SECURE TENURE FOR ALL MEN AND WOMEN

Dr. Mika Petteri Törhönen, Lead Land Administration Specialist

The World Bank’s Land and Geospatial Program with a Reference to Achieving Sustainable Development Goals

Presented at the FIG Working Week 2019, April 22-26, 2019 in Hanoi, Vietnam
The World Bank
Land and Geospatial
International Bank for Reconstruction and Development (IBRD) 1944

International Development Association (IDA) 1960

IFC International Finance Corporation 1956

ICSID International Centre for Settlement of Investment Disputes 1966

MIGA Multilateral Investment Guarantee Agency 1988

2017 WBG Financing

- US$ 59 billion

Land Projects

- US$ 3 billion
- 70 projects
- 42 countries (since 1980)

> 10,000 employees

> 5,000 consultants

120 country offices
The World Bank Group Twin Goals

End Extreme Poverty
Reduce the percentage of people living on less than $1.90 a day to 3% by 2030

Promote Shared Prosperity
Foster income growth of bottom 40% of the population in every country

Achieving the Goals in a Sustainable Manner:
Securing the long-term future of the planet and its resources, ensuring social inclusion, and limiting the economic burdens on future generations underpin efforts to achieve the two goals.

The goals are aligned with the 2030 Sustainable Development Goals.
Our Land and Geospatial Program

Future: Large-scale Land and Geospatial Programs Land 2030.

GSULN Portfolio FY19 - FY20
Status/Type
- ASA
- Active
- Pipeline
- Prospective
- Land Component

GSULN Portfolio - Number of Projects
- ASA
- SPN

GSULN Portfolio Size in US$ (million)
- IBRD
- IDA
- Total
Challenges

Global

Sectoral
# Global Challenges by 2030

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
<th>Source/Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population growth</td>
<td>8.5 billion</td>
<td>* Population projection</td>
</tr>
<tr>
<td>Urbanization</td>
<td>60%</td>
<td>* Share of urban population</td>
</tr>
<tr>
<td>Climate change</td>
<td>23 cm</td>
<td>* Global sea level rise</td>
</tr>
<tr>
<td>Extractives &amp; forests</td>
<td>1.7 million km²</td>
<td>* Deforestation (2010-2030)</td>
</tr>
<tr>
<td>Renewable energy</td>
<td>3 billion</td>
<td>* People who lack of access to clean cooking solutions relying on wood, coal, charcoal for cooking and heating (current)</td>
</tr>
<tr>
<td>Conflicts</td>
<td>50%</td>
<td>* Share of global poor living in FCV situations</td>
</tr>
<tr>
<td>Insecurity of tenure</td>
<td>28%</td>
<td>* Percentage of people in 10 African countries who feel their right to property is insecure (current, Prindex)</td>
</tr>
<tr>
<td>Political economy, corruption</td>
<td>US$ 1.3 trillion</td>
<td>* Corruption cost for developing countries per year (current)</td>
</tr>
</tbody>
</table>

* FCV: Food, Clothing, and Shelter
* Prindex: Property Rights Index

*Note: The values and sources are indicative and subject to change based on the latest data available.*
Global Trends: Food Production Needs to Increase

Population Increase
2 to 3 billion by 2050
60% increase in agricultural production

Needs
another 2 billion tons of cereals
another 200 million of meat
another 130 million of oilseeds
World urban population

4.2 billion today
5 billion by 2030
Adding three Brazils
Urban Population

6.3 billion by 2050
And another China
Demographics

Old-age dependency ratios

Number of people aged 65 and over
As % of labour force (aged 15-64), forecasts

<table>
<thead>
<tr>
<th>Country</th>
<th>2010</th>
<th>2050</th>
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<tbody>
<tr>
<td>Japan</td>
<td>0</td>
<td>80</td>
</tr>
<tr>
<td>Germany</td>
<td>20</td>
<td>60</td>
</tr>
<tr>
<td>Italy</td>
<td>40</td>
<td>80</td>
</tr>
<tr>
<td>Sweden</td>
<td>0</td>
<td>60</td>
</tr>
<tr>
<td>France</td>
<td>20</td>
<td>60</td>
</tr>
<tr>
<td>Britain</td>
<td>20</td>
<td>60</td>
</tr>
<tr>
<td>Spain</td>
<td>0</td>
<td>60</td>
</tr>
<tr>
<td>Poland</td>
<td>20</td>
<td>60</td>
</tr>
<tr>
<td>United States</td>
<td>20</td>
<td>60</td>
</tr>
<tr>
<td>Russia</td>
<td>0</td>
<td>60</td>
</tr>
<tr>
<td>World</td>
<td>0</td>
<td>60</td>
</tr>
<tr>
<td>China</td>
<td>0</td>
<td>60</td>
</tr>
<tr>
<td>India</td>
<td>0</td>
<td>60</td>
</tr>
</tbody>
</table>

