

WORLD BANK LAND
CONFERENCE 2024

Urban and Land Management in Egypt

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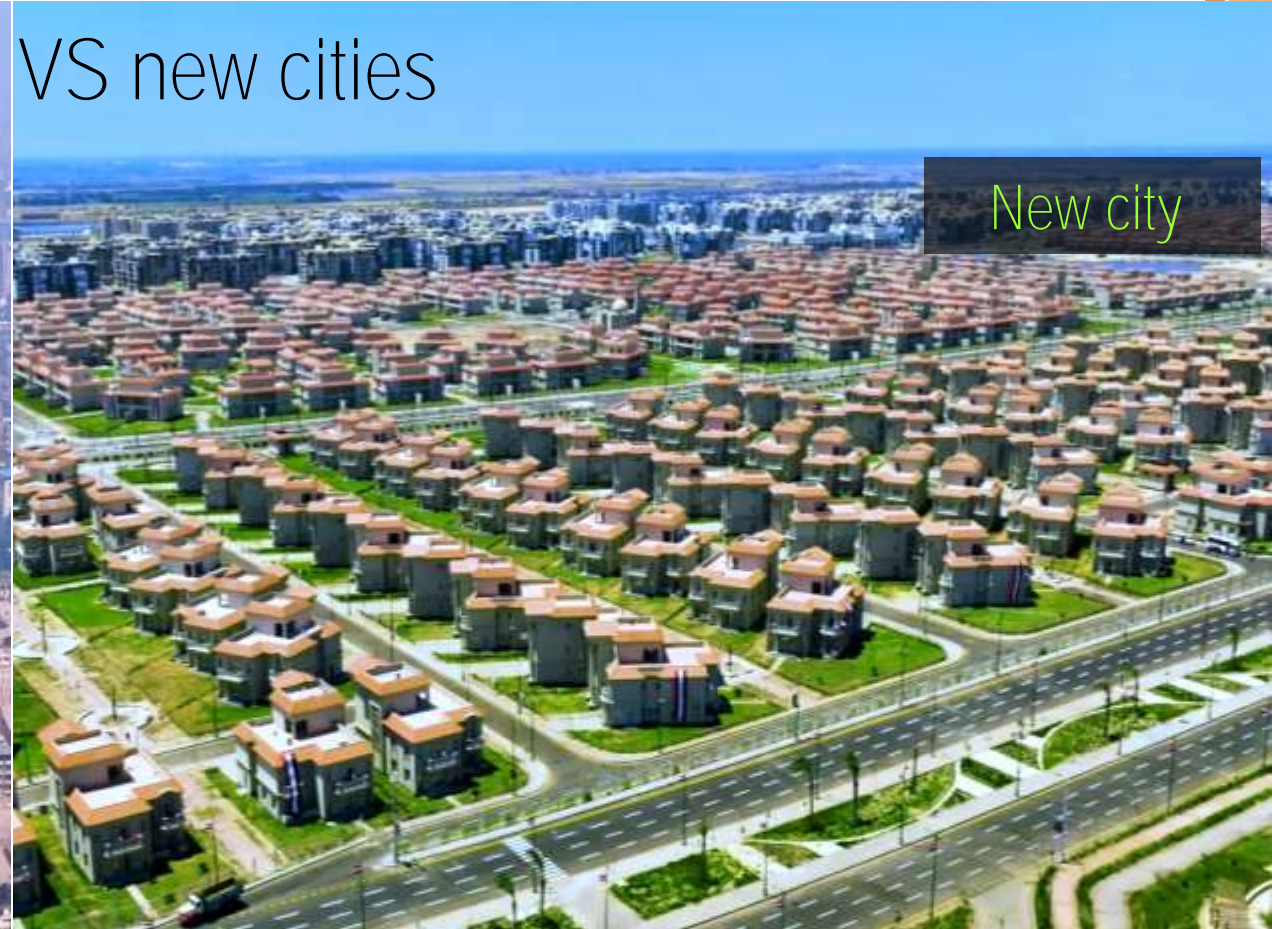


Existing cities VS new cities



Existing city

Land scarcity – high values of land
competitiveness over lands between investment
and social services to improve quality of life



New city

Greenfield is available

How to use land according to the real market
demand and for investment ?



1.0

Challenges of Land management **at the City level**
Private and Public Lands



Cairo in 1950

5.6 million inhabitant
150 person/ acers

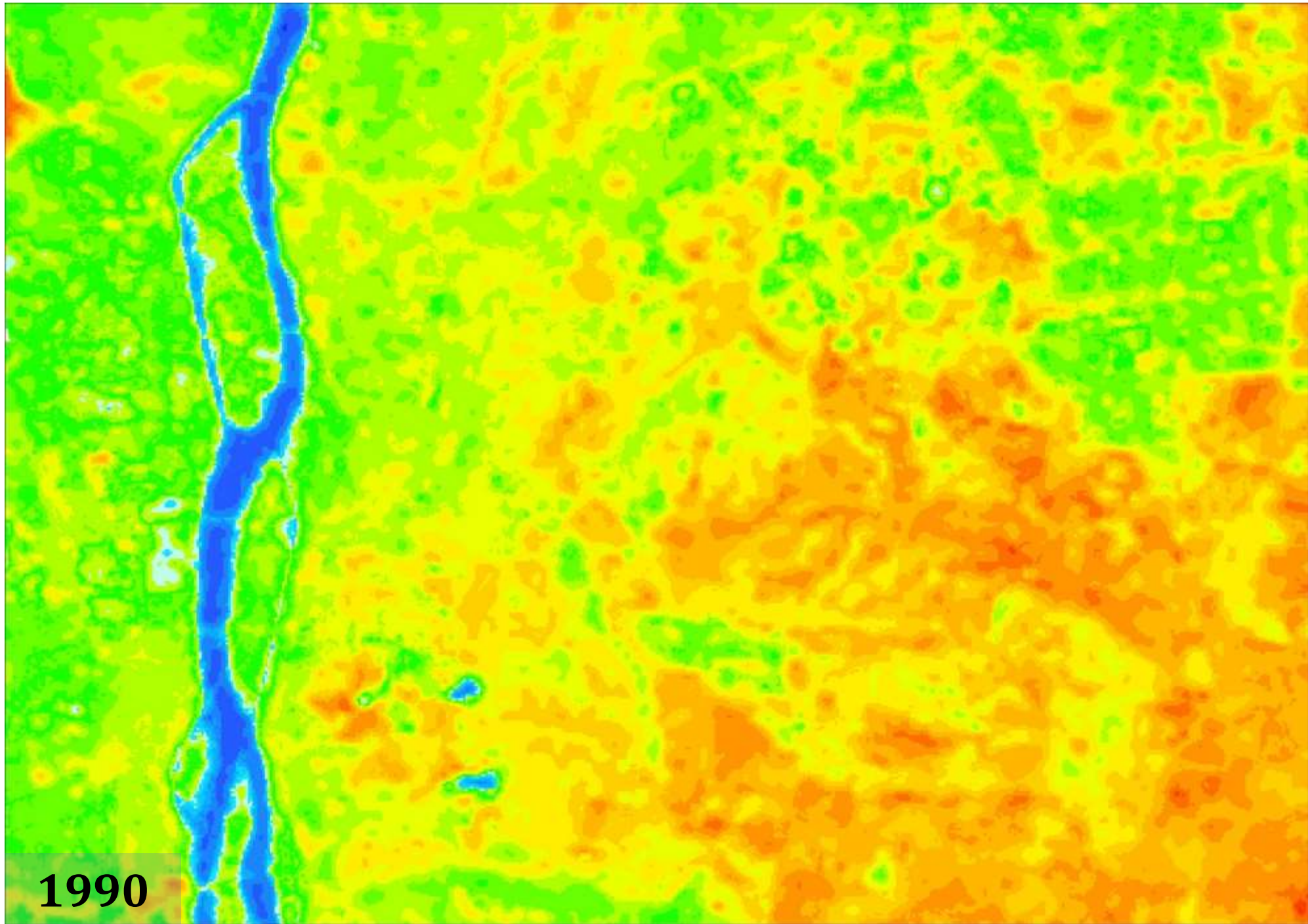


Cairo today

20 million inhabitant
500 person/ acers



Compact urban form: no space either for future extensions or providing new services for citizens



Urban Heat Island (UHI)

Increasing Temperature and air Pollution Levels

1990

Land surface Temperature +2



Strategy (1.0) : Brownfield land development for social services

Monitoring and reusing

River Nile banks (before intervention)



First project phase

10
Km

River Nile banks (after intervention)



before

Strategy (1.0) : Brownfield land development for social services

From brownfield to
green spaces

Green spaces per capita in
Greater Cairo Region

30 cm²

1 m²





Strategy (2.0) : To control the un-planned (informal) urban growth on agricultural lands

1.5
million
acres

Lost from agriculture private lands
(economic resource for the city)

180
thousand
acres

agricultural land are added to cities as expansion areas
in the cities' strategic plans



City example

City from the Egyptian Delta Region

High concentration of urbanization - the need for future urban extensions

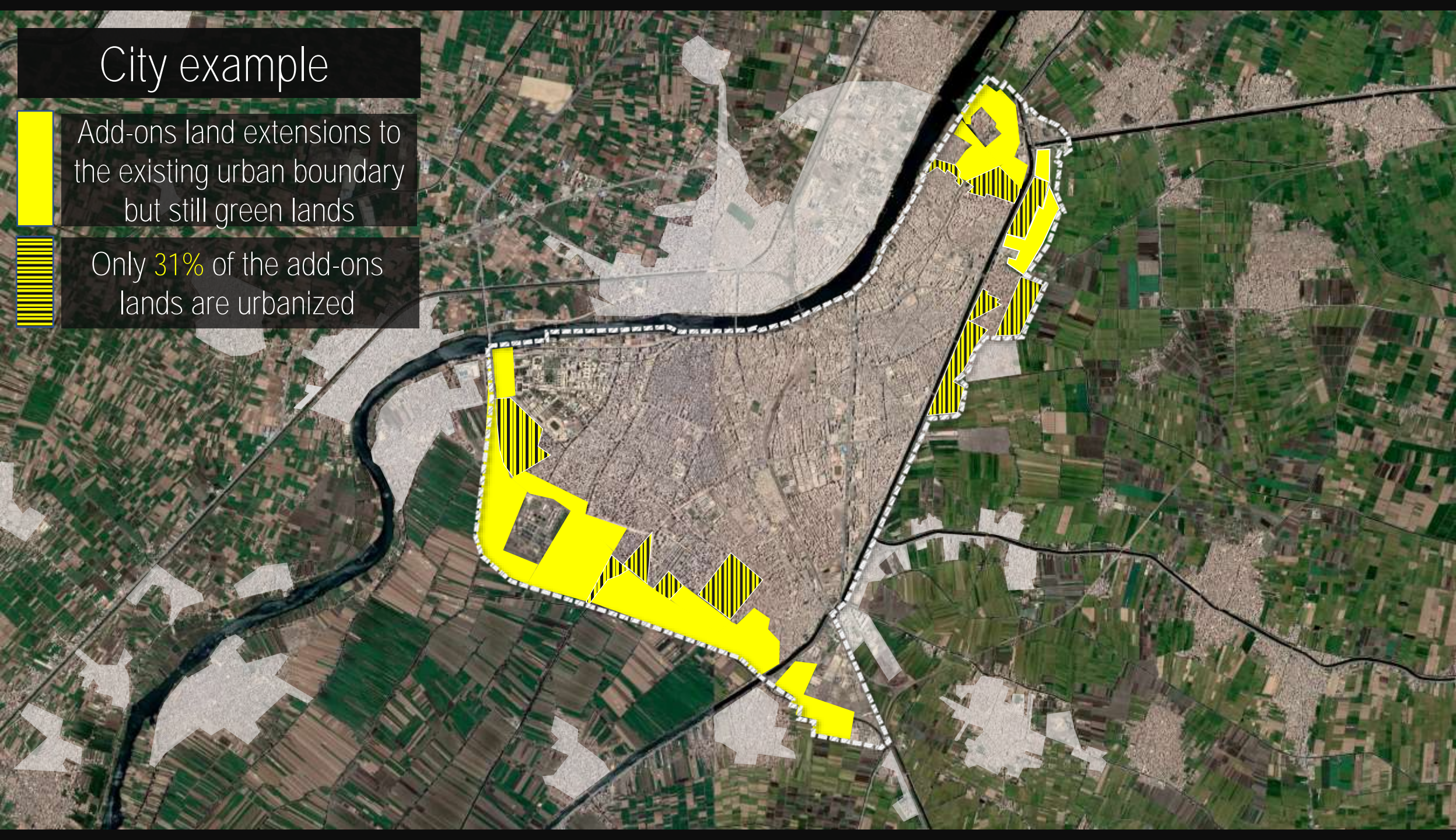
New urban boundary for the future extensions



City example

Add-ons land extensions to the existing urban boundary but still green lands

Only 31% of the add-ons lands are urbanized



City example

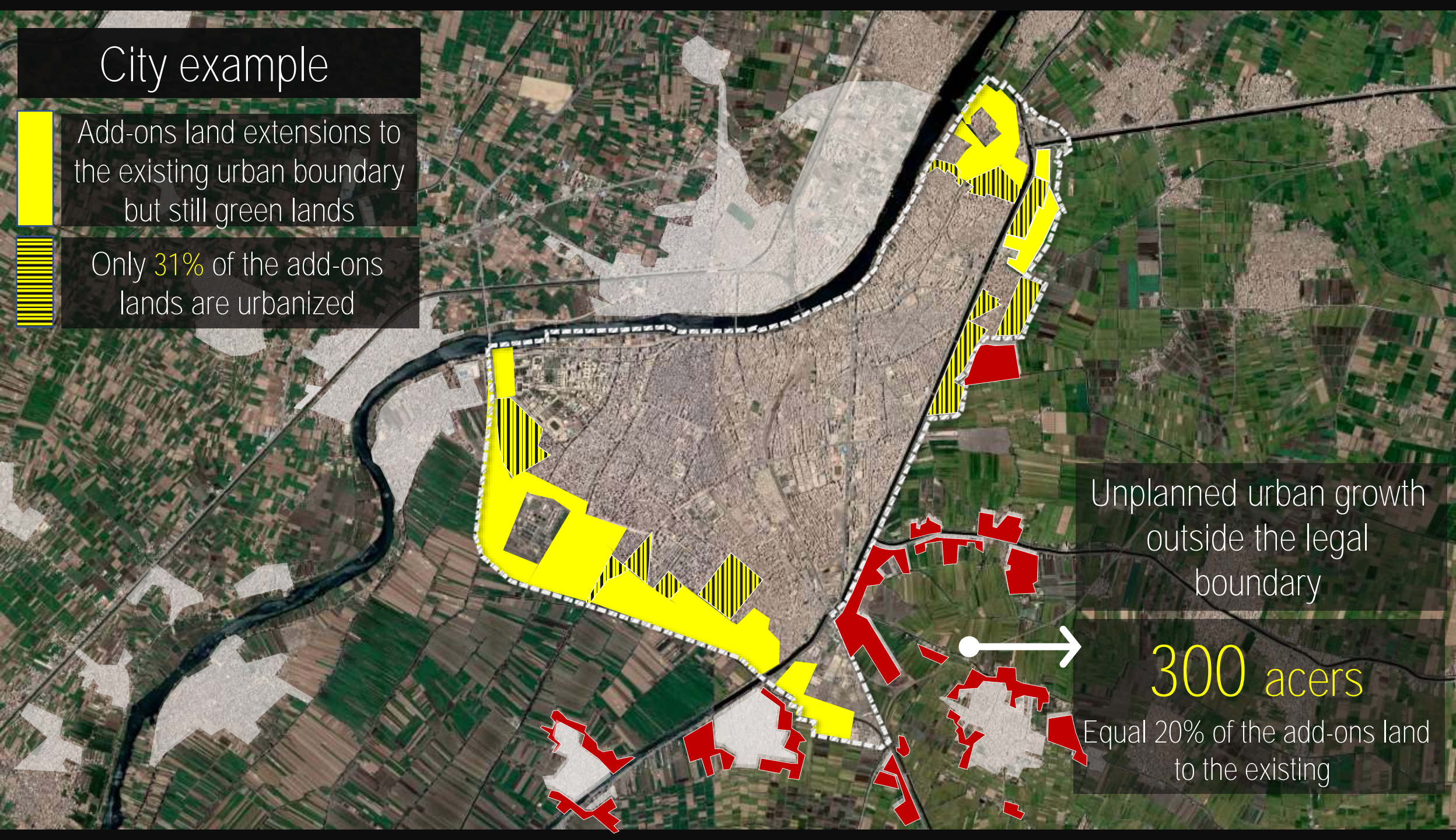
Add-ons land extensions to the existing urban boundary but still green lands

Only 31% of the add-ons lands are urbanized

Unplanned urban growth outside the legal boundary

300 acers

Equal 20% of the add-ons land to the existing



Challenges

Haphazard land use decisions, ineffective land valuation, un-transparent allocation, complex procedures and no notion of enabling investment

Solutions



New building and planning regulations to improve land efficiency



New building procedures to simplify the procedures



Spatial system using daily satellites to control the urban growth



Land registration and national ID for buildings



Land Readjustment process for the new urban extensions

Land Readjustment

As a tool for Planning and Managing of
Urban Expansion Areas in Egypt



Land Readjustment Objectives and stages

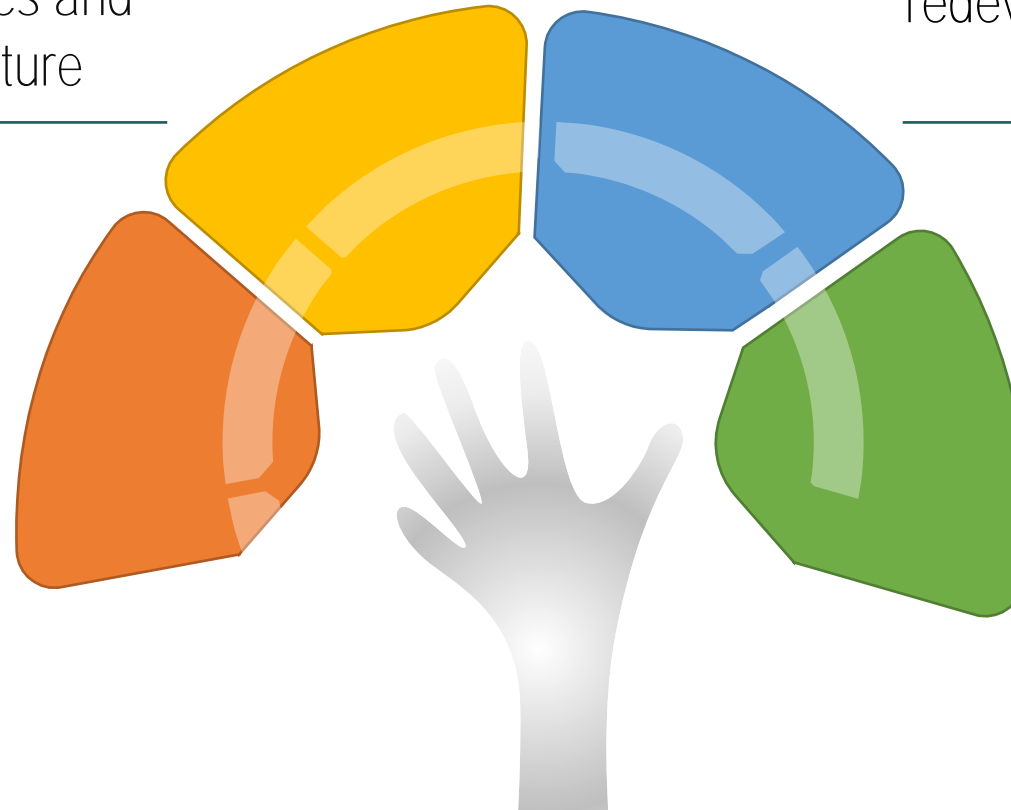
Redevelop urban areas according to an updated master plan

Provide urban population with basic services and local infrastructure

Engage urban poor in land redevelopment and prevent forced eviction

Capture land value increments to cover redevelopment Costs

Increase development density to make room for urban expansion and revitalization





2

million

Live in dangerous areas (unsafe)

12

million

Live in informal areas (unsafe)

Strategy (3.0) : securing land tenure for the informal areas

Strategy (3.0) : securing land tenure for the informal areas



A registered contract between the citizen and government to own the unit

A fully finished and furnished unit granted to citizens without discrimination

Before



After



Affordable housing, good quality of life



New Administrative Capital

Strategy (4.0) : Land registration at the new city context



Strategy (4.0) : Land registration at the new city context

Just 5-10% of properties in Egypt registered in (old) cities

lack of ICT capacity

Fragmentation of registration responsibilities.

Limited access to accurate land data



THE WORLD BANK



SECO

Impact on land market, urban planning, banking sector, and economic growth.

The 4th generation new cities are arranged as Smart Cities that optimize city functions while improving quality of life for their citizens utilizing smart innovation.

Strategy (4.0) : Land registration at the new city context

Geospatial smart city management system

A. Overground layers (GIS)

- A GIS unit has been established in Zayed city and with more GIS experts.
- Unified GIS database standards, supported by NUCA.
- Providing digital 3D models/images using the latest technologies, such as drones and Street Mapping tools.
- Customizing GIS web application

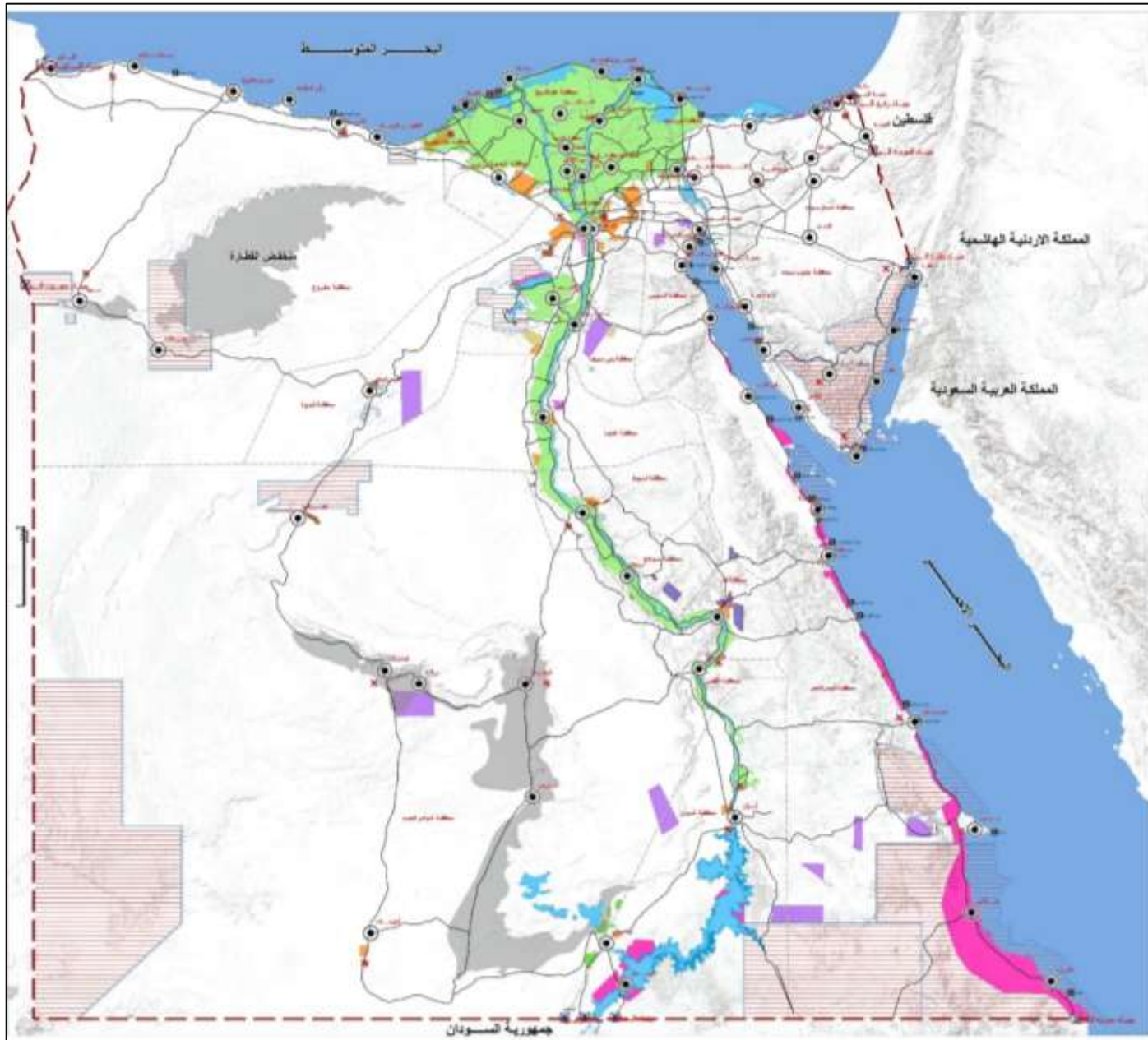
B. Underground Utilities Network

surveyed paths, cables, depth, and line types for the following underground networks;

Electricity network - Water networks - Gas network - Drainage network - Telephone network

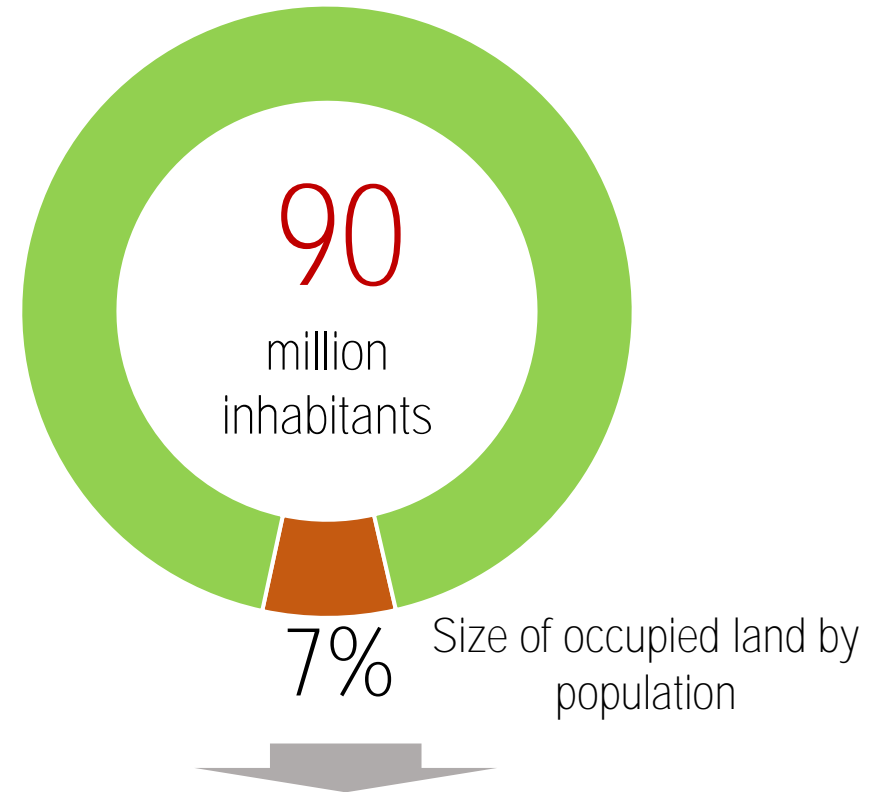


2.0 Challenges of Land management at the National level



Urban development in Egypt Key challenges and problems

2014



High concentration of uses and activities
High demand on land



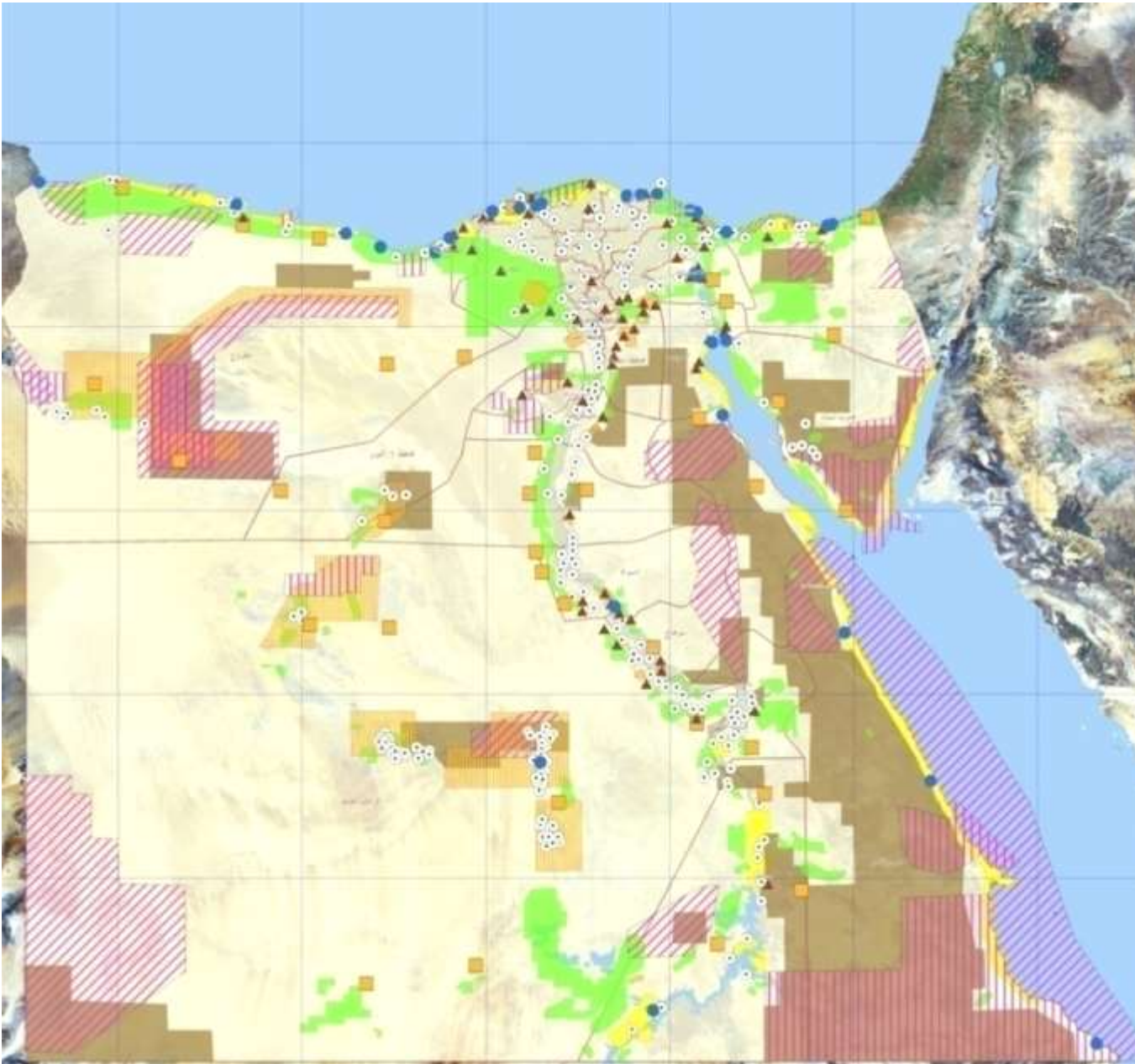
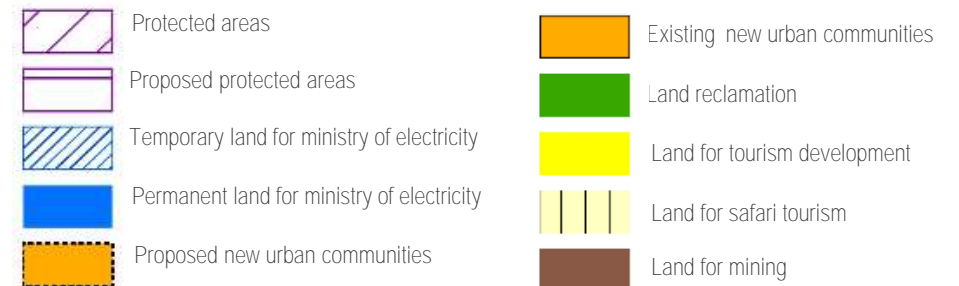
- 1 Institutional challenges
- 2 Policy framework challenges
- 3 National land uses challenges

Challenges

1- Institutional Framework

Many sectoral and geographic entities directly and indirectly control public land allocation and development

Interference sectoral authorities on public lands (horizontal) and between central government and local governorates (vertical)



Governing public land and asset management
(identification, documentation, preservation, pricing and uses)

Cabinet

National committee for accounting the state lands at different ministries

Tourism

TDA

Settlements

NUCA

Industry

GAID

Agriculture and
reclamation

GARPAD

Governorates (local government)

