

Challenges to Land Governance and Tenure Security in the Arab Region

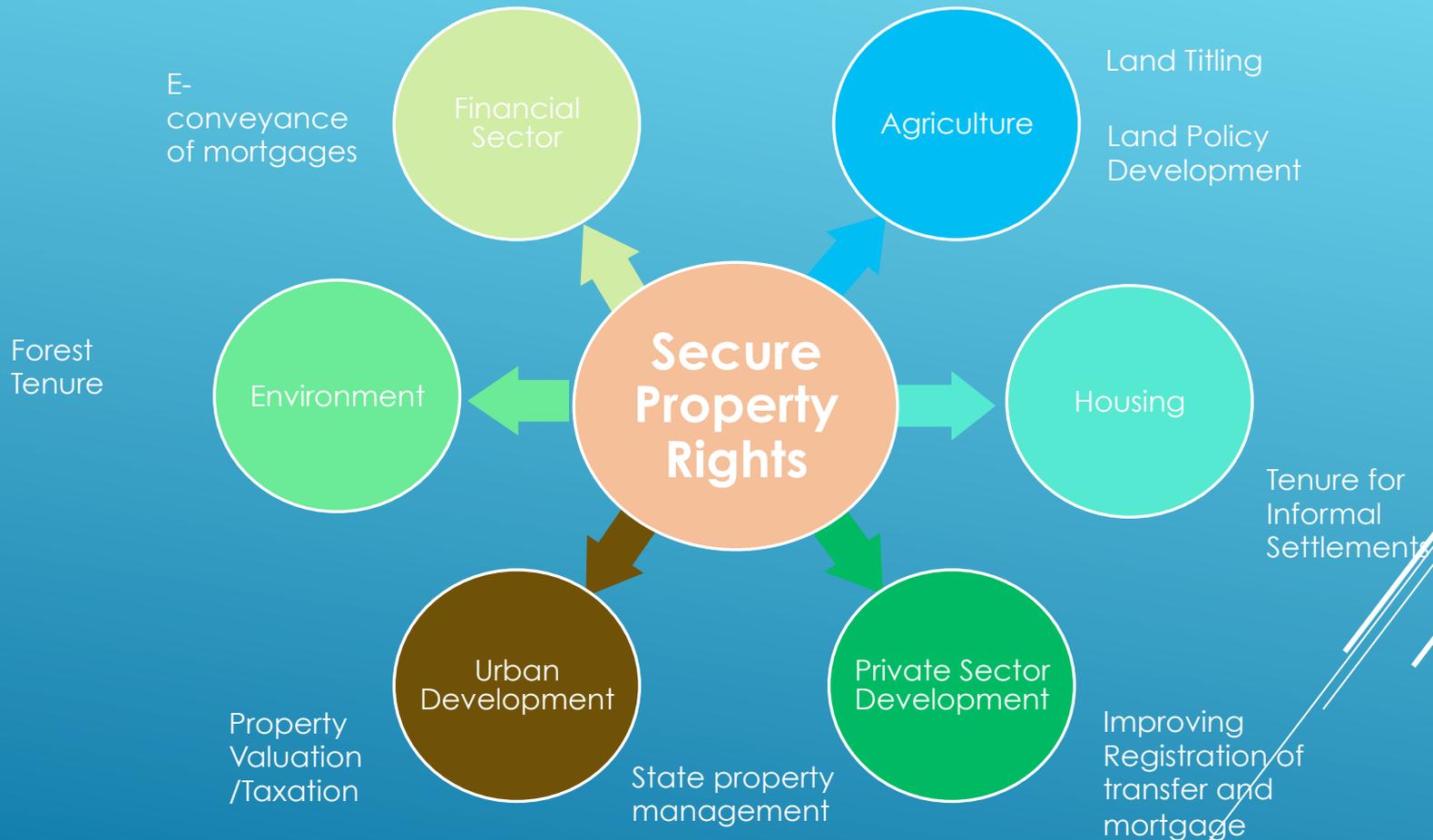


WORLD BANK GROUP
Social, Urban, Rural & Resilience

"Building Sustainable Communities"

