

**LAND GOVERNANCE IN SUPPORT OF THE MDGS:  
RESPONDING TO NEW CHALLENGES**

**Washington, DC  
March 9 and 10, 2009**

**OPENING SESSION**  
Eugene Black Auditorium

**9:30 – 10:15 am**

**Chair:** H. Schafer, Director, SDV  
**Opening remarks** K. Sierra, Vice President SDN, World Bank  
**Keynotes**  
Her Excellency E. Johnson-Sirleaf, President of Liberia  
Professor S. Enemark, President FIG

**Country experiences**

**10:15 am – 12:00 pm**

**Chair:** M. Cackler, Acting Director, ARD

M. Ratolojanahary, Minister of Land Reform & Administration, Gov. of Madagascar  
C. Dauda, Minister of Lands and Natural Resources, Government of Ghana  
R. Sinha, Secretary Land Resources, Government of India  
J. Winoto, Head, BPN, Indonesia  
A. Sawyer, Head Governance Commission, Government of Liberia

## THEMATIC SESSIONS

Main Complex

### THEME 1: LAND GOVERNANCE FOR THE 21<sup>ST</sup> CENTURY

#### **GOV1: Contextualizing land governance at the country level**

Monday, March 9<sup>th</sup> | 13:00 – 14:30 pm | MC Room 13-121

*Chair:* M. Bwalya, Senior Specialist, NEPAD Secretariat

#### *Presentations:*

Towards a general framework for assessing land governance

T. Burns, Managing Director, Land Equity International, Australia

Improving land sector governance in Africa: The case of Tanzania

L. Kironde, Professor, Ardhi University, Tanzania

Improving land sector governance in Latin America: The case of Peru

V. Endo, Vice President, International Operations, Institute for Liberty and Democracy, Peru

Improving land sector governance in Eastern Europe: The case of the Kyrgyz Republic

A. Undeland, Independent consultant, Kyrgyz Republic

#### *Discussant:*

W. Zimmerman, Land Tenure Adviser, GTZ

#### **GOV2: Land governance and the global challenges of food, fuels, and climate change**

Monday, March 9<sup>th</sup> | 15:00 – 16:30 pm | MC Room 13-121

*Chair:* J. Lingham, Policy Division, DFID

#### *Presentations:*

Drivers of investment in large-scale farming new and old: Evidence and implications for policy

D. Byerlee, World Bank

Addressing the challenges of large-scale land acquisition for agricultural production

L. Cotula, Senior Researcher, Law and Sustainable Development, Natural Resources, IIED, UK

Property rights to carbon in the context of climate change

G. Barnes, Professor, University of Florida Gainesville

#### *Discussant:*

T. Ngaido, Senior Research Fellow & Head of Senegal Office, IFPRI

S. Schonberger, Lead Operations Officer, EASRE, World Bank

#### **GOV3: Land governance at country level**

Monday, March 9<sup>th</sup> | 17:00 – 18:30 pm | MC Room 13-121

*Chair:* J. Sanjak, Managing Director, MCC

#### *Presentations:*

The political economy (& governance impact) of land policy reform: The case of Mexico's PROCEDE

G. Gordillo de Anda, Univ. of Indiana, & former Vice Minister of Agriculture, Govt. of Mexico

Legal and policy reforms to increase security of tenure & improve land administration

R. Cossa, Director DNTF (National Directorate of Land and Forests), Mozambique

P. de Wit, Land Policy and Strategy Adviser, MCA, Mozambique

Using legal aid to empower rural women in Andhra Pradesh: Experience and lessons thus far

T. Hanstad, Executive Director, RDI

***Discussant:***

D. von Behaim, Senior Planning Officer, Land Management, GTZ

**GOV4: Implementing land governance in practice: Bringing partners together**

Tuesday, March 10<sup>th</sup> | 14:00 – 15:30 pm | MC Room 13-121

***Chair:*** K. Brooks, Sector Manager, AFTAR, World Bank

***Roundtable discussants:***

The AU/AfDB/ECA land policy initiative: Progress thus far and next steps

J. Kagwanja, Economic Affairs Officer, UN-ECA

Implementing land policies on the ground: The role of the CAADP process

M. Bwalya, Senior Specialist, NEPAD Secretariat

The French White paper on securing land rights & land governance

L. Vignacq, French Ministry of Foreign Affairs

Land policy networks in South East Asia: How to make them more effective?