Technical secretariat for the public asset governance

High level national committee for land retrieval

Integration between different sectors

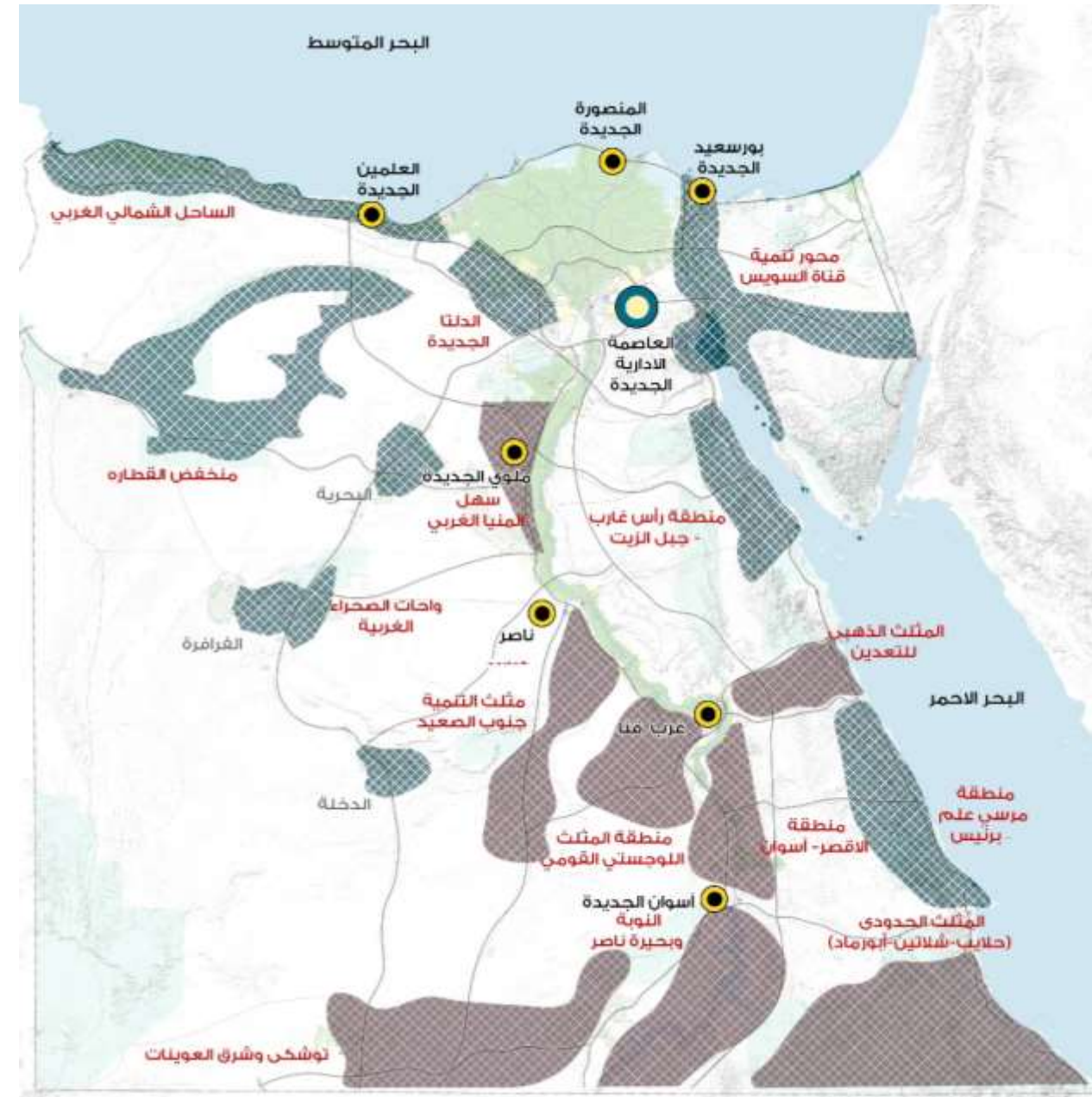
to minimize the interferences between
different authorities

Economical development zones based on
resources and demand

15

development and economic zones

No overlapping – land uses driven by demand



REPUBLIQUE DE DJIBOUTI
UNITÉ – EGALITÉ – PAIX
MINISTERE DU BUDGET



MINISTERE DE LA VILLE, DE L'HABITAT ET DE L'URBANISME



**Développer un système d'administration foncier
et lutter contre l'habitat informel en milieu urbain :
Cas de la République de Djibouti**

PERSPECTIVE D'EVOLUTION DU SECTEUR FONCIER

*Présenté le 17 Mai 2024
À Washington*

Plan de la présentation

OBJECTIFS :

Présentation :

- I – Contexte actuel du secteur foncier à Djibouti
- II- Brève description du Projet Intégré de résorption des Bidonvilles (**PIRB**)
- III- Activité de réforme de l'administration foncière au niveau du système cadastral et foncière de la république de Djibouti
- IV- L'amélioration des conditions de vie urbaine et foncière des habitants des bidonvilles : le cas des zones urbaines des quartiers précaires cibles du projet
- V- Mise en place d'une base de données des ménages de la zone de Balbala nord
- VI- Des défis majeurs rencontrés en 2023

Introduction : Contexte actuel du secteur foncier à Djibouti

- A l'instar des pays africains, Djibouti est confrontée à une urbanisation accélérée et non maîtrisée et affectant plus particulièrement dans *les zones urbaines* « *qui regroupent 70,6% de la population totale dont 58,1% pour la seule ville de Djibouti* ».
- La gestion urbaine et foncière constitue une problématique majeure pour les acteurs en charge du foncier à Djibouti car la ville de Djibouti **s'étend de plus en plus dans les zones à urbaniser** tel que **prévu par le SDAU** mais aussi la dispersion de l'habitat précaire caractérisée par des occupations illégales.
- La problématique de l'accès au foncier pour la population vulnérable reste l'une des principaux axes prioritaires dans tous les « **documents cadres stratégiques de développement** » élaboré par le gouvernement djiboutien *en vue* « *d'apporter des réponses concrètes face à la dégradation de la condition de vie urbaine des habitants des quartiers précaires.*
- C'est pourquoi, les acteurs de la gestion urbaine et foncière ont compris la nécessité de mener plusieurs études portant sur l'amélioration du secteur foncier à Djibouti dans le but d'identifier les obstacles liées à l'accès au foncier aux différentes couches sociales.
- Pour faire face aux problèmes liés à la gestion urbaine et foncière, le gouvernement djiboutien est engagé avec le soutien des directions techniques concernées (**DATUH, DDCF, ET ARULOS**) pour mener des travaux d'étude de restructuration et d'alignement de treize quartiers de la ville de Djibouti.
- La particularité de la gestion foncière à Djibouti réside dans le fait que la terre appartient à l'Etat et le ministère du Budget par l'entremise de la **Direction des Domaines et de la Conservation foncière** (DDCF) est en charge de la gestion intégrale des domaines de l'Etat aussi bien dans le domaine privé que public.

Contexte et Justification du Projet PIRB

- Le Gouvernement de Djibouti a lancé en 2016 un programme intitulé « Programme Zéro Bidonville - PZB ».
- L'objectif visé est d'apporter des réponses appropriées et durables pour l'amélioration des conditions de vie urbaine et d'accès à un logement décent pour tous.
- Dans la ville de Djibouti, le projet vise à apporter une réponse concrète dans les zones urbaines défavorisées et en particulier à Balbala où la question de l'accès aux services urbains est faible.
- Le Projet Intégré de Résorption des Bidonvilles (PIRB) et Financement Additionnel se propose à horizon 2025 de régulariser 25 000 unités d'habitation.



Elaboration des instruments institutionnels, réglementaires, opérationnels et de planification pour mettre en œuvre le PZB

Investissements participatifs de réhabilitation dans des zones urbaines sélectionnées

Contexte et Justification du Projet PIRB

- La plupart des habitations sont informelles, impliquant l'occupation illégale des domaines publics et la construction avec des matériaux temporaires et récupérés et ne tiennent pas compte des exigences du plan d'aménagement urbain en vigueur.
- Ainsi 13 quartiers de Djibouti-ville sont identifiés comme étant de bidonville et nécessitant une stratégie d'étude de réaménagement et de restructuration urbaine.
- Le tableau suivant récapitule les quartiers objet des opérations de restructuration, d'alignement et de réaménagement **des zones du projet de Zéro Bidonvilles (PIRB) :**

Tableau 1 : Quartiers cibles du projet de zéro Bidonville

Noms des quartiers	Surface (ha)	Population	Nombre de Ménages	Commune
Djaga Boudouq	15.5	6096	1066	Boulaos
Cité d'Arhiba	14.3	6337	1667	Boulaos
Harirad	11.5	7314	1306	Balbala
Vietnam	8.9	2646	472	Balbala
Quarawil-Pompage	24.7	7163	1279	Balbala
Balbala Ancien	42.5	15652	2830	Balbala
Quartier T9	8.6	2322	414	Balbala
Bâche à eau	29.3	10928	1951	Balbala
Quartier 11	4.1	1123	200	Balbala
Warabaleh II	45	10575	1880	Balbala
Tora Dorah	12.5	2375	602	Balbala
Moustiquaire	125	23875	6049	Balbala

DDCF: Réalisation des activités de réforme au niveau du système cadastral

- L'utilisation des données cadastrales à l'aide d'un logiciel ARCGIS PRO

Lotissement Check Osman

OID	Shape	Entity	Handle	Owner	Layer	Leaf	Level
0	Polygon						0
1	Polygon						0
2	Polygon						0
3	Polygon	Text	707		81		0
4	Polygon	Text	427		81		0
5	Polygon						0
6	Polygon	Text	897		81		0
7	Polygon	Text	706		81		0
8	Polygon	Text	678		81		0
9	Polygon	Text	895		81		0

Data Source

Data Type: Shapefile Feature Class
Shapefile: C:\Users\HP\Desktop\SIG\Donne\cheikh osman\CHEIK_...
Geometry Type: Polygon
Coordinates have Z values: No
Coordinates have measures: No

Projected Coordinate System: Djibouti_New_Zone_ITRF2005
Projection: Transverse_Mercator
False_Easting: 130000,00000000
False_Northing: 0,00000000

DDCF : Nouveau système de coordonnées géodésiques unique pour Djibouti

Après l'installation et la configuration de la station permanente GNSS, la DDCF a programmé une série d'observation des anciens points connus à l'aide des nouveaux outils pour contrôler leurs coordonnées.

Photo 1 : Réunion de concertation avec les institutions utilisatrices GNSS



Les principaux partenaires de premier plan et utilisant les données géospaciales qui ont pris part à la réunion :

- ✓ **DATUH**
- ✓ **ARULOS**
- ✓ **SIAF**
- ✓ **ADR**

DDCF : Nouveau système de coordonnées géodésiques unique

- Suite à la définition du référentiel géodésique, la DDCF a acquis une station permanente installée sur le toit de la Direction Générale, avec l'assistance technique du prestataire Leica.
- La station permanente dénommée DJIB1 enregistre les données Rinex par jour et les fichiers sont mis à jour automatiquement dans le serveur en vue de les utiliser à des fins de traitement des données obtenues en post-traitement.



Le système de référence géodésique ITRF 2005 défini ci-dessous, a été choisi comme le système de référence officiel pour tous les travaux géodésiques

Système de référence	ITRF 2005, époque 2012.27
Nom	Réseau Géodésique de Djibouti (RGD)
Type de projection	Transverse Mercator
Ellipsoïde associé	GRS80

Travaux des observations des points géodésiques



DDCF: Renforcement des capacités des agents



Bilan des agents formés dans le cadre de remise à niveau du système cadastral :

- **9 Techniciens et géomètres formés** pour la prise en main des matériels de gestion des données géospatiales de l'équipement GNSS :

Volet de formation sur les outils GNSS avec l'appui du prestataire Leica



La formation sur le **matériel GS18T** et la tablette SIG et topographique dispensée par le prestataire Leica pour l'utilisation des outils GNSS en lien avec la station Permanente.

Photo 3 : Le démarrage de la formation avancé



Matérialisation des points géodésiques dans les zones identifiées

- Le 30 janvier 2024, les techniciens se sont retrouvés pour déterminer les sites d'emplacement de points de la polygonale, le type de bornes et les modalités pratiques des opérations.
- Suite aux opérations de localisation et d'identification des sites choisies, le nombre de points repérés **s'élève au total 78 points de la polygonales dans la ville de Djibouti.**

Photo 2 : Vues des sites choisis pour l'emplacement des points de polygonale



L'amélioration des conditions de vie urbaine et foncière des habitants des bidonvilles

Photo 1 : Quartier Layableh-moustiquaire
Avant les opérations PZB

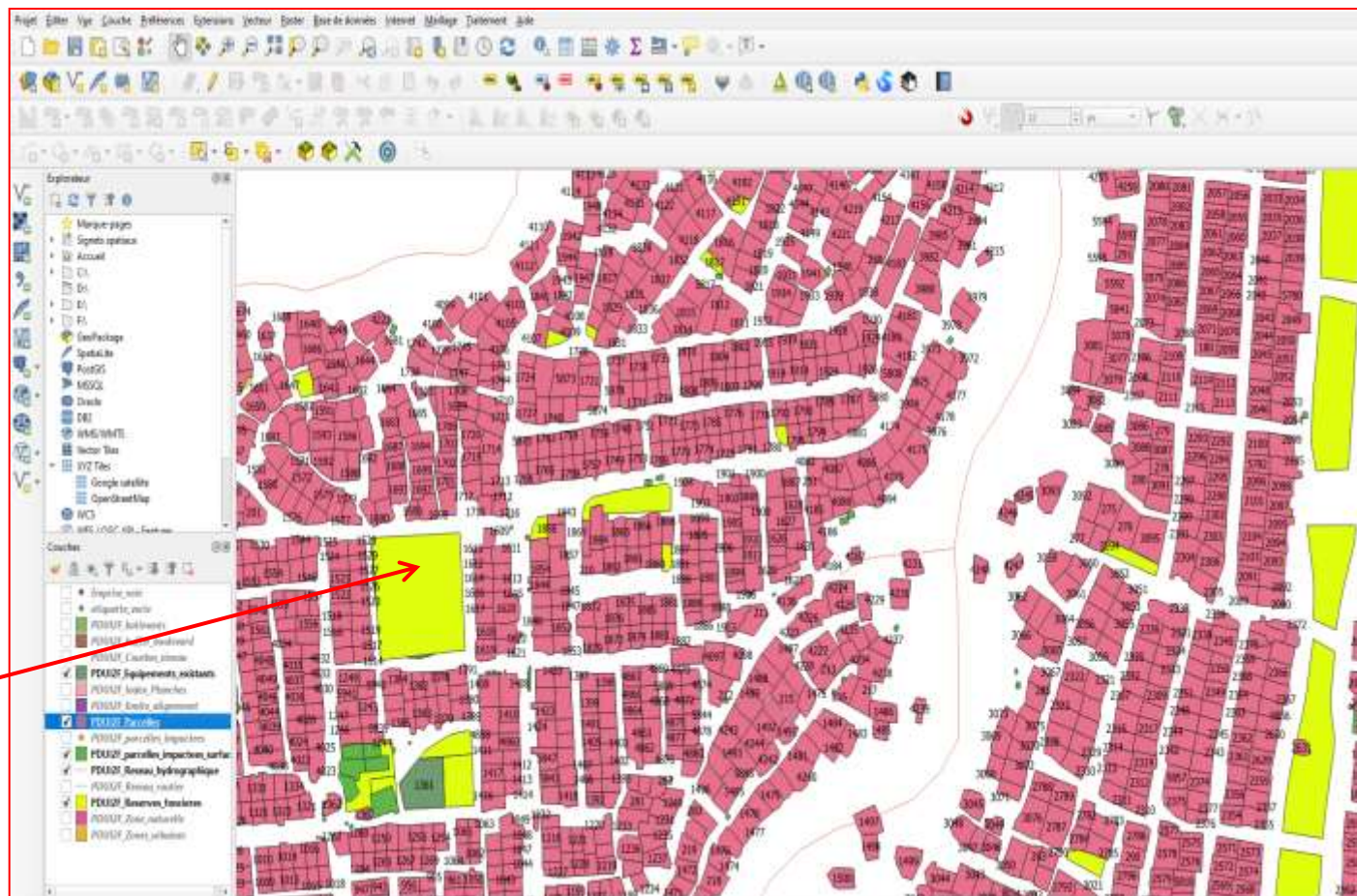


Ce quartier est caractérisé par :

- ✓ l'absence d'un plan d'aménagement et d'alignement
- ✓ Absence d'un plan d'équipement public
- ✓ Manque de voirie et de mobilité urbaine
- ✓ Faiblesse en terme d'accès à l'eau potable et à l'électricité
- ✓ Forte insécurité foncière (faible enregistrement dans le registre foncier détenues par la sous-conservation foncière de la DDCF.
- ✓ vulnérabilité extrême aux phénomènes naturels (Inondation, incendie etc..)
- ✓ Absence de la fiscalité foncière dans les zones non enregistrées.

L'amélioration des conditions de vie urbaine et foncière des habitants des bidonvilles

Plans détaillé
d'aménagement
et **d'alignement**
du quartier de
Layableh dans
le cadre du PZB
(Version définitive)



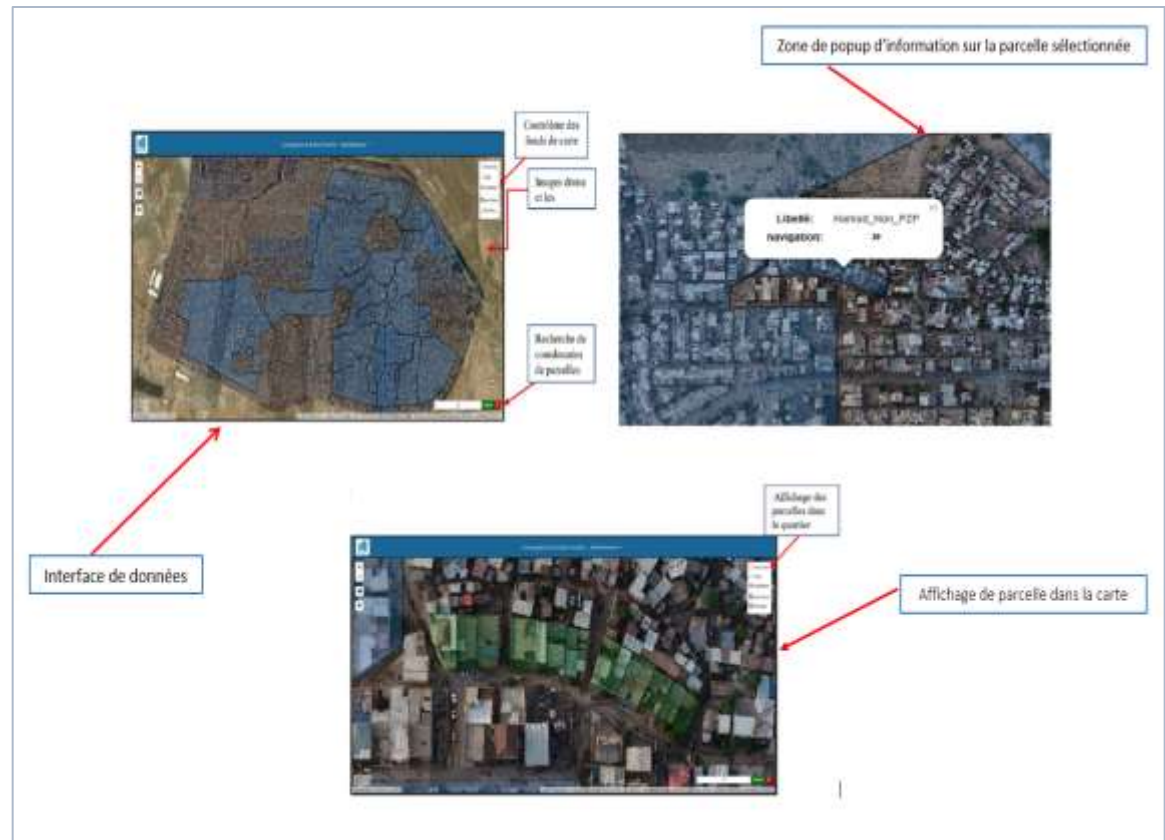
*Plan d'équipement
projeté*

MISE EN PLACE D'UNE BASE DE DONNEES DES MENAGES DE LA ZONE DE BALBALA NORD

+ La gestion des données foncières est dans la plateforme SIG WEB qui sera hébergé au niveau du cadastre **comportera les avantages suivants pour la DDCF:**

- 1- Permettre le traitement rapide des données cadastrales à travers l'interface
- 2- Visualiser l'ensemble des données foncières mises à jour sur l'ensemble de Balbala Nord

Page d'accueil de la plateforme
SIGWEB




DDCF: Des défis majeurs rencontrés en 2023

Au cours de l'année 2023, la DDCF a confrontée des défis majeurs qui sont liées à la transformation de son système cadastral mais aussi des défis d'ordre administratifs.

➤ Parmi les principaux **défis à relever sont les suivants:**

- I- la réorganisation des procédures de traitement des demandes de régularisation foncière des zones cibles du projet et en particulier dans les zones périphériques et dans les anciens quartiers populaires de Djibouti (qui constituent un manque à gagner en termes de recettes domaniales et fiscales en raison de leur insécurité foncière).
- *II- Renforcer les capacités nationales d'élaboration et de mise en œuvre des stratégies nationales du foncières*
- *III- Promouvoir la synergie d'action des partenaires nationaux au développement en matière de gestion foncière*
- IV- Les textes régissant le foncier ne sont pas adaptés au contexte actuel de développement socio-économique et urbain et nécessite une réforme pour suivre de près le progrès et la mutation du territoire urbain
- V- L'absence d'une politique foncière axée sur l'harmonisation et le cadrage de l'ensemble des activités socio-économique du pays
- VI- La sécurisation des périmètres agricoles identifiés comme zones à forte potentialité

Je vous remercie

The background features a dark blue gradient with a starry space pattern. Overlaid on this are several technical diagrams, including circular gauges with numerical scales (e.g., 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260) and various circular and curved lines, suggesting a focus on engineering or data visualization.

LAND & WATER SETTLEMENT COMMISSION (LWSC)

PALESTINE

WORLD BANK LAND CONFERENCE
WASHINGTON DC
MAY 13-17, 2024

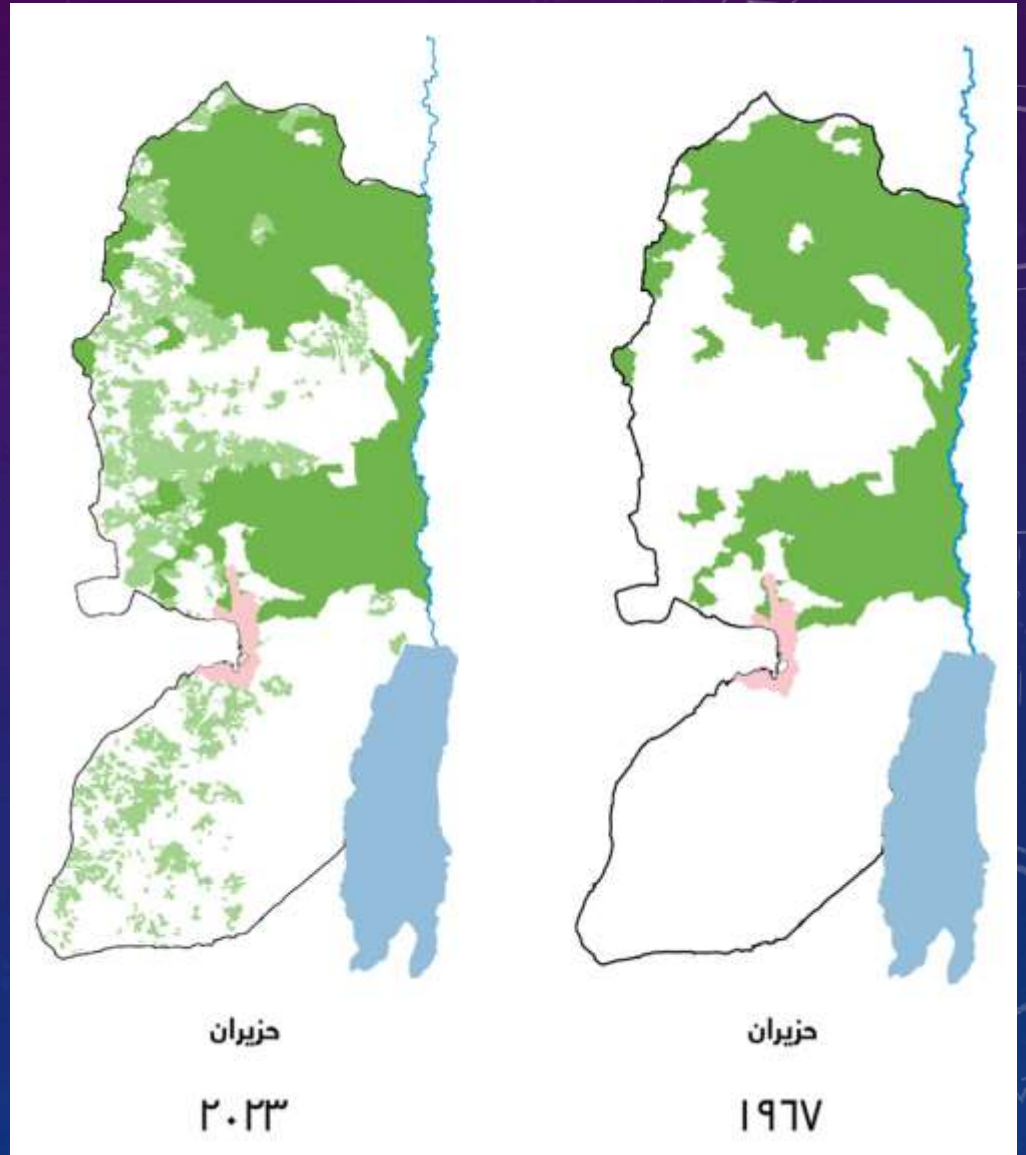
LWSC FACTS AND FIGURES

- LWSC was established in 2016 (Decree 7/2016)
- Responsible for Systematic Land Registration in Palestine
- 32% of the West Bank was registered by the Jordanian government prior to 1967 (Total area around 5.843 Million Dunums)
- Registration stopped by Israeli Occupation Military order 291 in 1968
- Work resumed by PLA in 2006
- 61,687 Dunums were registered through LAP 1 and LAP 2 Projects

LWSC FACTS & FIGURES II

- Work accelerated after establishment of LWSC
- 2016- 2024, 1.559 Million Dunums were registered
- Remaining area around 2.2 Million Dunums
- Real Estate Registration Project in Palestine (RERP) financed by the World Bank came into effect in January 2019
- Project aims at enhancing Systematic registration of lands by LWSC and enhancing the abilities of PLA

REGISTERED LANDS 1967 VS 2023



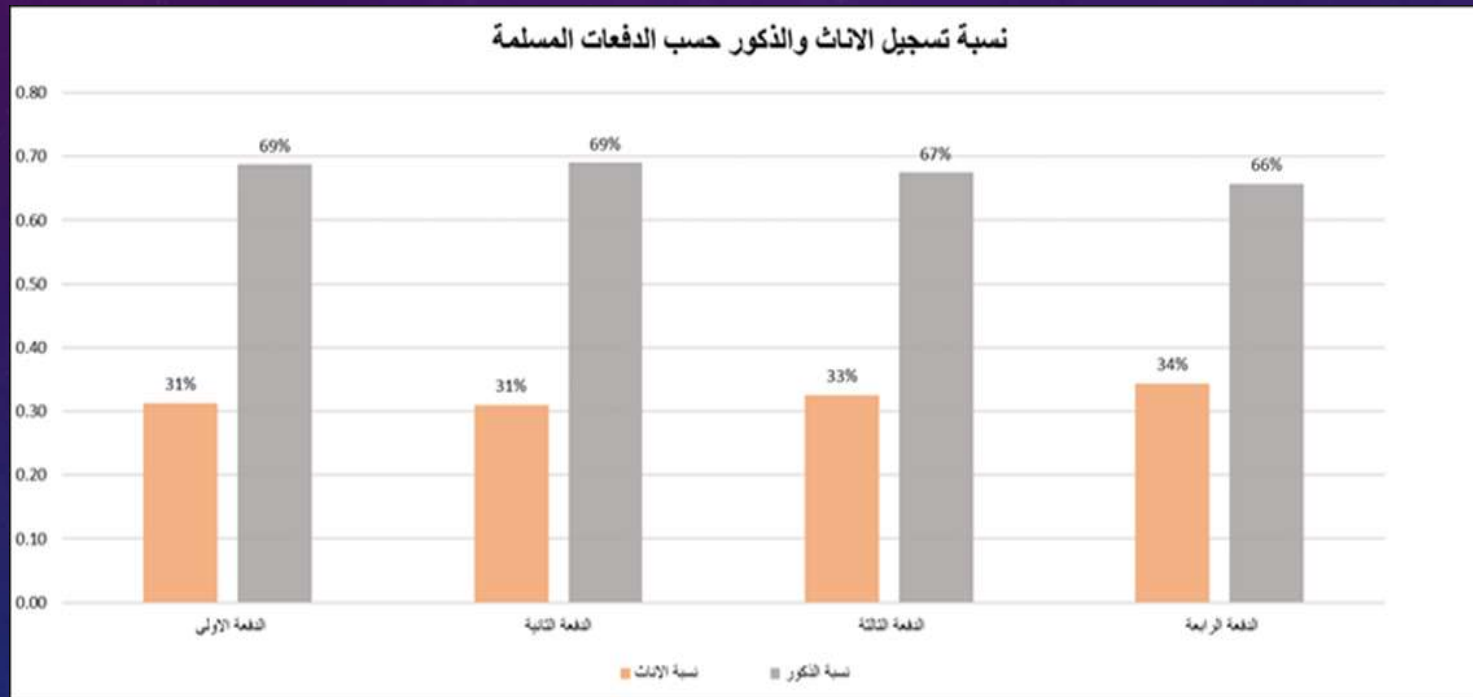
SYSTEMATIC LAND REGISTRATION IN NUMBERS WOMEN

- Around 1.14 Million Palestinian citizens benefited from SLR
- 743,259 title deeds registered for males (68%)
- 353,018 title deeds registered for females (32%)

RIGHTS OF WOMEN AND VULNERABLE GROUPS

- Working on registering property rights with no differentiation is at the core of the Commission's mandate
- Commission and its teams try their best to consolidate rights of women and vulnerable groups in society as a general policy
- Among the activities of RERP, a Gender Action Plan was designed and endorsed
- The plan was implemented, including awareness campaigns, meetings, workgroups, in addition to printed material and media campaigns
- All of this helped consolidate women's rights to ownership and free will

REGISTRATION FOR FEMALES IN AREA A, B (RERP) (PERCENTAGE PER DELIVERED REPORT)



CONCLUSION

- We can claim that women's ownership in Palestine is among the highest in the Arab region
- Land Settlement activities contributed actively in securing those rights of ownership
- We will continue with our policy of supporting the rights of women and vulnerable groups as a general policy
- I hope this concise summary helped shed the light on Land Registration activities and their impact
- Thank you for your time



REAL ESTATE REGISTRATION PROJECT (RERP)

ENHANCING TENURE SECURITY AND IMPROVING
REAL ESTATE SERVICES IN **PALESTINE**

WORLD BANK LAND CONFERENCE

Washington, D.C.
MAY 13-17, 2024





CONTENTS

01. Project Overview

02. Key Achievements

03. Land Administration Enhancement

04. Advancement in Women's Land Rights

05. Success Stories

06. Future Vision



01. PROJECT OVERVIEW



1.1 Key Information

Implementing Agencies

- Ministry of Finance (MOF)
- Palestine Land Authority (PLA)
- Land Water and Settlement Commission (LWSC).

WB Board of Directors Approval

- 22nd of July 2019

Project Effectiveness Date

- 5th of March 2020

Closing Date

- 30th of November 2024

Project Budget

- 10.1 Million USD
-

1.2 Project Component

Component 1:

Systematic Land and
Property Registration
(**USD 5.1 Million**)



Component 2:

Institutional Modernization
of the PLA
(**USD 3.7 Million**)



Component 3:

Project Management
and Outreach
(**USD 1.3 Million**)



1.3 Project Objective

- ✓ Enhance tenure security
- ✓ Improve real estate registration services
- ✓ Streamline property valuation
- ✓ Promote private sector growth
- ✓ Address gender disparities in property ownership





02.

**KEY
ACHIEVEMENTS**





161,804 properties registered (100% of target) in area A & B.

Women were the registered owners of 31% of the properties in the target communities.

Average registration time reduced from 10.5 months to 5 months.

PLA centralized digital archive implemented and operational.