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Importance of Land and Property Rights for a Modern Economy



Land and Geospatial Challenges

LAND



Multiple and incomplete land records



No or poor records on public lands



Land acquisition delays



Widespread Litigation



Informality, slum dwellers



Pressure on forests and parks



Loss of revenues



Weak governance

GEOSPATIAL



Limited access to geospatial data



Lack of infrastructure and standards

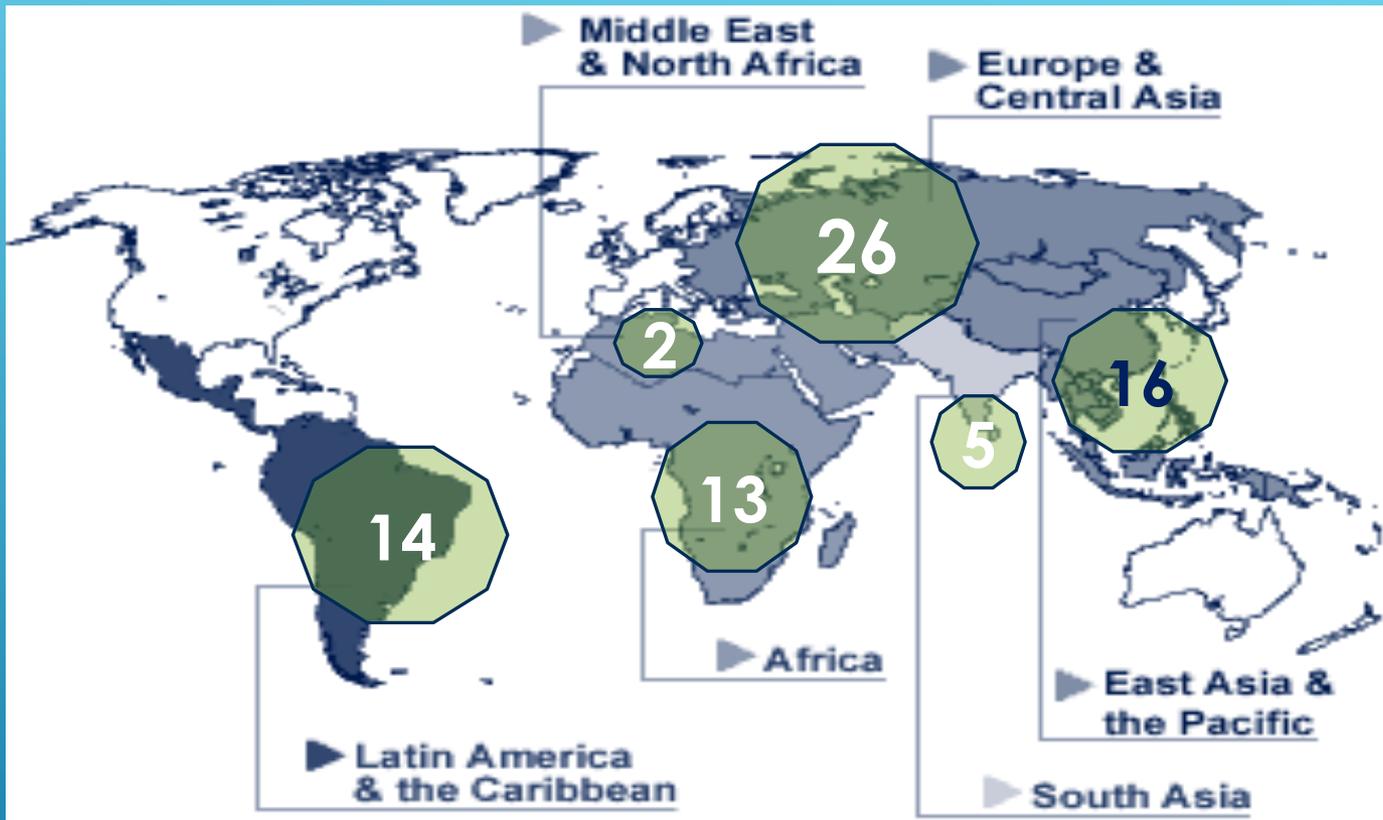


Weak institutional and legal framework



Limited capacity

World Bank Engagement on Land Distribution of Projects (1980-2019)



