysis, with a focus on conducting research for public policy related to gender and environmental issues. She is currently working on an evaluation of the impact of land allocation and titling in India as part of the IFPRI-ILRI Gender, Assets and Agriculture Project; and strategic evaluation of a multi-year phased project on adolescent girls' empowerment through land funded by the Nike Foundation. Additional work include technical support and capacity-building initiatives with the Rwandan Gender Monitoring Office, and engagement with the USAID Rwanda mission on secure land rights as conflict mitigation. Past projects include a UN Women assessment of barriers to women's entitlement to land in Bihar and Andhra Pradesh, India; an impact evaluation of a land tenure regularization awareness raising pilot project in Rwanda, and analysis of survey data to assess women's land rights in China.

POS-04: Poster Presentations: Panel 04**Land administration and gender mainstreaming: The Ghana experience**

Antwi-Boasiako, Sarah
Ministry of Lands and Natural Resources, Ghana

Abstract: In Ghana, women's access to land is limited by male-centered kinship institutions, authority structures and unclear plural legal systems of land tenure. Peri-urbanism, population pressures, large scale acquisition of land, out migration, rampant illegal sand-winning, compulsory state acquisition, amongst others, result in pressure on land resulting in land shortages especially in urban and peri-urban areas. Given that in Ghana, males have primary rights of inheritance to land in both matrilineal and patrilineal systems, such scarcity of land, affect women as they have fewer options when it comes to dealings on land. In response to these challenges, Ghana's Land Administration Project (GLAP) took steps to map out and implement a gender strategy to address these challenges, seeking to identify gaps in land sector agencies in ensuring gender-sensitive land service delivery by instituting appropriate support mechanisms and coordination for gender inclusion. This paper would show that there have been significant disparities in access, control and ownership of land. It would also show weaknesses in dispute resolution processes and procedures. The Paper would conclude by indicating that the GLAP have put in systems to ensure both women and men have access to opportunities and women's participation in decision-making in land administration is improved.

Presenting author's biography: Sarah Antwi-Boasiako is a Social Development and Gender Specialist working with the Ghana Land Administration Project (GLAP) of the Ministry of Lands and Natural Resources with funding support from the World Bank and Foreign Affairs, Trade and Development Canada (DFATD) formally CIDA. Sarah has rich experience in conducting gender needs assessment, analysis/audit, gender project design and implementation, monitoring and evaluation. She also has vast experience in advocacy for women's right and has led a number of right based gender advocacy projects in deprived communities in Ghana. She holds an MA Development Degree and Certificates in Gender and Development, Social Accountability and Social Safeguards with over 10 years' experience doing gender work, research, social analysis, advocacy, community and civil society engagement to promote gender equality and women rights in Ghana.

Rural women and land rights in Ethiopia

Fantaye, Yalemzewid Demssie
Ministry of Agriculture, Ethiopia

Abstract: Women in Ethiopia constitute half of the country's population and the majority of poor people in the country are believed to be women. Securing women's land rights is the bases for food security and development; it is difficult to achieve the millennium development goal without giving women's equal access to land rights and opportunities in all aspects of the economy and social strata. The Ethiopia government has in recent years, made a commitment to gender equality in various laws and policies. At the national level since 1993 some new policies and programs have been formulated and adopted with increased gender consideration and equity. Thus as regards land rights, the constitution states that women have the right to acquire, administer, control, use and transfer property. In particular, they have equal rights with men with respect to use, transfer, administration and control of land. They shall also enjoy equal treatment in the inheritance of the property. The promotion of women's land rights, such as the joint title provision in recent legislation and policy, is commendable and this has provided an improved context for women to secure greater land rights.

Presenting author's biography: Yalemzewid Fantaye works in the ministry of Agriculture and has fifteen years of working experience. Her first degree on Land Resource Management and Environmental Protection was received from Mekele University (Ethiopia) and her second degree on Land Administration from KTH in Sweden.

Towards securing and protecting equality of land rights of women and men in the Philippines

Batistiana, Brenda
Land Equity Technology Services, Philippines

Abstract: This study analyzed the gender responsiveness of Philippine land administration and management (LAM) using the Gender Evaluation Criteria (GEC) of the Global Land Tool Network (GLTN)-UNHABITAT as framework. Nine national government agencies (NGAs), five basic sectors (i.e., women, farmers, urban poor, indigenous people and fishers), and five local government units (LGUs) participated. Pre-testing of some action points was done in two LGUs. The factors identified as helping secure women's land rights include: (1) presence of gender focal persons in all NGAs and LGUs; (2) increasing proportion of women holding land tenure instruments; (3) presence of a model for integrating gender in LAM; and (4) presence of national laws mandating all NGAs and LGUs to mainstream gender. On the other hand, the hindering factors include, among others: (1) lack of gender-related data in LAM transaction forms and land tenure instruments; (2) low awareness of field personnel on national gender policy mandates; (3) practices discouraging spouses to place their land tenure instruments in their names as co-owners; and (4) lack of gender impact assessment. Based on these factors, a list of eight recommendations for a national gender strategy to secure women's land rights towards equality with men in the Philippines is presented.

Presenting author's biography: Ms. Brenda Batistiana has over 30 years of work experience in social development, specifically in social mobilization, gender and development, community dispute resolution/management, and capability development. Her key concentrations have been on gender in land administration and management. She also works in gender and health, and psychosocial assistance for disaster survivors. Her first ten years of development work were spent in rural community organizing; next ten years in organizing networks of community organizers and mediators in the Philippines; and last thirteen years in consulting work with national and international development institutions in the areas of Gender and Development, civil society engagement in community-driven development, and peacebuilding. She obtained her Master of Arts degree in Social and Community Psychology from the Ateneo de Manila University, and is currently working on her dissertation for the completion of her doctorate degree in Social and Organizational Psychology from the same university.

Securing and protecting land rights from a gender perspective: Case of the department of collines in Benin

Tossou, David Daniel Koffi
Cartogest, Benin

Abstract: Land, real property by excellence has always been a very important issue in the development of all Nations. But today, the rights that attached to it are little respected, not only by the people but more importantly, by the Administration itself. This situation is due to the fact that there is no land management system. In the department of Collines, the question of ownership and control of land in general and agricultural areas in particular, is a sensitive issue between the different land actors, whether indigenous people, immigrants, farmers, pastoralists, migrants, etc.. In the collective traditional conscience land is sacred, collective, communal and inalienable. But today, with population growth and urbanization, land has become subject of trade. So we are witnessing an uncontrollable development of land market and variability in the way of access to land. This situation has led to insecurity of land resulting in the precariousness of exercised rights, the challenge of limits and rights. In the department of Collines, the Rural landholdings Plans (PFR) were established for thirty-four (34) villages that belong to the 06 districts. An IT-based system (SIF) which collects the plans and associated data was also installed in each district for produce land certificate.

Presenting author's biography: David Tossou's publications include: Optimization of the Geographic Information System (GIS) in the management of land conflict at Ouessé (thesis being drafted); use of the Geographic Information System (GIS) by local collectivities in land management at Ouessé; manual: how to use the socio-land base; guide of using and filling of rural land certificates; elaboration of the PFR with GPS technology; wood, use and impact on the environment in the municipality of Natitingou; diachronic study of the land in the town of Avrancou.

Land rights, gender and access to credit in a patriarchy: Evidence from north-east Ghana

Bugri, John
Kwame Nkrumah University of Science and Technology, Kumasi, Ghana

Abstract: There is a need to secure and protect land rights from a gender perspective in agrarian societies for improved access to credit. However, in a patriarchy women's land rights are considered as secondary to those of men and a gender balance in land tenure becomes an important policy priority in patriarchal communities. This paper investigates the relationships between land rights, gender and access to credit in patrilineal communities in north-east Ghana. Using data from a sample of 620 respondents, it is the conclusion of the paper that access to land for agricultural purposes was generally available to both men and women in the communities. However, land use decision-making power was concentrated in the hands of men. The paper therefore posits that where there is increased involvement of non-bank financial institutions in credit provision, the collateral effect argument of land as a means of accessing credit is weakened. A negative consequence of this is reduced incentive on the part of land rights holders, especially women, to undertake measures such as recording and registration of their land rights for improved tenure security that they critically need. The way forward is targeted policy interventions among all stakeholders for collaborative action.

Presenting author's biography: John Bugri is lecturer/researcher and Head of Department of Land Economy of the Kwame Nkrumah University of Science and Technology, Kumasi, Ghana. He has considerable experience in teaching and research and his research interests include land policy and tenure, poverty, agri-investments, environment and sustainable livelihoods. He was country coordinator of the Ghana Land Governance Assessment Framework (LGAF) study and serves on the Advisory Board of the IIED coordinated study on Innovative Land Tools for Land Tenure Security in West Africa. He reviews for and publishes in many local and international Journals of repute.

Land governance and women's right to land: A study of Bihar

Samanta, Debabrata; Jha, Jitendra Kumar
Chandragupt Institute of Management

Abstract: Land governance can be briefly described as how property rights to land, for groups or individuals, are defined, enforced, can be exchanged, and transformed. Land governance is argued to be a key to sustainable development and poverty reduction. In India, as well as in Bihar, land has enormous economic, social, and symbolic relevance. Though the law confers the equal right to women in their paternal property but in practice this is not very common, in India as well as in Bihar. The present paper is an attempt to assess the land governance and explore women right over land in the context of Bihar, a backward state in India. In Bihar, the Zamindari Abolition, Land Ceiling and Tenancy Reform though have tried to ensure legal compulsion for more equitable distribution of land, but the gap in implementation has made them ineffective. The present paper present status of land governance in Bihar and analyses the available legal framework to ensure women right over land and found that there hardly exist legal provision to ensure right of women over land and even if it is there it is not implemented properly. The paper provides policy suggestion for more equitable ownership of land.