Gender Action Plan fully implemented (150% of target)





- ❑ Palestinian Geodetic Reference Framework developed.
- ❑ Methodology and standards for property valuation developed and endorsed.
- ❑ A viable GRM system is in place ensuring that the population has the access to seek resolution with no intimidation or coerciveness.
- ❑ Total disbursed amount: **\$8.7 million (86% of total grant) as of March 31, 2024**

03. LAND ADMINISTRATION ENHANCEMENT



Systematic Land Registration (SLR) Enhancement

☐ Registered from 2016 – 2019 (A&B)

Registered before the project

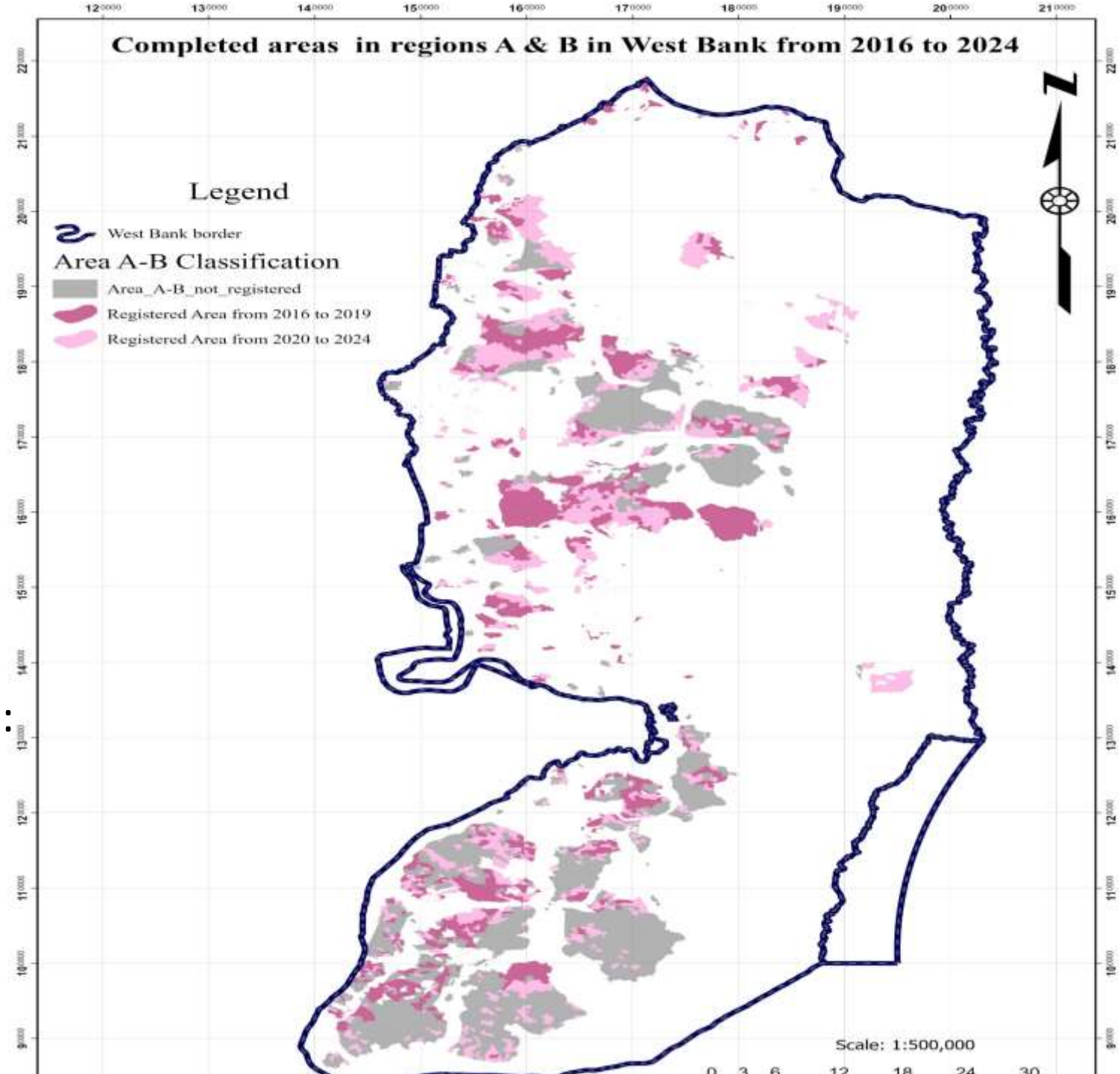
➤ 318,841.5

☐ Registered from 2020 – 2024 (A&B):

Registered by the project

➤ 287,920.2

☐ Remaining in (A&B)= 598,672



3.1 Systematic Land Registration (SLR) Enhancement

Methodology:



- Streamlined systematic land registration process through upgraded unified procedures.
- Integration of all LWSC active offices (**89**) through one digital platform (i.e. PMIS) that has streamlined the registration process through real-time monitoring of SLR, which enabled decision-making.
- Bolster LWSC human capacity with **120** staff distributed among the governorates.

3.2 Strengthened Tenure Security

Methodology:



- Enhanced digital infrastructure and security through property title deed digitization in all **15** PLA active offices (**150% of target**).
- Improved transparency and coordination in the land sector through unified property valuation procedures, unified geodetic framework, and access to a centralized property information digital archive, laying the foundation of integration between land sector relevant institutions.
- Improved service delivery to citizens and businesses by enabling them to conduct land administration functions from any PLA office.



04.

**ADVANCEMENT
IN WOMEN'S
LAND RIGHTS**

4.1 Gender Disparities in Access to and Ownership of Land

- A worldwide issue (**less than 15% of landowners are women**).
- In the Middle East, North Africa, Latin America, and the Caribbean between **5%-18%** of landowners are women.
- **In Palestine, only 7% of landowners are women.**
- The Palestinian Basic Law and Law of Personal Status offer provisions for certain protections for women, however, they don't explicitly address women's land rights.
- Legal Provisions for Women's Inheritance lack; incrimination against fraudulent practices or intimidation, do not guarantee women's inheritance rights by force of the law and are gender-neutral which leads to disparities in land ownership and inheritance.

4.2 Advancing Women Land Rights in Land Registration Project

▪ Advancing policies, legislation and procedures:

- Promoting the enforcement of Law (6), regarding inheritance rights.
- RERP's recommendations regarding the required legislative amendments to Land and Water Settlement Law number(40) of 1952 were adopted by the PMO.
- In 2024, the Unified Settlement Procedures Manual of 2018, is updated to become more gender-responsive, key amendments included:

-More details to avoid discretionary interpretation, new sections on Settlement Courts and GRM, awareness raising procedures, rapid Assessment studies as a preventive method and updated selection criteria of the Land Identification Committee (LIC) to include women as a must.



▪ **Institutionalizing gender equality in land sector institutions:**

- Gender perspective is integrated within internal processes at the planning, implementation & evaluation levels.
- Gender participation is promoted at the management level through strengthening Gender Units (GUs).

▪ **The performance of land registration personnel in promoting gender equality is enhanced.**

▪ **Settlement judges' capacities and level of engagement in improving the performance of settlement courts are advanced**





The level of citizens' and SCOs' engagement in land registration processes is promoted through awareness-raising campaigns and networking.





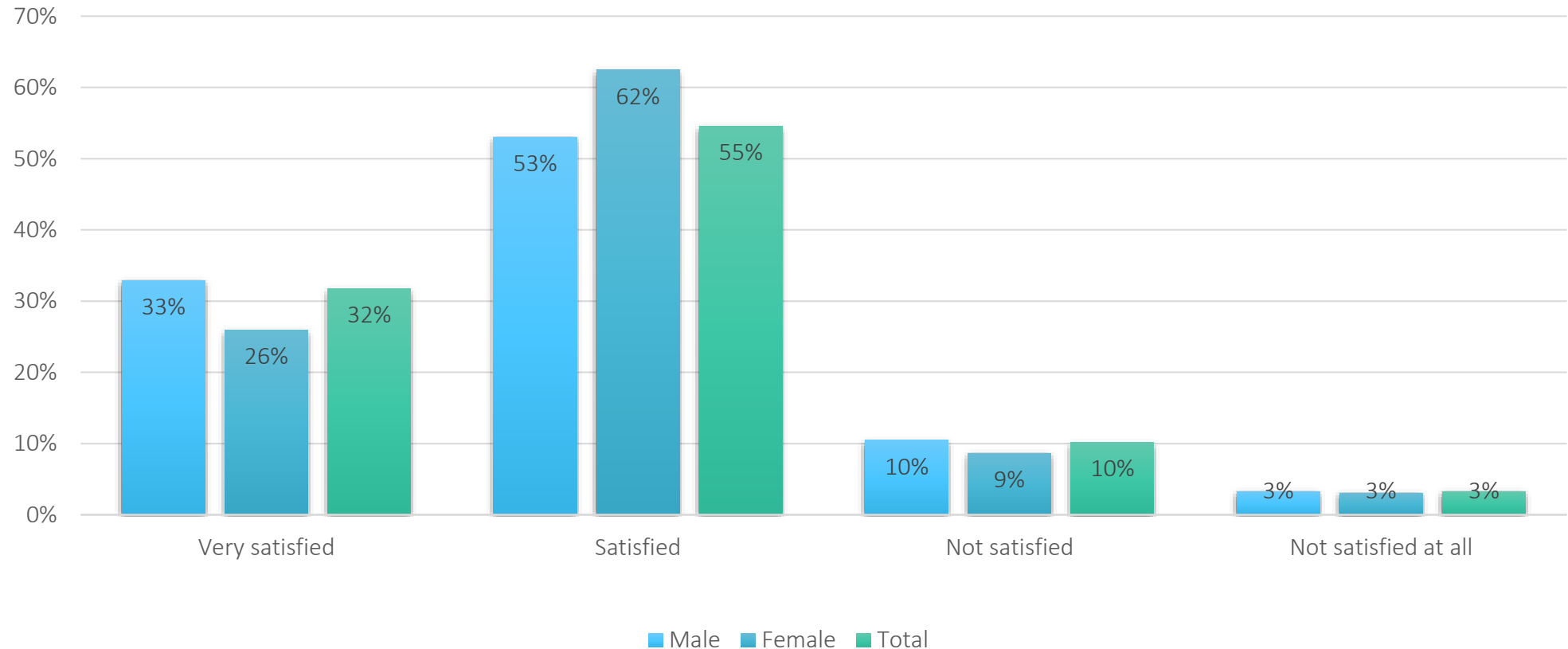
05.

SUCCESS STORIES



(87%) beneficiary satisfaction with improved real estate registration services,
with females **(88%)** scoring slighter higher than males **(86%)**

General satisfaction with the settlement project



Significant capacity building of LWSC and PLA staff (1,226 individuals trained out of 200 targeted, including 590 females out of 80 targeted)



Laying foundation for a modern, service-oriented, gender-responsive land administration system



To ensure the application of Decree-Law No. (6) of 2023 Regarding Inheritance Rights, a procedural manual was developed and will contribute to; expediting the process of women obtaining their rights, having a Palestinian judiciary that is specialized in inheritance cases prompt adjudication of cases, guaranteeing the principle of justice for all and enforce the right to obtain legal assistance.



06. FURURE VISIONS



- **Develop a modern, transparent, and well-governed land sector that:**
 - Enables women and marginalized groups to access their property rights
 - Serves all relevant public and private sector institutions and citizens
 - Advances the governance agenda of the Palestinian government
- **Complete systematic land registration for 50% of remaining properties in Areas A, B, and C within 5 years**
- **Promote women's land ownership rights and collaborate with civil society to empower women and marginalized groups**
- **Make the land sector more responsive to gender, ultimately improving the socioeconomic status of families and society**

6.1 Future Strategy- PLA

- Maintain all property-related transactions and documents through the widespread application of digital systems
- Enhance partnerships with relevant institutions to provide data for developing the land sector
- Enhance the government's ability to analyze gender-disaggregated data in the land sector
- Empower and build specialized technical capacities of PLA.
- Strengthen national policies related to the land sector and their implementation frameworks.

6.2 Future Strategy- LWSC

- Register **300,000** title deeds in the next five years
- Strengthen the institutional capacity of LWSC.
- Integrate systems with partner institutions for data and information exchange to facilitate the settlement process.
- Recruit specialized staff to support extensive registration processes
- Empower and build specialized technical capacities of settlement court staff.



Thank you

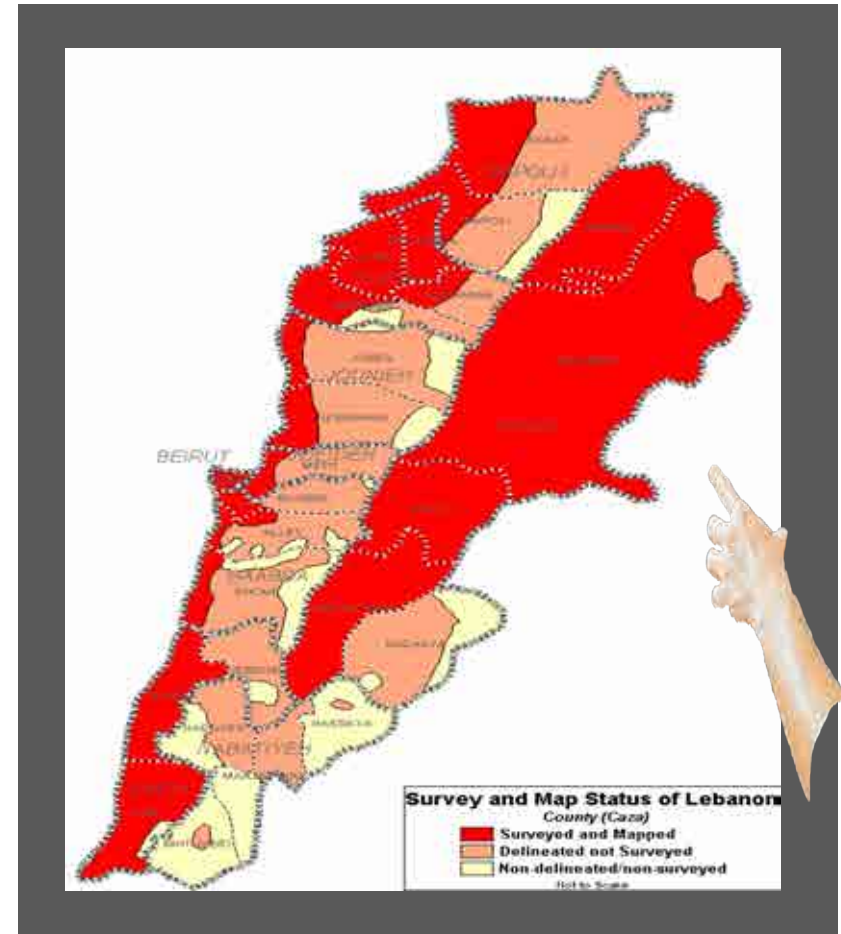


The State of Land Administration and Geo-Information in Lebanon

Washington May 2024

Land Status in Lebanon

- Almost 65% of Lebanese territories are delineated and surveyed.
- 25% are delineated
- 10% needs to be delineated and surveyed

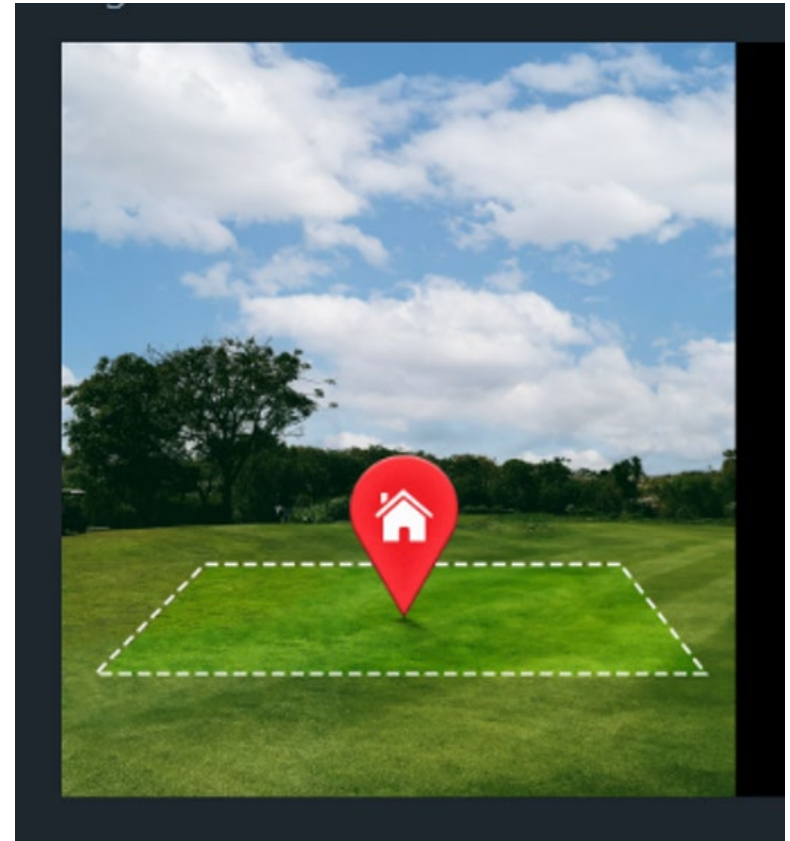


The current situation in Lebanon regarding land administration, Cadastre, and Geo-Information is complex and multifaceted

Focus Areas

The General Directorate's work spans three main areas:

1. Land Registry and Surveying departments
2. Private State property
3. Ownership by non-Lebanese



Linking to Sustainable Development Goals (SDGs)

Aligning land initiatives with SDGs promotes transparency, equity, and resilience in Lebanon's development

1



Transparent land administration ensures secure land tenure, aiding poverty eradication

5



Gender-responsive land policies foster women's empowerment

11



Modernized land practices contribute to resilient, inclusive urban areas

13



Sustainable land management mitigates climate change impacts

Target Determination



01

Rehabilitating ICT infrastructure for securing data and improving public and electronic services & Linking applications between Land Registries and Cadastre &



02

Speeding up the approval of the law project to unify registration procedures via notary public, completed in collaboration with the French government



03

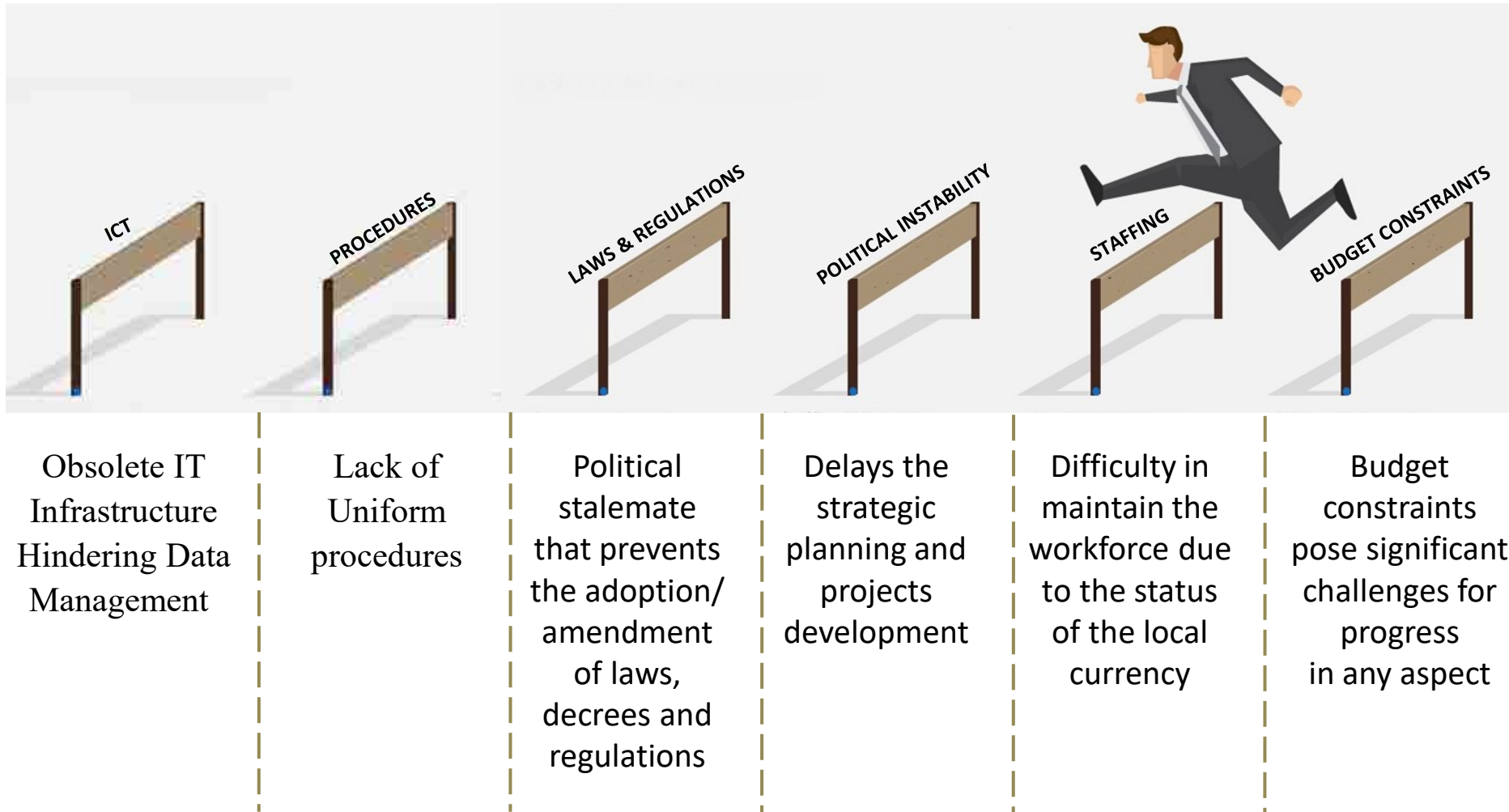
Unifying Valuation between land registry, built property tax, and municipalities



04

Private State Property Improvements

Benefits: Economic movement improvement, transparency, and service unification



Put into Action

Continuous improvement of land administration processes, expansion of geo-information infrastructure, and strengthening institutional capacity for sustainable land management

Short Term

Rehabilitation of the IT systems:

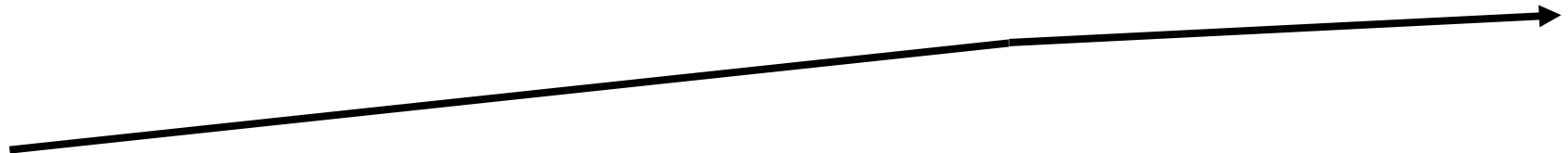
- Upgrade the IT obsolete systems. (HW/SW/Security)
- Establishment of a DR site.
- Training of the IT staff on new technologies.
- Rehabilitation of data centers.
- Licenses, Maintenance and Support.

Medium Term

- Establishing a Valuation System
- Empowering State Land Management
- Collaborating with international partners for knowledge exchange and technical assistance
- Adopting advanced technologies such as GIS and remote sensing.

Long Term

- Changing laws and practices
- Enhancing technical and administrative capacities
- Implementing Training programs for land Integration and Technological Solutions





Thank You...

Municipal investments and Public Private Partnerships (PPPs)



وزارة الشؤون البلدية
والقروية والإسكان

Ministry of Municipal Rural Affairs & Housing




Introduction to the municipal sector in KSA



NATIONAL



REGIONAL
(KEY CITIES)



BRANCHES
(NEIGHBORHOOD-LEVEL)

MOMRAH

Sector **supervisor and regulator**, in charge of **development and enforcement of national policy standards and regulations** for municipal activities



AMANAT (MUNICIPALITIES)

Operational oversight and service delivery in key cities



BALADIYAT (BRANCH MUNICIPALITIES)

Front line **delivery leaders**



MUNICIPAL COMPANIES

Operate under a **commercial mandate to provide specific municipal services**

PRIVATE SECTOR VENDORS

Providers of services delivered by private sector today

There are two types of investment opportunities within the local municipal sector for international investors

ASSETS (real estate assets)

#1




SERVICES


#2




KEY ACTIVITIES




 Investment opportunities (e.g., leasing/JDA) of **unutilized assets**

 Yield growth through **PPPs**

 Introducing **performance-based contracts** to improve service quality

 **Service PPPs** for better delivery

 **Corporatization** to drive efficiency

TOPICS



Land monetization opportunities
(e.g., industrial, healthcare, educational)



Urban regeneration



Naming rights



Outdoor billboards



Telco towers



Roads development



Public parks



Parking opportunities



Waste management



Licensing



Inspection



Tobacco Fees collection









Laboratories



We have a rich pipeline of potential future PPP and investment opportunities




IDENTIFIED PRIORITIZED PPP OPPORTUNITIES WORTH SAR 120B+



 Construction and maintenance of new/existing roads and streetlights	SAR 74B
 Waste management services provision	SAR 26B
 Development and management of public parks	SAR 19B
 Development and management of on-street and off-street public parking	SAR 3.4B
 Urban regeneration	SAR 1.1B
 Municipal food safety laboratories	SAR 600M
TOTAL	SAR 120B+

ADDITIONAL PLANNED PPP OPPORTUNITIES



 Land Joint Development Agreements (e.g., industrial, health, education, retail, etc.)	SAR 110B
 Flood and stormwater development	SAR 80B
 Development and management of smart city furniture	SAR 6B
 <p>Additional 10 PPP opportunities linked to mobility, social services, licenses</p>	

Several key national and municipal ecosystem initiatives have been at a to further enable such investments

NATIONAL INITIATIVES



KEY FOCUS ON PPP ACROSS SECTORS



- Introduced **regulations and laws governing PPPs** with multiple incentives to attract private sector (e.g., foreign arbitration, gov-guaranteed loans)
- Identification of **200+ PPP priority opportunities across sectors** overseen by a dedicated Center of Excellence, NCP and a National Program (as part of KSA Vision 2030)

ENABLEMENT OF REVENUE SHARING



- Enabled contractual agreement between public and private sector **based on revenue sharing model** to streamline procurement of private sector services

EFFORTS TO ATTRACT GROW DOMESTIC AND FOREIGN INVESTMENT



- **Ministry of Investment MISA and its National Investment Strategy** were established to **achieve targeted increase in FDI** in KSA by more than 20x by 2030
- Introduced dedicated support services, outreach efforts, financial incentives and others to **ease investment in KSA**

MUNICIPAL ECOSYSTEM INITIATIVES



MUNICIPAL REAL ESTATE LISTING REGULATIONS



- Introduced **new alternative regulations to general procurement law** to enable fast use and investment of municipal assets

CENTRALIZED PROMOTIONAL EFFORTS OF INVESTMENT OPPORTUNITIES IN THE MUNICIPAL SECTOR



- Established digital Furas platform as a **central investment platform** for municipalities to showcase asset monetization opportunities and facilitate end-to-end investing
- Launch of Furas investment forums to highlight **municipal investment opportunities** in the Kingdom

ESTABLISHMENT OF DEDICATED UNITS FOR INVESTMENT AND PPP



- Introduced **municipal companies in multiple regions** to enhance the management of municipal assets through streamlined procurement with private sector
- Activated **dedicated units** (deputyships and centers) at MOMRAH and Amana levels to identify and activate investment and PPP opportunities

DEEP DIVE ON MUNICIPAL ECOSYSTEM INITIATIVES ON NEXT SLIDES

Rules and regulations | Overview on Municipal real estate listing regulations issued by MOMRAH



MUNICIPAL REAL ESTATE LISTING REGULATIONS ISSUED BY MOMRAH (BY-LAW AND EXECUTIVE INSTRUCTIONS)



OVERVIEW



- Introduced new alternative regulations to general procurement law to **enable fast use and investment of municipal assets**

FEATURES OF THE LEGAL FRAMEWORK



1 CONTRACTS' DURATION



Increased from **25** to **50** years for mega projects

3 BANK GUARANTEES



Reduced from **100%** to **25%** of the first year investment yield

5 PRE-QUALIFICATION



Enabling prequalification of investors for mega projects

2 CONSTRUCTION'S PERMISSIBLE PERIOD



Aligned to the **size** of construction and up to **10%** of total contract duration

4 DIFFERENT ARCHETYPE OF INVESTMENT'S MODEL



Partnership with private sector

6 SHORT-TERM LEASING



From **1** to **360** Days

Furas digital investment gateway | Furas platform offers comprehensive services for investors covering the full investment journey and has witnessed strong success

SUCCESS
SO FAR

AWARDED VALUE

17B+ SAR
in the last 3 years

LISTINGS

25K+ awarded opportunities
in the last 3 years

INVESTORS

~100K+ investors on the platform



SERVICE
OFFERING

LISTING



Investor can filter and sort the available opportunities using specific features

BIDDING AND TENDERING



Opportunity details encompass requirements and the deadlines associated with the investment process e.g., deadlines

Investor is required to make the payment via "SADAD"

AWARDING



Explore and discover all investment opportunities listed by municipal and government entities



Purchase RfP, settle payment electronically and directly place bids on opportunities via the platform.



Finalize the agreement and contract management, including activities like site handover and payment scheduling



Furas investment forums | Investment forums demonstrated significant success by attracting ~150 K investors

/NON-EXHAUSTIVE

OVERVIEW

Events aiming to highlight investment opportunities



2 FORUMS WERE LAUNCHED SO FAR WITH ~150K ATTENDEES

2020

1st Furas forum occurred in Jan 2020 with an attendance target ~18 k participants



2023

2nd forum occurred in Jan 2023 with ~126K attendees



MAIN ACTIVITIES OF FORUM INCLUDE



INVESTMENT PANELS
e.g., well-renowned speakers in the municipal investments



DEAL MAKING
e.g., signing and finalization of contract between asset owners and investors



WORKSHOPS
e.g., tackling challenges and previous experiences

KEY METRICS FROM 2023 FORUM



STAKEHOLDERS PRESENCE

~126+ K attendees



67+ entities / asset owners



INVESTMENT ACTIVITIES

~5000 listed opportunities



125+ signed contracts



REGIONAL REACH

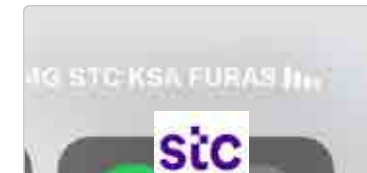
~14 M views



~46 M appearance



~45 K tweets on Furas



Municipal companies | Efforts have been initiated to improve management of government assets and capitalize on PPP opportunities throughout KSA

KEY MUNICIPAL COMPANIES AND ACTIVITIES

/ NON-EXHAUSTIVE



Riyadh Municipality



Makkah Municipality



Jazan Municipality



Al-Madinah Municipality

Develop and manage **different municipal assets portfolios** e.g., parking, advertisement, etc.



Develop and operate **various municipal services**



Develop value-add **real-estate projects** on municipal lands



KEY BENEFITS



Municipal companies is a vehicle that brings more **flexibility in partnering with the private sector** and attracting the needed talent to **increase the service delivery quality and extract more value form municipal assets**

Across the Kingdom, numerous successful PPPs and municipal investment projects have already been established, with vast potential for more in the future

/ EXAMPLE / NON-EXHAUSTIVE

Tabuk Municipality



- Tabuk Park Mall with **estimated revenues of ~200 M SAR**



Jeddah Municipality



- Mövenpick Resort Al Nawras
- **Estimated revenues ~80 M SAR**



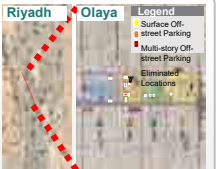
Riyadh Municipality



- **Outdoor advertising project**
- **Estimated revenues of 17 B SAR**



- **Olaya street parking project**
- **Revenue share agreement between private and public sector**



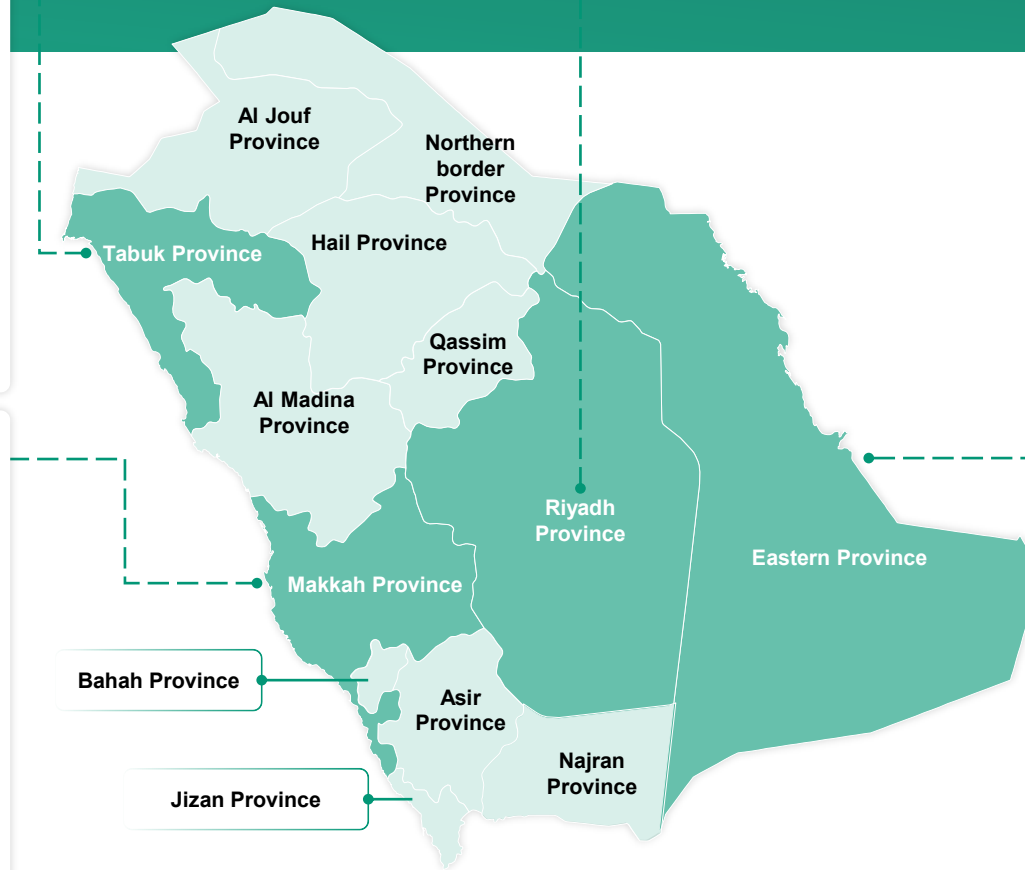
Eastern Region Municipality



- **Al Khobar waterfront project**
- **Revenue share agreement with expected revenues of ~300 M SAR**



- **Rixos project**
- **Revenue share agreement between private and public sector**



وزارة الشؤون البلدية
والقروية والإسكان

Ministry of Municipal Rural Affairs & Housing





Land Value Capture Guidance for Practitioners

World Bank Land Conference 2024
May 17, 2024

Jon Kher Kaw
The World Bank

What is land value capture (LVC) and land-based financing?