Total Funding: USD 3.5 Billion

Typical Land Projects Includes One or More of the Following Activities

- **1.** Development of *policy, laws* and regulations
- **2. Institutional and Capacity building**, sometimes require Institutional restructuring/ merger
- **3. Land regularization/ registration** incl. development of cadastral maps, ensuring **women** and vulnerable groups get their **rights**

- **4.** Automation of land registration and *introduction of e-service*
- **5.** Linking e-service with the broader **e-government** programs
- **6.** Development of **property valuation** regulations, standards and supporting mass valuation functions

- **7. Forest tenure** and **indigenous people** land rights
- **8. State/municipal property** management inventory/ development of state property register
- **9.** Development of Integrated **Geospatial Information** Infrastructure

Examples of World Bank Support

- ▶ **Thailand** - 1st national wide land titling program (3 projects, 1984-1995); 22 million titles registered (systematic + sporadic); registration of transactions in 1 day;
- ▶ **Russia** – Extensive reforms to modernize property administration system from 1995 to 2015 (3 projects); largest land administration system in the world, with information on more than 156 million property items (parcels and buildings) and about 169 million titles of any types officially registered ;
- ▶ **Turkey** – Support to full modernization of the national cadastre and registry system, as the cornerstone of the eGovernment's agenda (3 projects, 1999 – ongoing); 26 million beneficiaries (about 30% of the population); 39 percent of these are female; so far more than 8.5 million parcels updated and recorded in digital form;
- ▶ **Greece** - Technical Assistance to support land administration system reforms (2018 – ongoing); completion of cadastre, institutional consolidation, development of a National Spatial Data Infrastructure.

Land Program in MNA

- **West Bank and Gaza**
 - Real Estate Registration Project
 - Support to the Palestinian Land Sector (Advisory Services +TA)
- **Kuwait:** Land Management (Advisory Services)
- **Saudi Arabia** (Advisory Services)
 - Property Registration
 - Estimation of Economic Value for Geospatial Information Management
 - State Land Management (Advisory Services)
- **Egypt:** Modernization of Egypt Property Registration (Advisory Services)
- **Mashreq:** Support to the Land Sector (Advisory Services)
- **Regional Flagship on Land** – Focusing on the Economic Cost of Land Misallocation
- Land Policy Reform was included in both Palestine and Egypt **DPFs**