T. Chee Hai, Director, Geometra Surveys Sdn Bhd, Malaysia

Food security: Issues for land policy and administration in developing countries

J. Farrington, Research Fellow, ODI and J. Lingham, Policy Division, DFID

Increasing attention to land policy issues in donor programs: USAID's experience

G. Myers, Senior Land Tenure & Property Rights Specialist, USAID

The FAO voluntary guidelines on land governance

M. Törhönen, Land Tenure Office, FAO

Forging partnerships on a global land reporting initiative

A. Mauro, Program Officer, Latin America, International Land Coalition

**THEME 2: SUSTAINABLE SYSTEMS FOR LAND ADMINISTRATION & MANAGEMENT**

**SYS1: Building sustainable well governed land administration systems**

Monday, March 9<sup>th</sup> | 13:00 – 14:30 pm | MC Room 10-100

***Chair:*** H. Onsrud, Director, Centre of Prop. Rights & Devt., Norwegian Mapping & Cadastre Authority

***Presentations:***

Building spatial data infrastructures in Latin America

S. Borrero Mutis, Secretary General, Panamerican Inst. Geography & History, Mexico

Positioning infrastructures for sustainable land governance

M. Higgins, Dept. of Nat. Resources and Water, Queensland, Australia

Establishing a modern land administration system: The case of the Czech Republic

V. Suchanek, COSMC

Institutional and organizational developments for land administration

I. Greenway, Chief Survey Officer & Director, Operational Land & Prop. Serv., Northern Ireland

***Discussant:***

T. Østerberg, Swedesurvey, Sweden

**SYS2: Addressing land admin. & management challenges at the country level**

Monday, March 9<sup>th</sup> | 15:00 – 16:30 pm | MC Room 2-800

***Chair:*** P. v.d. Molen, Head, Kadaster International

***Presentations:***

Land registration using aerial photography in Namibia: Costs and lessons

D. Kapitango, Development Planner, Communal Land Board, Oshikoto Region, Govt of Namibia

M. Meijs, Government of Namibia

Establishing a land administration system: Technical and Economic Analysis for Rwanda

D. Sagashya, Deputy Director, National Land Centre, MINIRENA, Rwanda

C. English, Senior Project Director and Land Consultant, HTSPE Ltd.

Urban land policies for the poor in East and Southern Africa

E. Silayo, Senior Lecturer, Ardhi University, Tanzania

***Discussant:***

D. Roberge, Director Office Surveyor General of Québec, Canada

**SYS3: Innovative examples for addressing land admin. & management at the country level**

Tuesday, March 10<sup>th</sup> | 10:30 am – 12:00 pm | MC Room 2-800

***Chair:*** W. Zakout, Sector Manager, ECSSD, World Bank

***Presentations:***

Experience from 10 years of improving land administration in ECA

G. Adlington, Lead Land Administration Specialist, World Bank

China's pilot rural land registration scheme in the context of current policy developments

Y. Zhao, Director General, FEA, Government of China

Competition for urban land: Enhancing the bidding power by the poor

M. Napier, Urban Land Mark, South Africa

***Discussant:***

P. Creuzer, President, UN-ECE WPLA

M. Goldstein, Senior Economist, PRMGE & DECRG

**THEME 3: SECURING SOCIAL TENURE FOR THE POOREST**

**TNR1: Securing (individual or communal) rights to marginal lands**

Monday, March 9<sup>th</sup> | 17:00 – 18:30 pm | MC Room 2-800

***Chair:*** C. di Leva, Chief Counsel, LEGEN, World Bank

***Presentations:***

Collective forest tenure reform in China: Outcomes & implications

J. Xu, Professor, Beijing University

Potential & pitfalls of communal tenure: Experience in Africa & implications for South Africa

B. Cousins, Director, PLAAS, South Africa

Coastal communities: securing equitable access to land and natural resources

D. Dumashie, Private Consultant, UK

***Discussants:***

R. Meinzen-Dick, Senior Researcher, IFPRI

J. Bruce, President LADSI

**TNR2: Technology for low-cost land rights recognition & natural resource management**

Tuesday, March 10<sup>th</sup> | 10:30 am – 12:00 pm | MC Room 13-121

***Chair:*** Frits van der Wal, Dutch Ministry of Foreign Affairs

***Presentations:***

A state-wide LIS for NRM & disaster monitoring: Scope for land administration

Y.V.N. Krishna Murthy, Director, RRSSCs, Indian Space Research Organization, Bangalore