An umbrella term used for a set of instruments that leverage the government's ability to obtain a fair share of public benefits and/ or land value, through its powers over both private and government-owned land and property.

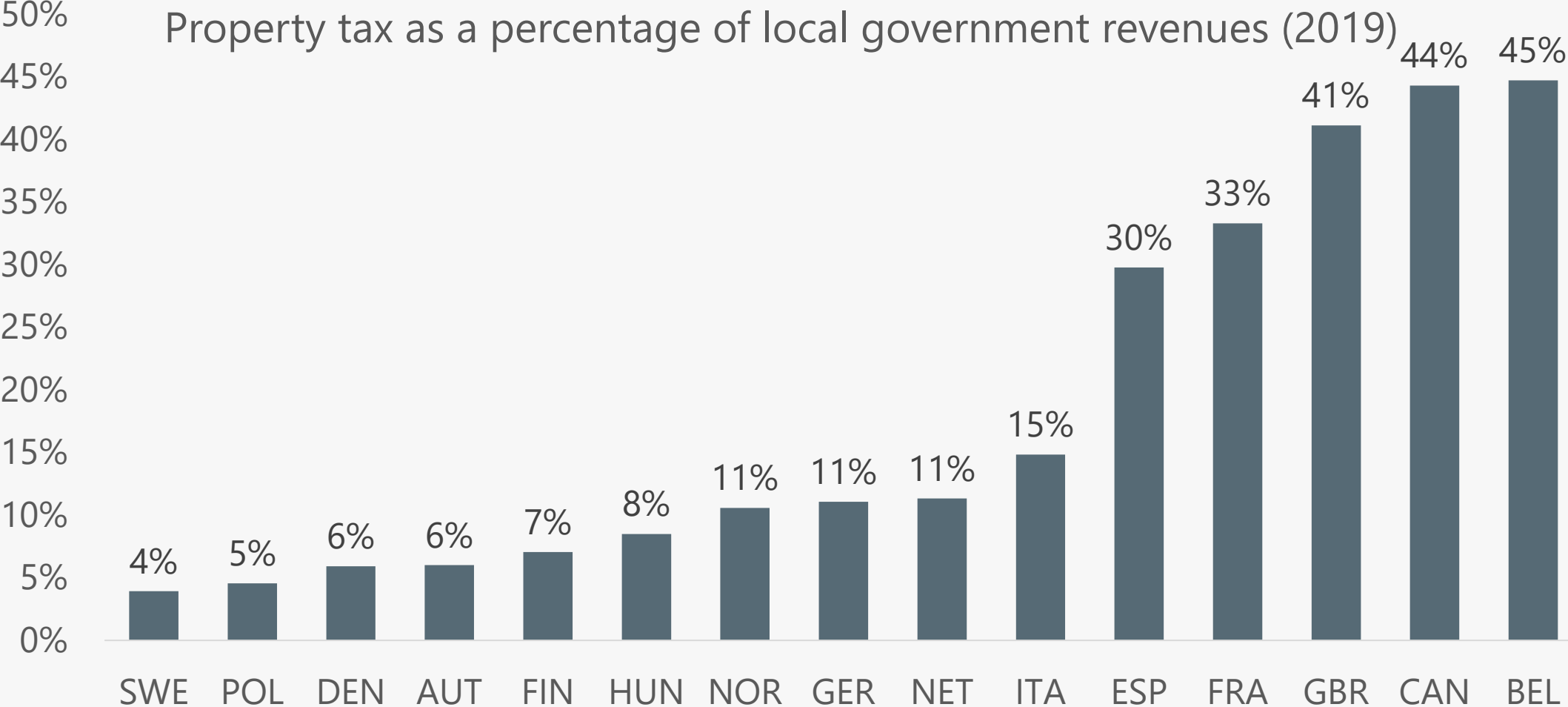
The benefits from LVC can be:

- Monetary
- In-kind

Additionally:

- Improved urban and economic development

Property tax is a form of LVC instrument that is widely used



Public land and assets can be used for LVC

Example: Washington D.C.

Former low-rise public library on public land in Washington D.C.



Public land and assets can be used for LVC

Example: Washington D.C.

New apartments above public library, retail, and parking developed



Source: Futurist Architecture

Subsidized apartments, retail, squash courts, fire station and parking

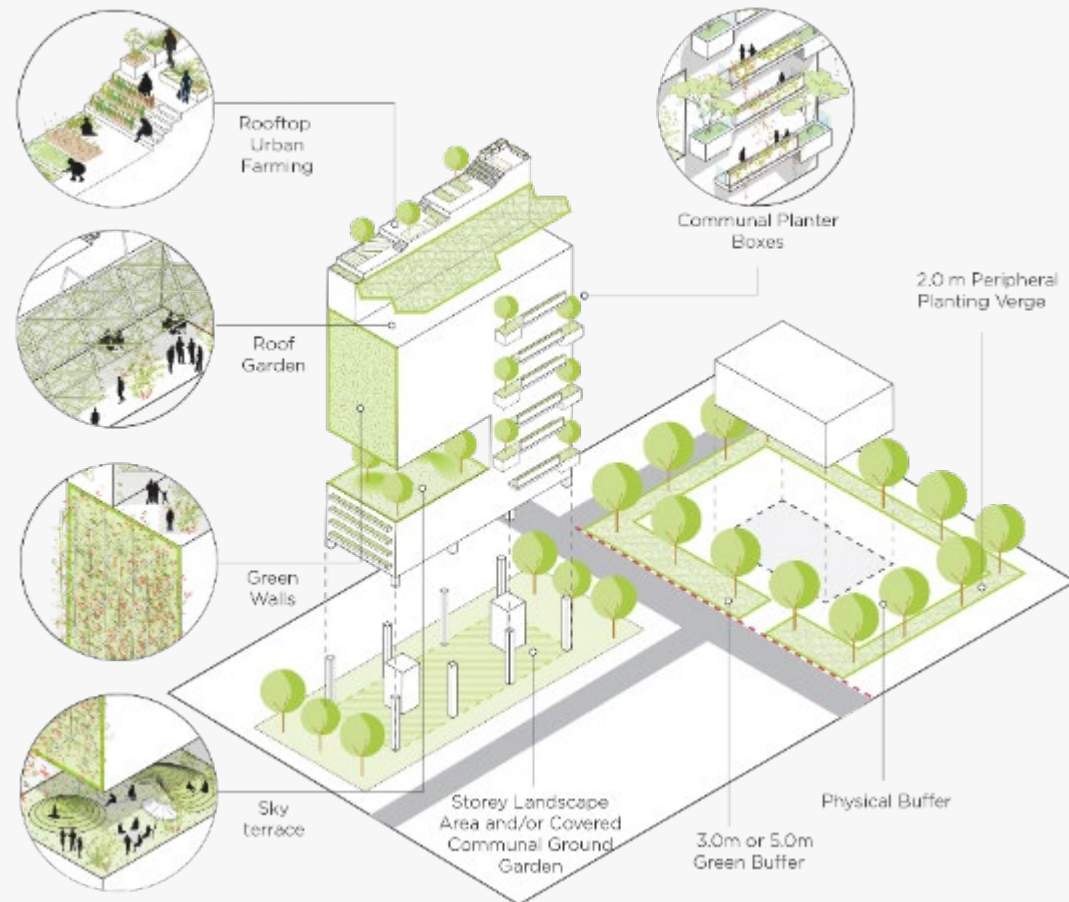


Source: Alan Karchmer

Governments regulate private and public land use for LVC

Example: Singapore

Greenery and public spaces in return for density and/or height bonuses in Singapore



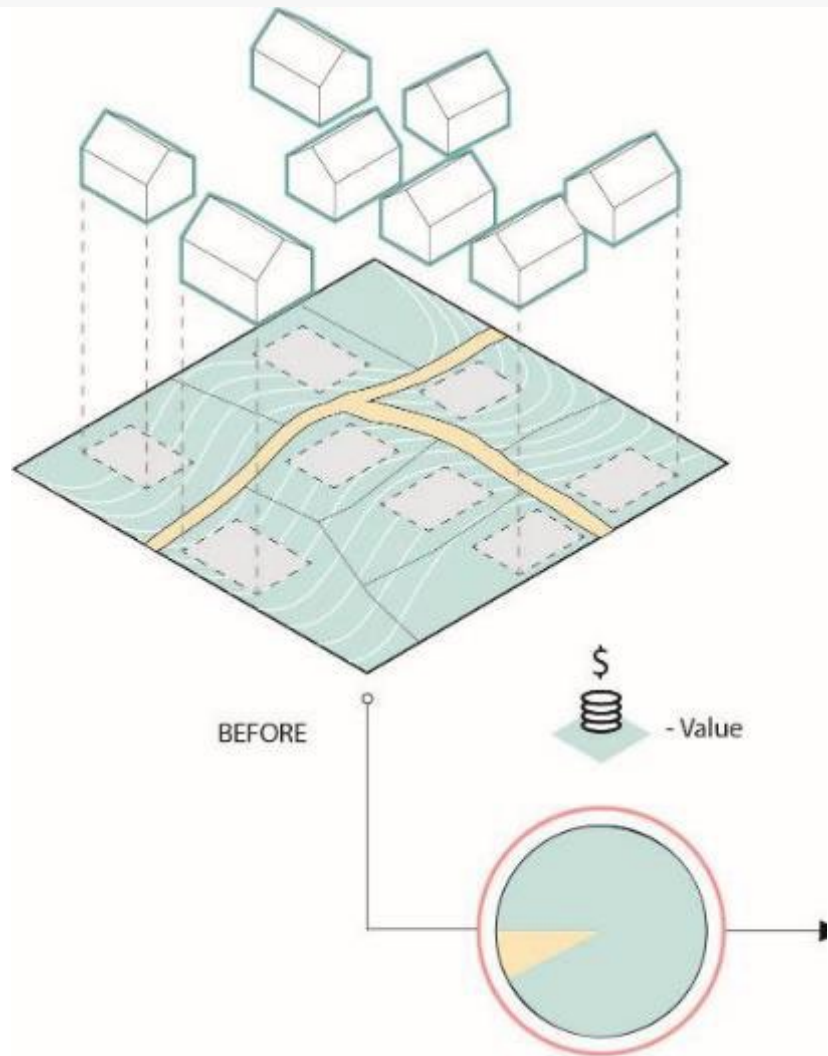
Source: Kaw, Lee, Wahba (2020)



Funan Mall, Singapore. Source: Grant Associates

LVC can be area-based, through instruments like Land Reassembly

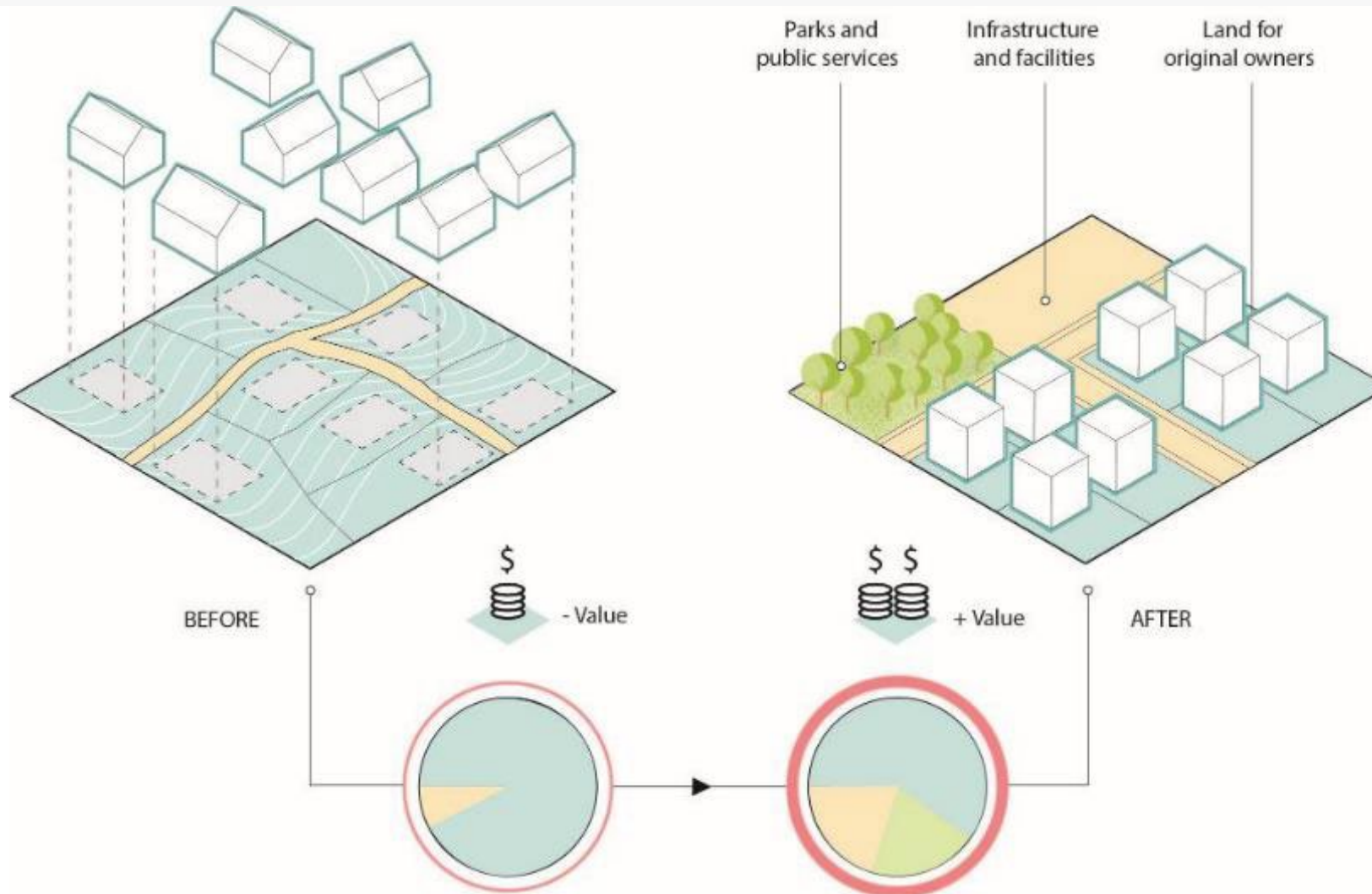
Example: Ahmedabad, India



Source: Kaw, Lee, Wahba (2020)

LVC can be area-based, through instruments like Land Reassembly

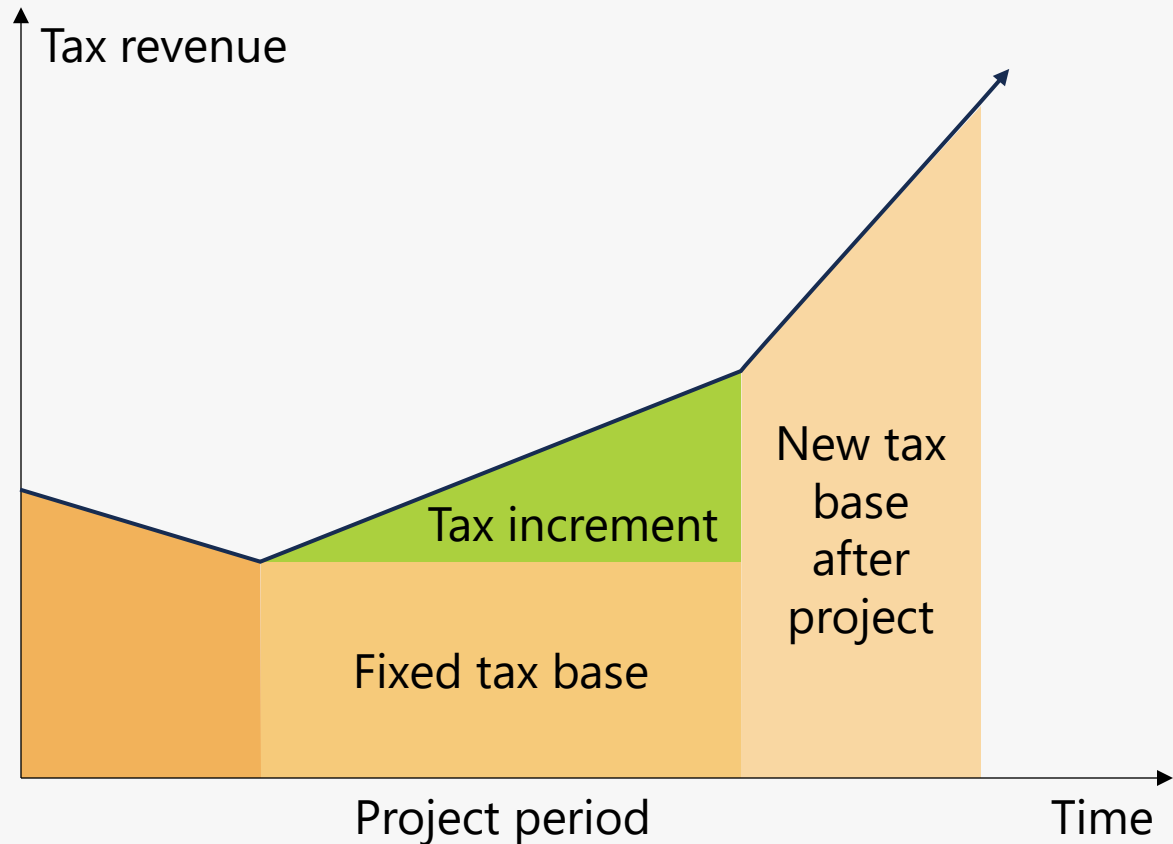
Example: Ahmedabad, India



Source: Kaw, Lee, Wahba (2020)

Complex LVC such as Tax Increment Financing (TIF) require robust property tax systems and municipal capacity

Example: New York



Urban regeneration of a railway yard area into a mixed-used district in New York



Wide range of LVC instruments used internationally

Leases or concessions. Contract allowing a private sector tenant rights to use a site for a period of time, for a payment

Land/ property sale. Sale of ownership of vacant or underused municipal land or property

Air rights contracts. Rights to use the space above land in to build a private property

PPPs / Joint development agreements. Joint development between municipality and developer for private and/or public use on municipal land

Naming rights. Selling the naming rights of municipal property to help renovate or maintain their facilities.

Intensification of land uses. Combining several public uses on a government land site or sharing public land or facilities with the private sector.

Sale of development rights / density bonuses. Rights that allow a developer or property owner to exceed the base zoning density in exchange for a payment or an in-kind contribution of public use facility (such as public spaces)

Conversion fee. Conversion of land classified as not-developable for development

Land readjustment. Government re-parcels and regularizes privately-owned land in predefined area; reserves spaces for public use and infrastructure; some sites to pay for infrastructure; and returns smaller but more valuable plots to previous owners

Local property tax. Mandatory recurrent tax levied on land, buildings

Real estate transfer tax. Levied upon completion of transaction

Developer charge/ exaction. One-time contribution of land for public facilities/ infrastructure in exchange for development rights

Special assessment district. Recurrent fee to recover infrastructure costs from property owners in designated area

Real estate capital gain tax. Levied on increase in property value from its initial purchase

Tax increment financing. Assigning revenues collected from increased tax base to designated area for development

Betterment charge. One-time charge for increase in property value from new infrastructure

Countries where LVC instruments are being successfully implemented

INSTRUMENT	COUNTRIES WHERE INSTRUMENT IS USED
Leases or concessions	Widely used for short-term leases of vacant municipal land/ property; less for commercial investments
Land/ property sale	Widely used when applicable
Air rights contracts	Used in Canada, France, India, Philippines, US, Poland, and by government entities managing TOD
PPPs / Joint development agreements	Cost-sharing JDAs for delivering public-use facilities widely used in OECD countries (as PPPs)
Sale of development rights / density bonuses	Some big cities in many OECD countries, Singapore, and some cities in Brazil
Conversion fee	Used in India, Indonesia, and US
Land readjustment	Germany, Japan, India, Ethiopia, South Korea, Philippines
Local property tax	Canada, US, Latin America (16 countries), Europe (33 countries), Asia (24 countries), Africa (25 countries)
Real estate transfer tax	Australia, France, Japan, Russia, Turkey, UK, and US
Developer charge/ exaction	Widely used for funding off-site infrastructure and municipal services
Special assessment district	US for medium/ large scale infrastructure development (roads, water)
Real estate capital gain tax	Canada, Pakistan and US
Tax increment financing	US states, for medium/ large scale infrastructure, urban regeneration, environmental rehabilitation
Betterment charge	Spain, Israel, and a few cities in Latin America

Other considerations to implementing LVC instruments

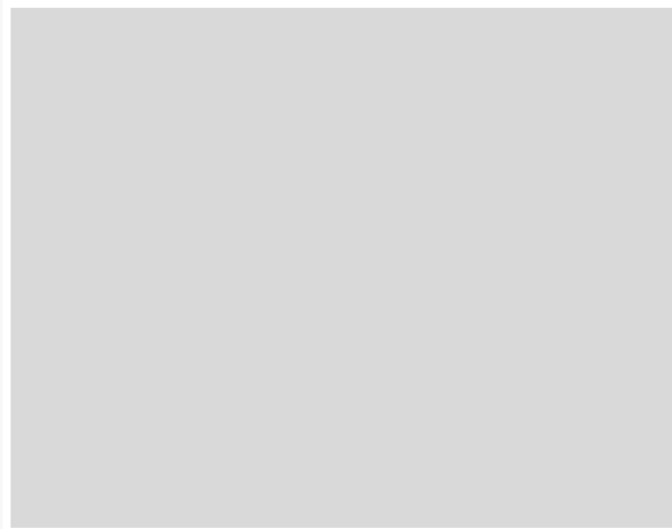
INSTRUMENT	WHO PAYS?	PARTICIPATION	PAYER'S BASE
Leases or concessions	Lessee	Voluntary	Varies, rare
Land/property sale	Future owner		
Air rights contracts	Owner		
PPPs / Joint development agreements	Developer		
Sale of development rights / density bonuses	Developer	Voluntary	Rare
Conversion fee	Owners		
Land readjustment		Voluntary, then mandatory	Rare
Local property tax	Owner	Mandatory	Wide
Real estate transfer tax	Seller or buyer		Medium
Developer charge/ exaction	Developer		Unknown
Special assessment district	Owner		Medium
Real estate capital gain tax	Seller		Rare
Tax increment financing	Owners		
Betterment charge			

Other considerations to implementing LVC instruments

1. What are the primary public benefits, and who pays?
2. How wide is payers' base? Is this one-time or recurrent? How suitable for short-term vs long-term?
3. What level of capacity is needed? What are the transaction costs?
4. Are prerequisites met? And is municipal regulation required?
5. Is there fiscal autonomy and financial management capacity?
6. Is there political acceptance?

A useful framework for policymakers and practitioners

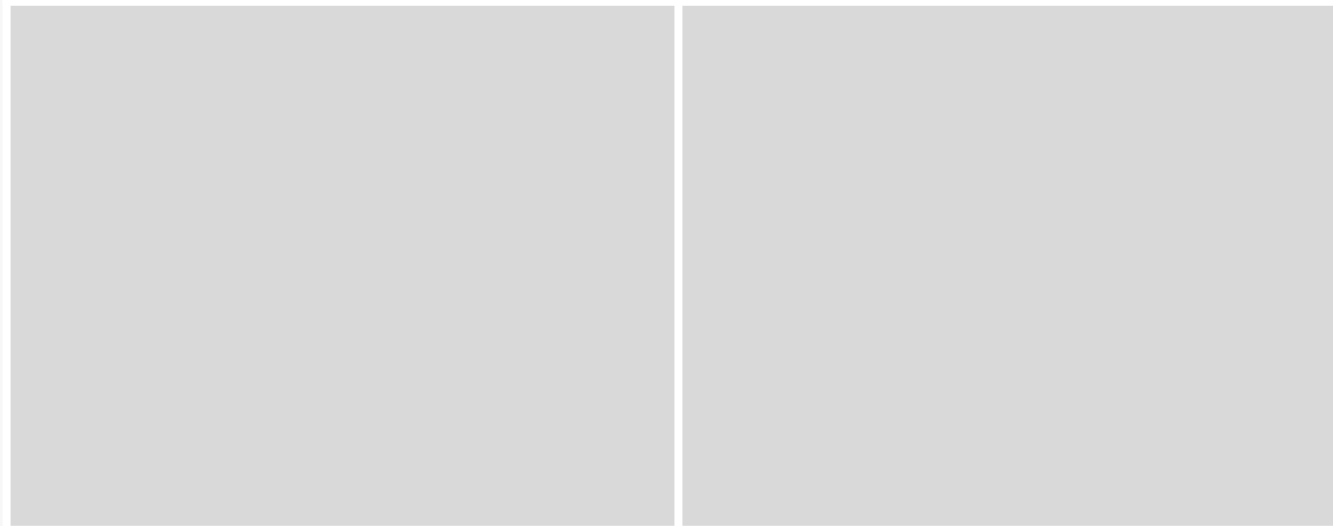
① Control of government-owned land/property



A useful framework for policymakers and practitioners

① Control of government-owned land/property

② Powers to regulate land uses on private and public land

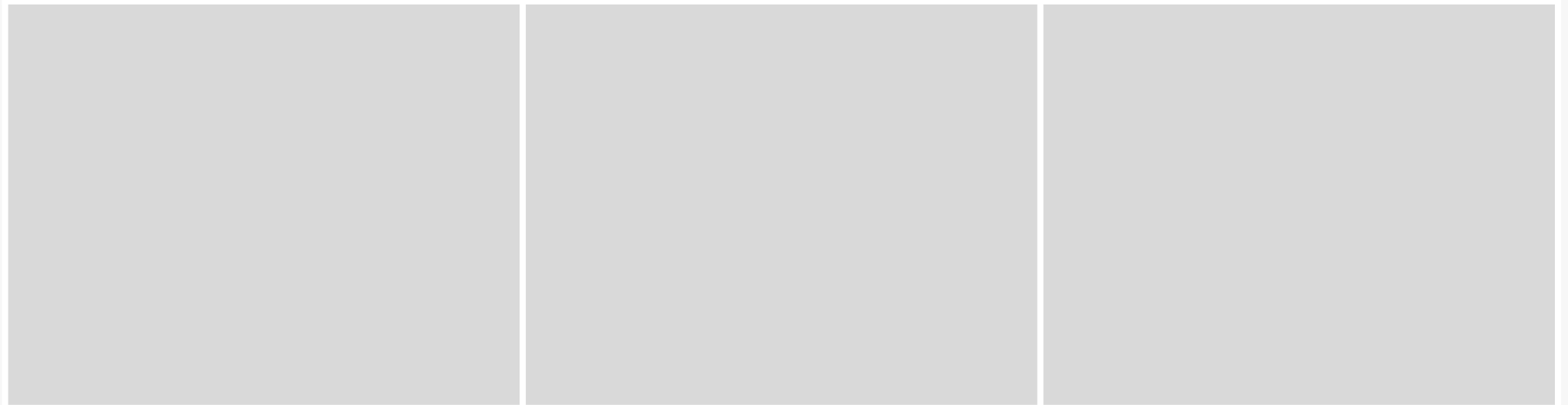


A useful framework for policymakers and practitioners

① Control of government-owned land/property

② Powers to regulate land uses on private and public land

③ Powers to mandate taxes, fees, in-kind contributions on private land



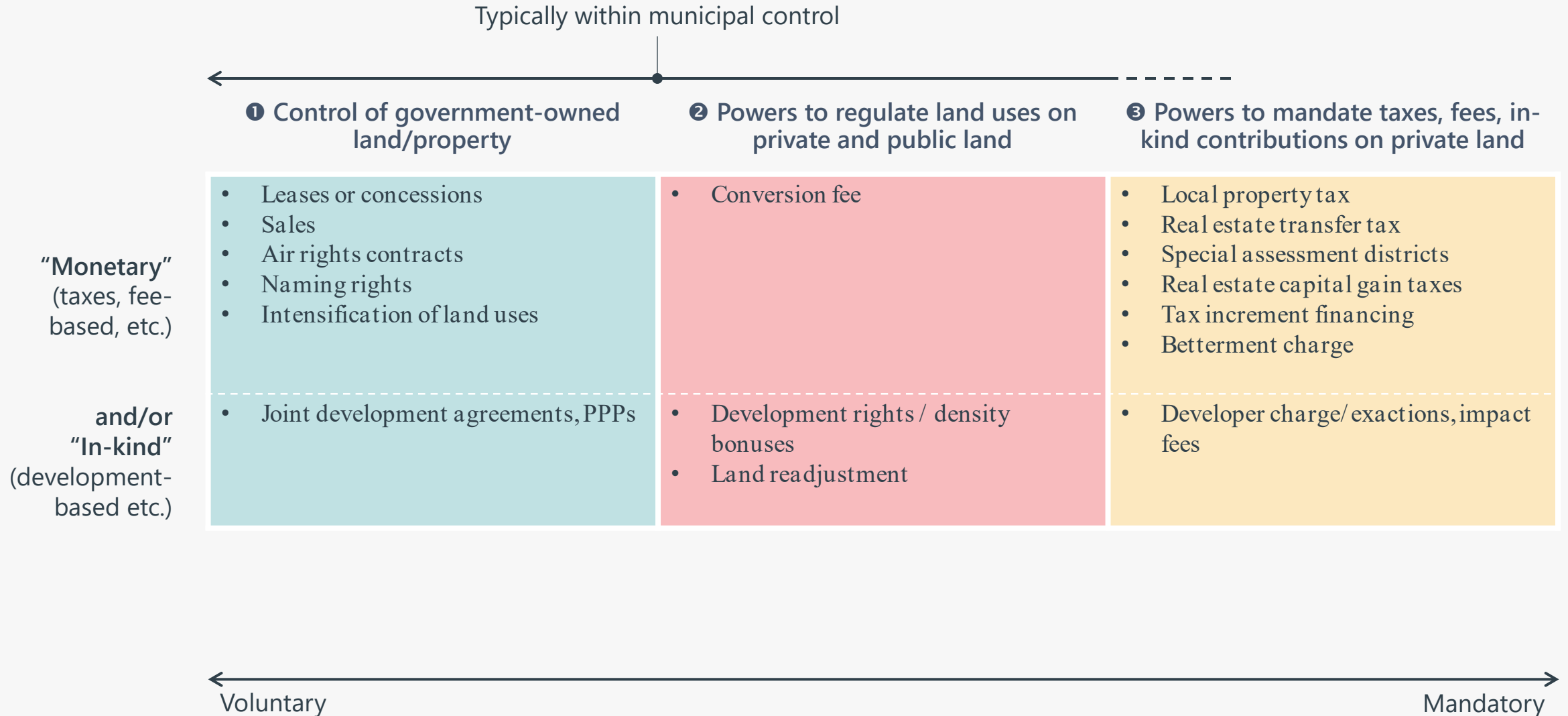
A useful framework for policymakers and practitioners



A useful framework for policymakers and practitioners

	① Control of government-owned land/property	② Powers to regulate land uses on private and public land	③ Powers to mandate taxes, fees, in-kind contributions on private land
“Monetary” (taxes, fee-based, etc.)	<ul style="list-style-type: none"> • Leases or concessions • Sales • Air rights contracts • Naming rights • Intensification of land uses 	<ul style="list-style-type: none"> • Conversion fee 	<ul style="list-style-type: none"> • Local property tax • Real estate transfer tax • Special assessment districts • Real estate capital gain taxes • Tax increment financing • Betterment charge
and/or “In-kind” (development-based etc.)	<ul style="list-style-type: none"> • Joint development agreements, PPPs 	<ul style="list-style-type: none"> • Development rights / density bonuses • Land readjustment 	<ul style="list-style-type: none"> • Developer charge/ exactions, impact fees

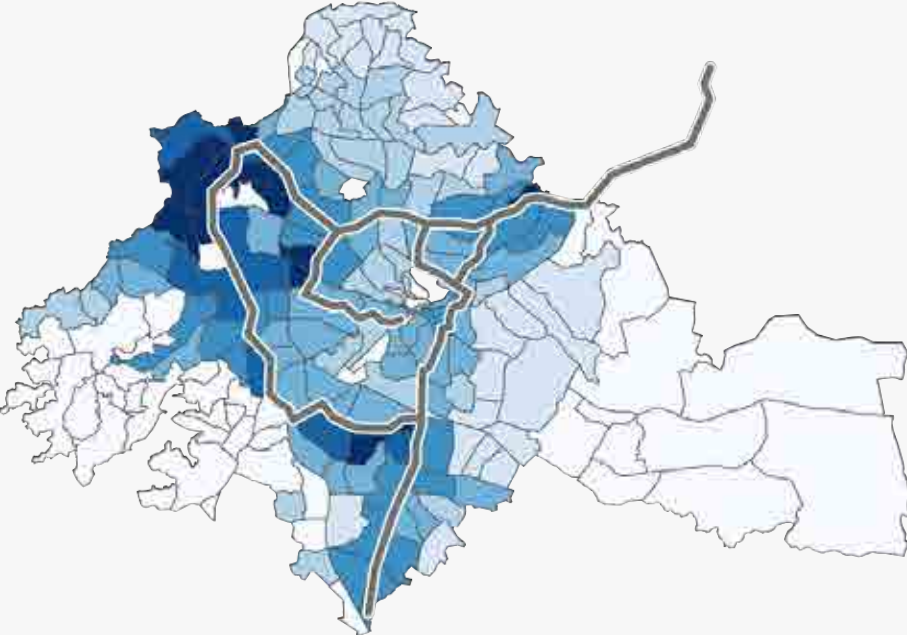
A useful framework for policymakers and practitioners



