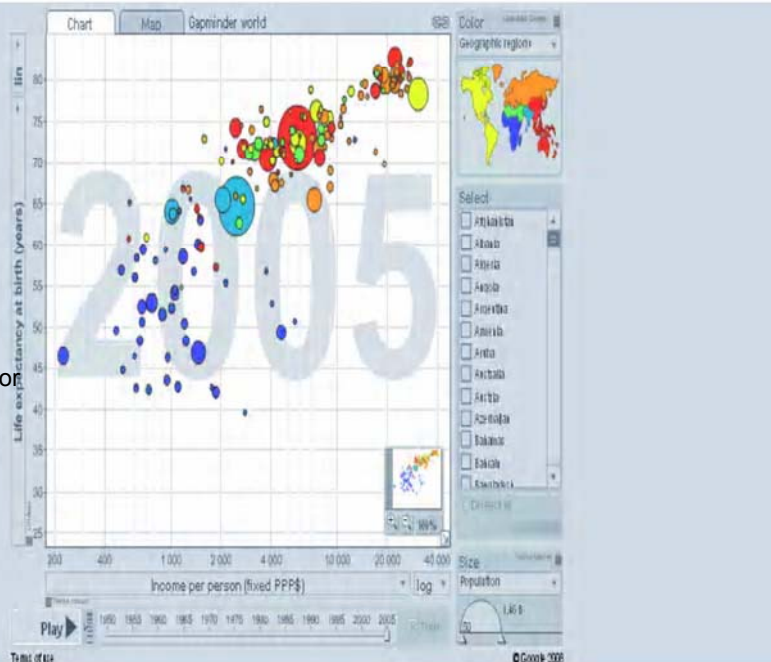


**Land Finance through Land Governance—Expanding the Discussion
Of Land Policy during
Food Crisis, Climate Change and Rapid Urbanization**

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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);

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, multi-national 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.

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;

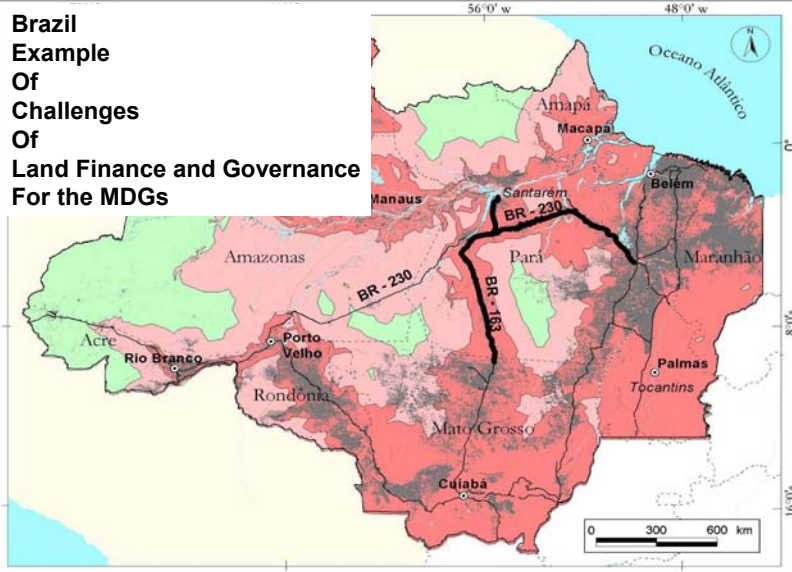
Re-valuing Resources—Pricing and Scarcity in a Fully-Carbon Linked, Water-Scarce, Global Economy--Link to spatial and social context & development agenda; Food productivity and local system resiliency, environmental services. Sets of possible deals;

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;