Implementing the Social Tenure Domain Model with open source software: The case of Ethiopia

C. Lemmen, Assistant Professor ITC, Netherlands

Near real-time deforestation detection for enforcement of forest reserves in Mato Grosso

C. de Souza, Imazon, Brazil

Applying low-cost technologies in the field: Development of the ‘Talking Titler’

M. Barry, Associate Professor, University of Calgary, Canada

***Discussants:***

D. Steudler, Ecole Polytechnique Fédérale de Lausanne, Switzerland

O. Larbi, Project Director, Ghana Land Administration Project

**TNR3: Assessing the impact of improved tenure security**

Tuesday, March 10<sup>th</sup> | 14:00 – 15:30 pm | MC Room 10-100

***Chair:*** G. Köhlin, Professor & Head, Environment for Development Program, University of Gothenburg

***Presentations:***

Credit market impact of land titling in Nicaragua: Methodology & emerging challenges

J.S. Chamorro, Office of the President, Nicaragua &

M. Carter, Professor, University of Wisconsin

Investment impacts of land certification in Ethiopia

T. Alemu, Professor, University of Addis Ababa, Ethiopia

Benefits from changing women’s inheritance of land: The case of the Hindu Succession Act

A. Goyal, Economist, World Bank

***Discussant:***

J. Sanjak, Managing Director, MCC

**THEME 4: MAKING LAND MARKETS WORK FOR ALL**

**MKT1: Improving private sector land access**

Monday, March 9<sup>th</sup> | 13:00 – 14:30 pm | MC Room 2-800

***Chair:*** V. Palmade, Lead Economist, AFTFP, World Bank

***Presentations:***

Improving land policy for private sector development in Nigeria: Lessons and challenges ahead  
S. Butler, Senior Associate, NORC, University of Chicago

Institutional investment in agricultural activities: Potential and pitfalls  
A. Selby, Senior Investment Policy Officer, CICIG, Morgan Stanley, UK

Using ‘doing business’ as a catalyst for land policy reform: The case of Burkina Faso  
A. Traore, Doing Business Better in Burkina Faso

***Discussant:***

R. Spee, Global Leader, IBM Plant Locations International

**MKT2: Potential and challenges of land markets**

Monday, March 9<sup>th</sup> | 15:00 – 16:30 pm | MC Room 10-100

***Chair:*** T. Østerberg, Swedesurvey, Sweden

***Presentations:***

Making land markets work for all  
J. Wallace, Professor, University Melbourne, Australia

The impact of legal changes on land market activity in China’s rapidly changing environment  
J. Riedinger, Dean, School of International Studies & Programs, Michigan State University

Measures to enhance trust in LAS and enhance proper use  
R. Grover, Principal Lecturer, Oxford Brookes University, UK

Measures to improve equal access to land resources and related benefits in Uganda  
R. Ahene, Professor, Lafayette College, US

***Discussants:***

T. Burns, Managing Director, Land Equity International, Australia  
R. Mahoney, Principal, Mahoney Geomatics, UK

**MKT3: Exploring the different dimensions of land markets**

Monday, March 9<sup>th</sup> | 17:00 – 18:30 pm | MC 10-100

***Chair:*** W. Martin, Lead Economist, DECRG, World Bank

***Presentations:***

Impacts of land certification on land market activity in Ethiopia  
S. Holden, Professor, Norwegian University of Life Sciences

Land consolidation in Vietnam: Results from a randomized experiment  
T. Do, World Bank

Interaction between land and labor markets in China  
S. Jin, Assistant Professor, Michigan State University, US

Land market functioning in Ethiopia: Impacts and determinants  
D. Ali, World Bank

***Discussant:***

G. Köhlin, Assoc. Prof. & Director, Evt. for Devt., Univ. of Gothenburg, Germany

## **THEME 5: IMPROVING ACCESS TO LAND AND SHELTER**

### **ACC1: Land policy in conflict- and post-conflict settings**

Tuesday, March 10<sup>th</sup> | 08:30 – 10:00 am | MC Room 13-121

*Chair:* J. Blok, Policy Officer, Sustainable Land Management, European Commission

#### ***Presentations:***

Land policies and violent conflict: Towards addressing the root causes  
J. Putzel, Professor, London School of Economics