Presenting author's biography: Dr. Debabrata Samanta is Assistant Professor at Chandragupt Institute of Management Patna. He is a PhD from Indian Institute of Technology Kharagpur in the area of development economics and obtained MSc with Economics from University of Calcutta. Apart from teaching, he has also worked in the social development sector in different capacities. His research interest is Development Economics with special emphasis on Public Policy, Participatory Development, Local Governance, Public Service Delivery and Rural Development Policy issues. He also worked in different sponsored research and consultancy projects. Clients of these projects vary from State Government Departments to International Agencies like World Bank. Currently he has been working on drinking water service in rural Bihar, MGNREGA and Land Governance Assessment in Bihar.

POS-05: Poster Presentations: Panel 05**Securing women's rights to land ownership for economic development: Lessons for Nigeria's land reforms project**

Belonwu, Maximillian (1); Okafor, Izuchukwu (1); Ochu, Emeka (1); Ikegbo, Chudi (2)
 1: Central Bank of Nigeria; 2: Presidential Technical Committee on Land Reform

Abstract: The authors noted that gender issues in recent times have gained wide attention in the literature following the recognition of the existence of bias in favor of men in almost all spheres of life in Nigeria. 85.6 percent of land in Nigeria is for agriculture with most of it culturally inherited or owned by men despite the fact that women provide about 60-80% of agricultural labor and they contribute about 80% of food production in Nigeria. This has been supported by presence of various cultural practices through which majority of distributed lands were got. The 1978 Land Use Act did little in this regard as it put all lands in the custody of the state and made it easier for the State to acquire land without compensation except on items included for betterment of the land. It also rendered the securitization of lands ineffective. To correct the anomalies observed in the Act, the Government in 2009, inaugurated a Presidential Technical Committee on Land Reforms. The committee is therefore advised to take certain measures to promote gender balance in ownership and securitization of land for female gender such as simplifying processes in owning and securing rural lands among others in Nigeria.

Presenting author's biography: Belonwu Maximillian is an economist in the Agricultural Studies Office of the Research Department of the Central Bank of Nigeria. He graduated in 2011 with an M.Sc in Graduate of Development Studies from the University of Nigeria, Nsukka, and in 2010 he became a Graduate of M.Sc in Economics from Nnamdi Azikiwe University, Awka, both in Nigeria. He has contributed immensely in campaigning for improved female ownership of land in Nigeria.

Monitoring gender in land governance: Sharing experiences and highlighting gaps to be filled

Pallas, Sabine (1); Rosales, Lowie (2); Dumashie, Diane (3)

1: International Land Coalition (ILC); 2: United Nations Human Settlements Programme (UN-Habitat); 3: International Federation of Surveyors (FIG)

Abstract: While there has been acknowledgement across the various initiatives that sex-disaggregated is important to assess the gender dimension of the particular context being monitored, there has not been specific attention on how to deal with the lack of available data, or indeed, that beyond sex-disaggregated data, all indicators measuring land governance should be gender-sensitive to capture the complex gendered aspects of tenure security. For civil society organizations in particular, gathering evidence on gender and land governance, especially the gendered outcomes of existing land governance, is important to identify what areas to highlight in their advocacy. In this context, the Gender Evaluation Criteria Matrix (GECM) is of interest as a monitoring tool, because of its development by a range of actors from grassroots to professionals and its set-up as stakeholders validate the results of the evaluation exercise. This paper focuses on the potential of the GECM to increase gender-sensitivity in monitoring i.e. beyond the immediate monitoring of a specific land tool, to increase the gender-sensitivity of actors when they undertake broader land governance monitoring initiatives. The paper will be based on the joint experience of GLTN, FIG and ILC in promoting and using the GECM.

Presenting author's biography: Sabine Pallas is Program Officer for Women's Land Rights and Gender Justice at the Secretariat of the International Land Coalition (ILC). She is responsible for the ILC's Women's Land Rights Initiative, which includes activities from community-level projects to national and global advocacy efforts to knowledge generation and learning, in close collaboration with ILC's global membership. Her interests include linking research and action, women's political and legal empowerment, and monitoring women's land rights.

Framing the future: Grounding post-2015 land governance in practical action and grassroots women's priorities

Shelley, Katherine; Asaki, Rebecca

Huairou Commission, United States of America

Abstract: As the world looks towards the post-2015 goals, targets and implementation mechanisms that will influence national and development policies and priorities, ending rural poverty and promoting security of rural land tenure is critical. Strengthening women's land rights not only contributes to gender equality, it also improves overall community food security and economic well-being. Rural women organizing around the circumstances of their own lives are not only the best positioned to speak on the conditions in their communities, but are knowledge-holding experts with visionary and practical solutions to sustainable rural development and land governance. The thousands of grassroots women members of the Huairou Commission have firsthand experience with how secure access to productive land for women can transform a community. They understand intimately how productive land can increase food security, reduce poverty, and influences investment in productive activities, economic livelihoods and in the sustainable management of resources. This poster consolidates the land governance priorities and practices of grassroots women in rural areas, in preparation for these priorities to be integrated as a vital component of the emerging post-2015 global framework. The poster will also document key examples of practices and mechanisms that rural grassroots women are using to achieve secure tenure.

Presenting author's biography: Rebecca (Becca) Asaki received her BA in Interdisciplinary Studies with a concentration in Gender and Conflict Studies from the Global College of Long Island University. During this time she spent over three years studying and working with community-based organizations in Central America, East, South and Southeast Asia, Eastern Europe and Southern Africa where she solidified her belief that real social change can only be achieved through empowerment of women at the grassroots level. The strength and courage of women she has learned from and worked with around that world drives her commitment to supporting the empowerment of women and communities. She first joined the Huairou and GROOTS team as an intern for the AIDS Campaign in 2009 and then was hired full time as Campaign Coordinator for the AIDS Campaign.

The expropriation of land holdings, valuation and compensation practice in the Amhara region: The case of Bahir Dar city and its surroundings

Admasu, Wubante Fetene
Bahir Dar University, Ethiopia

Abstract: Land is a common property of the nations, nationalities and peoples of Ethiopia and shall not be subject to sale or to other means of exchange. Only usufruct rights have been alienated to farmers. The government has vested with the power of expropriation. In Amhara National Regional State of Ethiopia, expropriating land holding means taking the rural land from the holder or user for the sake of public interest paying compensation in advance. The study tried to see the practice of expropriation of land holdings, valuation and compensation in Amhara National Regional State, the case of Bahir Dar City and its surroundings. The practice in the study area shows that the affected people are not notified prior to expropriating their land holdings; most of the expropriation cases are not for public purposes; compensation paid to the affected people is not fair and also they are not getting it before they evacuated from their land. The land valuation is conducted by valuation committees which comprises of people with backgrounds that is not related to valuation; the committee members are not getting short term trainings on how to value land and other improvements on the land.

Presenting author's biography: Wubante Fetene Admasu is working as a lecturer and academic program manager at the Institute of Land Administration, Bahir Dar University. Wubante Fetene Admasu has BA Degree in Economics and MSc Degree in Land Management. He was the national consultant as a land management expert for FAO for a project on the assessment of large scale agricultural investments in Ethiopia, and has done research on Urban land leases vis-avis infrastructural development and management; Assessment of large scale agricultural investment in Ethiopia; Baseline survey of the Gambella Regional State Land Utilization, Administration and Environmental Protection Authority. Currently, he is a member of a study team that is conducting a research on implementation of rural land laws in Amhara National Regional State, which is financed by USAID.

Diminishing returns from first stage land certification in Ethiopia: Is there sufficient demand for second-stage land certification?

Ghebru, Hosaena (1); Rodrigues, Joao (1); Holden, Stein (2)
1: International Food Policy Research Institute, United States of America; 2: Norwegian University of Life Sciences

Abstract: Ethiopia has implemented one of the largest, fastest and cheapest land registration and certification reforms in Africa. While there have been evidences of the positive impacts of the low-cost land reform, the government together with development partners is now piloting another round of land registration and certification that is financially and technically demanding - involving GPS measurement and computerized registration. This 'second stage land registration' is expected to replace the registration from the first round that used general boundary (field markings) to identify plot borders. Using a unique six-wave household panel of 550 households from the Tigray region of Ethiopia, this study aims to investigate household perceptions and demand for such a Second Stage reform. Data from 3-round panel data of 400 land conflict mediators from the regional state was also used to assess the perceived tenure (in) security and demand for improved land rights protection from a public perspective. The gender-disaggregated household data also allow us to assess gender-differentiated impacts of the recent restrictive regional land law (that allows for only short-term rental contracts and does not allow more than 50 percent of land to be rented out) in threatening future tenure security and/or undermine the benefits from the existing tenure reform in the country.

Presenting author's biography: Dr. Hosaena Ghebru is a Post-doctoral Fellow with the Development Strategy and Governance Division at IFPRI. His principal areas of research are on the economics of land tenure and land policy reforms, the causes and consequences of land rental market participation; measurements of rural poverty and vulnerability, welfare and productivity impacts land tenure reforms. Currently, he is leading (involved in) projects on impact evaluation of land tenure and administration reforms in Nigeria, Ghana, Mozambique, Ethiopia, and (Tanzania) and is a project coordinator for the Global Partnership for Land Governance Assessment Framework (LGAF).

Beyond identification of land governance bottlenecks in Cameroon: The risks of an inadequate reform

Paul, Tchawa
University of Yaoundé

Abstract: The land tenure issue in Cameroon is yet to be tackle and has been pending for decades. The recent apparent political desire to bring in changes in this sector might be explained by the efforts done by international institutions among which African Union, FAO. World Bank has recently joined these pioneers with Land Governance Assessment Framework (LGAF). The first lessons from this experience in Cameroon have revealed that root causes of land tenure bottlenecks are linked with governance issues. During LGAF process, Panel assessments on themes such as public access to and land information, transfer of large tracts of land to private investors, land valuation and taxation as well as dispute resolution have shown that institutional overlaps, lack of coordinating mechanisms, poor logistic environment are some of the problems to face in an holistic approach. This paper seeks two main objectives: first, to present a systematic and consistent diagnosis of land governance issues in Cameroon and secondly proposes the priority areas to consider in order avoiding the risks to of superficial readjustments on some few land instruments and procedures. The methodology used will include, review of legal instruments, evaluation of land institutional settings, semi structures interviews and focus group discussion.