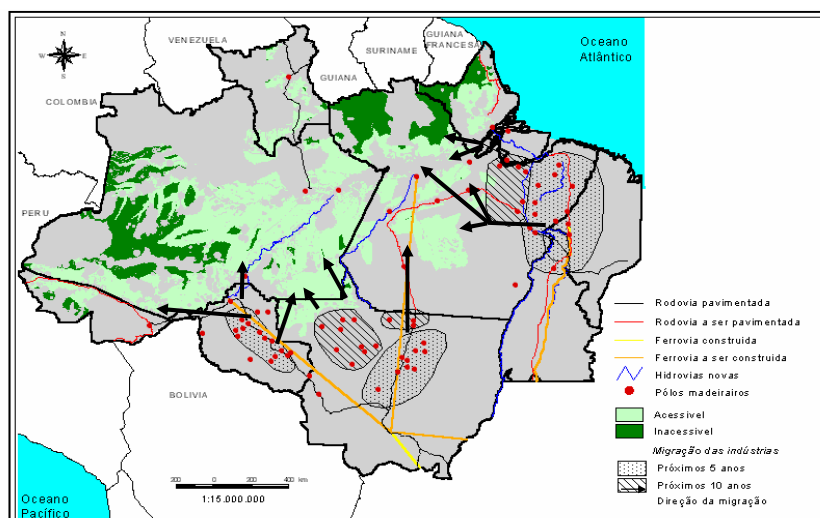
Social Pacts--Agree on principles ;Obtain high-level political buy-in; incentive-compatible deals and coalitions;

Practical Testing--Experiment on best ways to implement;Measure progress in various dimensions; Compare over time & across countries



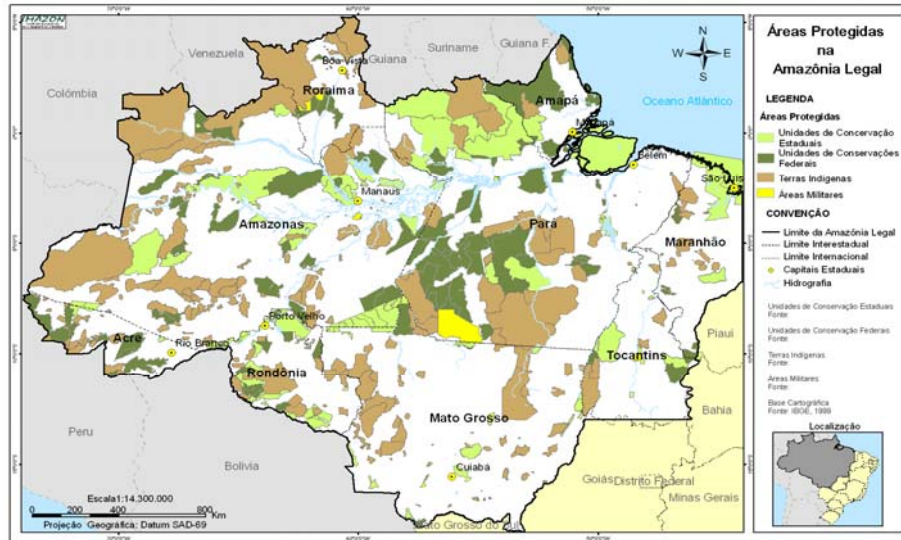
Projeção de preço como indicador de potencial de lucratividade
Com asfaltamento de BR-163 e parte da Transamazônica

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;

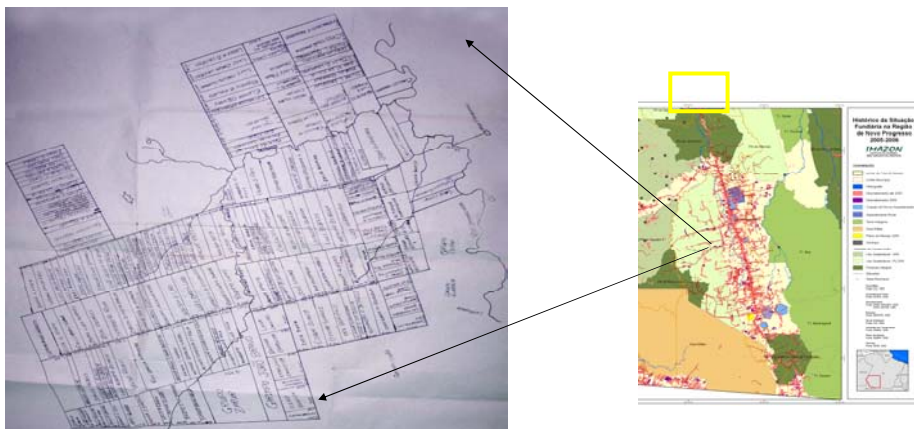


Fonte: Schneider et al, 2000

Protected Areas ~ 40%



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 convergences --Business and environment? Bottom-Billion and Conflict Prevention? Security and migration; health and trade; Competitiveness of cities in 2008-2015;

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.