Source: European Commission

Aging Population Growth
Natural Disasters

Caused loss 1980 - 2016

Source: NatCatService; Munich Re, Topics Geo Publication (2017)
Land Disputes, Conflicts and Violence

Land-related disputes, as % of overall legal problems

Source: WJP General Population Poll 2017, Dispute Resolution Module

Time needed to resolve cases

- Landlord-tenancy
- Land seizure
- Boundary demarcation
- Pre-emption/first refusal
- Inheritance
- Proof of ownership
- Powers of attorney
- Division of common property

Source: Palestine High Judicial Council statistics
65.6 million Displaced.
22.5 million Refugees, over half under the age of 18.
10.0 million Stateless people.

Source: UNHCR, Jun 19, 2017
http://www.unhcr.org/figures-at-a-glance.html
People on Move

Unprecedented Migration

Global Citizens
Fundamentals

Tenure

Location
Impact of Tenure

1. Poverty Reduction
2. Economic Growth
3. Improved Resilience
4. Environmental Sustainability
5. Social Stability

Improved Resilience is the primary focus.
Land and Geospatial Systems

Land Records and Spatial Data Infrastructure

- Land administration & management
- e-Government / open data
- Citizen engagement
- Public sector
- Private sector
- Daily lives
- Digital economy
- Disaster Risk Management
- Utilities management
Sectoral Challenges

**LAND**
- Incomplete land records
- No records on public lands
- Land acquisition delays
- Widespread litigation
- Informality
- Concessions vs small holders
- Loss of revenues
- Weak governance

**GEOSPATIAL**
- Limited access to geospatial data
- Lack of infrastructure and standards
- Weak institutional and legal framework
- Limited capacity
Drivers for Change
Global frameworks and themes

**SDGs on Land, Sustainable Cities**
- Target 1.4: Equal rights to land
- Target 2.3: Secure access to land
- Target 5.a: Women equality
  * Global campaign for women’s land right
- Target 11.1: Adequate housing

**VGGTs**
- Voluntary Guidelines on the Responsible Governance of Tenure (VGGT)

**IGIF**
- Integrated Geospatial Information Framework (IGIF)
- Endorsed by member states in July 2018 for countries to develop SDIs

**Joint Action Plan**
- Partnership with GIZ / NELGA

**Public Private Partnerships**
- Leverage knowledge and capital for land systems and services

**Global Partnerships**
The SDGs present a major opportunity for transformation

Global development agendas serve as a guide for countries to determine their national development path.

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<tbody>
<tr>
<td>Priority Areas</td>
<td>8/21/60</td>
<td>17/169/-230</td>
</tr>
<tr>
<td>Scope</td>
<td>Human Development</td>
<td>Holistic: Economic, Social, Environmental</td>
</tr>
<tr>
<td></td>
<td>Developing Countries</td>
<td>Universal</td>
</tr>
</tbody>
</table>
Target 1.4: “By 2030, ensure that all men and women have equal rights to land and other forms of property …”
Land Tenure Security is key for
• ending poverty
• eliminating hunger
• achieving gender equality and
• sharing prosperity.

Today, only 30% of the world’s population has legally registered rights to their land and home, with the poor and politically marginalized especially likely to suffer from insecure land tenure. Unless this changes, the 2015 United Nations Sustainable Development Goals will be impossible to achieve.
Target 2.3: “By 2030, double the agricultural productivity including through secure and equal access to land...”
Target 5.a: “Undertake reforms to Give women equal rights to economic resources, as well as access to ownership and control over Land and other forms of property…”
Women Need Access to Land

**Women’s** formal rights to land impact household decision making, income pooling, and women's role in economy.

**Land** is a key factor of production, home/shelter, and community.

**Identified by the World Bank’s Gender Strategy**

Contributing to women’s economic empowerment.

**Land and homes provide Direct Income**

Through rent, trading, and collateral for loans.
Barriers to Women’s Land Rights

- Not just land laws, but also civil code and family law. Laws can prevent women from acquiring land rights through markets, marriage, inheritance, transfer, or gift.
- Or if laws are gender neutral, then poorly drafted regulations and procedures don’t do enough to implement.
- Custom and tradition create barriers to rights particularly when family circumstances change (divorce and inheritance).
- Lack of knowledge, information of women, men and institutions.
Data Is an Issue

SDG 1.4.2

will help:

Proportion of total adult population with secure tenure rights to land, with legally recognized documentation and who perceive their rights to land as secure, by sex and by type of tenure.

- **Mexico**: 20% women, 14% joint
- **Macedonia**: 27% women
- **Cape Verde**: 50% women
- **Mali**: 3% women
- **Ethiopia**: 18% women
- **Laos**: 38% women, 30% joint
What can you do?