Presenting author's biography: Professor Paul Tchawa is a geographer trained in Cameroon (Masters) and in France (Doctorate degree and Habilitation). He has been active in the fields of land tenure and land policy for the past 12 years. He is one the co-authors of Framework and Guidelines of Land Policy in Africa with UNECA and African Union. He has consulted FAO on land tenure in Central Africa. He is currently finalizing the World Bank LGAF process in Cameroon. Professor Tchawa is the Head of the Geography Department and Vice-Dean in Charge of Students Affairs at the Faculty of Arts, Letters and Social Sciences at the University of Yaoundé. He is a visiting Professor in several French universities.

POS-06: Poster Presentations: Panel 06**L'absence d'un réseau géodésique moderne, une entrave à la croissance économique au Sénégal**

BA, Alassane
EPT, Senegal

Abstract: L'Afrique est l'une des dernières régions du monde marquée par une absence totale d'un réseau géodésique moderne. Cette situation propre à tous les pays sous développés constitue une entrave à leur développement économique et social. Pour preuve, tous les pays développés disposent d'un réseau géodésique fiable. Aucun pays sous développés ne dispose d'un réseau géodésique de qualité. Il existe donc des liens directs ou cachés entre sous développement et réseau géodésique moderne. Dans cet article, nous nous proposons de mettre à jour cette relation. En effet la localisation géographique d'une information, d'un objet ou d'une occurrence quelconque constitue une de ses caractéristiques essentielles. Elle influence de façon irréversible la réalisation de tout projet d'aménagement. Les sciences géomatiques et les SIG sont les outils indispensables à l'aménagement et au développement harmonieux d'une région. Sans ses outils, il est impossible de projeter et de réaliser des projets d'aménagement d'un pays en termes d'infrastructure telles que les voies de communication, les grands ouvrages de génie civil ou les lignes de transport d'énergie.

Presenting author's biography: Alassane Ba. Ingénieur Géomètre Topographe, Professeur Technique de Topographie à l'Ecole Polytechnique de Thiès. Baccalauréat Série C lauréat au concours Général 1978. En 2000 Coordonnateur du Projet IMAP commune de Thiès, Ecole Supérieure Polytechnique de Thiès, Ecole Polytechnique Fédérale de Lausanne. Expertise dans le domaine des aménagements hydroagricoles, des travaux de route, des lotissements, des adductions d'eau potable, et travaux d'assainissement

Adjudication of land cases in mainland Tanzania: A bird eye overview of the district land and housing tribunal

Massay, Godfrey
Land Rights Research and Resources Institute, Tanzania

Abstract: The need to have strong and independent judicial system that deals with land conflict settlement was one of the driving factors that guided land reforms in Tanzania in 1990s. The current institutional framework which deals with land conflicts in Tanzania was established by the Land Dispute Courts Act in 2002 and was made operational in 2003. The year 2013 marked ten years since the Land Dispute Courts Act was made operational in Tanzania. The Act was the response to the call that seeks the establishment of an independent, expeditious, and just system for adjudication of land disputes, as echoed by the National Land Policy of 1995. This paper uses the District Land and Housing Tribunal, one of the five courts established by the Act, as a case study to argue that the principle conceived in the enactment of the Act is far from becoming a reality. Author uses library and empirical information to demonstrate that the District Land and Housing Tribunal is overburdened with pending cases. The paper discusses in detail some gaps in the legal framework and implementation challenges that impair the effectiveness of the District Land and Housing Tribunal. It calls for drastic legislative and administrative measures to mitigate the situation.

Presenting author's biography: Godfrey Eliseus Massay is a graduate of bachelor of laws with honors from the University of Dar es Salaam. After successful completion of his studies in 2009, he joined Land Rights Research and Resources Institute (HAKIARDHI) as a programme officer for Capacity Building in 2010. Haki-Ardhi is a national level nongovernmental organization that spearheads the land rights of the small scale producers through activism researches, capacity building trainings, lobbying and advocacy for policy changes, critical analysis of policies and laws and active participation in policy process. Mr. Massay has attended and presented papers relating to land rights in various international conferences held in Italy, Uganda, Mozambique, Tanzania, Zimbabwe, Ghana and Austria. Some of papers are published by Haki-Ardhi and others will be published in academic journals and book chapters. His areas of research interest are; land grabbing, land reforms, constitutionalism, foreign investment, natural resources, agriculture and gender in Tanzania.

Transparency a factor with high impact on realization of property rights and land administration in Kosovo

Meha, Murat
Kosovo Cadastre Agency, Republic of Kosovo

Abstract: The importance of Spatial Data Infrastructure in Kosovo has increased because of requests for different data in terms of quality and quantity. The increase of requests has contributed to the Kosovo Cadastre Land Information System (KCLIS) to be used by the Kosovo Cadastral Agency (KCA). In this context, KCA has taken responsibility of implementation of INSPIRE European Directive 2007/2 at the state level, for providing access to the data as institutions, the private sector and each citizen. In this case, KCA is seen as the main contacting point for spatial data. The realization of rights on real estates in Kosovo is high priority because article 46 of the Constitution of the Republic of Kosovo defined it well. Requirements of institutions and citizens to data on real estate are growing because of free land market. For this reason is required to increase the transparency of data, at the same time providing information to each interested person as the right to be informed. The paper will present the results from the impact of transparency of research through the tables and figures, recording mode of property rights with the best possible transparency which rise the interest of owners

Presenting author's biography: Prof Murat Meha graduated in Geodesy, from the University of Zagreb. Since April 2010 he was elected as CEO of Kosovo Cadastral Agency (KCA), and this is his second mandate (the first mandate as CEO 2003-2006). He has been at the University of Prishtina since 1988, and is the head of the State Commission for the Border Demarcation, and a member of Kosova Surveyors Association and Euro-Geographics. For five years, Mr. Meha was Manager of SEO Ferronikeli, and for ten years he taught as a professor at Tetova University (FYR of Macedonia). He is also engaged in different projects such as EAR, USAID, KTA projects. His research and studies are mainly related to survey, cadastre, land administration, land management and related educational and capacity building activities. Mr. Meha has published books, maps and more than 135 professional and scientific papers in different professional journals, symposiums, and conferences, which are available on Internet at: FIG, ICC, EuroGeographic, WPLA, CELKCenter, FAO, GIM International.

Prospects for devolution guaranteeing pro-poor land tenure security: Some lessons from Kenya

Oluoch-Kosura, Willis
University of Nairobi, Kenya

Abstract: The rural people's livelihood strategies to overcome poverty in a country like Kenya are greatly influenced by land tenure security. Secure land rights are critical in determining effective access, management and control over the productive resources to achieve desired well-being. The poor and the marginalized, especially women stand to experience adequate tenure security when they possess key rights for a duration sufficiently long to recoup the investment of the labor and capital made on the land and with enough assurance to prevent outside interference. In line with Kenya's current Constitution (2010), a devolved governance system has emerged, creating 47 counties and is in the process of implementation. Devolution is advocated as an alternative strategy to address the inefficiencies inherent in centralized governance systems which promote inequality, poverty, marginalization, corruption and misuse of public resources, including land. The paper highlights the success and failure factors associated with implementing land administration and management to achieve pro-poor land tenure security upon devolution. Social reconstruction, enhancing economic opportunities for women, strengthening governance, promoting conflict resolution mechanisms are key for success.

Presenting author's biography: Willis Oluoch-Kosura is Professor of Agricultural Economics, University of Nairobi. He obtained his PhD in Agricultural Economics from Cornell University, Ithaca in 1983, MSc in Agricultural Economics from the Australian National University in 1978 and BSc in Agriculture from the University of Nairobi in 1976. His interest is in the area of Agricultural Development Policy, focusing on issues of Rural Factor and Product Markets, Poverty Dynamics, Technology Generation and Adoption, Institutional Analysis and Project Planning and Management. He was the Program Director, Collaborative MSc in Agricultural and Applied Economics (CMAAE) at the African Economic Research Consortium (AERC): 2004-2011. He has been consultant to Kenya's Agriculture sector ministries, and several other National and International Organizations and Networks. He is the founding President of the African Association of Agricultural Economists (AAAE) (2004-2007) and was member at large in the Executive Committee of the International Association of Agricultural Economists (IAAE) (2003-2007).

Land laws and legislation: A hindrance to land development in Nigeria

Etuonovbe, Eugene
College of Education, Nigeria

Abstract: From time, beyond recalling, through medieval to the industrial era, land had been priceless in the life of man and his development. It's the medium by which wealth was measured. Virtually all the basic needs of human existence are land dependent. In view of its necessity to man and society, everyone generally desires to acquire and own a portion towards achieving his aspirations. It was to ensure its equitable availability and its efficient utilization, that government over the period enacted laws to regulate and forestall its proper administration. On focus would be the Land Use Act of 1978, S 44 (3) Constitution of the Federal Republic of Nigeria 1999, the Abuja Master Plan documents 1982 till date, etc. These various laws and legislation, rather than bring in the needed impetus, for development, had hindered it amongst the constituent units of the polity and leaving its people developmentally incapacitated. Thus, this had not only alienated the people from their land, denied them of their customary titles but also indicted them if they do not obtain permit for use their land. This paper is to discuss the implications of current laws on land, the use of it and proffer alternatives where necessary

Presenting author's biography: Eugene Takpobunor Etuonovbe KSM is a Barrister-at-law enrolled at the Supreme Court of Nigeria. He is currently a Deputy Registrar and teaches in the Christian Religious Studies Department of the College of Education Warri, Delta State, Nigeria. He is an active member of the African Task Force of the International Federation of Surveyors (FIG), a member of the Nigerian Bar Association, an executive member of the Knights of Saint Mulumba Nigeria, GRA Effurun Sub-ordinate Council, Effurun Delta State, Nigeria, and also a certificated marriage counselor of the university of Jos Catholic Chaplaincy. He is the current President of the University of Jos Alumni Association; Delta State Chapter. He has presented various papers at the African Task Force of the FIG and other events.