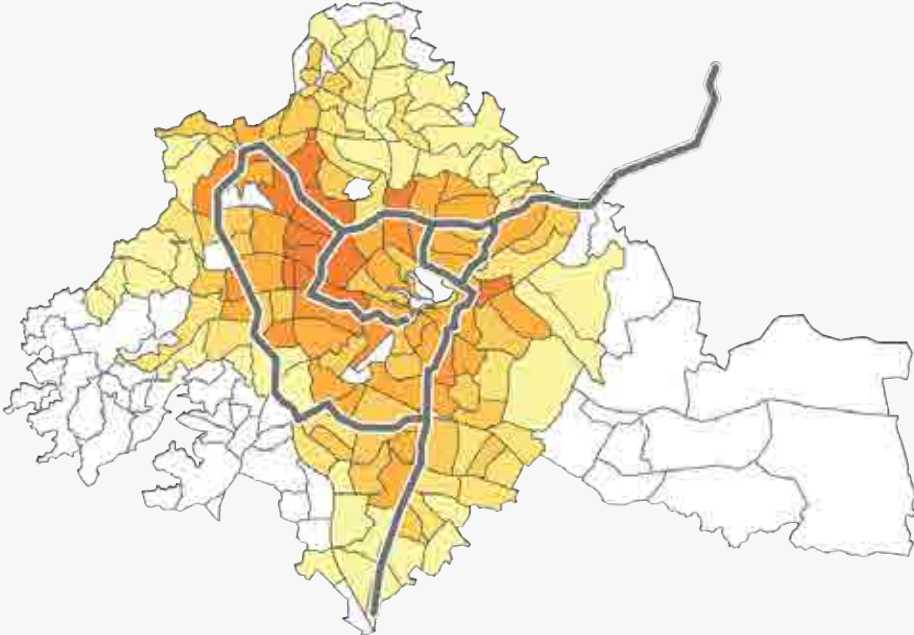
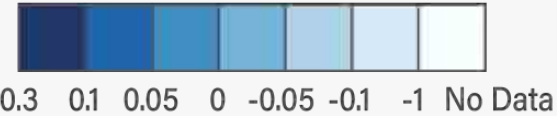
Relevance to cities, and pressure to find new sources of funding infrastructure

- Anemic economic growth
- High unemployment rates
- Indebtedness
- Climate change
- Instability
- Fragmented and inefficient spatial development
- Vacant lands and outdated property taxes
- Underleveraged municipal land and assets
- Outdated planning instruments

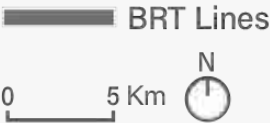
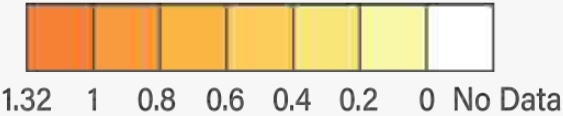
Unlocking LVC in Amman through urban planning legislation



Projected Employment Change (%)



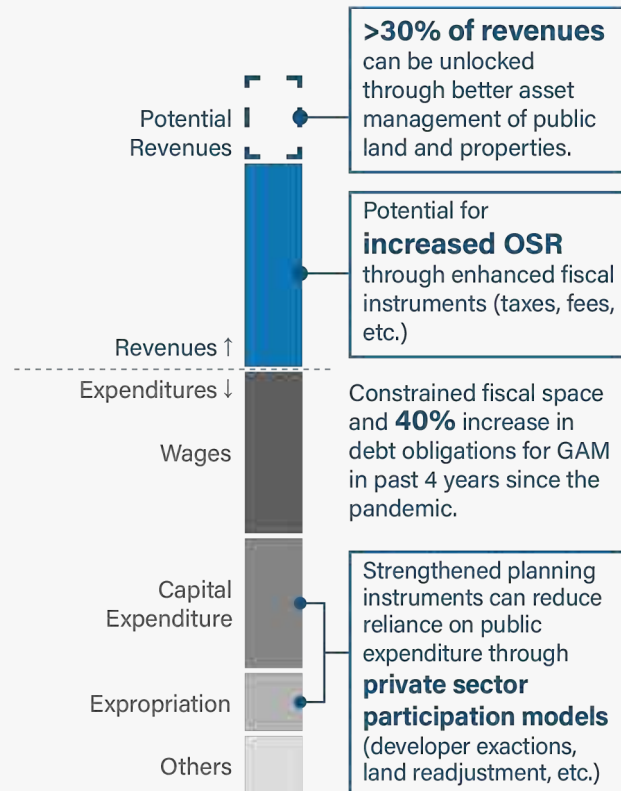
Projected Floor Area Demand Over Maximum Allowed by Zoning (Ratio)



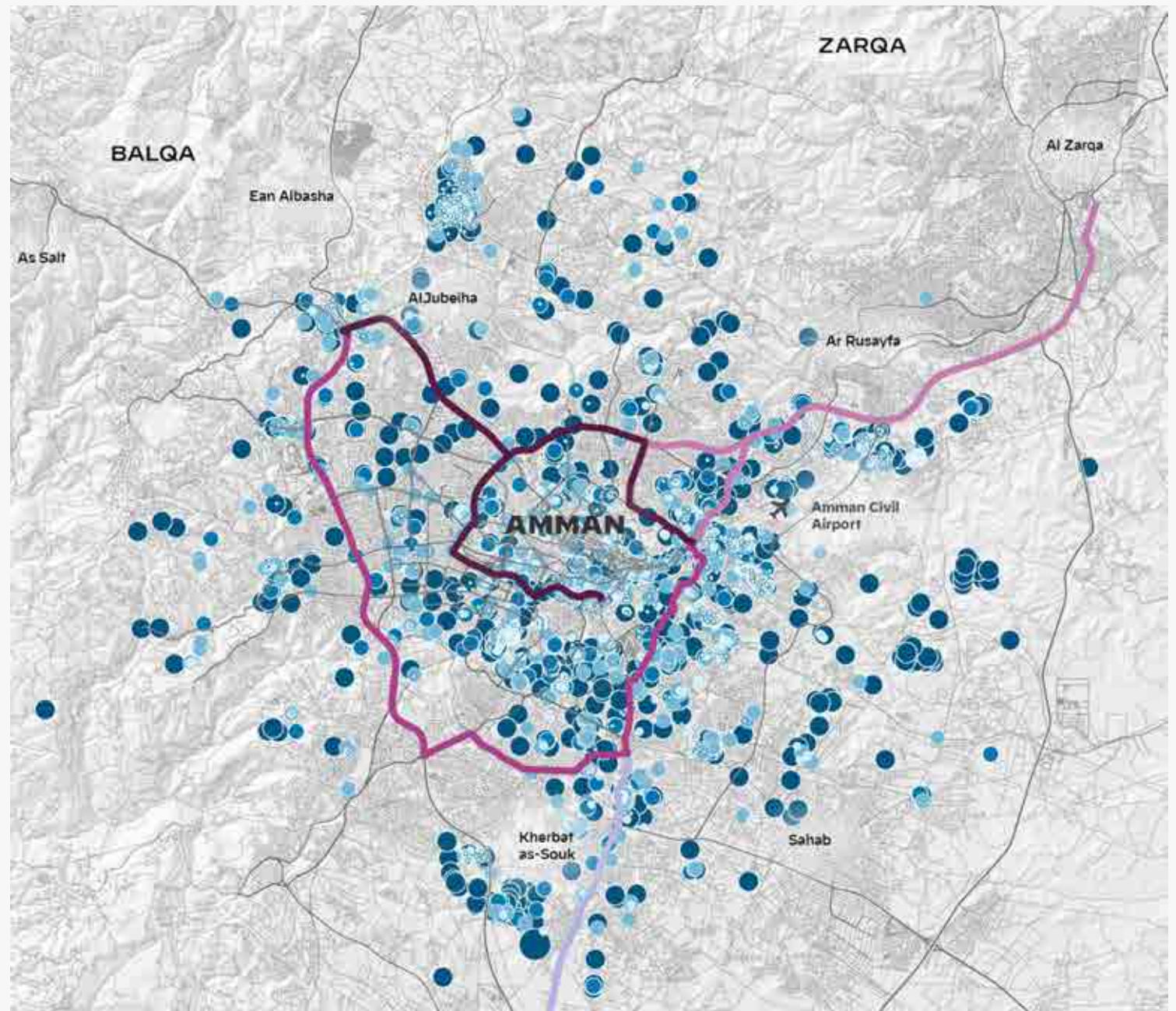
↑ 1.0
Areas with ratios above 1.0 indicate that the demand for floor area is above zoning limits.

Source: Kaw, Park, and Edilbi (2024)

Strengthening asset management in Amman for LVC

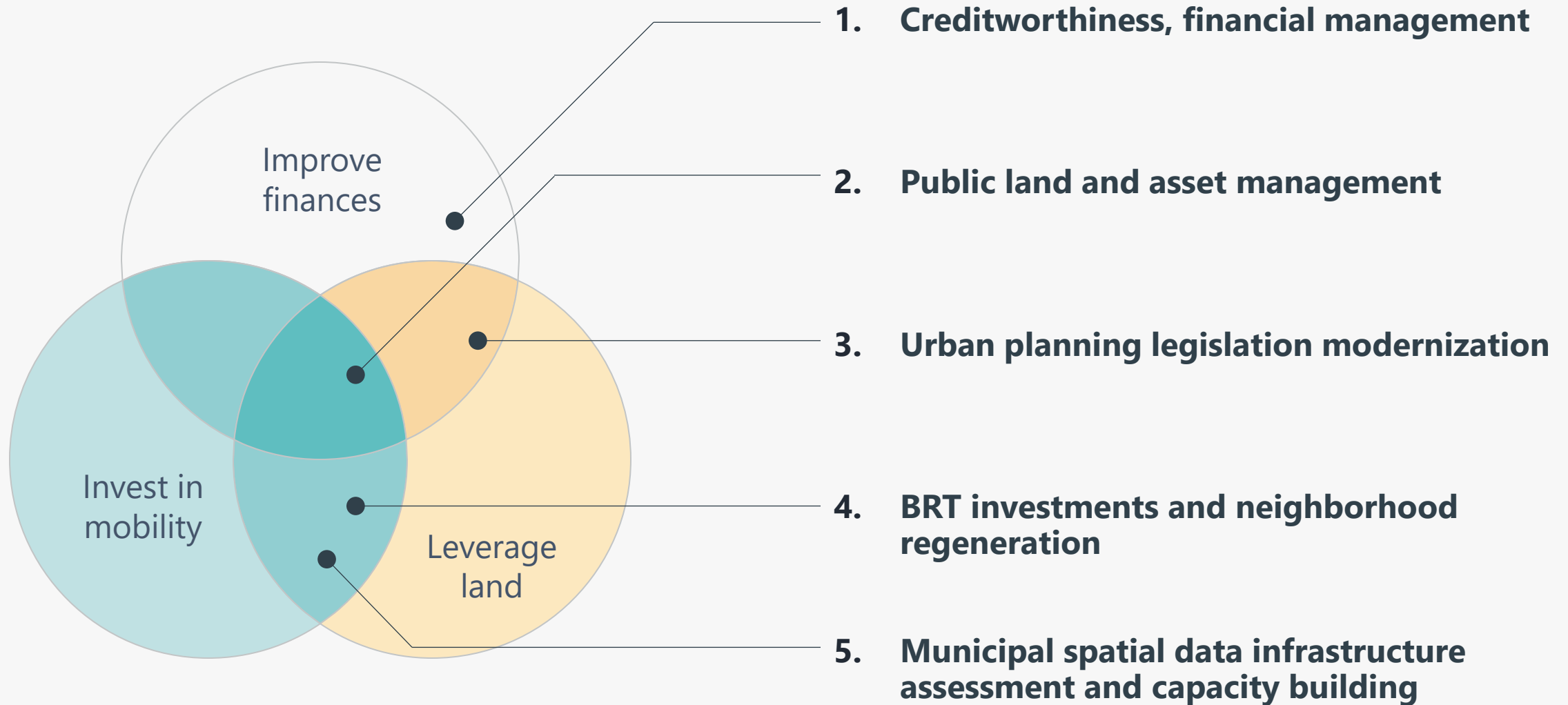


Source: Kaw, Park, and Edilbi (2024)



Source: Kaw, Park, and Edilbi (2024)

LVC is a core strategy toward a spatially integrated approach for Amman



References

Land Value Capture: Guidance for Practitioners

Land Value Capture: Guidance for Practitioners

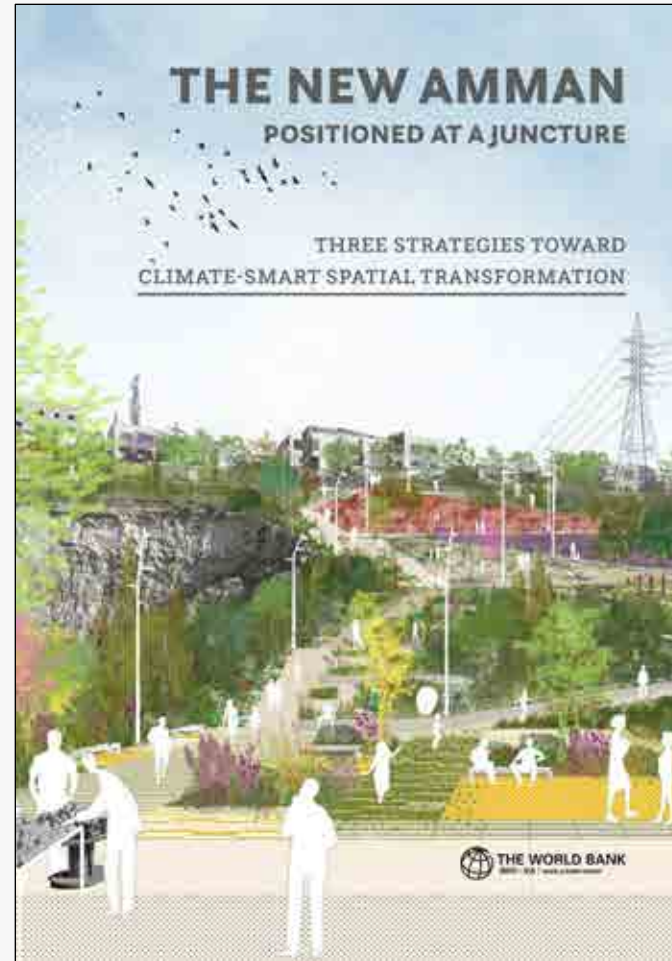
Olga Kaganova
Jon Kher Kaw
Gabor Peteri

January 2024

ABSTRACT

The purpose of this paper is to provide decision makers and practitioners working on issues of infrastructure and service finance with standardized information and data that can assist them in selecting and implementing land value capture (LVC) instruments that could be both relevant and beneficial to their cities and countries. The paper analyses all 16 LVC instruments discussed in the literature and used internationally. All the LVC instruments studied in this paper are then classified into three groups, according to their three sources of government authority: (a) government ownership of land; (b) the power to regulate land uses / land-use parameters on both private and public land; and (c) the power to impose taxes and fees (fiscal instruments) on private land/property. The instruments are analysed within a unified framework that is comprised of multiple characteristics (e.g., potential public benefit, breadth of the payers' base, scope of global usage, critical pre-requisites, and implementation requirements, etc.). The framework also includes arguments for and against each instrument. This framework seeks to present a balanced picture of each instrument, and one that is unbiased towards any particular vehicle. The paper also discusses a number of broader issues, including the position of LVC instruments among other municipal own-source revenues and within municipal financial and asset management generally, policies that local governments can pursue to enhance land value prior to enacting LVC instruments, and typical lack of good governance for many of these instruments. The paper then concludes with a discussion of the primary challenges associated with LVCs and suggests possible ways forward.

The New Amman Positioned at a Juncture



Thank you

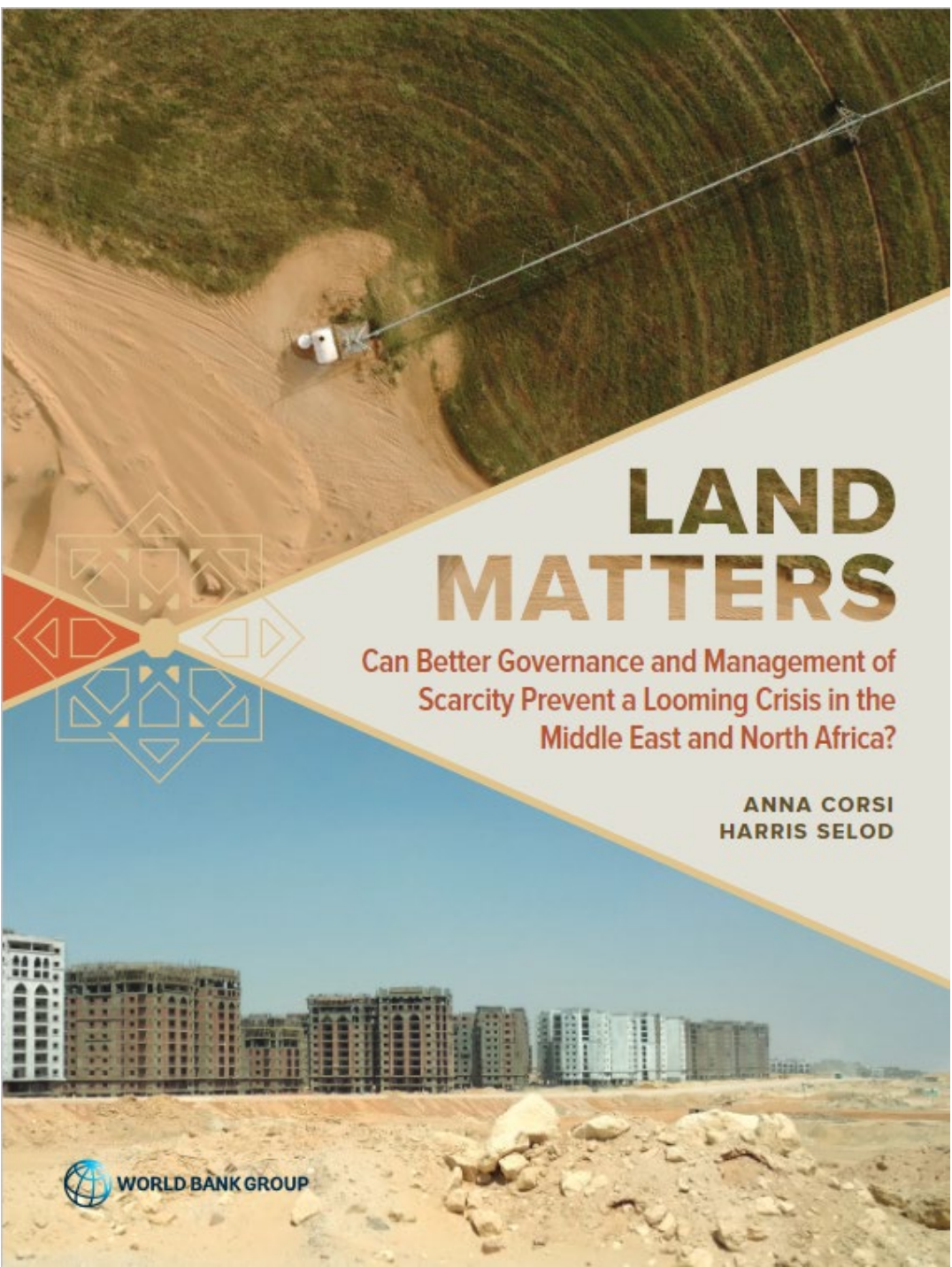
LAND MATTERS

Key takeaways from the MENA Land Flagship report
and insights from the report on Women's Housing Land and Property Rights



Presentation by Harris Selod
(with inputs from Anna Corsi, Didier Sagashya
and Victoria Stanley)

May 17, 2024



<https://hdl.handle.net/10986/38384>



OUTLINE

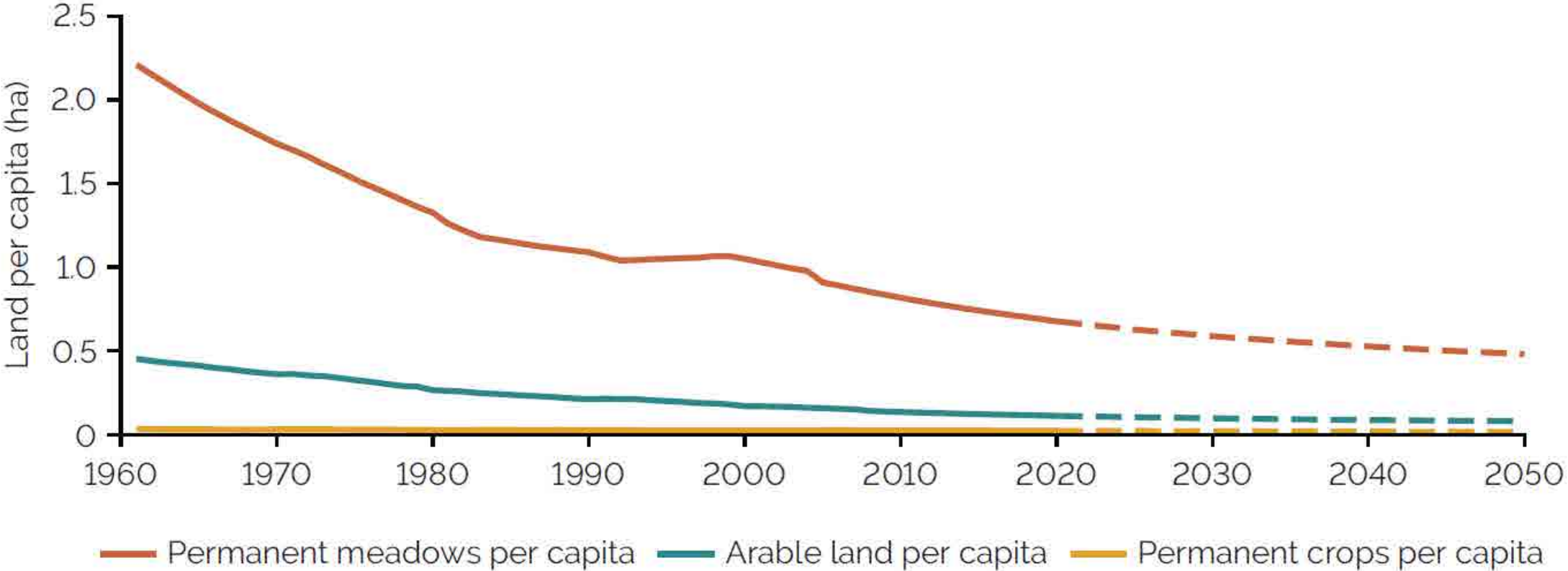
- **Part I: Main findings**
- **Part II: Policy implications**

Part I

Main findings

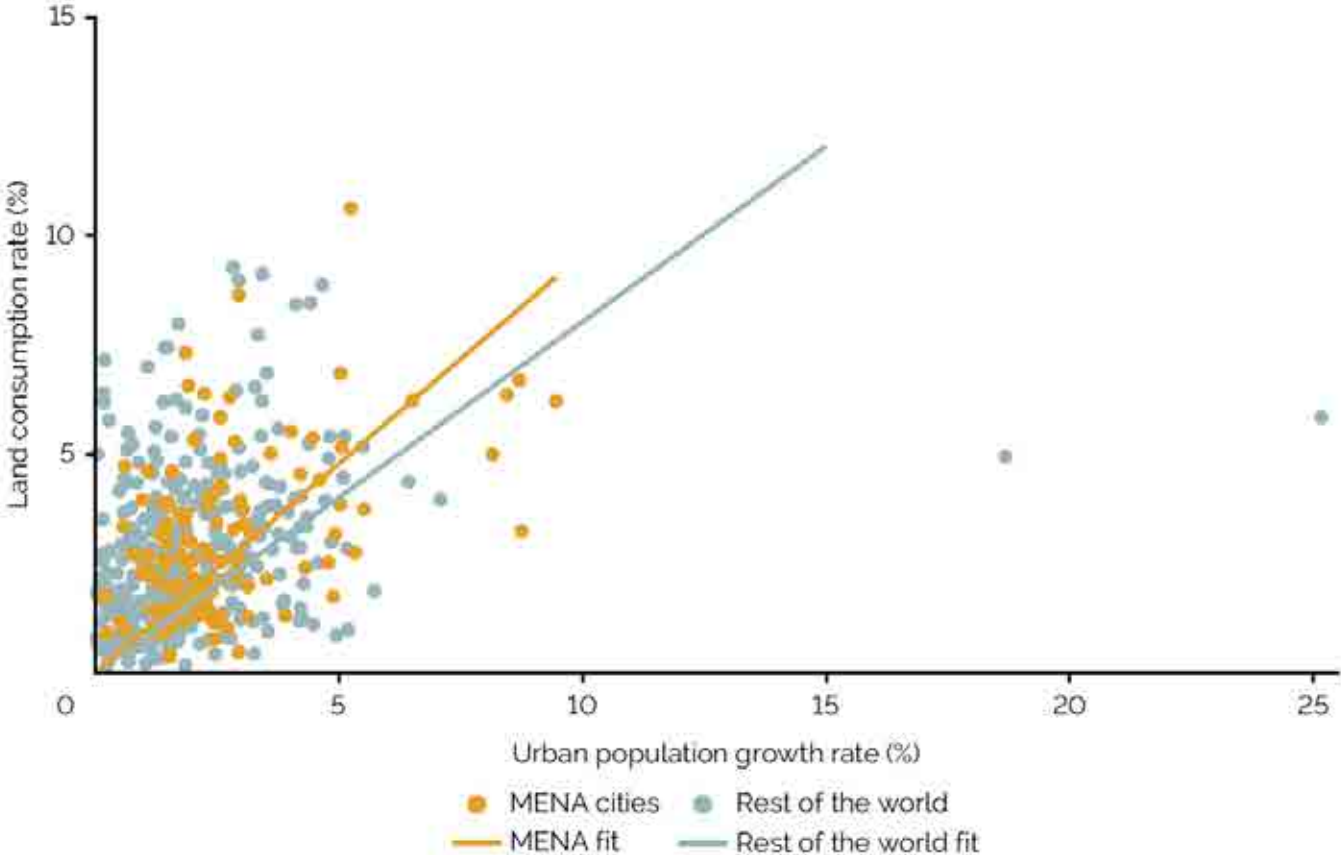
Land scarcity + climate change and population growth = Looming Crisis

Figure 1: Agricultural land per capita in MENA



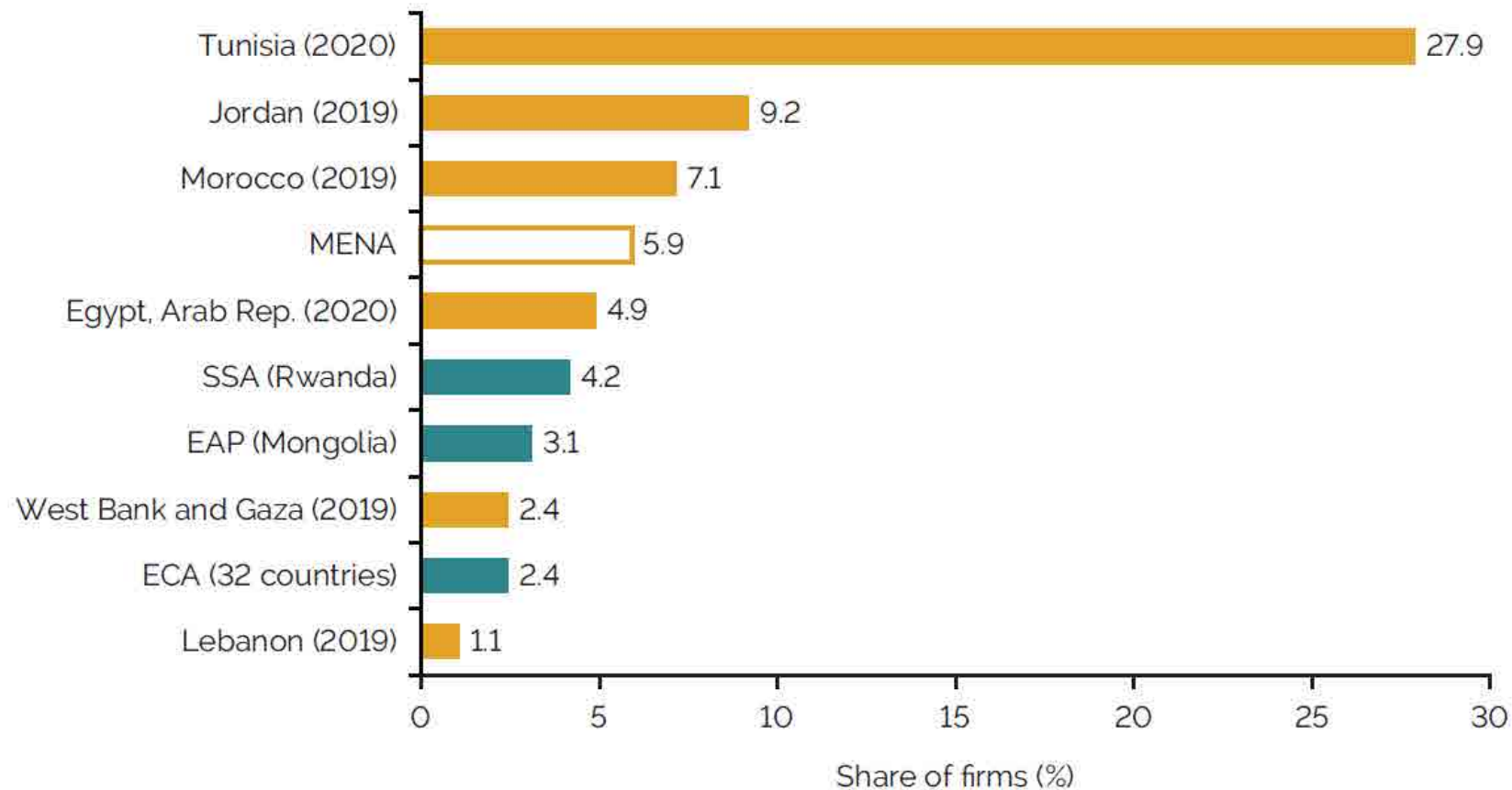
Cities need to grow up not out to adapt to increasing land scarcity

Figure 2: Urban pop. growth and land consumption



Firms have trouble accessing land without political connections

Figure 3: Share of firms with elected/appointed top officers



Outdated and complex land systems exacerbate informality

- Lack of modern systems in many countries
- Onerous registration procedures and perception of benefits of registration contribute to low registration