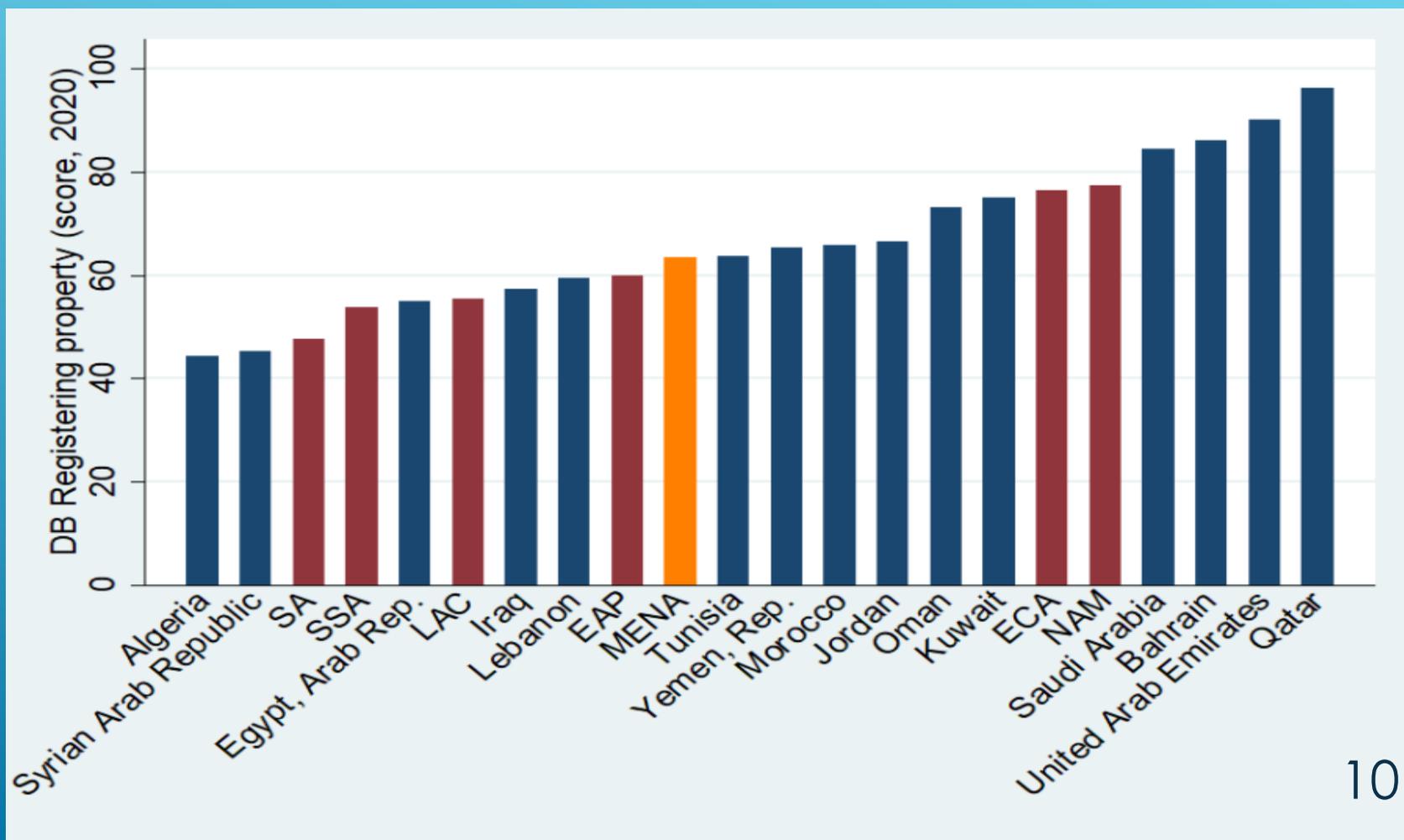
Land Challenges in MNA

- **Outdated laws** and regulations (many laws date back to 1950s/1960s and sometimes even earlier);
- **Institutional fragmentation** with multiple agencies and functions
- Large percentage of **land is not registered** and services to citizens are very slow
- Large share of land in **state ownership**; allocation of land is not optimized; and often benefit political and economic elites and military
- Lower than any Region in using land as a **collateral**
- **Access to land** is highlighted as a major constraint to private sector

Land Challenges in MNA (cont..)