Building capacity and communication for land administration in BiH

Obradovic, Zeljko (1); Zimic, Andja (2); Bacic, Zeljko (3)
1: Federal Geodetic Authority of Federation of BiH; 2: National Geodetic Authority of Sweden; 3: University of Zagreb

Abstract: Fifteen years after end of the war, property issues over land and efficient land registration are still issues in Bosnia and Herzegovina (BiH). In past years, number of project have been conducted in BiH with goal to establish efficient and reliable land registration systems. Presently BiH is using the World Bank loan for the Real Estate Registration Project (2013-2018). Project is targeting improvement of cadastre data itself, improvement of the infrastructure for the real estate registration and development of the policies and capacities for the project and land registration system management. Due to the historic heritage and the fact that two entities in BiH have different land registration systems and respectively legislation executing such project demands special efforts in management and coordination among the stakeholders. Recognizing it as visible threat to the successful execution of the coming WB project geodetic authorities in BiH launched, with support from the Swedish government, CILAP project (Capacity Building for Improvement of Land Administration and Procedures in BiH). The CILAP project is intended to complement the WB project. In this paper capacity building and communication activities of geodetic authorities in BiH are described and evaluated in frame of CILAP and WB project.

Presenting author's biography: Mr. Zeljko Obradovic, an educated surveying engineer, has been the director of Federal Geodetic Authority of Federation of Bosnia and Herzegovina for over a decade. Mr. Obradovic was running FGA in period of reorganization and establishment of this institution towards modern geodetic authority. In past period several big activities have been successfully executed like digital ortho-photo coverage of BiH, establishment of BIHPOS permanent GNSS network, establishment of FGA geoportal and others. Mr. Obradovic is presently either rotating chairmen or member of Real Estate Registration Project Steering Committee and CILAP Project. Mr. Obradovic was official of state and is presently chair or member of number of governmental bodies, like State boundary commission. He was and is also internationally active. He was member of EuroGeographics Management board and is presently member of Steering Committee of Regional Cooperation on Cadastre and Spatial Data Infrastructure in South-East Europe.

POS-07: Poster Presentations: Panel 07**Key aspects of land governance: A policy framework for developing countries**

Ahmed, Shamsuddin
York University, Canada

Abstract: This research examines the key aspects of land governance and suggests a policy framework to determine the efficient use of land resources with respect to geographic, economic, and social phenomena of a developing country. It primarily obliges two capacities: the assessment of land use variability, and the identification of development strategies for land use delimitation. Land governance allows local level land use politically, economically and socially transformative, and contributes better physical environment and revenue generation. In a developing country, it is rather sparse from land use regulations to the municipal and rural land use with accessible implications of housing, farming lands, and public assets. The central argument is that developing countries should have given more responsiveness to land governance for sustainable land use that is a key for agriculture, livelihoods, transits, local food security and poverty alleviation. Despite the fact that the local government and rural development agencies are utilitarian for managing the public goods, they do not always meet the government expenditures mostly because of political, economic, or ecological constraints. This paper warns six strategies and concludes that land management needs an informed policy model capable of monitoring and appraising the impacts of land use towards integrated land governance.

Presenting author's biography: Shamsuddin Ahmed is specialized in information resources and public policy. He has worked in various capacities with different sectors, including agriculture, water resources, environment, rural development, land administration, and local government. Mr. Ahmed obtained his MSc. in Environmental Science from State University of Bangladesh, MPA in Governance and Public Policy from University of Dhaka, Bangladesh. He also studied in Canada and obtained: Master of Public Policy, Administration and Law (MPPAL), and a Graduate Diploma in Justice System Administration from York University; and a Certificate in Applied Digital Geography and GIS from Ryerson University. Mr. Ahmed had been a Fellow of Bangladesh Computer Society since 2003. From 1986 to 2008, he worked in Bangladesh. In Canada, he gained experience in working in the government institutions that include the Ontario Public Service as a Senior GIS Analyst and in the Service Canada – Ontario region as a Program and Service Delivery Professional.

Securing land in rural area in Burkina Faso

Françoise Bibiane, Yoda
CPDS, Burkina Faso

Abstract: In Burkina Faso, rural land accounts for about 80% of all land. Activities in rural areas constitute the bulk of the country's income. The country has seen the adoption of several laws and laws governing land (RAF PNSFR, Act 034) . Despite the modern law introduced during the colonization period, customary rights have always ruled the land management. 034/AN the law on rural land tenure is a major reform in favor of tenure security of vulnerable groups , especially women. But on the ground, there are difficulties in applying the legislation and laws that will be in the short and medium term obstacles to economic and social development of women especially in rural areas and all their families, and increase the poverty. Also, these problems constitute major obstacles to the success of the actions of securing land taken by the government for food security of the population. For this, it is necessary to support the security of land rights of the most disadvantaged because land is a key element in promoting economic activities especially in rural areas. Their equitable access is a prerequisite for development.

Presenting author's biography: Françoise Bibiane Yoda is a communications specialist and works on capitalization of local knowledge. Since 2003, through the Women's Action Network and the Center for Production and Dissemination of Indigenous Knowledge (CPDS), she has supported grassroots rural projects by providing information and communication services for securing land rights.

Ghana: Strengthening country institutions through the regeneration of abstract institutions

Tettegah, John Kofi; Yeboah, Sampson Kwabena
Alliance of Young African Farmers, Ghana

Abstract: Provides an introduction of the evolution of institutions in Ghana - precolonial, colonial and post-independence to the present era. Followed by evidence on Acemoglu's Potential Settler Mortality Theory based on Ghana's experience and the response of the indigenous elite, then and in present day context. The five main market supporting institutions (Rodrick2000) are analyzed in the Ghanaian context. Constructing a framework of Ghana's abstract institutions an analysis of information from Country Risk Guide Index is presented. The main body of the publication then looks at the characteristics of good institutions and advances a strategy for the regeneration of abstract institutions in Ghana as a means to strengthening country institutions. The strategy based on four components: international, government, civil society, private sector would oversee the organization of area councils or SPVs mandated by the executive to address institutional flaws; ensure downward accountability; assume national resource management as users; undertake spatial planning and regeneration; data collection and other services at the area level of governance. In conclusion the publication would give a profile of AYAFs experiences into setting up SPVs in Benim in the Ashanti Region and Kantamanto Second Hand Clothing Management Committee in Accra.

Presenting author's biography: John Kofi Tettegah who holds a MSc. in Economics, completed his formal education in Moscow Institute of Economics named after Plekhanov in 1989. From then to the present day has worked in civil society in the areas of Job Creation, HIV Education, Management Consultancy for Small and Medium Scale Enterprises, Organization of Youth in Agriculture, Research on Land and Land Use Policy, Promoting Education in Human Values in Ghana for Kay Moriss Foundation, Alliance of Young African Farmers, Friendship Force International, African Call Institute and Sathya Sai Service Organization.

The state of current land rights and the demand for future land rights in rural and urban Mozambique: Evidence from two baseline surveys

Pitoro, Raul; Jin, Songqing; Maredia, Mywish; Schultink, Gerhardus
Michigan State University, United States of America

Abstract: Despite its impressive economic growth over the past decade, Mozambique remains a poor country with more than 50% of the population still living below poverty line. To address this issue and realizing the need and importance for increasing the productive capacity of the population, the Government of Mozambique has initiated the Land Tenure Services Project (or simply the 'Land Project') with the aim of establishing a more efficient and secure access to land by improving the policy framework; upgrading land information systems and services; helping beneficiaries meet immediate needs for registered land rights; and better access to land for investment. The Land Project is one of the projects financed under the Compact signed in 2008 between the Millennium Challenge Corporation and the Government of Mozambique. The baseline data tend to suggest that the 1997 land law was poorly implemented. Only 22% rural and 7% urban households were informed about the law. It is not surprising that the local leaders are relatively more important in disseminating the law in rural area than in urban area.

Presenting author's biography: Raul Pitoro is an Agricultural Economist with extensive knowledge of research design and implementation and management in development projects, with emphasis in socioeconomic research mainly in technology adoption, impact assessment, and poverty and value chain analysis. Currently, a PhD student at the Michigan State University involved in the impact evaluation of the institutional strengthening of the land administration system in Mozambique under the compact signed between the Government of Mozambique and the Millennium Challenge Corporation (MCC) with the Michigan State University's research team. Previously worked for the Food Security Group at the Michigan State University in the capacity strengthening project to assist the National Agricultural Research Institute of Mozambique (IIAM) and the Ministry of Agriculture establishing the Center for Socio-economic Studies (CESE) and the Policy Analysis Department and providing capacity in socioeconomic research methodologies and policy analysis.

Understanding status & strategies of land administration

Datta, Megha
Geospatial Media and Communications, India

Abstract: A survey is being undertaken by a neutral body (not a government agency or private sector service provider) in order to understand the current status and future strategies of Land Administration Systems in around 50 countries across the world. Understanding that different countries are at different stages of development with respect to land administration, this survey will lead us to better understand the pain areas of the stakeholders of the land domain, the technologies being currently deployed in achieving this objective and future prospects in this sector. It is expected to raise some key questions for all stakeholders involved vis-à-vis the current state of land administration systems, pressing needs of involved stakeholders, and identify gaps in the system, which need to be filled. Different stakeholders will be interviewed for generating a holistic picture at the end of the survey, including policy makers, cartographers, land experts, revenue collectors, mapping agencies etc.

Presenting author's biography: Megha Datta has over 11 years of work experience in research, business communications, strategy development and marketing. She completed her Masters in Psychology from University of Delhi in 2002 and worked with the development sector dealing with women's issues before moving to Geospatial Media and Communications. In her current avatar, Megha is the Industry Manager for government agencies responsible for producing geospatial data, including national mapping and cadastral agencies, space agencies and thematic mapping agencies worldwide.