- 24 percent of urban residents live in slums

Figure 4: Geographic coverage scores in MENA countries

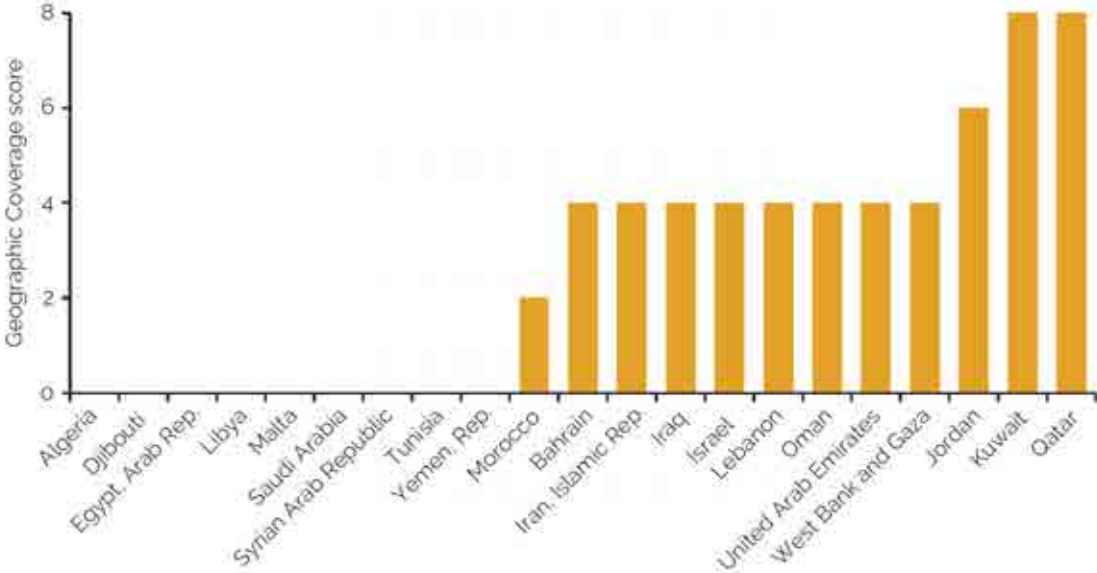
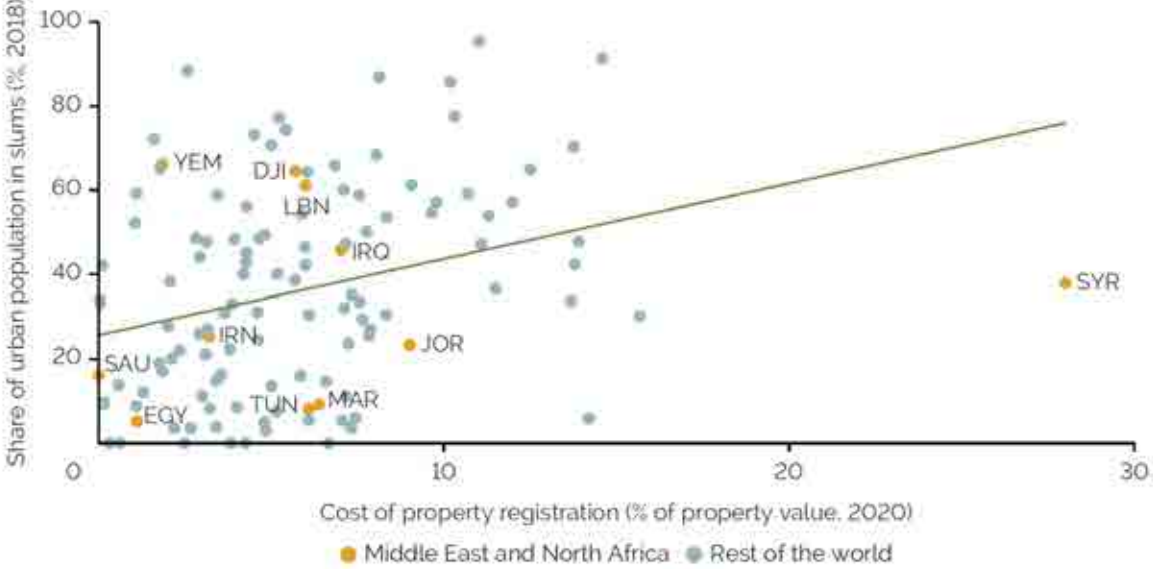


Figure 5: Cost of registration and slum prevalence



Weak registration hinders access to credit

- Housing finance is constrained by low coverage of registries

- Only 9% of households have a mortgage

Figure 6: Registration coverage and housing loans

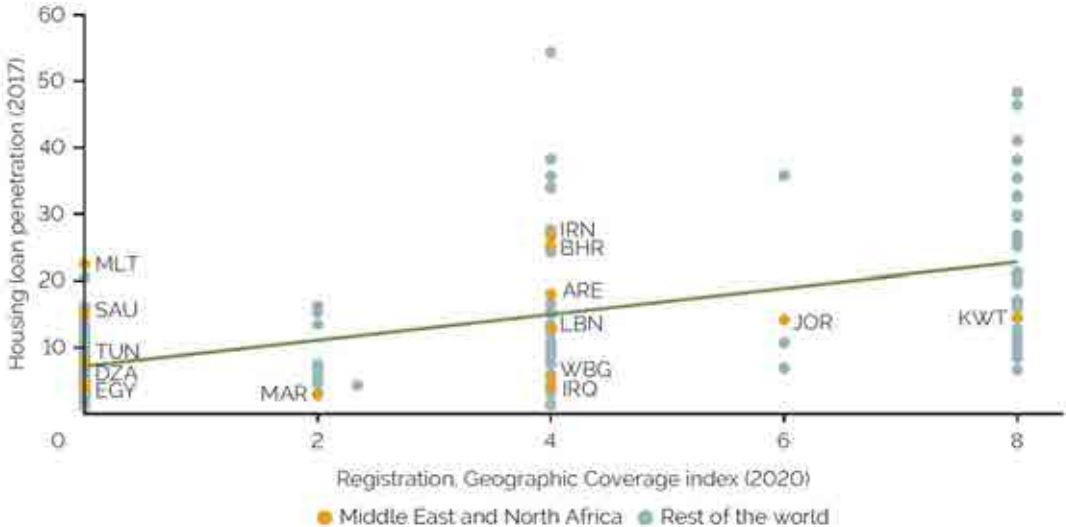
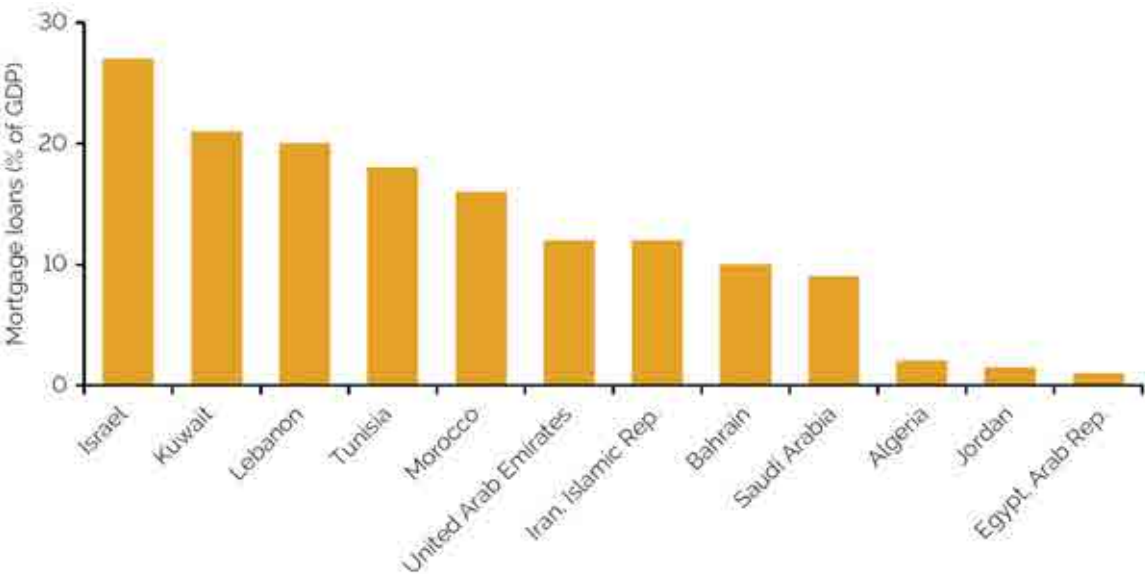
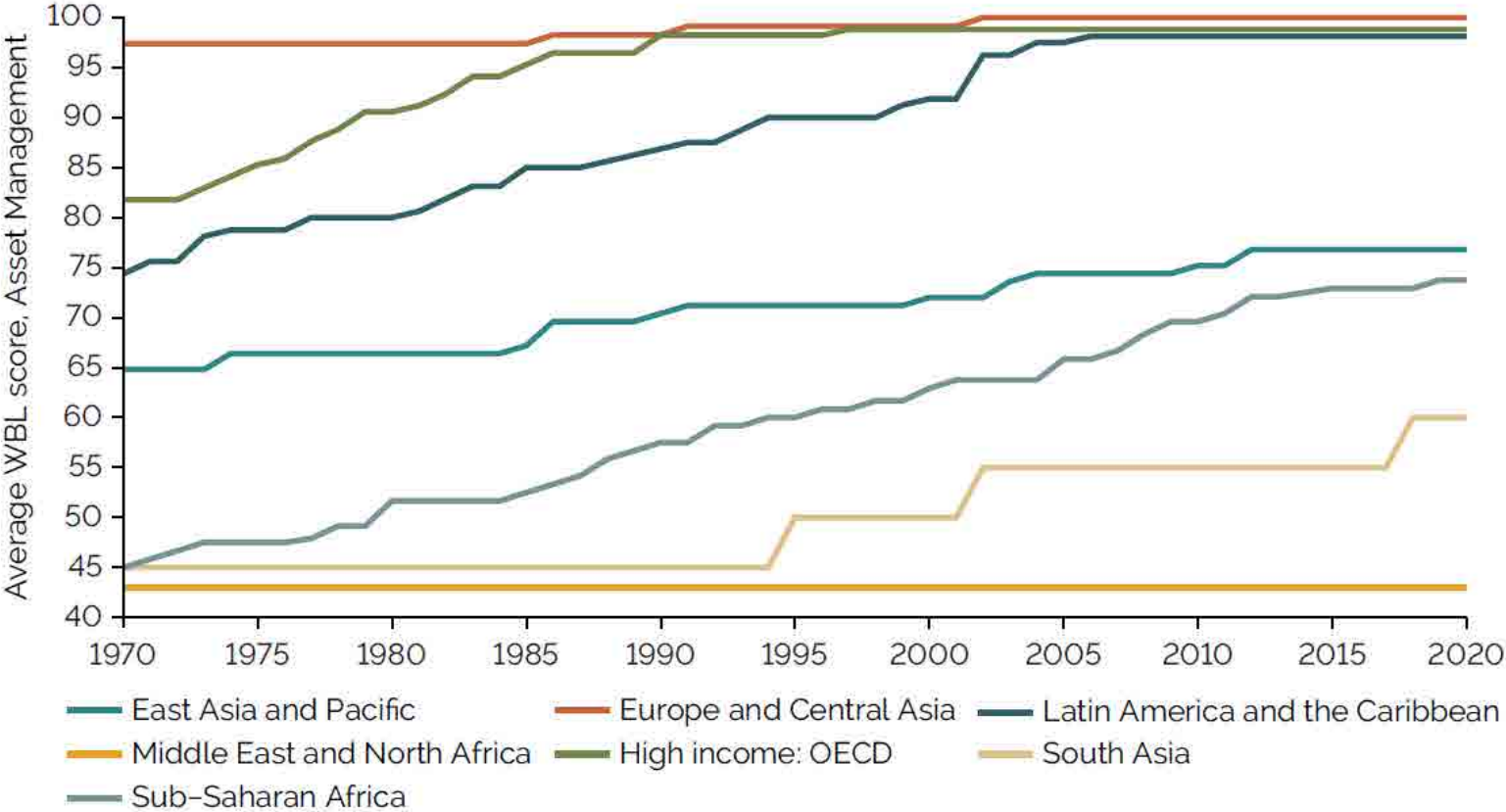


Figure 7: Mortgage loan as % of GDP



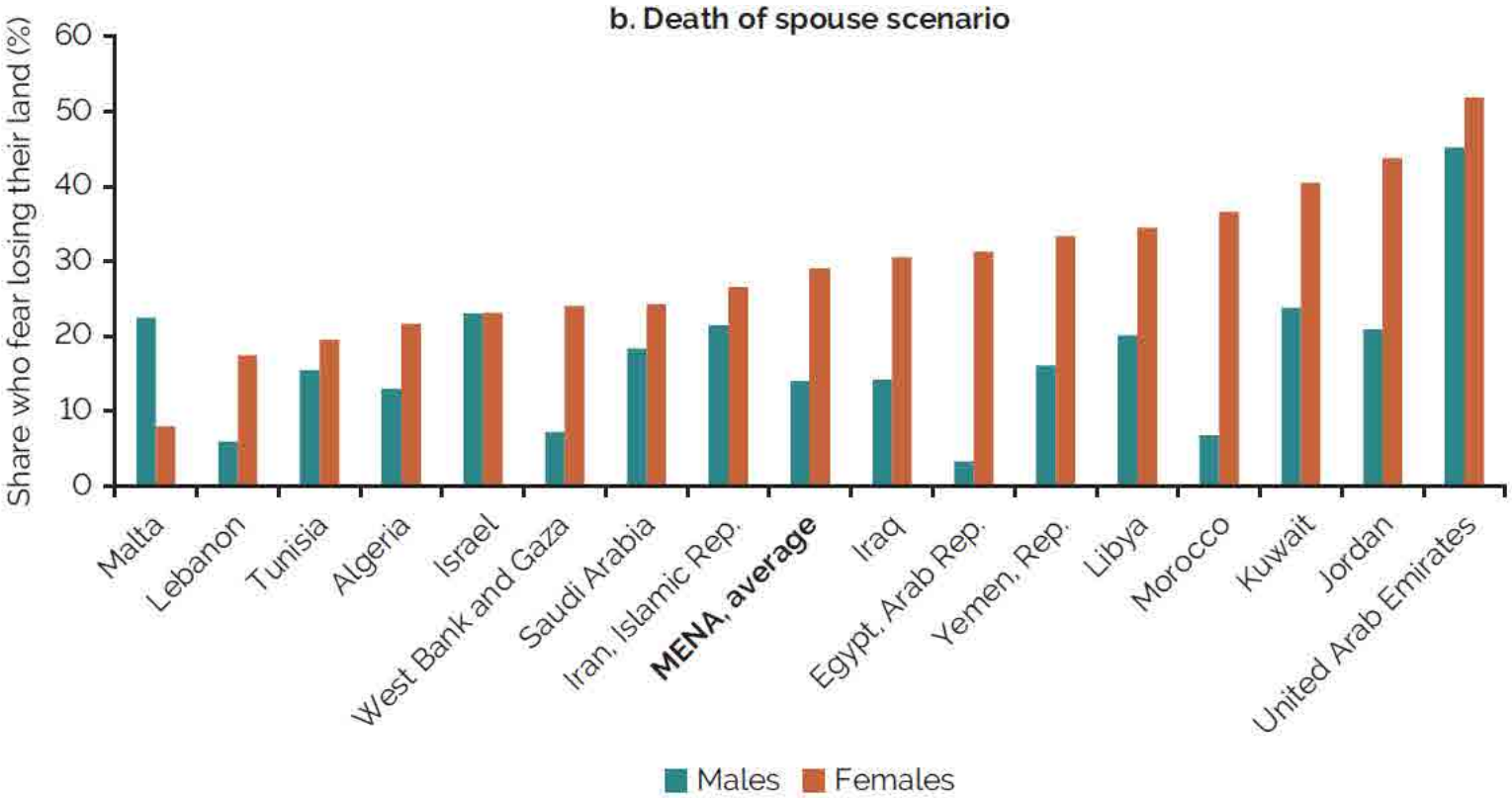
Land systems and legislation perpetuate gender inequality

Figure 8: Women, Business and the Law scores for asset management



Women are 2-3x more likely than men to fear land loss

Figure 9: Gender differences in perceived tenure insecurity (spouse death scenario)



Governments fail to manage land to generate public revenues

Figure 10: Land public ownership

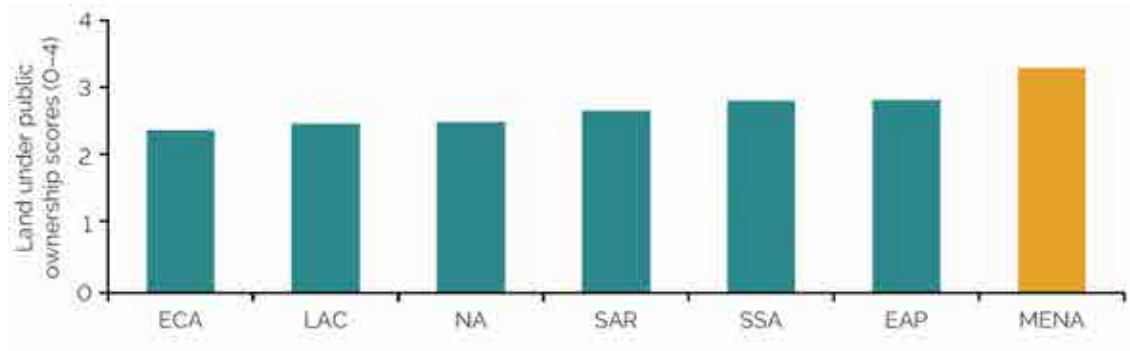
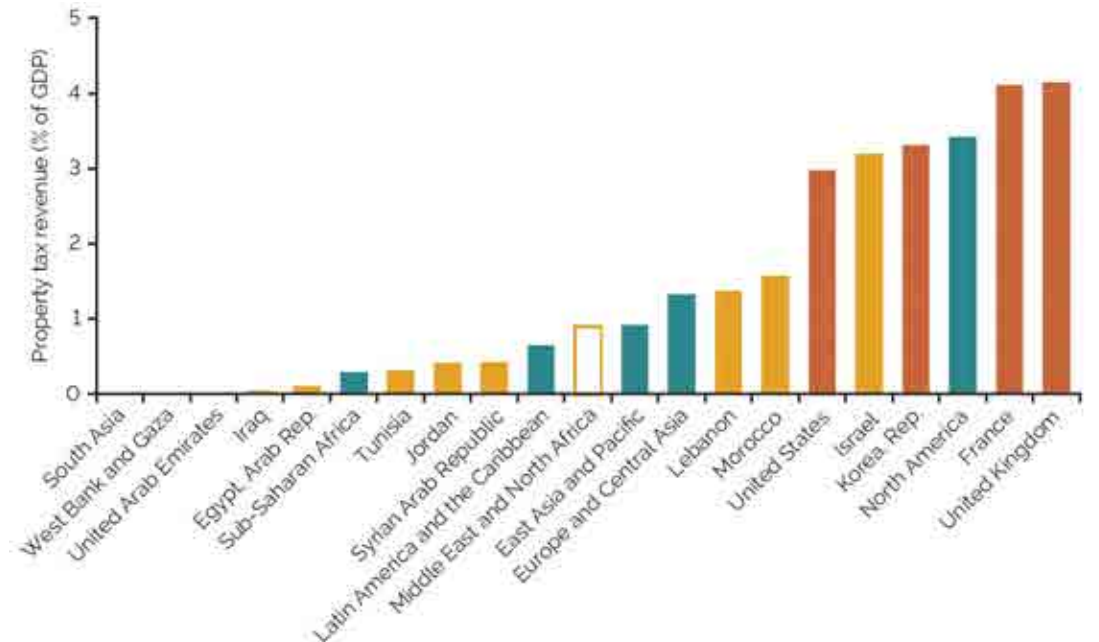
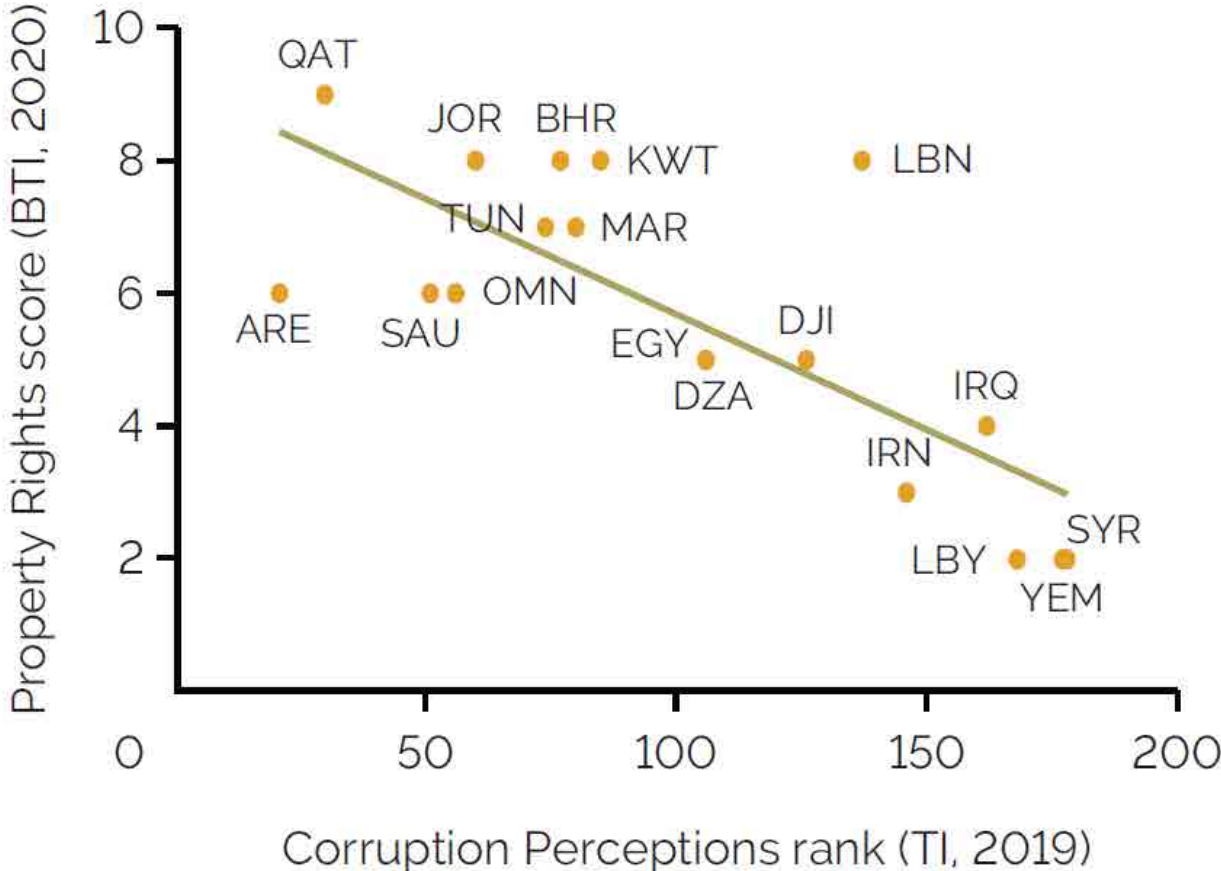


Figure 11: Property tax revenues



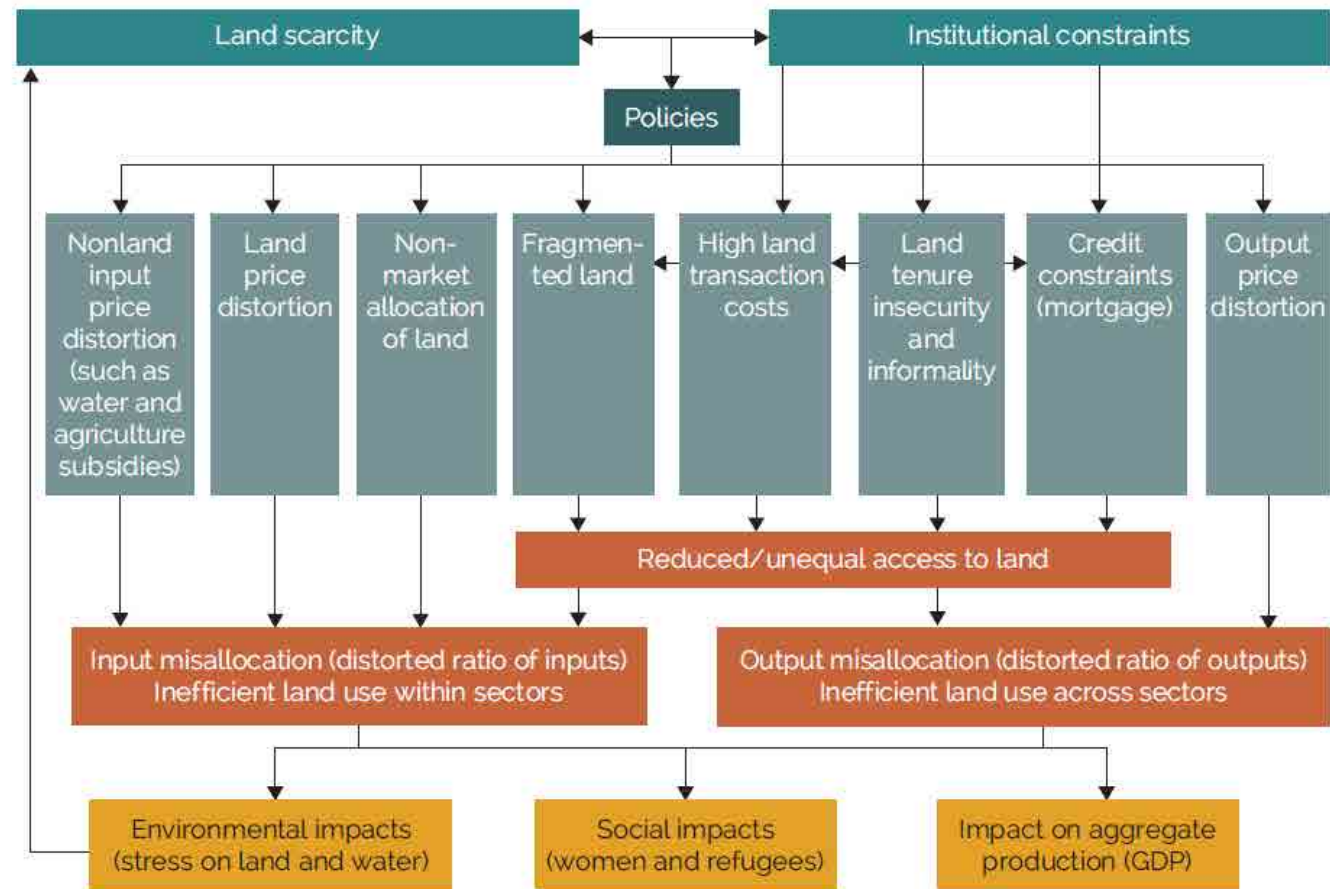
Corruption thrives on poorly-defined property rights

Figure 12: Corruption and poor protection of property rights, MENA



Inefficient use of land has environmental, social & economic costs

Figure 13: The land misallocation framework



Part II

Policy implications

Land as an enabling factor



Source: World Bank.

Clarity of rights / boundaries

Clarity of mandates

Inventory of assets and rights
(including location)

Digitization, Land Information Systems

Valuation and property taxation

Transparent and efficient land management
(especially public land)

Land for agriculture



Consolidation of fragmented land

Remove barriers to consolidation
(unclear/overlapping rights, transfer and registration costs)

Explore approaches other than cooperative
(e.g., land banks)



Sustainable/ climate smart agricultural practices

Promote tenure security



Conversion of rural to urban land

Assess trade-offs and protect informal rights



Strategic objectives

Revisit food independence strategy and support to agriculture in light of water & climate crises

Land for urban development

Move towards <i>integrated</i> urban planning	Stimulate formal land supply	Rethink spatial policies
<p>Rationalize and decentralize mandates on land</p> <p>Provide accurate and publicly available land information/data</p> <p>Better plan for future urban growth</p>	<p>Clarify property rights</p> <p>Improve registration</p> <p>Better manage public land and mobilize it for development</p> <p>Unlock “undivided” land owned by multiple owners</p>	<p>Support efficient & sustainable/resilient cities</p> <ul style="list-style-type: none">• Location of industrial zones• Upgrade existing or build elsewhere• Vacant land tax

Land for investments & infrastructure

Better access to land

- Improve registration
- Improve access to land information
- Identify/clarify land rights & values for compensation and dispute resolution

Using public land efficiently

- Inventory state land
- Clarify mandates
- Treat public land as portfolio of assets to be optimized
- Transfer at market prices transparently

Funding infrastructures

- Reduce risk to private sector (clear rights)
- Unlock constraints to capital access
- Improve PPP environment
- Land value capture (start w property tax)

Land for social development and inclusion

Social contract

Phase out land allocation for wealth redistribution

Refugees

Address the HLP rights needs of refugees at origin and destination

Women

Introduce/scale up policies to address discrepancies (e.g., joint titling, cooling off period, taxing male beneficiaries of female renunciation)

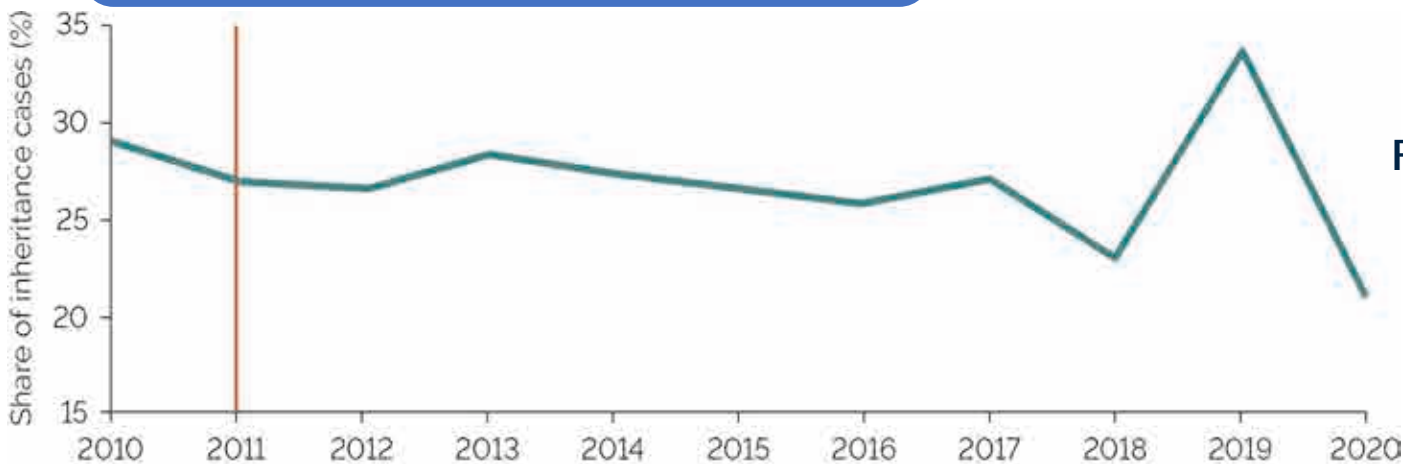


Figure 18: Inheritance cases in shari'a courts following introduction of cooling-off period before renunciation (Jordan)

Recommended actions on Women's HLP Rights (from WHLP report)

GOVERNMENTS

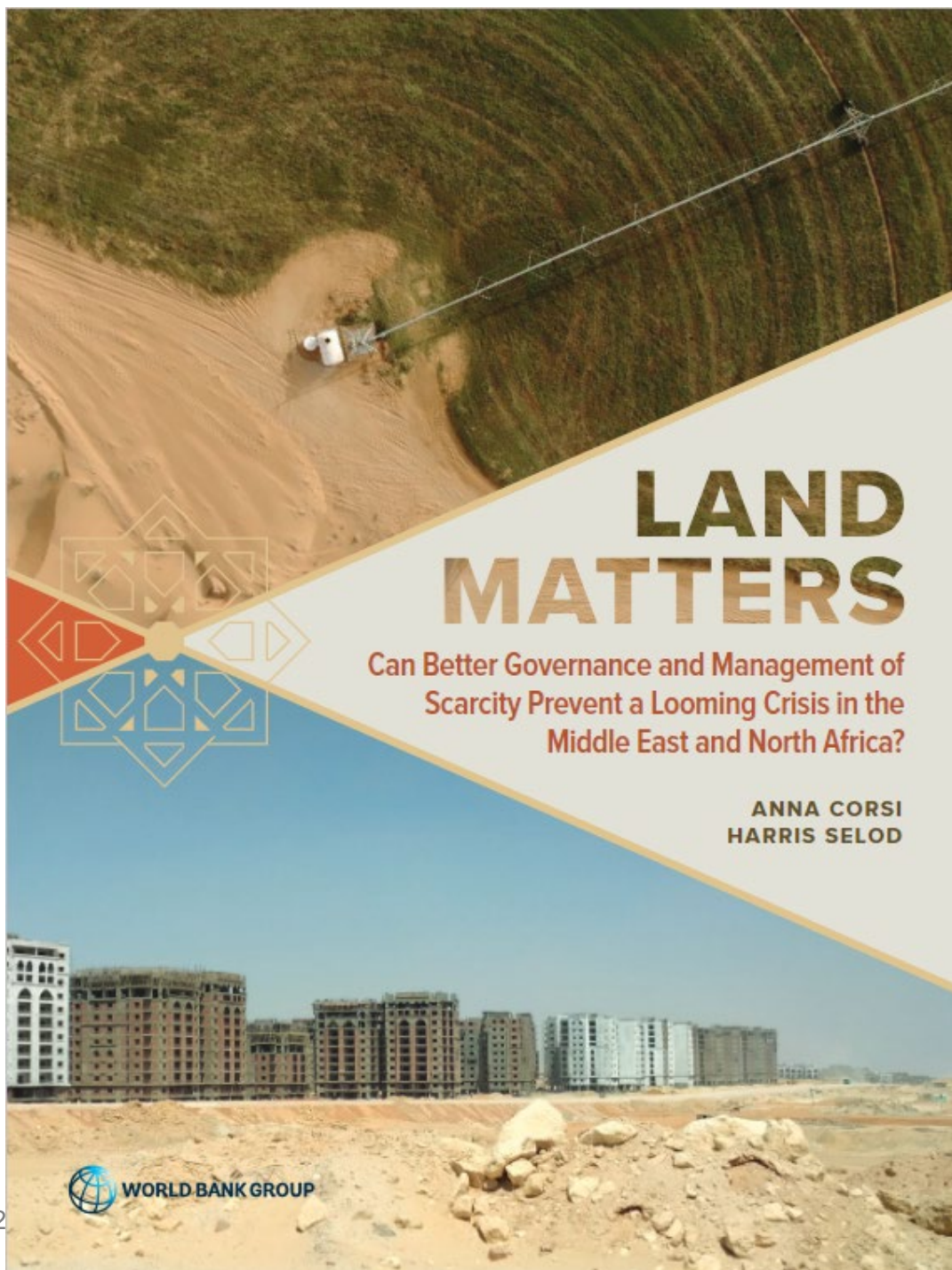
- Implement **sound governance principles** for land and WHLP
- Enact legal and **policy changes** at national and local levels
- Strengthen **partnerships** with civil society and customary leadership
- Welcome two-way **exchange of information** and lessons
- Better use and disseminate **data**

DEVELOPMENT PARTNERS AND FUNDERS

- Integrate gender in **reconstruction programs**
- Use **SDG reporting** to solidify importance of women's HLP
- Build on **effective practices** (e.g., mandatory joint titling)
- Support better **integration of tribal leadership and justice mechanisms** into WHLP reforms and projects

CIVIL SOCIETY ORGANIZATIONS (CSO) AND COMMUNITIES

- **Correct misinformation** about the role of religion in WHLP
- **Use tools, specialized training, policy research, and technical assistance**
- **Collaborate with customary and tribal leadership**
- Engage with communities and households to **tackle social norms and practices**



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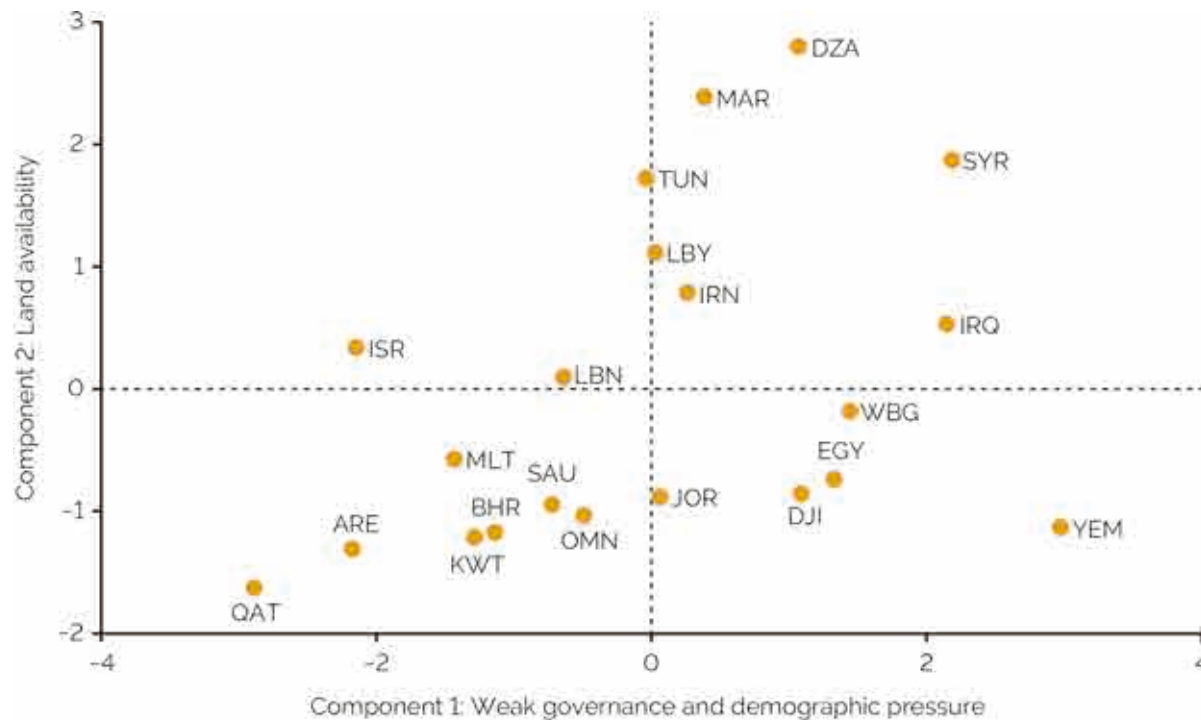


APPENDIX

A taxonomy of challenges

- The challenges and their severity differ within the region (context, stage of reform, capacity)
 - Weakness of governance and demographic pressure;
 - Land availability

Figure 16: Country groups and their challenges



Source: World Bank.