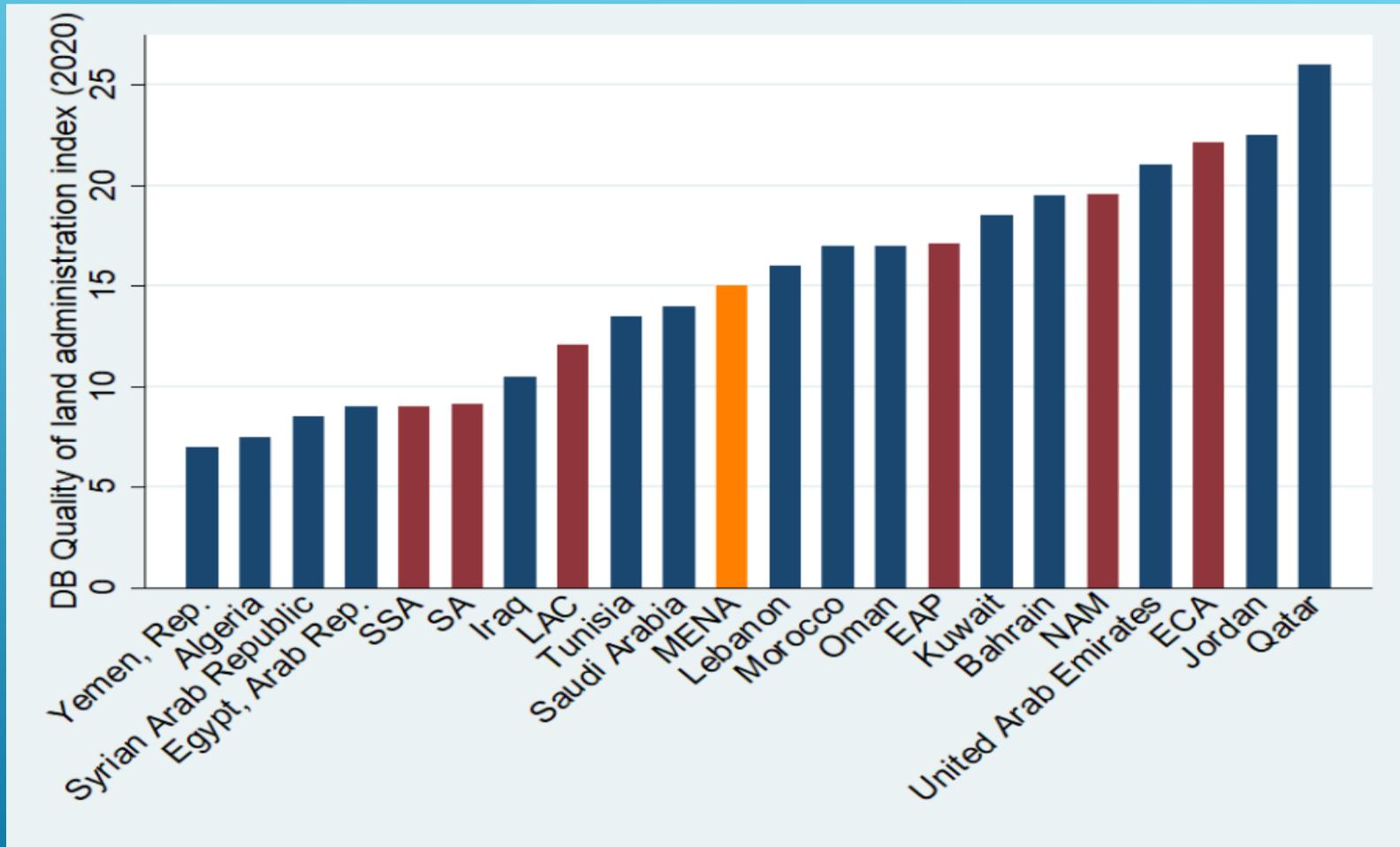
- **Property valuation** is underdeveloped and does not reflect market value
- **Prolonged Conflicts** create **displacement** that undermines property rights; clear property rights are essential for reconstruction and affordable housing
- **Women land rights** is one of the most challenging:
 - Most married women do not have their names on property titles
 - Majority of women/girls do not get their rightful land/property inheritance

Efficiency of property registration MNA countries and regional averages



Quality of land administration

MNA countries and regional averages



Source: The World Bank, Doing Business 2020

Why it is Difficult to Reform Land Governance in the MNA Region

- Land sector reform is complicated and politically difficult as there are winners and losers
- Opposition to reform by several interest groups
- Often political/economic elites and military use loopholes in the laws and weak institutions to access state land
- Lack of overall social and economic reform program
- Weak education and research in the Region to promote reform
- Weak civil society organizations to push for reform
- Lack of data

What Could be Done?

- Political economy and stakeholder analysis should be done as part of the reform process
- Sequence reform to navigate powerful stakeholder oppositions
- Partner and support Civil Society Organizations to promote land governance reform
- Create NOISE about the broader land governance reform, through conferences, media, and campaigns
- Develop education programs and research in land governance
- Address existing data constraints

THANK YOU FOR YOUR ATTENTION!