Life satisfaction, contract farming and property rights: Evidence from a large-scale investment in Ghana

Väth, Susanne Johanna; Gobien, Simone; Kirk, Michael
Philipps-University of Marburg, Germany

Abstract: Large-scale land acquisition has increased dramatically in recent years. The question whether land deals can benefit both the local population and the investor is therefore high on the international agenda. Contract farming is discussed as a possible solution but studies identifying the causal effects are rare. Using data from a quasi-natural experiment in contract allocation, we compare the subjective well-being of out-growers and independent farmers in the sphere of the biggest palm oil producer in Ghana. We identify a positive causal effect of the out-grower scheme which increases subjective well-being by 1.5 points on a scale of 0 to 10. We find a substitutive relationship between having an out-grower contract and having property rights, and thus we argue that by increasing security a contract increases well-being, as secure rights to land matter substantially for the overall life satisfaction of non-contract but not of contract farmers.

Presenting author's biography: Susanne Johanna Väth is a Research Fellow in the field of Development Economics at the Institute for Co-operation in Developing Countries at Philipps University of Marburg/ Germany. She works in a joint project on 'Regional Networks of Excellence on Land Policy and Land Administration' with the German Agency for International Co-operation (Deutsche Gesellschaft für Internationale Zusammenarbeit – GIZ). Due to her interdisciplinary background (Economics, Political Science & Philosophy) she combines quantitative and qualitative approaches in her PhD-research to analyze large-scale investment in agricultural land with a focus on Ghana and Kenya.

POS-08: Poster Presentations: Panel 08**Land administration and economic development: Evidence from selected Asian and African countries**

Subedi, Gandhi (1); Mutema, Maxwell (2); Wyatt, Peter (1)

1: University of Reading, United Kingdom; 2: Freelance consultant

Abstract: Economic development is one of the major goals of many developing countries. The level of economic performance depends, among others, on the way the land is used and managed which is mainly done by the land administration and associated mechanisms. This paper aims to investigate how land administration supports the goal of economic development based on evidence collected from some Asian and African countries. Evidences collected from the selected case study areas of Nepal and Bangladesh show that privatization of property rights has increased use value, collateral value and exchange value of land, income and revenue from land. The evidence from Thailand also shows a positive impact of land titling on revenue and Gross Domestic Product. Similarly, evidence from Rwanda, Namibia, Zimbabwe and South Africa has shown the economic and social benefits of formal land registration and ownership coupled with orderly and coordinated land administration. These studies and lessons have clearly demonstrated the necessity of strong land administration institutions, in particular their role in the evolution of vibrant and functional land markets which are key in unlocking the full potential of agricultural land as an economic asset and a tool to achieve economic development.

Presenting author's biography: Gandhi Subedi, from Kaski, Nepal, is doing PhD in Henley Business School, University of Reading, UK where he is investigating the relationship between land administration and economic development. He earned Degree of Masters' of Science in Geo-Information Science and Earth Observation from ITC, the Netherlands, and Masters' Degree in Economics and in Public Administration from Nepal. He has been employed by the Government of Nepal in the capacity of Under Secretary. He gained practical experience on land administration while working in the Ministry of Land Reform Management, High Level Scientific Land Reform Commission, Rehabilitation Program for freed-Bonded Labor and Landless people and some local land offices of Nepal. He also involved in teaching Land Administration subject as a Visiting Faculty in Kathmandu University, Nepal and tutoring Geographic Information System in Henley Business School, UK. His research interest is on land governance, property rights and tenure security.

Land degradation, land leasing, agricultural land use and productivity in rural Kenya

Mbagaya - Mukolwe, Abigail

The National Land Commission, Kenya

Abstract: In rural Kenya, many farmers and other actors engaged in land matters increasingly seem to be leasing out land albeit small scale for long periods. Small-scale agricultural sector is the single largest source of employment in Kenya absorbing over 51% of the labor force. According to Kate Bird (2011, p. 1), in developing countries 'land is the primary source of wealth, social status and power and provides the basis for shelter, food and environment'. Poverty, increases in population, pressure on land, and other externalities like markets as seen as factors causing land degradation. Hence, the practice of land leasing is part of an ambiguous, complex and contradictory process aimed at the short-time utilization of land yet not maximizing the productivity of the land. This practice of leasing of land although majorly practiced on small-scale land got through the practice of land inheritance has far-reaching implications on agricultural production and food security, which affects negatively on these poor communities. This paper seeks to address the issue of land leasing in a poverty prone area of Bungoma. In doing so, the intention is to add towards the need for land policies to address areas that concern land use and food security.

Presenting author's biography: Abigail Mbagaya- Mukolwe is an urban economist specialized on land governance issues in Kenya. She has been for many years involved with land tenure and land governance concerns having worked on these concerns at the Ethics and Anti- Corruption Commission (EACC). Her research interests focus on land policies, local institutions and on the management of land.

Land, poverty and food security policy for families in the rural areas of the state of Acre, Brazil

Cavalcanti, Francisco Carlos da Silveira; Loiola, Tiago

Universidade Federal do acre, Brazil

Abstract: Therefore the present study seeks to analyze the relationship between standard of living, this being considered as a dependent variable, and the independent variables comprising goods bought at market, gross family margin and personal consumption of rural families in the Vale do Acre, in order to evaluate the main problems involving land policies in Acre. The importance of the study is explained by the need for monitoring and effective evaluations that can help with the development and strengthening of family agriculture, particularly in areas of rural settlements, seeking to find support both for public policies directed towards the sector and the community itself, notably with regard to issues of food security and personal consumption.

Presenting author's biography: Cavalcanti, Francisco C.S. Graduated in Economics from the Federal University of Acre (1978), MA in Development Planning at the Federal University of Pará (1981) and Ph.D. in Economics from the State University of Campinas (1990). Currently is Associate IV Professor at the Federal University of Acre. Was Rector of Federal University of Acre and currently develops post-doctoral program at the Institute of Economics of Unicamp - Brazil.

Productivity of resource (land) and impact on poverty: A case of Odisha, India

Patel, Ramya Ranjan

University of Delhi

Abstract: Poverty in rural areas exists because of the low productivity of land or unequal distribution of land. It was found that poverty is much higher (78 Percent) in the rain fed region, where land is less productive and underutilized but relatively better distributed. On the other hand there is lesser degree of poverty (34.7 percent) in the irrigated region, where land is more productive, but relatively unequally distributed. It is important to suggest that land as a resource is of variable quality and its productivity is heavily influenced by the availability of water and the variation in its availability. Its assurance can be augmented by investment in irrigation system. To reduce poverty it is necessary to increase the nature of resources or in other words to improve the quality of land on which the people, particularly in the poorer regions are residing, by providing assured water supply for agriculture. This would help reducing poverty in various ways. First, it would immediately increase the resource base. Secondly, even in case of single crop, it guarantees farmers at least

one time crop. Thirdly, it enables them to invest more on new technology. Lastly, it helps the landless laborers, by raising their bargaining strength.

Presenting author's biography: Ramya Ranjan Patel submitted his PhD Thesis in Economics, from Jawaharlal Nehru University (JNU) New Delhi in 1967. The topic was on: Agrarian Structure and Income Distribution among the Rural Households in Odisha: A Case Study of undivided Kalahandi District. He completed M. Phil from, Jawaharlal Nehru University (JNU), New Delhi in 1967. The dissertation topic was on: Food Security among the Tribal population of Orissa: A Case Study of Gajapati District. He has around Eight Years of teaching experience, and his publications include: Abundant Food grain Stock, Ample Foreign Exchange Reserves and Poverty: Addressing the Challenges of India's Development Story, Uploaded in the website of Ministry of Finance (Indian Economic Service).

Launching the new open data land portal to increase transparency in land governance

Meggiolaro, Laura
International Land Coalition, Italy

Abstract: The Land Portal was launched in March 2011 at the World bank Land Conference as a global hub for access land information. The Portal allows for the collection, sourcing, and searching of otherwise fragmented and inaccessible data on land governance from diverse sources, produced by governments, academia, international organizations, and NGOs. Besides documenting land rights, the Portal also encourages social information exchange, debate and networking. By combining public data and first-hand knowledge, the portal has built strong foundations as the online destination for land information. The Land Portal is a partnership project bringing together over 70 partner organizations and a community of more than 1150 individual users from the land sector and beyond. It aggregates and visualizes land statistics and documents from partner organizations such as the World Bank, FAO, ILC, IFPRI, etc. Following a two-year beta-version, the Land Portal has set out an ambitious new strategy to become an open development platform contributing to open knowledge, open data and open information as means to improve land governance to the benefit of those with the most insecure land rights and the greatest vulnerability to landlessness.

Presenting author's biography: With more than 10 year work experience in the land governance sector collaborating with both UN Agencies and Civil Society Organizations in information and knowledge management, partnerships building and communication for development, Laura is strongly committed towards social change and the improvement of life conditions of disadvantaged groups within societies, focusing in particular on gender dynamics and ITC for dev. Since she has been assigned the overall Land Portal coordination in 2012, she has been leading an in deep project self-assessment and promoting a major re-development of the Portal to better address its main target audiences, respond to the ever-evolving technological innovations and opportunities for better quality and reach, but also to increasingly make the Portal a hub for Open Data and a clear example of open development in action contributing to open land governance information and knowledge in order to increase transparency on land related issues.

Sharecropping, tenure insecurity and transaction costs: Implications for soil conservation investment under double moral hazard

Kutela, Dambala Gelo
University of Cape Town, South Africa

Abstract: This study assesses the links between a landlord's tenure insecurity and transaction costs on the one hand, and soil conservation investment on leased plots by the tenant on the other. We have developed a dynamic, non-cooperative, game theory model under conditions of double moral hazard to predict these links. The model allows us to show that a landlord's tenure insecurity over the leased plot under sharecropping reduces a tenant's investment and production efforts by reducing the likelihood of contract renewal. In contrast, transaction costs of searching for potential tenants increase both investment and production efforts. The model also shows that these impacts depend on the interaction of production inputs with soil fertility. The results imply that policies, such as land-titling, have ambiguous effects.

