

UK Land Policy Forum VIII

Urban land governance

Date & Location

July 2nd, 2019, 13:00-17:00 GMT at ODI's offices in London (203 Blackfriars Road, London SE1 8NJ)

Theme

Since its inception in November 2015 at ODI, the UK Land Policy Forum has provided a focus for debate, information and lesson sharing to inform DFID and wider UK policy and programming on how to strengthen land governance and rights protection. The 9th UKLPF, organised in collaboration with UN-Habitat, will focus on the increasingly important theme of urban land governance.

The rapid expansion and development of cities is a reality that creates significant development opportunities and challenges, especially in sub-Saharan Africa. In 2014, 37% of the total population in Sub-Saharan Africa (926 million) lived in urban areas. By 2050 this is expected to rise to 55% or 1.1bn people. This trend is driven by multiple factors, including demographic growth and continued rural-urban migration caused by the loss of livelihoods or the search for better jobs. As a primary location for the development of high-value added sectors, functioning cities are critical to the economic development aspirations and strategies of many development countries. They create jobs, attract private and public investment, foster the development of industries and accommodate growing populations. But in order to do so, cities need to be planned and managed effectively.

Land governance is a critical element of this as it facilitates, if not determines several crucial conditions for inclusive urban development, including a) the capacity of public authorities to raise finance for public services and infrastructure; b) the ability with which businesses can acquire land for investments; c) how urban expansion is managed with respect to existing and future rights holders, and; d) the ability to plan and finance affordable housing at scale in viable locations.

The Forum will explore these themes by concentrating on the following questions:

1. What are the principal political, institutional or operational barriers to effective urban land governance and how can they be overcome?
2. How is urban land governance different from rural land governance, and what can be learned from the latter?

In the first session, we will hear why land is important for urban development, concentrating on sub-Saharan Africa but also drawing on UN-Habitat's experience from around the world. Oumar Sylla, Geoffrey Payne and Victoria Delbridge will present emerging thinking and evidence on how to tackle the main barriers to effective urban land governance.

Set in a roundtable format, the second and third sessions will cover several important projects on inclusive urban and peri-urban development as well as land-based financing. In the second session, we will learn and discuss how to overcome the difficulties faced by traditional, customary land authorities when communities develop from rural to peri-urban or urban environments. Beginning with COLANDEF's latest experience in Ghana, the session will also look further afield for lessons by exploring the World Bank's City Resilience Program but also hearing about how technology can help formalise property rights in an affordable way in Colombia. Focussing on land-based finance, the third session will look at how property taxation can be revived in African cities despite political and administrative constraints, how access to land-based finance can be widened and how blockchain can be used to tackle inefficiencies in land administration and promote land-based investment.

Speakers

Oumar Sylla

Oumar heads the Land and Global Land Tool Network (GLTN) Unit within the Urban Land, Legislation and Governance (ULLG) branch of UN-Habitat. Prior to joining the Land and GLTN Unit, Oumar served as a senior advisor in UN-Habitat's Regional Office for Africa. Before that, he was chief technical advisor for the UN-Habitat country programmes in Central Africa.

Geoffrey Payne

Geoffrey Payne is a housing and urban development consultant with nearly five decades of experience covering all regions of the world. He established Geoffrey Payne and Associates in 1995 and has since undertaken research, consultancy and capacity building assignments for international development agencies, governments and academic institutions, published widely and contributed to numerous international conferences. He has been a trustee of World Habitat and Article 25 charities and is currently adviser to the President of the UK Built Environment Advisory Group (UKBEAG).

Victoria Delbridge

Vicky is a Cities Economist for the International Growth Centre (IGC) based at the Blavatnik School of Government in Oxford. She is working with Paul Collier, Tony Venables and Ed Glaeser on the IGC's Cities that Work initiative, developing a network of economists, urban planning practitioners and policymakers to translate economic research into clear urban policy guidance. Victoria holds an MSc in Economics for Development from the University of Oxford, and a BSc in Environmental and Geographical Science and Economics from the University of Cape Town. Prior to her master's at Oxford, Victoria was an economist at the Western Cape Department of Economic Development and Tourism in South Africa. Her current research areas include urban land use and planning, public infrastructure and service provision, housing markets, urban employment and firm development, and municipal finance.

Alain Durand-Lasserre

Alain is a Senior Research Fellow with the Centre National de la Recherche Scientifique (CNRS), France. He is currently attached to the Laboratory Les Afriques dans le Monde (LAM), a joint research center between the University of Bordeaux, the CNRS and the National Foundation for Political Sciences, France. He is currently a member of the Technical Committee Land and Development (French Development Agency and Ministry of Foreign Affairs). Over the last two decades, he has been involved in research and consultancy on land and tenure issues in Sub-Saharan African countries with bilateral cooperation agencies and with multilateral development agencies. He has published extensively on tenure formalization and urban land and housing policies.

Nana Ama Yirrah

COLANDEF is an NGO that aims to secure land tenure rights and promote women's empowerment in Ghana through local governance, policy advocacy, and mainstreaming gender into development. It is currently funded by Omidyar Network to implement a two-year advocacy and media campaign to improve customary land rights documentation across Ghana. Within this project, COLANDEF aims to produce an agreement between Customary and Statutory leaders on the form and process for customary land rights documentation, and to produce and then pilot a handbook and template agreement for documenting land rights. The project's media component aims to educate rural populations about the benefits of land documentation, their rights, and how to obtain documents. It consists of 24 primetime appearances on Ghanaian TV, and will potentially reach six million people.