The potential contribution of land rights to recovery in the DRC  
P. Debroux, M. Bekhechi, and G. Topa, World Bank

Dealing with land tenure in Iraq: Past failures and future opportunities  
D. Stigall, US Army, JAG

#### ***Discussants:***

S. Fricska, UN Habitat  
D. Batson, US Dept. of Defense

### **ACC2: Mechanisms and impact of redistributive land reform**

Tuesday, March 10<sup>th</sup> | 10:30 am – 12:00 pm | MC Room 10-100

*Chair:* P. Munro Faure, Head, Land Tenure & Management Unit, FAO

#### ***Presentations:***

Direct and indirect impacts of CARL in the Philippines: Lessons for the future  
A. Balisacan, Director SEARCA & F. Bresciani, World Bank

Impacts of market-assisted land reform in South Africa: A matching approach  
M. Keswell, University of Stellenbosch, South Africa

What is needed to ‘complete’ land reforms in West Bengal?  
V. Yadav, Professor, & S. Jin, Assistant Professor, Michigan State University

#### ***Discussant:***

M. Kirk, Professor, University of Marburg, Germany

### **ACC3: Women’s access to land ownership: Legal reform, enforcement, and empowerment**

Tuesday, March 10<sup>th</sup> | 08:30 – 10:00 am | MC Room 9-100

*Chair:* E. Pehu, Adviser, ARD, World Bank

#### ***Presentations:***

Women, land ownership, and economic empowerment: Framework, issues and questions  
R. Meinzen-Dick, Senior Research Fellow, IFPRI

Do legal reforms really help women gain rights to land?  
R. Giovarelli, Senior Fellow, Global Center for Women's Land Rights, Rural Development Inst.

Enforcement capacity: Challenges and opportunities in integrating gender into Kosovo land project  
T. Lamb, International Legal Consultant

#### ***Discussants:***

A. Mauro, Program Officer, Latin America, International Land Coalition  
B. Cousins, Director, PLAAS, South Africa

## **THEME 6: LAND GOVERNANCE FOR RAPID URBANIZATION**

### **URB1: Spatial planning and urban land management**

Tuesday, March 10<sup>th</sup> | 08:30 – 10:00 am | MC Room 2-800

**Chair:** I. Greenway, Chief Survey Officer & Director, Operational Land & Prop. Serv., Northern Ireland

#### ***Presentations:***

Providing technical assistance on national territorial planning legislation: The Albania experience  
D. Dowall, Professor, UC Berkeley

Improving land governance in urban settings: Approaches and experience thus far  
R. Rajack, Senior Development Specialist, FEU, World Bank

The role of land information in Bogota's land tax reforms  
M.C. Uribe, Director, Bogota Municipal Cadastre, Colombia

#### ***Discussants:***

B. Kjellson, National Mapping, Cadastre & Land Registration Authority of Sweden

### **URB2: Improving urban land policies**

Tuesday, March 10<sup>th</sup> | 14:00 – 15:30 pm | MC Room 2-800

**Chair:** I. Bjork-Klevby, Deputy Executive Director, UN-Habitat

#### ***Presentations:***

Formalizing informal settlements in Eastern Europe: Lessons from experience  
C. Potsiou, Assistant Professor, National Technical University of Athens

Dealing with spatial diversity: Key land policy messages of the 2009 WDR  
M. Freire, Senior Advisor, FEU, World Bank

Formulating a sectoral approach to urban land policy: The case of Kenya  
R. McLaren, Director, Know Edge Ltd Edinburgh, UK

Developing urban indicators for managing Mega Cities  
T. Kötter, Professor, University of Bonn, Germany

#### ***Discussant:***

G. Ingram, President & CEO, Lincoln Institute for Land Policy

### **PRIVATE VENDORS AND UNIVERSITIES: Contributions to innovation and development**

Tuesday, March 10<sup>th</sup> | 08:30 – 10:00 am | MC Room 10-100

**Chair:** M. Higgins, Dept. of Nat. Resources and Water, Queensland, Australia

#### ***Presentations:***

C. Paresi, Director, UNU School for Land Administration Studies, ITC/Kadaster

P. Desjardins, Business Manager, GNSS Infrastructure Solutions, Trimble

K. Schibli, EMEA Director, Coordination & Projects, Leica Geosystems

B. Jones, Industry Manager, ESRI

**Reception on Monday**

Monday, March 9<sup>th</sup> | 19:00 – 20:30 pm | MC Front Lobby

## Featured remarks

I. Bjork-Klevby, Deputy Executive Director, UN-Habitat  
S. Enemark, President, FIG  
M. Cackler, Acting Director, ARD, World Bank