Presenting author's biography: Dambala Gelo Kutela has a PhD in Economics. His research interest is in Development Economics, Environmental Economics and applied Econometrics.

POS-09: Poster Presentations: Panel 09

Are the rural youth in Ethiopia abandoning agriculture?

Bezu, Sosina; Holden, Stein
Norwegian University of Life Sciences

Abstract: This study examines current land access and livelihood choices of rural youth in Southern Ethiopia. Although access to agricultural land is a constitutional right for rural residents of Ethiopia, we found that youth in the rural south have limited potential to obtain agricultural land that can be a basis for viable livelihood. We hypothesize that this forces the youth to abandon agriculture in search of other livelihoods. The study shows that only 9% of the rural youth plan to pursue agriculture as their livelihood. We also found a sharp increase in youth outmigration in the past six years. Our econometric analyses confirm that lack of land access is a major push factor that forces youth away from an agricultural livelihood. Relaxation of land market restrictions, development of alternative livelihood opportunities for youth and improvement of the legal framework are essential measures to maintain social stability.

Presenting author's biography: Sosina Bezu is a researcher at the Norwegian University of Life Sciences. She holds a B.A degree in Economics from Addis Ababa University (Ethiopia), a Master's degree in Development and Resource Economics and a PhD in Economics from the Norwegian University of Life Sciences. Sosina's research primarily focuses on land reform and land policies; livelihood diversification; and poverty and food security issues. Previous to her current position as a researcher, Sosina held an Assistant Professor position at the School of Economics in Addis Ababa University. Sosina has published her work in various international journals including Food Policy, Journal of Development studies, World Development and Environment and Development Economics.

Smallholders conservation farming: A strategy to overcome credit constraints?

Benjamin, Emmanuel (1); Blum, Matthias (2); Punt, Maarten (2)
1: Bergische University of Wuppertal; 2: Technische Universität München

Abstract: The purpose of this paper is to analyze the access to formal credit and credit terms afforded to rural smallholders in developing countries and explore the use of appropriate business signaling mechanisms to overcome adverse selection. The risk management strategy of formal financial institutions in the presence of limited observable characteristics consists of demand for collateral and/or unfavorable contract terms. To what extent can engaging in extension and ecosystem services (EES) aid financial institution sorting and screening process thus granting more favorable contract terms and collateral substitute? Design/methodology/approach – We use a game theoretic model to analyze the prospects for farmers with verified ecosystem services to improve their credit terms. Data on small scale conservation as well as conventional farmers in Kenya was collected to empirically test the theory. Findings: The knowledge transfer that takes place may help in improving productivity and stabilizing farm income in the long run. The problem of adverse selection amongst EES farmers can also be reduced as relevant information is recorded which may be used as a credible signal of business quality to financial institutions.

Presenting author's biography: Emmanuel Olatunbosun Benjamin is a graduate of the Bergische university of Wuppertal (BUW) and holds a Master's degree in Internationalization and Economic Policy. His main research interests include sustainability, rural development and renewable energy. He has collaborated with the European Institute for International Economic Relations (EIIW), Wuppertal, Germany on renewable energy in developing economies with emphasis on innovation as well as foreign direct investment (FDI) dynamics and policy options. He is currently pursuing his PhD in Economics with the Bergische University of Wuppertal (BUW), where he is investigating synergies between agriculture financing and sustainability. He has published a number of articles in diverse journals.

The interaction between market institution and community customary institution in rangeland management system: Institutional embeddedness

N/A, Gongbuzeren; Li, Wenjun
Peking University, China

Abstract: Based on Grassland Household Contract System (GHCS) that clarifies property rights at household scale, rangeland transfer system transfers rangeland user-rights between households to solve the issues of rangeland fragmentation and scattered extensive use of rangeland resources. However, can rangeland transfer system replace the customary institutions that are richly practiced by the pastoralists of Qinghai-Tibetan Plateau to achieve efficient allocation rangeland resources, and more importantly what are the roles of market institution in rangeland management system are critical questions yet to be addressed. This paper applies comparative case analyses of Axi and Xiareer villages in Tibetan pastoral regions of Sichuan Province before and after their institutional changes, where Axi practice rangeland transfer system Xiareer practice community-based forage-livestock balance system. This paper applies analysis of institutional design according to local herders' perspectives, and applying the objectives of the institutional design as indicators to analyze the institutional performances with two year first hand data. The findings of the paper came to the conclusion that when market institution is embedded within the customary institution, it is more effective in management of rangeland resources than rangeland transfer system that only use market institutions to regulate resources.

Presenting author's biography: Mr. Gongbuzeren is doing his PhD in natural resource management at Peking University with specialization in rangeland ecology and management. He has been doing academic research studies in the field of rangeland management for nearly 7 years, mainly promoting the role of community and their socio-cultural organizations, the customary institutions in rangeland management systems, and their interaction with external influences, especially policy interventions and marketization, and has published several key papers focusing on this aspect.

Harnessing geospatial opportunities as a measure of alleviating poverty in Sub-Saharan Africa, especially Nigeria

Chigbu, Njike (1); Apeh, Mike (2); Chigbu, Jennifer Eziaku (3); Onukaogu, Daniel Chukwuemeka (4)
1: Abia State Polytechnic; 2: Federal Polytechnic; 3: Nigerian Institution of Surveyors; 4: Abia State Polytechnic

Abstract: It is a truism that greater percentage of the population in the developing countries live in the villages and remote areas. This population is directly or indirectly dependent on agricultural activities for livelihood. In sub-Saharan Africa and especially Nigeria, major challenges limiting the full realization of the objectives of the Millennium Development Goals include but not limited to food security challenges, adaption to climate change, protecting biodiversity and initiating land based developments in a competitive environment, etc. The Millennium Development Goals consists of eight goals to be achieved by 2015. Geo-spatial studies and land use planning can contribute to at least three of the enunciated goals and their sustainability. Land use planning hinged on efficient use of Geo-spatial technology can drive the lofty objectives of the Millennium Development Goals beyond 2015, thus, helping to harness the prospect and gains so far made and also ensuring that extreme hunger and poverty is eradicated by efficient and transparent use of land meant for agricultural purposes by the stakeholders in this sub-region. This paper attempts to encourage the Sub-Saharan Africa and Nigeria to embrace Geo-spatial technology integrated with good land governance to drive and to sustain the achievements of the MDGs beyond 2015.

Presenting author's biography: Surveyor Njike Chigbu(mnis) has a Master's Degree in Surveying and Geo-Informatics, and presently pursuing a PhD program in the same field. He is the pioneer head of the Department of Surveying and Geo-Informatics of Abia State University; Nigeria. The Department is an Academic branch of FIG. He is very active in the FIG Commission and had also presented scholarly papers at the FIG Working Weeks as well as commission meetings. He is equally an active member of FIG Special African Task Force, as he participated in the South African Meeting in Cape Town and that of Elmina in Ghana. His research interests are in change detection, GNSS technology, location based technology and in mapping generally.

Beneficios de la moderna RED geodesica nacional en el desarrollo economico del Peru

Rezza Sulca, Ruddy Arturo
Consultor BID, Peru

Abstract: El Perú, en los últimos años está viviendo un crecimiento económico muy importante superior al promedio del crecimiento mundial y una de las tasas más altas de América Latina. Los años noventa marcaron una recuperación del crecimiento económico, sostenida a pesar de las frecuentes crisis internacionales de la segunda mitad de la década y mantenida en la década de 2000 gracias a la continuación de una política macroeconómica responsable, fortalecimiento de las infraestructuras. Uno de los factores que ha influido en la disminución de los índices de pobreza y al crecimiento económico en el Perú, es la instalación de una moderna red geodésica nacional, basada en 45 estaciones GNSS de monitoreo continuo, que ha contribuido decididamente en las actividades de formalización masiva de las propiedades informales urbanas y rurales; además en la construcción y mantenimiento de infraestructuras viales, ferroviarias, energéticas, eléctricas, urbanas y otras. COFOPRI, desde el año 1996, logró otorgar seguridad jurídica a 2,220,967 predios urbanos a través de la inscripción de títulos de propiedad en los Registros Públicos. De los cuales más de 600,000 de títulos han sido otorgados después del 2009, con la ayuda de la red de estaciones de monitoreo continuo GNSS.

Presenting author's biography: Ingeniero de Sistemas, especialista en Infraestructuras Geodesicas, con Maestrías en Ingeniería de Catastro y Ingeniería de Sistemas; con certificaciones internacionales Microsoft Certificate System Engineers MCSE y Certified Information Systems Auditor – CISA. Trabajos realizados:- Consultor del Banco Interamericano de Desarrollo en Infraestructuras Geodésicas y Geomatica. - Consultorías a la corporación CORPORACION TRIMBLE – USA. En Infraestructura geodésica y catastro. - Consultorías en el Instituto Geográfico Militar de Ecuador. Implementación de la red geodésica GNSS de Ecuador. - Consultorías en el Instituto Geográfico Nacional de Perú. Infraestructura Nacional de Posicionamiento GNSS. - Jefe del Equipo de Consultores PCDDI, para la planificación, diseño e implementación para la instalación de 45 Estaciones de Monitoreo continuo administración de GNSS La administración de las estaciones de rastreo permanente de SIRGAS en Latinoamérica, para la Deutsches Geodätisches Forschungsinstitut DGFI – SIRGAS. - Integrante del Grupo de Trabajo de Real Time Kinematics de SIRGAS.