Marc Forni

Marc is Lead Disaster Risk Management (DRM) Specialist with the World Bank's Social, Urban, Rural and Resilience Global Practice. His primary role is to lead the City Resilience Program, and provide support to other global initiatives such as the partnership on disaster linked safety nets, resilient transport, geospatial systems, emergency preparedness and response systems, and attracting private sources of capital to World Bank-financed investment programs. Marc joined the Bank in 2003 and, as part of the Latin America and Caribbean DRM team, he helped implement investment projects in the Caribbean, while he also supported the development of the Caribbean Catastrophe Risk Insurance Facility and the CAT DDO instrument. He rejoined the Bank to help build the South Asia DRM program, which has grown substantially over the past few years. In recent times, he has been increasingly active in catalyzing global programs and cross-GP partnerships with Social Protection, Transport, Finance and Markets, and Governance.

Matt Alexander

Matt Alexander is an entrepreneur with over 15 years of experience building innovative companies that generate social impact. He is currently Co-founder and CEO of Suyo, a public benefit corporation that uses technology to formalize property rights for low-income families in Latin America. Prior to Suyo, he led Mercy Corps' regional strategy in land titling and land conflict resolution as the Latin America Regional Program Manager. He is also the Founder and Chairman of Amsa, a social enterprise that alleviates poverty by fostering entrepreneurship in marginalized communities in Colombia. Matt's social innovation work has earned him recognition as an Expo Live Global Innovator, Echoing Green Fellow, Ashoka Changemaker, Harvard Innovation Lab Resident and American Express Emerging Innovator. He holds master's degrees from Harvard University, Universidad Externado de Colombia (Fulbright Scholar) and University of Ulster (George Mitchell Scholar), and a Bachelor of Science degree from the University of Washington.

Giorgio Brosio

Professor Brosio will be presenting the findings of a report for the European Commission on property taxation in a development context, focusing in particular on sub-Saharan Africa. The presentation will focus on reviving property taxation for African cities with a specific attention to political and administrative constraints. He will also share insights from a paper co-authored with Ehtisham Ahmad on financing inclusive urban development in China and Latin America, funded by BEIS as part of the LSE's "Coalition for Urban Transitions" (CUT) programme. Another DFID-funded LSE/CUT paper on the topic was recently issued during the IMF/World Bank Spring meetings, where it was presented at special joint sessions with the G24 on financing the SDGs.

Siraj Sait

Professor Sait will present recent work on ethical land-based finance and land governance. Sait is a human rights lawyer and land expert. As Director of the Centre for Islamic Finance Law and Communities he has been involved in LBF research and training in Saudi Arabia, Indonesia and Liberia. He also authored the LBF module for GLTN and has presented several papers on the topic at the World Bank, the UN-Habitat Assembly and other fora on land and poverty. He is co-Chair of the UN-Habitat Stakeholder Advisory Group Enterprise (SAGE) and member of the Advisory Group on Gender Issues (AGGI) and is involved in initiatives on widening access to finance and innovative land tools for development.

Emmanuel Noah

Emmanuel is a United Nations Solution Maker and tech innovator focused on revolutionizing the African land market ecosystem. He is the founder of BenBen, a private sector land information supplier and transaction firm. Based in Accra, Ghana, BenBen leverages blockchain technology to tackle the inefficiencies of land administration to promote land based investment, as well as encourage transparent and equitable land resource management. BenBen's platform revolves

around digitally facilitating trusted, and secured collateralized land transactions between financial institutions, land owners and government land sector agencies in Ghana. Emmanuel also works as a technical member of the Property Reforms Working Group under Ghana’s Ministry of Trade and Industry.

Nyah Zebong

Zebong will be presenting an ICTD/IGC/FCC pilot project to implement a simplified valuation system for property tax purposes in Freetown-Sierra Leone. He will focus on the objectives and initial outcomes of the pilot and perspectives for scale-up. He has over 14 years of extensive experience working with the Ministry of Finance of Cameroon on tax policy and administration issues including compliance, audits, appeals, and collection. He has also recently been involved in academia as visiting lecturer of both Taxation Law and Project Finance. Dr Nyah wrote his Ph.D. thesis on taxation of the extractive industries, notably focusing on tax anti-avoidance and transfer pricing. He is now the Project Leader for ICTD’s African Property Tax Initiative (APTI) that is working to stimulate and encourage the use of more effective property tax systems in Africa.

Agenda

Time	Theme	Presenters
12:15	LIGHT LUNCH	
13:00	Welcome and introduction	Eva Ludi (ODI) Rubbina Karruna (DFID) Chris Penrose-Buckley (DFID)
13:15	Scene-setting: Why is land important for urban development?	Moderator: Chris Penrose-Buckley 1. Oumar Sylla (GLTN, UN-Habitat) 2. Geoffrey Payne (Geoffrey Payne & Associates) 3. Victoria Delbridge (IGC)
14:15	COFFEE BREAK	
14:30	Inclusive urban and peri-urban development	Moderator: Geoffrey Payne (GPA) 1. Alain Durand-Lasserve (CNRS)

		<ol style="list-style-type: none"> 2. Nana Ama Yirrah (COLANDEF) 3. Marc Forni (World Bank) 4. Matt Alexander (Suyo)
15:30	COFFEE BREAK	
15:45	Land-based financing	<p>Moderators: Rubbina Karruna & Rory Moody (DFID)</p> <ol style="list-style-type: none"> 1. Georgio Brosio (University of Torino) 2. Siraj Sait (University of East London) 3. Emmanuel Noah (Benben) 4. Nyah Zebong (African Poverty Tax Initiative)
16:45	Reflections from DFID and UN-Habitat	<p>Oumar Sylla (GLTN, UN-Habitat)</p> <p>Rory Moody, Rubbina Karruna and Chris Penrose-Buckley (DFID)</p>