Land Finance through Land Governance—Expanding the Discussion Of Land Policy during Food Crisis, Climate Change and Rapid Urbanization

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Three Worlds

Life Expectancy And Income By Country (www.gapminder.org)
Three Worlds and The Bottom Billion—The Development Agenda in 2008--
Largely SS African countries, and peri-urban, rural groups in the growing economies; rapidly changing price and growth contexts in energy, food, carbon. An urbanizing, highly interdependent, and highly managed planet. Commodity prices, energy, water, migration reflect the tensions; climate change being felt; Land Finance to places with income streams and stable governance;

**The Return of Resources.** New spatial economics in competitiveness and sustainability of cities; management of oil, gas and minerals; extensive agriculture as energy sector; commodity price dynamics and geopolitical and humanitarian issues.

**Land Governance**— Spatial dimension and “bundle of interests”; fixed factors, fixed resources, endowments;

**Earth Household**—Unhappy development outcomes of the first-Industrial Revolution; Ecology and Economy reunited; scales intercollated, tools not shared, toolkits look strange; inherited construction of knowledge inadequate for nature of challenges….interdisciplinary moment; local systems assert their resiliency..or not; global trends assert impact…2010-2050 (MDGs +Climate…); Finance recalibrating risk/uncertainty and outlooks;

**New institutional economics for new institutions** —Construction of Markets; Construction of the Global Commons (atmosphere, oceans, carbon, intellectual property, communication bandwidth, financial space);

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**Land Governance is a Priority for the World Bank’s Commitment to the MDGs.**

**World Bank**—$20bn/yr; Bob Zoellick “Inclusive, sustainable globalization; knowledge amplifier; leading multi-lateral financier of public sector land investments in developing countries;

**Six themes** —global public goods, middle-income countries, Middle East, Africa, fragile states, knowledge Bank ---stay relevant, play a different role…

**Climate change**—Adaptation and mitigation; **Forestry team**—REDD, FLEG, certification, community forestry, extractive reserves; DRC, Indonesia, Brazil;

**Food Crisis**— Fast disbursing emergency funds; long-term depends on incomes and productivity, resource use; agriculture, The Return of Resources;

**WDR on Spatial Development**—Urbanization, Agglomeration Economies—scope for payments/exchanges…land governance.

**LEP, Indigenous Rights**— social entrepreneurs and social movements;

**Bank—Government—Private Sector—Civil Society Interface?** ….too limited an exchange; stove-piping and vested interests; quality and effectiveness of partnerships for standards…
Expanding the Discussion of Land Governance: Social legitimation, Spatial enablement, legal empowerment:

**Governance is Social, Spatial and Legal**— Land issues at each scale: Parcels, neighborhoods, municipalities, districts, countries, regions— social movements, multinational companies, civil society, academia, non-state formations like militias, tribes, mafias; (Global Climate Agreements…REDD, FLEG), UN system, Trade Agreements, States

**Power at scales**—of rents, income streams and incentives… …hard power, soft power, traditional authority —asymmetries: pinch points/vulnerabilities/coalitions;

**Land Governance and Territorial Development**— the “bundle of interests” crossed with the relevant spatial scale of decision-making: parcel/ neighborhood/ community/ municipality/ national/ global; direct incentive benefits, possibility for positive spillovers from change in governance of land institutions at each scale (see Deininger, Feder, et.al.);

**The Bottom Billion/Three Worlds/ Return of Resources**— The unsolved problems of land governance are now clearly located at the intersection of the centuries greatest development challenges.

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New Paradigms for Looking at Land Governance in 21st Century

**Spatially-enabled e-governance**— Speed of innovation accelerating? Means access, speed, transparency, coverage; intersectoral synthesis, but also privacy/access questions and politics of data;

**Re-valuing Resources**— Pricing and Scarcity in a Fully-Carbon Linked, Water-Scarce, Global Economy—Link to spatial and social context & development agenda; Food productivity and local system resiliency, environmental services. Sets of possible deals;

**LEP**—Focus on policy & admin. Continuum of rights rather than title only Inclusion of state land, communal rights; Land management & planning Enforcement and conflict resolution;

**Thickening the Institutional Context**— Build on existing structures Multi-dimensional role of land (safety net); Establish/strengthen accountable (local) institutions; Change gradual rather than radical;

**Social Pacts**— Agree on principles ; Obtain high-level political buy-in; incentive-compatible deals and coalitions;

**Practical Testing**— Experiment on best ways to implement; Measure progress in various dimensions; Compare over time & across countries.
Brazilian Amazon: Migration of sawmills to new areas as “agricultural frontier” moves; Finance for Large-Scale Timber, Cattle and Soy, but little for medium-scale, family agriculture—failure of land governance;

Fonte: Schneider et al, 2000
Land Governance Challenges:
Informal occupation and forest claims?
How to regularize tenure within a National Forest? No formal land market until resolved;
Land Finance, Land Governance and Changing MDG Context—Three Worlds, Bottom Billion; Food Crisis; Climate Change; Urbanization.

Globally-integrated land markets and changing interests in the “bundle of interests” —increasingly spatially-enable land governance at all scales (the role of FIG?, of the Bank?);

New income streams—commodity prices; conditional cash transfers; post-Bali funding;


New US President 2008 --US policy movement; carbon-climate change; agricultural policy, migration, trade;

New Negotiations and Conflicts around State control of resources – power, return of resources; LAC (Hugo, Evo, Lula, Lugo);

Social pacts, Non-ideological Deals, Communities of Practice —land governance professions; territorial health; global standards movement, carbon taxes; emerging indicators continually re-evaluated by spatially-empowered citizens;

Thank you for your attention.