Note: This country taxonomy is the outcome of the principal component analysis presented in annex 5A. The horizontal axis associates positive values with countries with weak governance and strong demographic pressure. The vertical axis associates positive values with countries where land is relatively more available. Rotation: orthogonal varimax. See figure 1.4 for country codes.

Landscape of Women's Housing, Land and Property Rights in MENA

Only **about 4-5 percent** of women own land or immovable property.

Factors affecting Women's HLP rights:

Customs and social norms: inconsistent with the formal and Sharia law, often erode WHLP in practice:

- i) National formal law, which often reflects or adopts Islamic law (Sharia).
- ii) Sharia or Islamic law, which does not exist as a single, standardized body of tenets or strictures, engendering variation in its recognition, interpretation, and application.
- iii) Customs and informal practices, often labelled in their application as clannism or customary.

Status: Women who are divorced, abandoned, or widowed, live in rural areas, have less education, are in polygamous marriages, are disabled, or from a minority group may all experience greater difficulties exercising and enforcing their HLP rights

Economic factors: women's low economic empowerment: Female labor force participation is very low despite the highest literacy rate in the world at 68%. Only about 20 percent of working-age women in MENA are employed or are actively looking for a job .

Problematic approaches to ***land administration*** further limit women's rights in the region.

Lack of data: A general lack of gender-disaggregated data in the region compounds the difficulties in assessing and responding to women's limited HLP rights

Recommended actions on Women's HLP Rights

Governments:

- Better understand and implement sound governance principles for land and WHLP, as well as strengthen partnerships with civil society and tribal or customary leadership around WHLP.
- Bridge the global and national levels with a two-way exchange of information and lessons.
- Use the tools available from the land rights community to make legal and policy changes at national and local levels.
- Better use data for policymaking and disseminate disaggregated data and analysis widely.

Development partners and funders:

- Expand regional collaboration on women's HLP rights and integrate gender in reconstruction programs to ensure women's names are on land documents.
- Use SDG monitoring and reporting to solidify partners' understanding of the importance of women's HLP.
- Build on effective practices and approaches that have been tested at the country level, such as mandatory joint titling.
- Support better integration of tribal leadership and justice mechanisms into WHLP reforms and projects.

Civil society organizations (CSOs) and communities:

- Correct misinformation about the role of religion in WHLP; clarify that the problem is in large part with clannism and informal practices rather than religion.
- Use the tools and specialized training, policy research, and technical assistance of the land rights.
- Collaborate with customary and tribal leadership.
- Engage with communities and households to tackle social norms and practices that keep women from asserting, protecting, and promoting their rights.

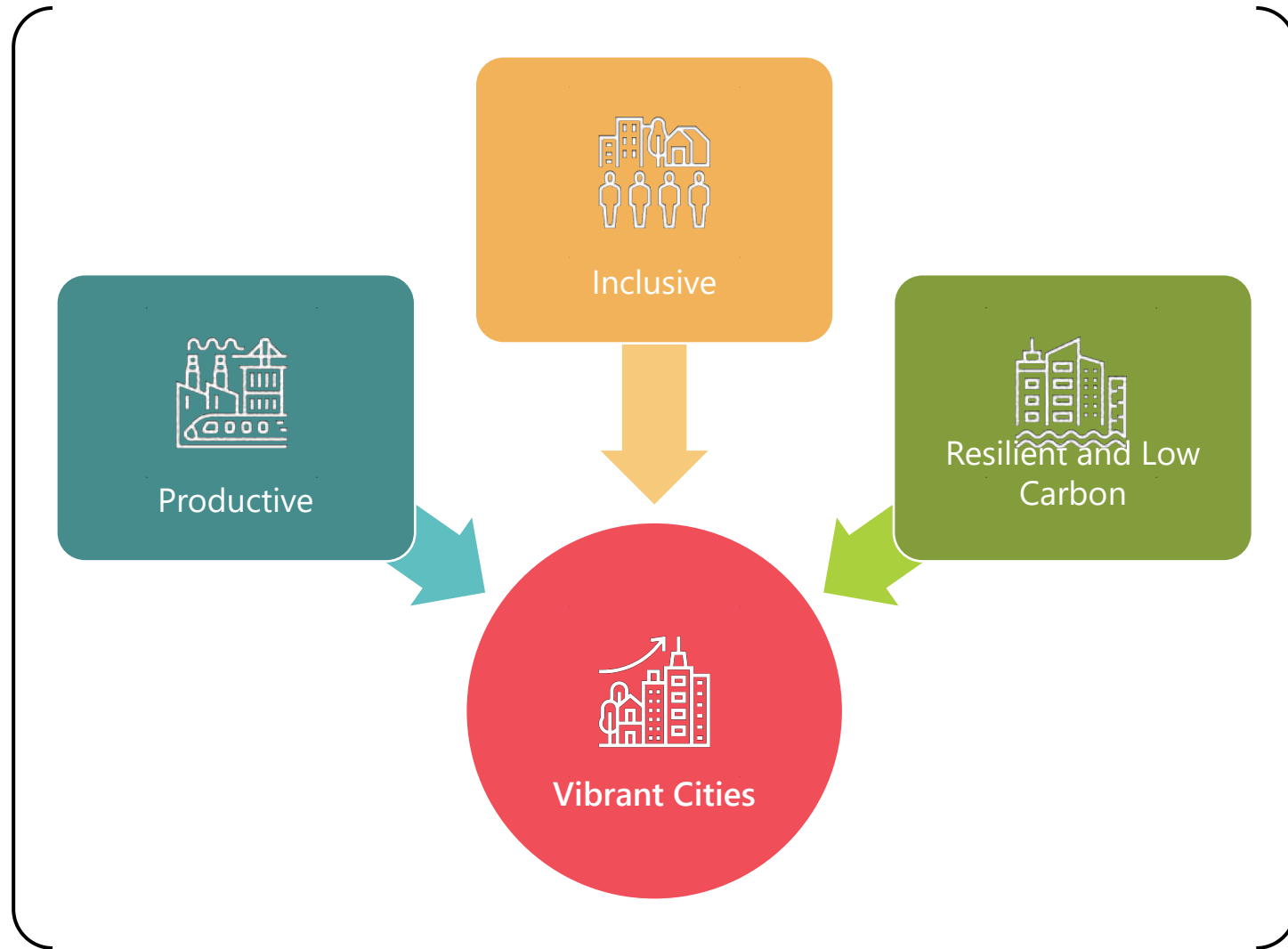
VIBRANT CITIES

ON THE BEDROCK OF
STABILITY, PROSPERITY,
AND SUSTAINABILITY

World Bank Land Conference
May 17, 2024

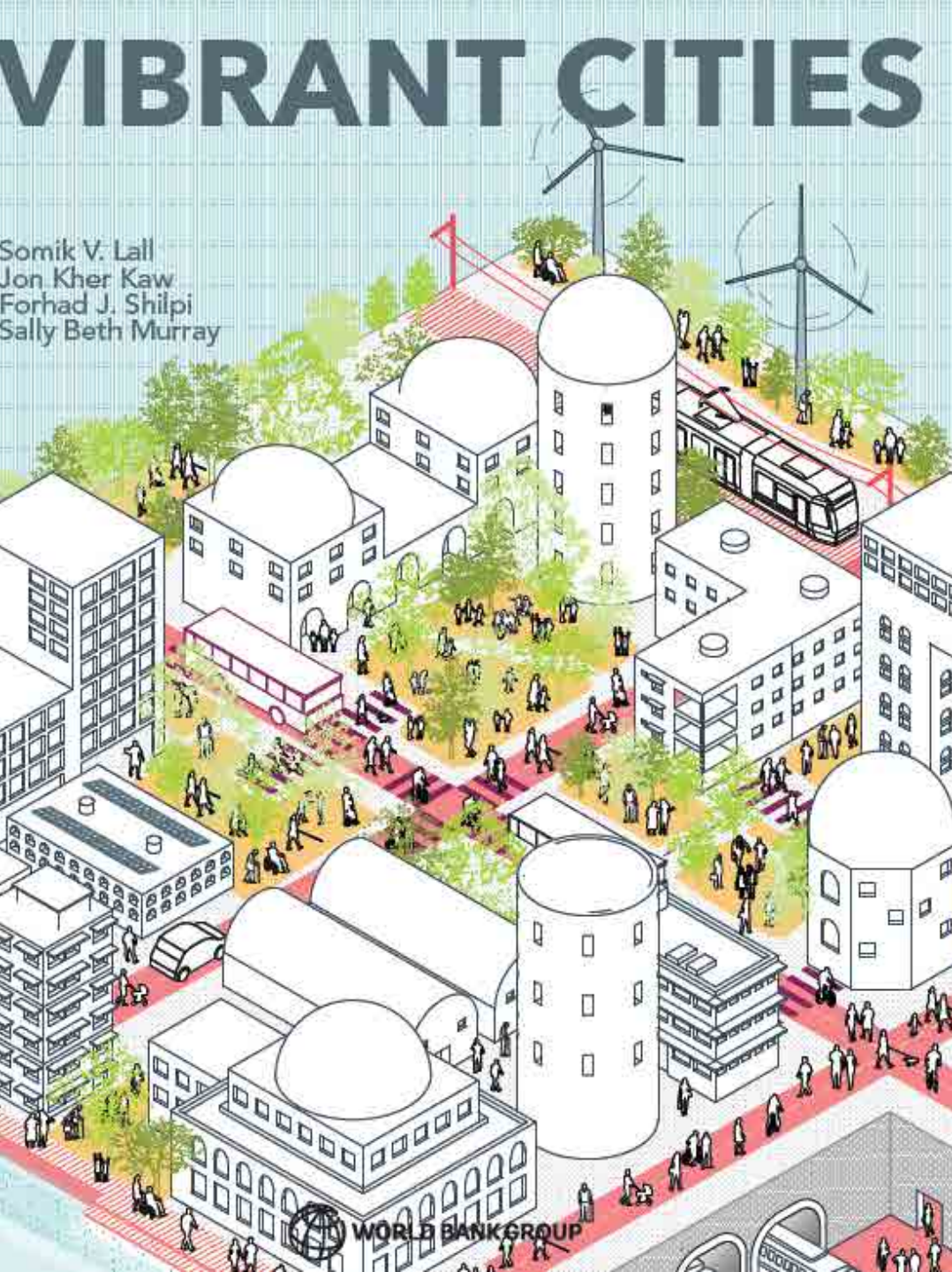


What are Vibrant Cities?



VIBRANT CITIES

Somik V. Lall
Jon Kher Kaw
Forhad J. Shilpi
Sally Beth Murray



What's new?

- **Evidence**
 - Resilience to shocks – hazards, pandemics
 - Management of emissions
 - Inequality and mobility within cities
- **Analysis**
 - Complementarities between land use and transport policies in shaping urban development
 - Assessments of how congestions erodes urban agglomeration economies
 - Cost benefit analysis of urban investment in mass transit and density enhancements on mitigating emissions
- **Policy Insights**
 - State capacity as a pre-requisite
 - Policy framework – Inform, Support, and Protect

Inform, Support, and Protect – on a bedrock of Trust and Legitimacy

- **Inform** firms and families **about land use, land values, and hazard risks** —motivating them to act on market signals and on credible knowledge of government policies and plans.
- **Support** firms and families— with investments in broad-based infrastructure and service provision—increasing efficiency – economic, social, and ecological
- **Protect** vulnerable firms and families— **against pandemics, weather events, and other emergencies** to buffer shocks on a timely, targeted, and temporary basis

Why do (obvious) reform efforts fail?

- Traditional view: vested interests that would lose from reforms organize themselves to oppose them.
- A modern view: how public servants' and citizens' expectations for each other's behavior (trust and legitimacy)
 - To build legitimacy and trust, city governments must make public officials accountable and accessible to firms and families, through mechanisms such as public fora and local elections.
 - CONTESTABILITY -- show citizens and investors that markets are governed by common rules, not by privilege and influence – COMMUNICATE this.



CLOSED

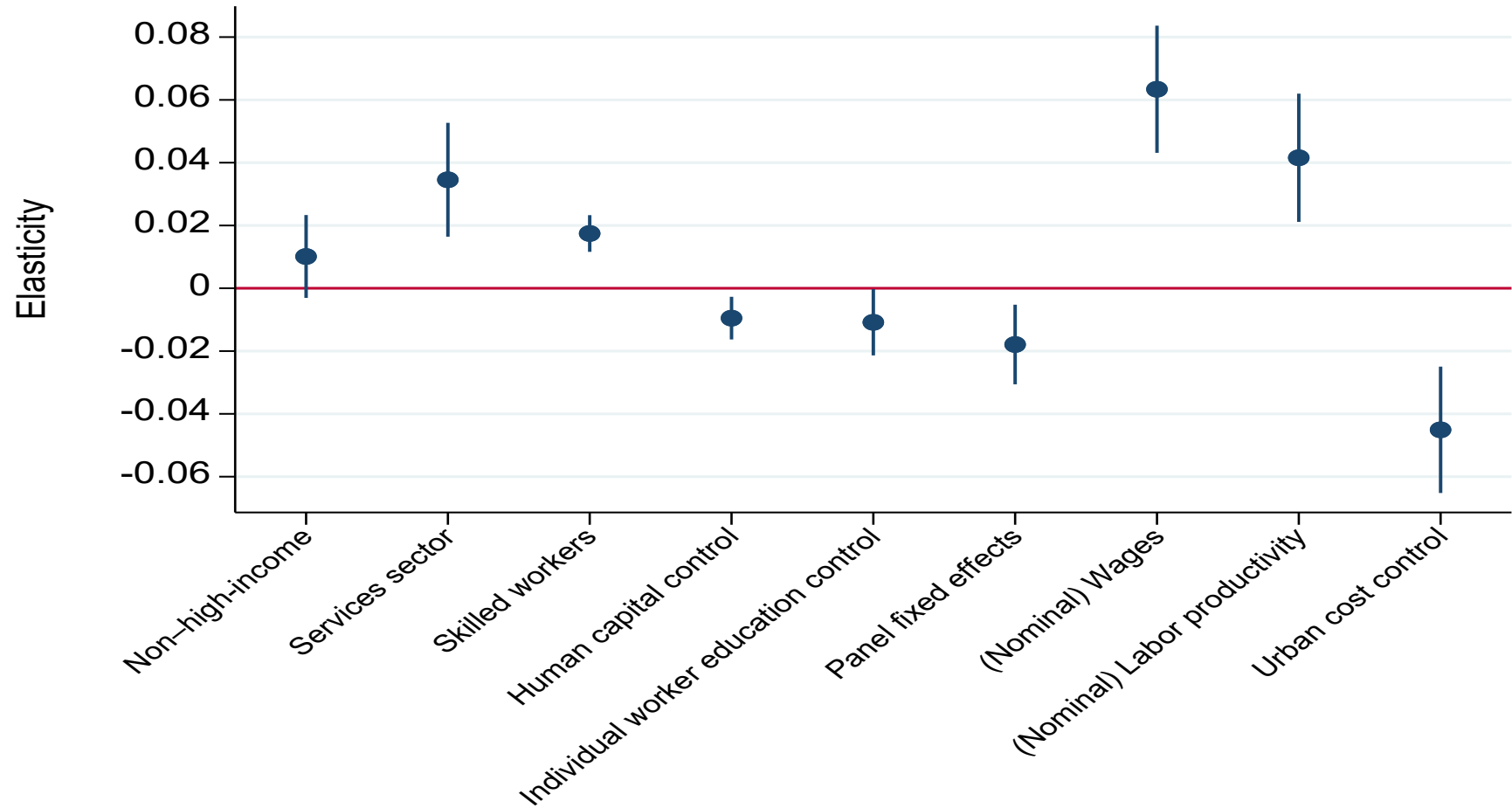
FOR BUSINESS

Challenge 1: Sterile agglomeration and the developing country urban productivity puzzle

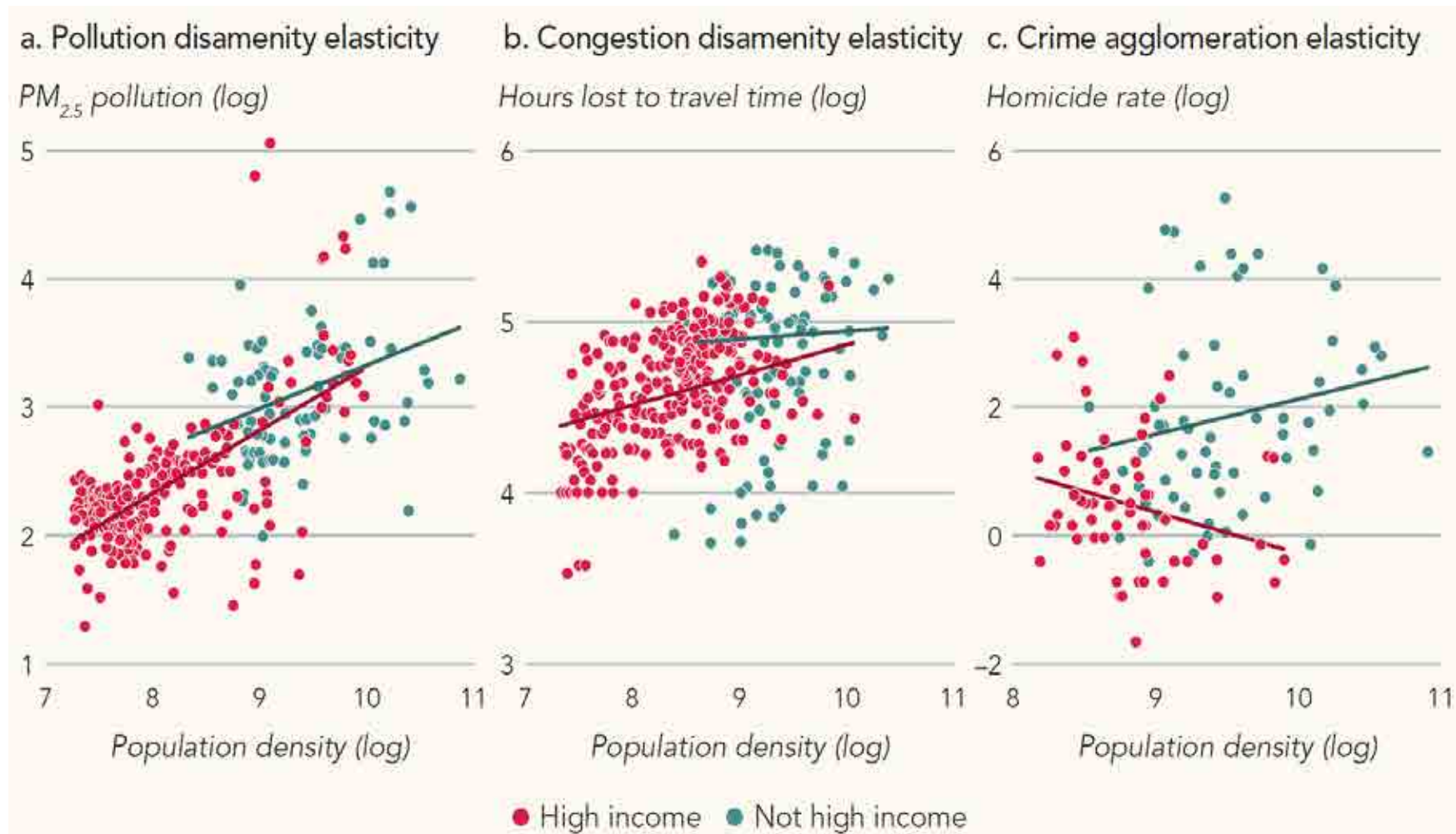


Challenge 1: Sterile agglomeration and the developing country urban productivity puzzle

The Agglomeration Premiums on Labor Productivity Nearly Disappear after Controlling for Urban Costs

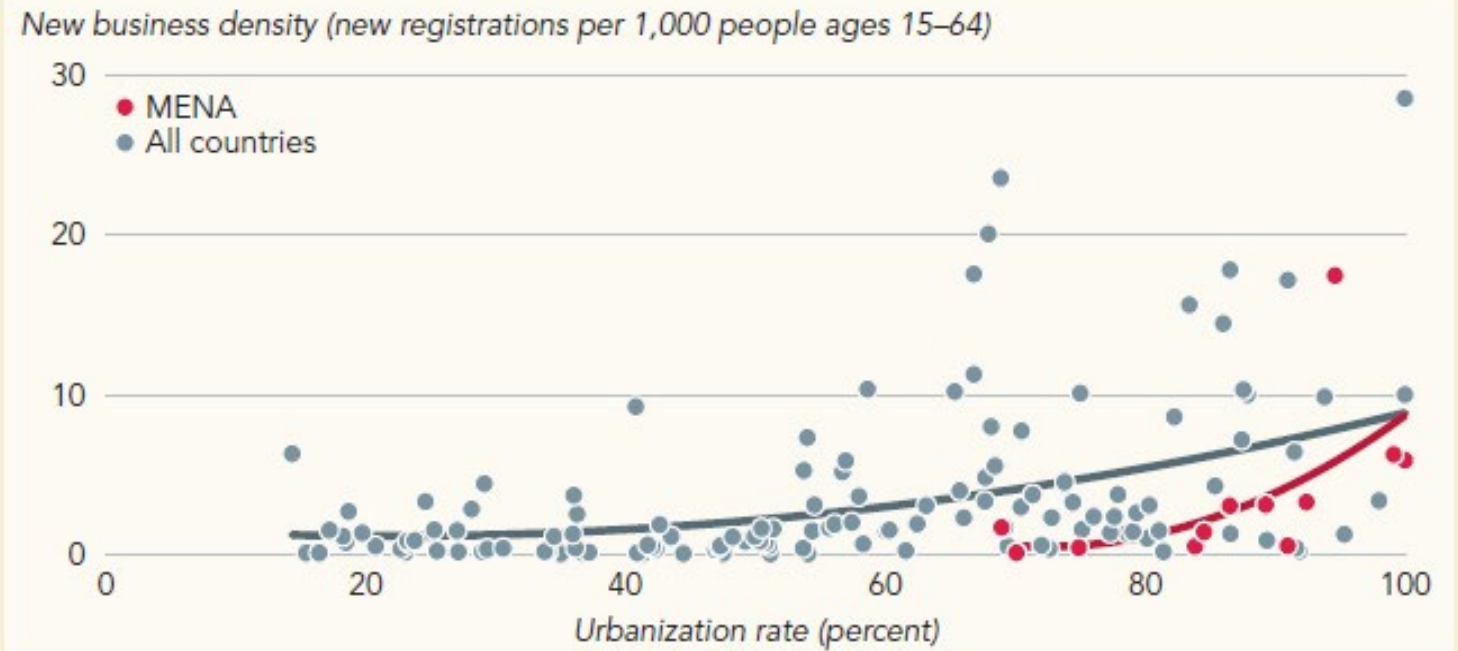


Urban costs are higher in developing countries than high income countries



MENA'S CITIES:
lower firm-
entry rates
than countries
elsewhere

BOX FIGURE 1 MENA has significantly lower firm-entry rates for its level of urbanization

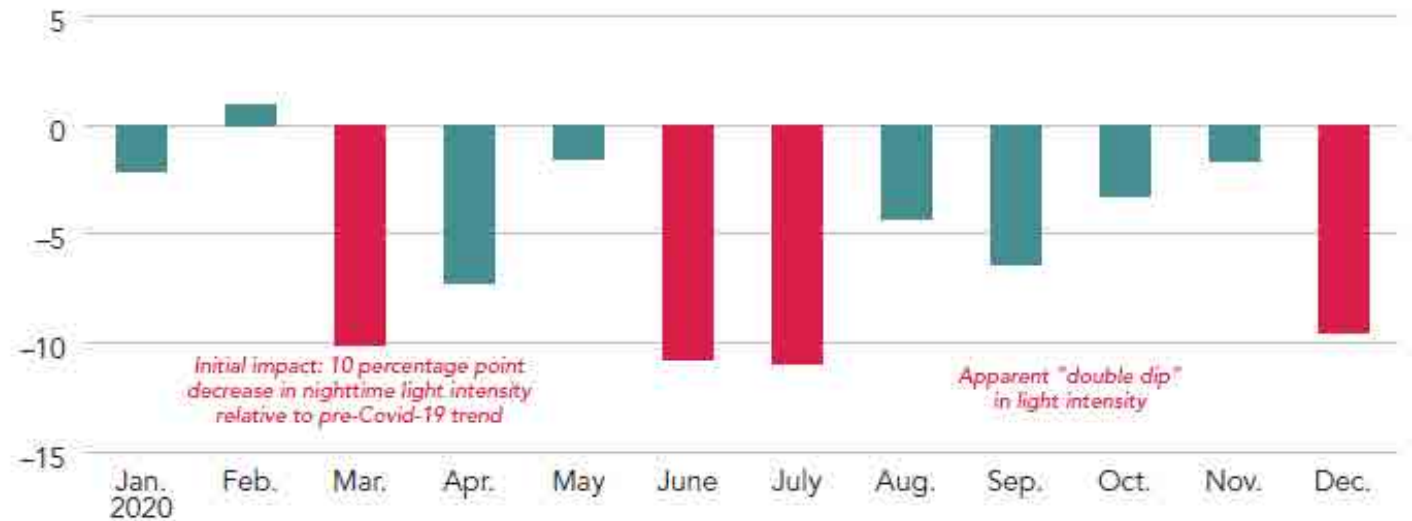


Source: World Bank Enterprise Surveys.

MENA'S CITIES: hard hit by COVID 19 pandemic and policy interventions

CITIES IN MENA SUFFERED A MAJOR ECONOMIC LOSS FOLLOWING THE ONSET OF THE PANDEMIC

Percentage point change since December 2019



Note: Based on analysis of a sample of 140 cities whose population in 2015 was at least 200,000.

Source: Khan et al. 2022.

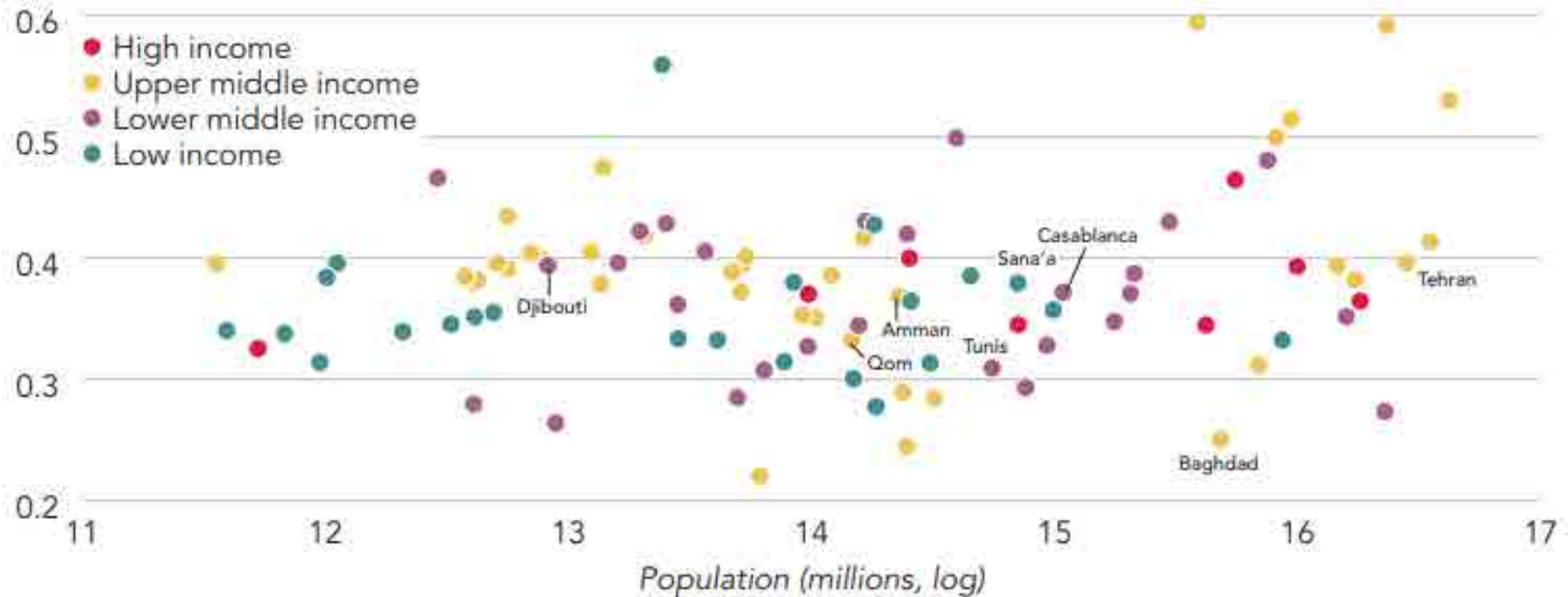
A photograph of a slum area. In the foreground, a young child in a green dress walks along a large, curved concrete pipe. To the right of the pipe is a narrow, polluted alleyway filled with trash and a small stream of water. In the background, there are several small, makeshift buildings made of corrugated metal and brick, with laundry hanging from lines. The overall scene depicts a challenging living environment.