Improving land governance in absence of a cadastre: The case of Chile

Espinoza, Jorge
Technische Universität München, Germany

Abstract: Chile faces currently a number of wide-ranging challenges with regard to governance of the land sector, particularly in what respects to spatial and land use planning, land information management, land tenure security, recognition of indigenous land rights and land conflict resolution. It is widely accepted that the land sector of a particular country should contribute to the achievement of political goals and to the attainment of sustainable development. In Chile this sector plays indeed a central role in development, but with large contrasts between modernized systems and those which have long ago gone out of date. The paper discusses that although substantive progress has been made in improving land governance in Chile in the last decades, there is an urgent need for the establishment of a land information system which can facilitate decision making and foster an effective improvement of the overall performance of the land sector. An spatially inclusive and comprehensive cadastre would boost this sector to a completely different level thus supporting the achievement of political goals such as poverty alleviation, economic development and protection of natural resources. The paper also argues that for this to be possible, strong capacity development measures should also be undertaken.

Presenting author's biography: J. Espinoza obtained his degree in Forestry Engineering from the Pontificia Universidad Católica de Chile in 2003. He holds an MSc degree of the Technische Universität München and is a PhD Candidate of the same University. He has over 10 years of work experience in land management and land administration, including land use and spatial planning, geographic information systems, surveying, remote sensing and land conflict resolution. Since 2008, he is responsible for the MSc Programme Land Management and Land Tenure and General Manager of the Centre of Land, Water and Environmental Risk Management at TUM, where he is responsible for the curriculum and for all international collaboration projects at the Centre, including academic partnerships for curriculum development with universities for example in Cambodia, Laos, Mongolia, Philippines and the Netherlands. Furthermore, he is responsible for project services mainly for GIZ in the context of land-related projects in partner countries.

POS-10: Poster Presentations: Panel 10

Addresses: All for one and one for all

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Abstract: A list of all the addresses in a country makes it arguably the most important national dataset. The majority of activities that are carried out to provide services either directly or indirectly rely upon addresses. So why have so few countries invested in their national address lists as the key dataset and particularly before they attempt to implement key applications? Studies have shown that many applications are unsuccessfully implemented because the addresses required to support them are either incomplete or out-of-date. The result is that the applications try to collect the addresses themselves. However, the outcomes are again neither complete nor up-to-date. The solution is to invest in one definitive, application independent, and national address list available for all applications in both the public and private sectors to use. In many countries the responsibility for street naming and property numbering is with the municipalities. The work of all of them can be integrated into one national list as the top-down rigorous solution. However, it can also be supplemented to speed up the process by bottom-up crowd sourced data.

Presenting author's biography: Tony Black worked in Africa and the Caribbean as a land surveyor. He held a variety of management positions in Ordnance Survey (GB), before becoming the Geographic Information Advisor for Local Government in GB. There he facilitated a wide range of projects, including the production of the specification for addresses, BS7666. He returned to Ordnance Survey as Director of Marketing where he negotiated a number of key agreements for organizations to access OS data and was OS's representative on a number of joined-up government initiatives, including the National Land Information Service. He left to join Intelligent Addressing as the Director responsible for liaison with local government. IA's partnership with local government resulted in the only successful national e-government initiative. The UK government arranged for local government and OS to acquire IA so that its

function would continue in the public sector. Tony has been Chairman of the UK's Association for Geographic Information. He has given numerous presentations in conferences in the UK, Europe and around the world, particularly on the subjects of the need for definitive national address lists; rigorous processes for Geographic Information; the benefits of joined-up working; and copyright in data and licensing it for wider use.

Critical analysis of Ethiopian urban land lease policy reform since early 1990s

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Abstract: The aim of this paper is to critically review the limitations and implications of the Ethiopian urban land lease policy reform since early 1990s. Through reviews and analysis of international practices in an Ethiopian context, debates and challenges on land lease policies are assessed. The methodology employed here is a descriptive analysis where the source of the data is mainly secondary data. The study findings revealed that the Ethiopian urban lease policies have not formulated in such a way to meet many of their objectives. The payments for the duration of the lease are not equal to what the market considered to be the value of the lease. The principles and practice of getting revenue from increasing land value is not addressed. The tools initiated to discourage speculators are controversial. Lessee's right of transferring and pledging use rights are restricted. The paper concluded that a more harmonized and legitimate urban land policy framework is needed. The government legislators should reconsider basic conceptual problems that have not yet been addressed and solved. The outcomes of this paper therefore has important implications for legislators on how urban land lease policy reform is setting up

Presenting author's biography: Zelalem Yirga Adamu is an Assistant Professor at the Institute of Land Administration, Bahir Dar University, Ethiopia. Zelalem has BA in Economics from Bahir Dar University and MSc in Land Management with major in built environment from the Royal Institute of Technology (KTH), Stockholm.

Introduction of land swaps in the federal capital territory Abuja: A model for achieving infrastructural provision, economic and environmental sustainability

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Abstract: Change in government and economic conditions affected the overall development objectives of Abuja, overstretching of the non-adequate infrastructure, hence the need to look for alternative workable solution. Land swap program was introduced. This paper focuses on the process, procedures and the benefits of land swap in the provision of infrastructure, creating jobs and improvement of livelihood for the communities and Households and environmental sustainability, this is an initial report of the study, which tends to identify the reasons for the introduction of land swap by the Federal Capital Territory Authority, the procedure for its introduction, the criteria for selection of private partners and selection of the communities for the land swap model, the benefits of the land swap to the Federal Capital Territory Authority and the benefits to the communities and the households in the communities if any, this paper is trying to explore in details whether land swap model is fit for purpose and can be used in the provision of infrastructure, poverty reduction and also in achieving environmental sustainability. While benefiting the communities through empowerment of individuals and households and in job creation in the Federal Capital Territory Abuja and other parts of Nigeria with a view to enhanced it.

Presenting author's biography: Davod Ayock Ishaya holds a B.Tech(Hons) in Estate Management, a Postgraduate Diploma in Land Administration. He has completed his MSc coursework in Geographic Information System and Remote Sensing.

Land compensation, property rights and long-term welfare

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Abstract: We study the long-term welfare effect of land compensation and property rights, in relation to industrialization and ensuing land-grabs. We use data from 1,017 households surveyed near the Fata Special Economic Zone (FSEZ). The FSEZ setup in 1984 creates an ideal case for this study. 462 households were evicted, and therefore lost all form of land and residences. 168 households lost agricultural land which was used to resettle those evicted. We surveyed all 630 of these displaced households. We additionally surveyed 387 unaffected households. We find that displaced households (who lost property rights) and non-displaced households were not statistically different along measurable welfare outcomes, or along labor force participation rates. The size of land held and compensation received too had no effect on these measures 30 years since the land-grab incidents. However, we do find that large land owners were adversely affected due to state compensation policies that were skewed to favor small land owners. While optimal compensation maybe a prerequisite to entice potentially affected households, we find that in the long term the effects of such compensation policies may fade.

Presenting author's biography: Venga Sarma is a Teaching Fellow at the Nottingham University Business School's Malaysia Campus. His research interests lie in the broader area of development studies. His current work involves the study of Female Labor Migration from Sri Lanka; the effects of conservation led displacement in Nepal; and effects of development led displacement in West Bengal, India and Malaysia.

Income distribution and Poverty in the Amazon: A study from the middle region of the Jurua Valley (ACRE/Brazil)

Reydon, Bastiaan Philip; Maia, Alexandre Gori; Maciel, Raimundo Cláudio Gomes; Souza, Gisele Elaine de Araújo Batista; Souza, Elyson Ferreira de University of Campinas - UNICAMP, Brazil.

Abstract: Even with the reduction of poverty and inequality Brazil is still one of the most unequal and the greater number of the world's poor nations. Studies show that the main problem in Brazil is the lack of regulation of the ownership, use and occupation of rural and urban land. In the Brazilian Amazon, the absence of regulation translates into problems of possession public lands, land speculation, high deforestation rates, and rural violence due to conflicts. The earth creates possibilities of productive use of work capacity and safety on the property rights of the land provides access to economic opportunities and empowers families to produce for subsistence and sale. This study aims to identify and analyze the economic performance and income distribution of rural households from the middle region of

the Valley of Juruá in the State of Acre – Brazil; in the period 1996/1997 to 2006/2007, according to the access mode ground, also studies the types of governance of resources (land / environment). The methodology used will be through literature review, use of quantitative primary data and secondary data obtained from government agencies and in consultation with the academics works.

Presenting author's biography: Professor de Souza graduated in Economics (2002) and Mathematics (2004), Specialization in Public Sector Economics (2004) from the PHD is Student in Economic Development at the Unicamp. Is a professor of state schools in the State of Acre. Has experience in the areas of Education and Economics, with an emphasis on Education, Public Sector Economics, Agricultural and Natural Resources. Operates on the Following topics: Education, public accounts, family agriculture, economic analysis, settlement projects and land governance.