Help to educate both men and **women** on their land and property rights.

Join the campaign – **Stand For Her Land**

**Her rights.**

**Her land.**

**A better future for all.**

Main objective of the campaign is to drive real change on the ground. It is the first advocacy campaign of its kind to merge both global and local level efforts to strengthen land rights for women from the ground up.
Target 11.1:
“...ensure Access for all to adequate, Safe and affordable housing and basic services and upgrade slums.”
A third of the world’s urban population live in informal settlements.

Source: Share of urban population in informal settlements (%) UN Habitat 2010
Cities, Growth and Poverty Reduction

80% Global Economic Activity in Cities

Job Creation & Growth

World Bank (2013). Harnessing urbanization to end poverty and boost prosperity in Africa
Cities, Growth and Poverty Reduction

Lower Poverty

Source: Global Monitoring Report 2013
Our Job
Comprehensive Land Records
Indonesia has a mass program for securing tenure.

How many other countries do?

Source: The Ministry of Spatial Planning and Agrarian Reform, Indonesia
Electronic Land Administration System

- Digital Land Registry
- Electronic Services
- Joint Geospatial Platform

Modern Land Information System

DIGITAL MAPS
CONNECTED
ACCESSIBLE & TRANSPARENT

Updated and Maintained
Innovative Technologies

SERVICE
- Land Register
- Land Transaction
- Valuation
- Taxation
- Planning
- Statistics
e-Conveyance
Map Service
Web Map Viewer
Open-map
Web Map Editor
Web Mapping
Discovery Service
- Service Search
- Data Search
- Data Download
- Statistical Analysis
- Results Mapping
- Dynamic Query
European/Central Asian Successes

Land Administration System Modernization

World Bank Support on Land

- Recognition of property rights
- Land reforms and anti-discrimination
- First registration and cadastral mapping
- Digitalization and web-based services
- Land and geospatial records and eGoverance
- Sustainable business models for land agencies

Eastern Europe and Central Asia

Doing Business 2016; Registering Property

1. New Zealand
2. Lithuania
3. Georgia
4. Rwanda
5. Belarus
6. Estonia
7. Slovak Republic
8. Kyrgyz Republic
9. Russian Federation
10. Sweden
11. United Arab Emirates
12. Denmark
13. Armenia
14. Norway
15. Iceland
16. Switzerland
17. Taiwan, China
18. Kazakhstan
19. Singapore
20. Finland

Kyrgyz Republic

Dramatic Growth in Mortgages in Kyrgyzstan

Macedonia

Number of Transactions

World Bank Group
Investment in Tanzania

Property Taxation

30% Average Increase

Automatic Detection of Buildings in Tanzania
Geospatial Platforms of Sustainability

Joint Base, Standards and Sharing

- International Community
- Government
- Civil Society
- Industry/Private Sector
- Professional Groups
- Academia
Global Geospatial Framework

Endorsed by member states in July 2018 for countries to develop national and sub-national spatial data infrastructures (SDIs).

Operationalize the Geospatial Framework.

Country-level Action Plans
Data is to this Century what oil was to the last one

The Economist, 2017
Land Administration Systems
provide secure tenure
reducing vulnerability,
and the baseline for
estimating disaster
damages and eligibility
for support.

Geospatial Framework
provides the common location
platform for identifying the
impact, directing responses,
reconstituting the pre-disaster
land use, identifying areas
for temporary shelter, and
facilitating planning and
Reconstruction.
Sierra Leone Landslide 2018

Intense deforestation, informal holdings and irregular buildings in the Western Area National Park's disaster-prone hilltops.

The 2018 landslide affected 6,000 people and caused 1,200 casualties and 36 million USD of losses.
Land, Fragility, Conflicts and Violence

Land Confiscation Indicator Presence in Homs City, March 2017

Land Confiscation Index by Sect

Source: Courage Services (2016)
Smart 3D Cadastre, Big Data, Disruption!

Empower Realtime Location Awareness and Models

- Open Data
- Integrated
- Democratized mapping

Disaster Risk Management
- IoT / AR
- 3D Land Records and BIM
- Mobile Solutions
- Digital Economy
- Cloud Services
- Big Data
- AI
- Blockchain
- Satellite Images
- Drone UAVs

Service Layers
Geospatial Information
Land Tenure
Regulations and Standards
Geospatial Big Data

Hour 1:00

Sensing Human Mobility (Lagos, Nigeria)
3D Data, Platforms and Processes

Form paper to digital, plans to models
Artificial Intelligence for Land Rights Registration

“Machine learning and computer vision for improving efficiency - detecting buildings and land parcels.”
Thank you for listening

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