**Lunch speaker on Tuesday:**

Tuesday, March 10<sup>th</sup> | 12:00 – 14:00 pm | MC Atrium

Property rights and property wrongs: The relevance of land reform and a small-farmer strategy for poverty reduction and economic development

M. Lipton, Professor of Economics, University of Sussex, UK

**TAKING THE LAND POLICY AGENDA FORWARD: Conclusion and next steps**

Tuesday, March 10<sup>th</sup> | 16:00 – 17:30 pm | Eugene Black Auditorium

*Chair:* J. Kagwanja, Economic Affairs Officer, UN-ECA

Land governance for the 21<sup>st</sup> century

P. Munro Faure, Head, Land Tenure & Management Unit, FAO  
H. Onsrud, Director, Centre of Prop. Rights & Devt., Norwegian Mapping & Cadastre Authority

## Building sustainable land administration systems

P. v.d. Molen, Head, Kadaster International

## Securing social tenure for the poorest

C. Morden, Director, North American Liaison Office, IFAD

## Making land markets work for all

J. Sanjak, Managing Director, MCC

## Improving access to land and shelter

C. Augustinus, Chief, Land Tenure & Property Administration, UN Habitat

## Land governance for rapid urbanization

A. Durand-Lasserve, Director of Research, Nat'l Centre of Scientific Research, France

## Conclusions

S. Enemark, President, FIG

## Key issues and next steps

K. Deininger, Land Tenure Adviser, ARD, World Bank

**THE SOCIAL TENURE DOMAIN MODEL: From concept to implementation**  
**Post-conference workshop**

**The general concept and plans for its implementation**

Wednesday, March 11<sup>th</sup> | 8:30 – 9:30 am | MC Room 13-121

Introduction and problem statement

S. Enemark, President, FIG

STDM: From design to implementation

C. Paresi, Director, UNU School for Land Administration Studies, ITC

C. Lemmen, Assistant Professor ITC

UN Habitat's role

R. Sietchiping, UN Habitat

Possibilities for testing in Ethiopia

M. Allebachew, World Bank, Ethiopia Country Office

**Contributions from key experts**

Wednesday, March 11<sup>th</sup> | 9:30 – 11:00 am | MC Room 13-121

Institutional links

T. Burns, Managing Director, Land Equity International, Australia

Software development

K. Bell, Senior Land Specialist, World Bank

STDM and FLOSS

M. Törhönen, Land Tenure Office, FAO

Similarities and differences to other software

P. Rabley, President, International Land Systems, US

**ACEH INDONESIA POST-TSUNAMI & POST-CONFLICT:  
Building a better land administration system  
Post-conference workshop**

**Welcome and introductions**

Wednesday, March 11<sup>th</sup> | 2:00 – 5:00 pm | MC Room 13-121

**Chair:** K. Deininger, Land Tenure Adviser, ARD, World Bank

Opening remarks

John Roome, Sector Director, EASSD

Keynote address: The government response to Aceh's land administration

Dr. Joyo Winoto, Head of the Indonesian National Land Agency (BPN)

The multi-donor response and progress so far

K. Bell, Senior Land Administration Specialist, East Asia & Task Manager, RALAS, World Bank

Project monitoring and civil society engagement

M.S. Shivakumar, RALAS Monitoring Specialist, World Bank

Findings of the RALAS Project Implementation and Beneficiary Assessment (PIBA)

R. Deutsch, Consultant

Panel discussion on issues including land speculation, land acquisition, spatial planning, land allocation, re-settlement, the new Law on Governing Aceh, and the RALAS process

**Computer passwords and wireless access**

For *participants who have their laptops* with them, wireless access is provided by the Bank **upon request**. Please alert the World Bank staff when registering and the password will be emailed to you.

For *participants who have not brought laptops* to the event, two computers have been placed outside MC 13-121 to check emails. The **password** for these computers is **Temp#12345**.

**Publication Distribution**

120 copies of all conference papers and presentations received are available for participants to collect from **tables outside 13-121**. The papers are organized by thematic session and are clearly labeled with the date, time, room and session number at the top of the page. Please note that due to last-minute schedule changes, all times for the Monday sessions as labeled on the printed papers are incorrect.