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- Harris, Charles Anthony Philip**
URB-03
- Hartman, Alexandra**
SPR-04
- Hathie, Ibrahima**
PTG-07
- Herringshaw, Vanessa**
PLN-02
- Herrmann, Raoul**
INV-09 INV-04
- Hertzler, Douglas**
INV-02
- Hesham El Burai, Mahmoud**
MNG-23 PTG-02
- Hilhorst, Thea**
PTG-09
- Holden, Stein T.**
GDR-04
- Hooda, Neeta**
RES-09
- Hoops, Björn**
URB-03
- Hoven, Ingrid-Gabriela**
MNG-21
- Huber, Richard**
PTG-02
- Huggins, Christopher**
MNG-07
- Ibrahim, Shakirat**
GDR-04
- Inthakoun, Lamphay**
MNG-04
- Ishaya, Ayock**
POS-10
- Jacobs, Gasant**
SPR-06
- Jaichand, Vinodh**
GDR-22
- Jayne, Thomas**
RES-22
- Jean-Mary Cherestal, Kyseline**
POS-02
- Jha, Abhas**
SPR-21 PLN-03
- Jibril, Ibrahim Usman**
URB-06
- Jochnick, Chris**
INV-23
- Johnson, Craig**
URB-03
- Jonckheere, Steven Raoul Filip**
INV-06 POS-02
- Jones, Brent**
MNG-01 SPR-24

Joyce RoseMary, Nangobi

GDR-01

Kabanda, Naome

GDR-24

Kadomskyi, Artem

SPR-23

Kaganova, Olga

URB-21

Kagwanja, Joan

PTG-02

Kanoria, R V

RES-21

Kaplan, Marcus

POS-01

Kashululu, Rose-Mary

RES-07

Katayanagi, Mari

MNG-06

Katz, Jane Wolff

GDR-23

Kaufmann, Daniel

PLN-02

Kelkar, Govind

POS-03

Kelly, Roy

MNG-09

Kelm, Kathrine

SPR-06

Kemper, Niels

SPR-02

Kenney-Lazar, Miles

INV-07

Kham, L Seng

INV-04

Khurana, Gagan

INV-22

Kilic, Talip

MNG-24 GDR-21

Kim, Yoonhee

URB-07

Kimesera Sikar, Ndinini

GDR-23

Kinda, Leger

MNG-21

Klaus, Roland

SPR-22

Klugman, Jeni

PLN-03

Knight, Rachael

RES-23

Kobusingye, Doreen Nancy

RES-07

Kondepati, Rajendra

RES-06

Kousar, Rakhshanda

SPR-04

Krebber, Iris

GDR-24

Kumar, Neha

GDR-06

Kutela, Dambala Gelo

POS-08 POS-03

Kutzman, Daley

SPR-05

Kwak, ByungYong

URB-06

Kyaw Thein, Aung

MNG-03

Lavigne Delville, Philippe

RES-24

Lawrence, Vanessa

SPR-23

Lawry, Steven

SPR-05

Leight, Jessica

SPR-02

Li, Ping

INV-09

Liversage, Harold

GDR-23

Loach, Peter William

RES-07

Locke, Anna

INV-06

Lozano Gracia, Nancy

URB-24

Luhanga, Ivy

PTG-07

Mabikke, Samuel

MNG-01

MacKay, Fergus

INV-23

Madzarevic, Jelena

GDR-08

Makau, Jackson

URB-09

Malapit, Hazel Jean

GDR-21

Malatsi, Bareng

MNG-07

Maldonado Croqueville, Luis

PTG-01

Mandima, Jimmiele

POS-02

Mandimika, Prisca

SPR-07

Margulis, Sergio

PLN-02

Maron, Mikel

SPR-06

Martinez, Juan

RES-05

Marzatico, Francesca

MNG-06

Masaba, Connie

INV-01

Mason, David

URB-02

Massay, Godfrey

POS-06

Matcov, Angela

MNG-23

Mayunga, Sellasi David

MNG-21

Mbagaya - Mukolwe, Abigail

POS-08

Mbwinda Bila, Robert

PLN-01

McCreless, Michael

INV-22

McLaren, Robin

SPR-24 URB-21

Meggiolaro, Laura

POS-08

Meha, Murat

POS-06

Meijer, Co

MNG-05

Mellac, Marie

RES-24

Méndez González, Fernando Pedro

PTG-01

Mendola, Mariapia

SPR-03

Mensah-Bowler, Elizabeth

INV-21

Meskhidze, Ekaterina

PTG-03

Migereko, Daudi

PTG-04

Mishra, Saswat Kishore

INV-05

Mohieldien, Mahmoud

PLN-04

Monteiro, Jose

INV-08

Mookherjee, Dilip

RES-21

Mueller, Valerie

GDR-03 GDR-06

Mulenga, Barnabas

INV-01

Müller, Alexander

RES-09

Müller, Franz-Volker

MNG-07

Munden, Lou

PLN-03

Munro-Faure, Paul

PTG-09

Muraoka, Rie

GDR-01

Musahara, Herman

SPR-01

Muyanga, Milu

RES-22

Muyombano, Emmanuel

MNG-07

Mwesigye, Francis

SPR-04

Myers, Gregory

MNG-21

N R, Samartharam

SPR-08

N/A, Gongbuzeren

POS-09

Nababan, Abdon

RES-23

Namubiru-Mwaura, Evelyn

GDR-06

Navulur, Kumar

MNG-24

- Ncube, Janah**
PLN-03
- Ndoye Niane, Aifa Fatimata**
PTG-07
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INV-23
- Ngilu, Charity**
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INV-06
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MNG-04
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POS-06
- Odendaal, Willem**
URB-08
- Okan, Cüneyt**
URB-06
- Oluoch-Kosura, Willis**
POS-06
- Omoju, Oluwasola Emmanuel**
POS-01
- Opiata, Odindo**
PTG-04
- Oput, Richard**
SPR-23
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MNG-05
- Ortiz, Pedro**
URB-22
- Osabuohien, Evans**
POS-01
- Ostermeier, Martin**
POS-01
- Padrós, Albert**
URB-02
- Pallas, Sabine**
POS-05
- Pandolfelli, Lauren**
GDR-21
- Parnell, Terry**
SPR-08
- Parsons, Ed**
SPR-21
- Partridge, Andrew**
MNG-04
- Patel, Arjun**
URB-04
- Patel, Bimal**
URB-21
- Patel, Ramya Ranjan**
POS-08
- Paul, Tchawa**
POS-05
- Pedersen, Toril-Iren**
GDR-23
- Peikar, Jawad**
MNG-06
- Pelemo, Oluwole John**
URB-05
- Pellizzoli, Roberta**
POS-03
- Pitoro, Raul**
POS-07
- Polack, Emily**
RES-24
- Potsiou, Chrysi**
URB-04 PTG-03
- Potter, Ed**
INV-23
- Quan, Julian**
INV-08
- Quisumbing, Agnes**
GDR-22
- Rajabifard, Abbas**
SPR-21
- Rajack, Robin**
MNG-01
- Ratumudu, Taraivini**
SPR-08
- Rawling, Ruth**
INV-22
- Reichardt, Mark**
SPR-23
- Reydon, Bastiaan Philip**
MNG-03 SPR-08
- Rezza Sulca, Ruddy Arturo**
POS-09
- Roberts, Brian**
URB-06
- Roberts, Mark**
URB-22
- Rodrigues, Joao**
POS-05
- Rodriguez Alvarez, Jose Manuel**
URB-02
- Roll, Gulnara**
PTG-02
- Rose, Ian M.**
GDR-02
- Rosbach, Anacláudia**
RES-21
- Royston, Lauren**
URB-04 URB-08
- Rudy, Jesse**
GDR-03
- Rugadya, Margaret**
RES-02 PTG-04
- Rukundo, Bruce**
MNG-02
- Rurangwa, Eugene**
INV-04
- Rybeck, Richard**
MNG-08
- Ryerson, Robert**
MNG-24
- Sagashya, Didier G.**
MNG-02
- Salcedo-LaViña, Celine**
RES-02
- Samanta, Dehabrata**
POS-04
- Sarma, Vengadeshvaran Jagatheeswara**
POS-10
- Savath, Vivien**
GDR-05 POS-03
- Saxena, Naresh**
RES-21
- Sayaraj, Ek Vinay**
URB-01
- Schmitt, Ulrich**
URB-21
- Scott, Greg**
SPR-21
- Selvanathan, Puvan J.**
INV-24
- Shanley, Lea**
SPR-24
- Shelley, Katherine**
POS-05
- Shlomo, Angel**
URB-22
- Sibaja, Dagoberto**
PTG-01
- Singh, Arkaja**
URB-04
- Sipangule, Kacana**
INV-07
- Sircar, Ashok**
GDR-03
- Sircar, Ashok Kumar**
GDR-24
- Sjenitzer, Titia**
INV-24
- Soliman, Ahmed Mounir Mahmoud**
GDR-08
- Souza, Elyson Ferreira de**
POS-10
- Sovann, Sar**
PTG-09
- Speller, William**
INV-02
- Springer, Jenny**
RES-06
- Steni, Bernadinus**
RES-05
- Stevens, Caleb**
RES-04
- Subedi, Gandhi**
POS-08
- Sulistiawati, Linda Yanti**
RES-05

- Swazuri, Muhammed**
RES-03 PTG-04
- Taggart, Chris**
PLN-02
- Takeuchi, Shinichi**
MNG-04
- Tan, Shuhao**
RES-01
- Tanaka, Tomomi**
GDR-04
- Tawa, Masahiro**
INV-01
- Tettegah, John Kofi**
POS-07
- Teyssier, Andre**
PTG-06
- Thomson, Nigel**
PTG-05
- Tideman, Thorwald Nicolaus**
MNG-08
- Tonchovska, Romyana**
GDR-05 PTG-09
- Torhonen, Mika-Petteri**
PTG-06
- Tossou, David Daniel Koffi**
POS-04
- Trigg, Andrew**
SPR-09
- Tumushabe, Godber**
PTG-04
- Turner, Rachel**
MNG-21 PLN-02
- Ujunwa, Augustine**
INV-04
- Ulubasoglu, Mehmet**
SPR-04
- Unruh, Jon**
GDR-08
- van den Bold, Mara**
GDR-06
- Väth, Susanne Johanna**
POS-07
- Vegarra, German**
INV-24 PLN-03
- Verstappen, Leon**
URB-03
- Vincent, Richard Joshua**
MNG-08
- Vishwanath, Tara**
URB-24
- Voegelé, Juergen**
PLN-03
- Walsh, Tom**
SPR-22
- Wambui Karaba, Caroline**
PTG-08
- Wang, Aimin**
RES-01
- Webber, Darrel**
INV-21
- Wehrmann, Babette**
INV-06
- Williams, David**
RES-03
- Williamson, Ruel**
MNG-09
- Winterbottom, Robert**
RES-08
- Witriol, Jennifer**
RES-09
- Wuethrich, Bernice C**
PTG-05
- Xia, Fang**
GDR-03
- Xiao, Yuan**
URB-01
- Yeboah, Eric**
INV-05
- Yi, Yuanyuan**
RES-06
- Yonder, Ayse**
GDR-01
- Young-Taft, John Taiowa**
SPR-07
- Zein, Tarek**
SPR-09
- Zetterquist, Fredrik**
MNG-01
- Zhang, Jian**
POS-03

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