Challenge 2: Cities are not
lands of opportunity for all
residents

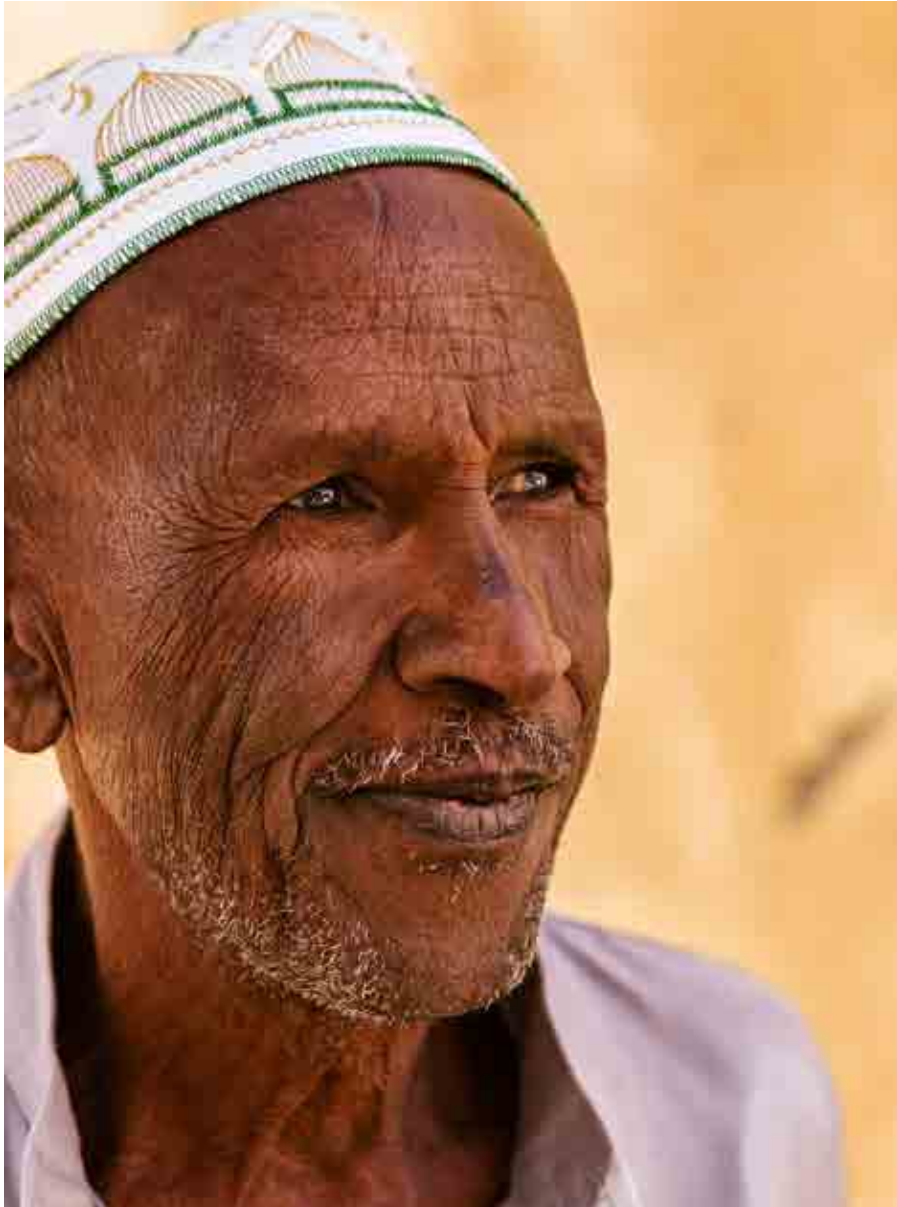
Challenge 2: Cities are not lands of opportunity for all residents

LARGE CITIES IN DEVELOPING COUNTRIES ARE MORE UNEQUAL

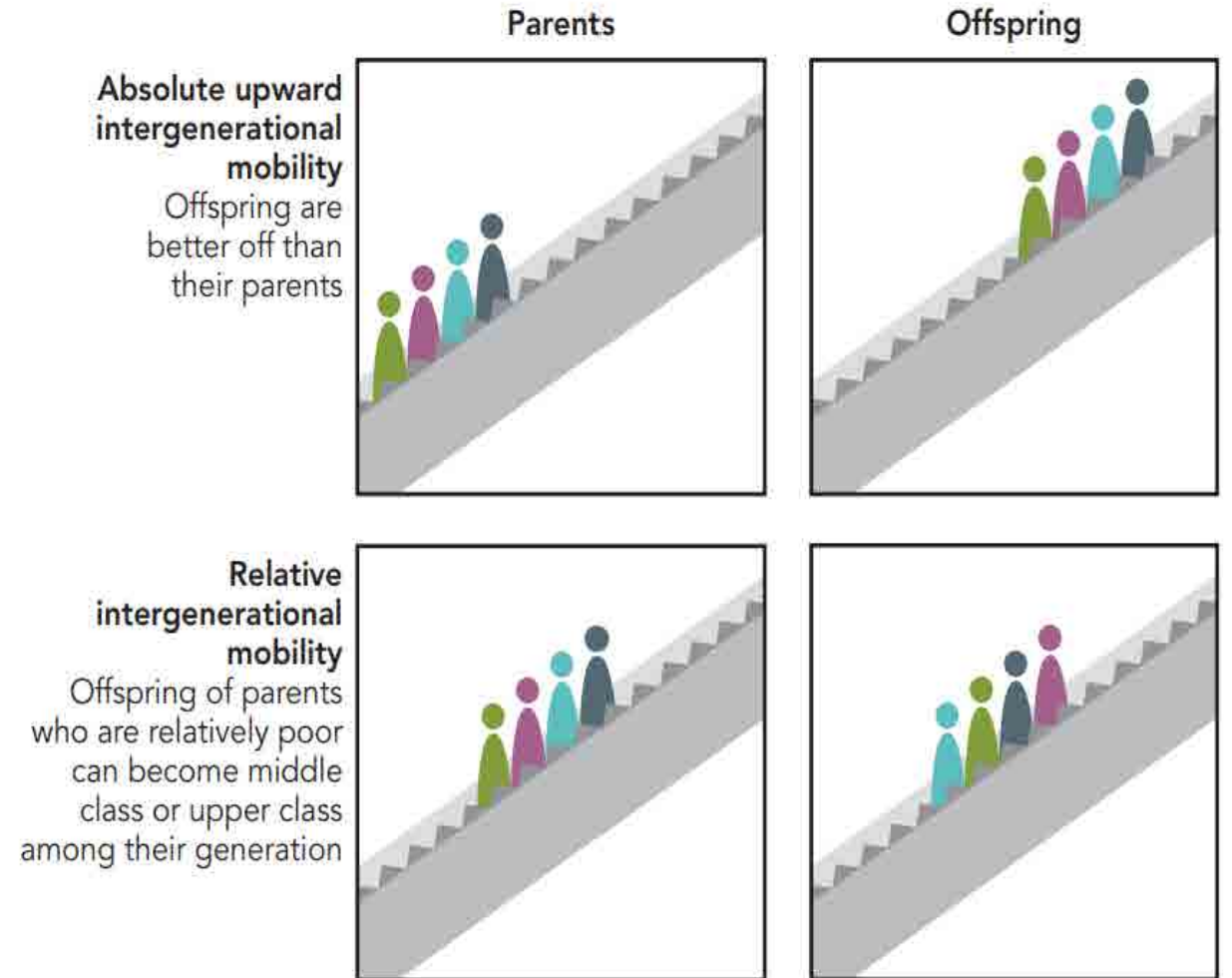
Gini index



Note: Global intracity inequality across countries is measured by the Gini index.

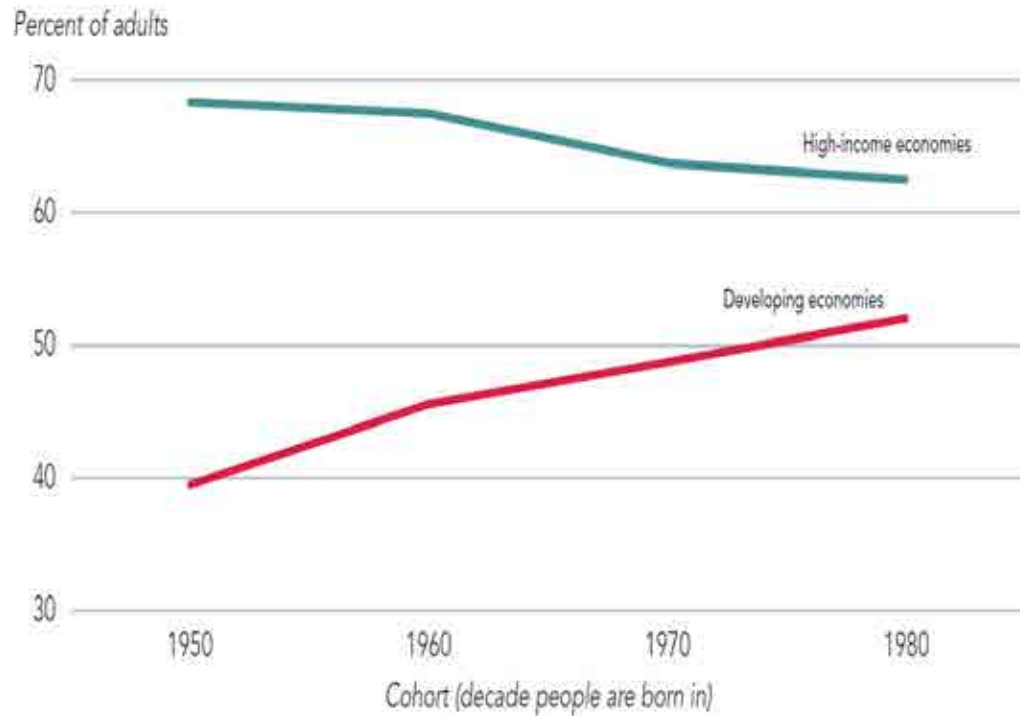


INTERGENERATIONAL MOBILITY—ABSOLUTE (BETTER OFF THAN PARENTS) AND RELATIVE (MOVING UP FROM PARENTS' POSITION)

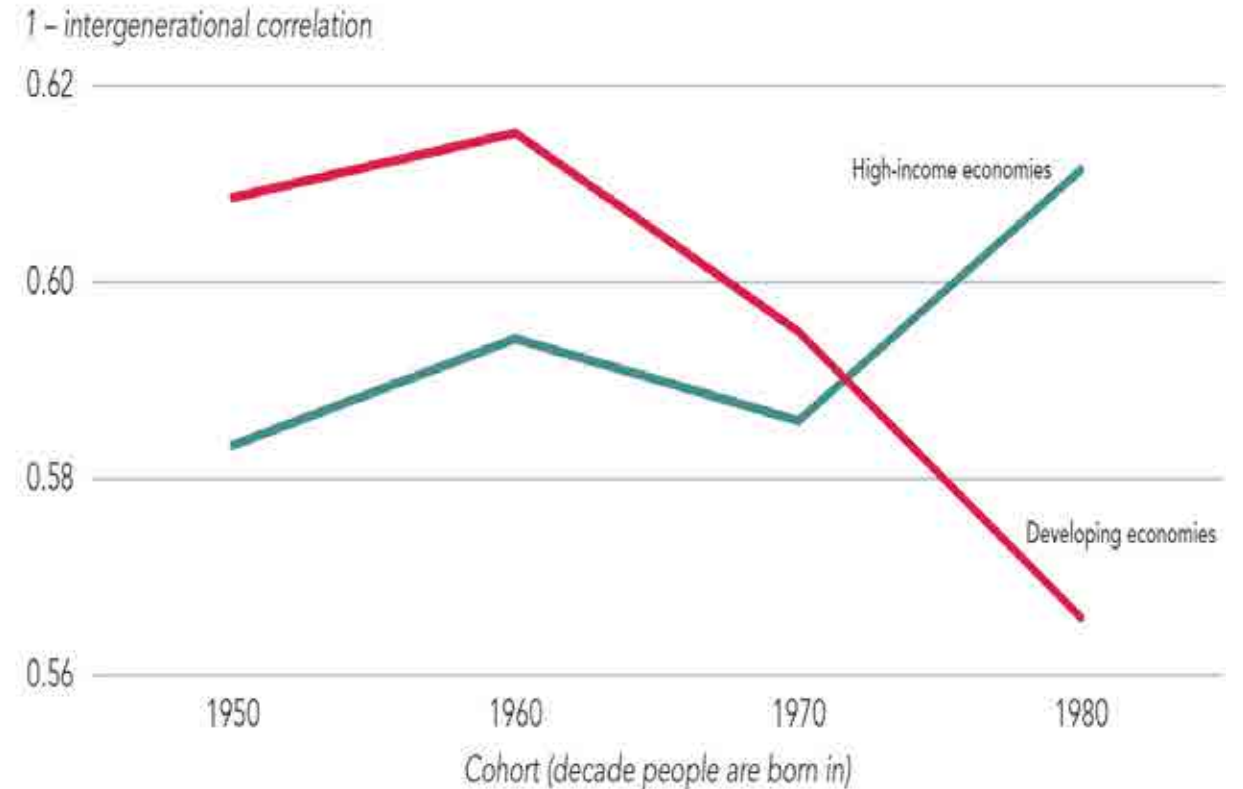


Children are doing better than parents in absolute terms but not in relative terms

ABSOLUTE MOBILITY IN SCHOOLING CLIMBED IN DEVELOPING COUNTRIES AS A GROUP



RELATIVE MOBILITY IN SCHOOLING OVER TIME



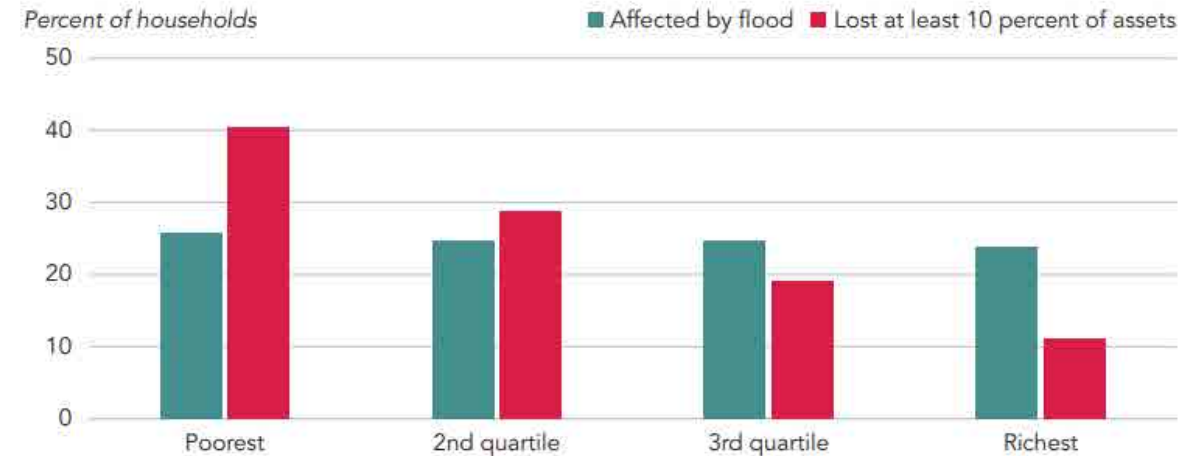
An aerial photograph of a densely packed informal settlement, likely a slum in a developing country. The houses are small, simple structures with various roof colors, including brown, grey, and blue. The streets are narrow and winding, and the overall appearance is one of high population density and limited infrastructure. The text is overlaid in the center of the image.

Challenge 3: Poor people in developing country cities are most vulnerable to natural hazards

Challenge 3: Poor people in developing country cities are most vulnerable to natural hazards



FLOODING IN ACCRA LEADS TO HEAVY ASSET LOSS FOR A LARGE SHARE OF POOR HOUSEHOLDS



Source: Erman et al. 2018.

An Additional Dilemma – Economic Growth strengthens resilience, but can exacerbate global warming

THE 100 TOP CO₂ EMITTERS



Top 100 cities, by total CO₂ emissions (million tons)

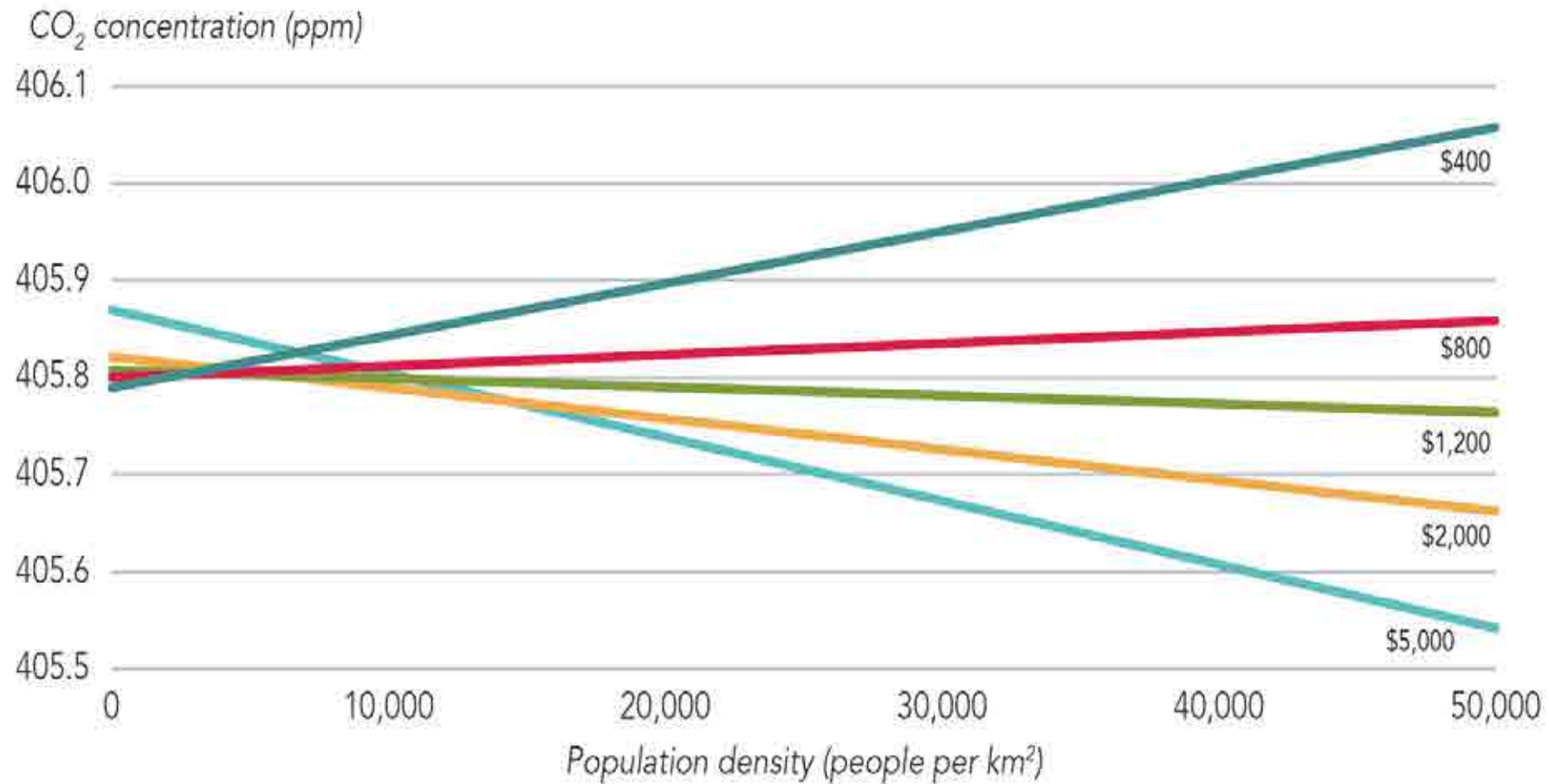
- Less than 30
- 30–34
- 35–49
- 50–64
- 65 or more

Cities account for over 70 percent of global CO₂ emissions

Source: Dasgupta, Lall, and Wheeler 2022.

Higher population density means higher emissions in developing countries as opposed developed countries

CO₂ CONCENTRATION AND POPULATION DENSITY AT DIFFERENT INCOME LEVELS



Inform, Support, and Protect – on a bedrock of Trust and Legitimacy

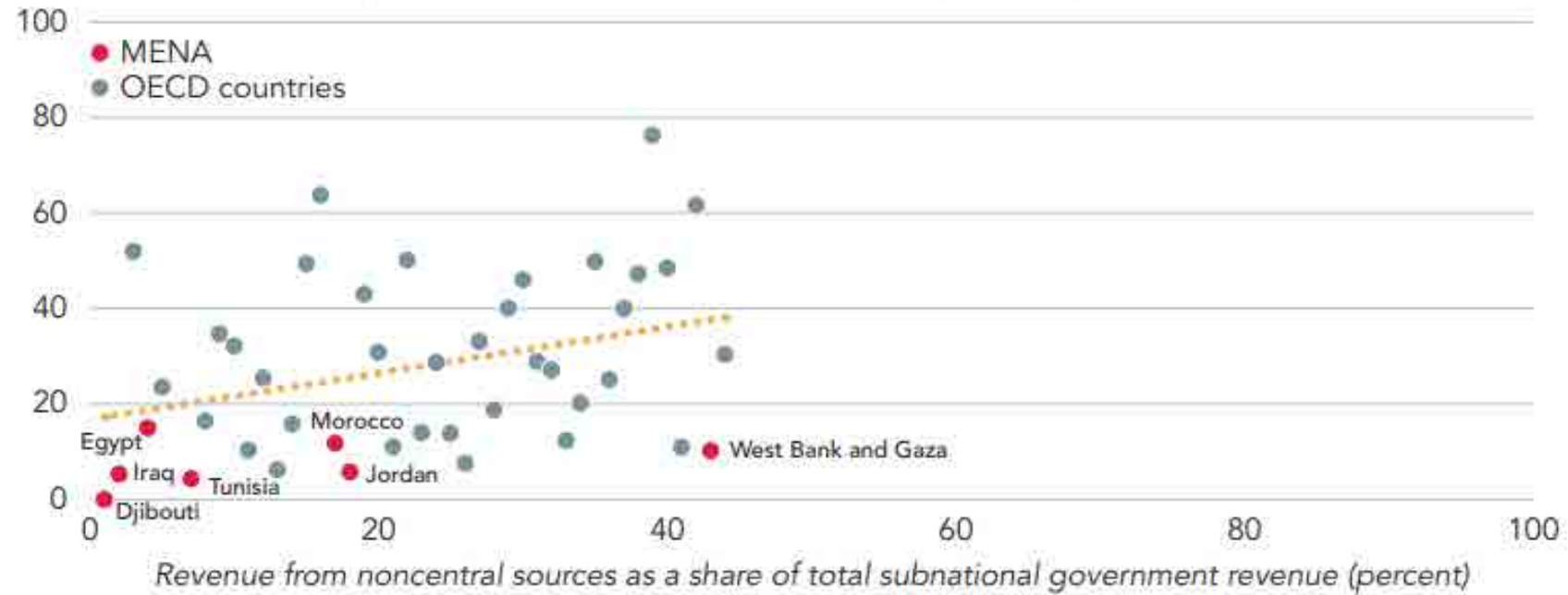
- **Inform market actors**— setting expectations and motivating private action
 - Role of data
- **Support private action**— investing in connection and service provision
 - Role of evaluation
- **Protecting the less fortunate** —when needed, on a timely, targeted, and temporary basis
 - Role of identifying the vulnerable

How can city leaders build tomorrow's Vibrant Cities?

Deepen City Finance and Enhance City Governance on a bedrock of Trust and Legitimacy

DECENTRALIZED SPENDING AND OWN-SOURCE REVENUES ARE LOW IN MENA

Subnational government spending as a share of total government spending (percent)



Source: World Bank 2020a.

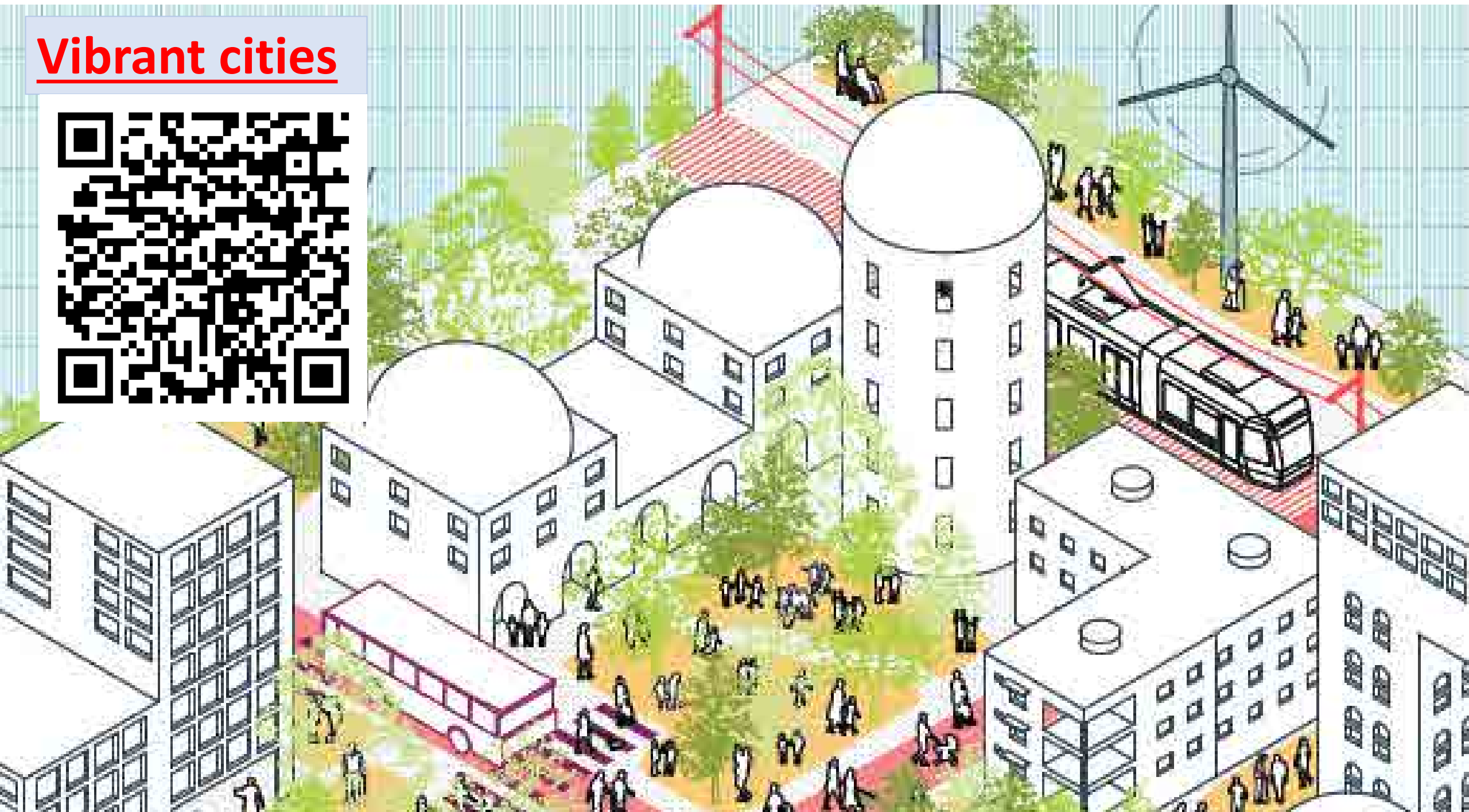
How can city leaders build tomorrow's Vibrant Cities?

CAIRO, AMMAN, AND CASABLANCA: THREE POINTS ON A SPECTRUM OF URBAN GOVERNMENT ACCOUNTABILITY



	Cairo Very centralized, minimal political engagement	Amman Hybrid institution, medium political engagement	Casablanca Decentralized, strong political engagement
Selection of officials	<ul style="list-style-type: none"> • Top officials directly appointed by central government • Little transparency in selection 	<ul style="list-style-type: none"> • Mayor and part of city council appointed by PM; rest of council elected • City has power to appoint its top staff 	<ul style="list-style-type: none"> • Locally elected mayor and city council • Transparent, competitive process for heads of service providers
Accountability mechanisms	<ul style="list-style-type: none"> • Upward reporting, with no political engagement for urban services 	<ul style="list-style-type: none"> • Mayor mostly accountable to central government, less to elected council • Limited political 	<ul style="list-style-type: none"> • High local political engagement • Citizens' and businesses' representation mandated

Vibrant cities



الاراضي العربيّة مبادرة Arab Land Initiative

Joint Efforts towards Improving Land Governance and Land Administration in the Arab region

Ombretta Tempra, Land Specialist, UN-Habitat / GLTN
ombretta.tempra@un.org - <https://arablandinitiative.glt.net/>



The context

Population

436 m



60%

urban



90% of people
live on 4% of
the land



40 m
migrants



21+ m
displaced
people

Desertification
and land
degradation

Most water
scarce region

Fresh water scarcity is a
major issue in 18 out of 22
countries

76% utilization
of fresh water
resources
(global 7%)



- **Fragility** of the region
- **Competing priorities:** little space for introducing structural reforms
- Outdated & **opaque land administration**
- **Gender inequalities**
- **Shrinking space for civil society** engagement
- Land sector **disproportionately occupied by state actors / elites**
- Little **collaboration among sectors** (e.g. climate experts, planners, surveyors)
- **Brain drain**



- Significant **technical expertise** in several fields
- **Common normative** features
- Common **language**
- Some **countries taking up an increasing leadership role** on different aspects of land governance
- Increase connection with the **global land discourse**
- **Regional partners** increased capacity and leadership
- Lots of **good energy to collaborate** going forward

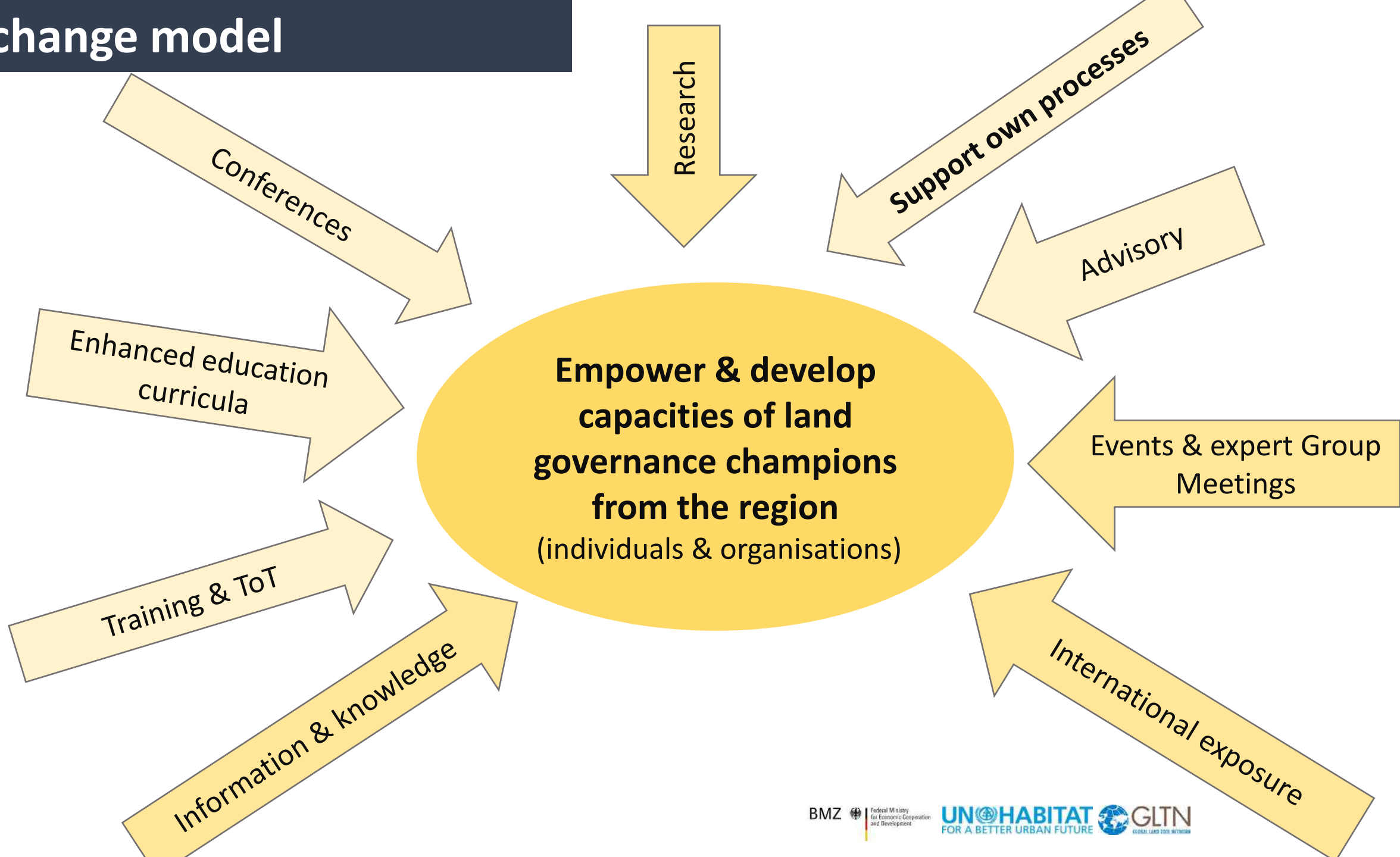
On the Initiative:

- ✓ Established in 2016
- ✓ Seed support SIDA, SDC, UN-Habitat / GLTN + in kind contributions from partners
- ✓ BMZ dedicated support since 2018. Netherlands support 2024
- ✓ **Goal: Empower regional and national land sector stakeholders**

Focus:

- 1. Alignment, coordination and collaboration**
- 2. Knowledge**
- 3. Capacities**
- 4. Support country interventions**

The change model



Empowered land governance champions can:

- influence power dynamics
- facilitate national discussions
- support coalition development on key topics
- engage with policy makers and international partners

Climate action

Poverty alleviation & food security

Women's land rights and empowerment

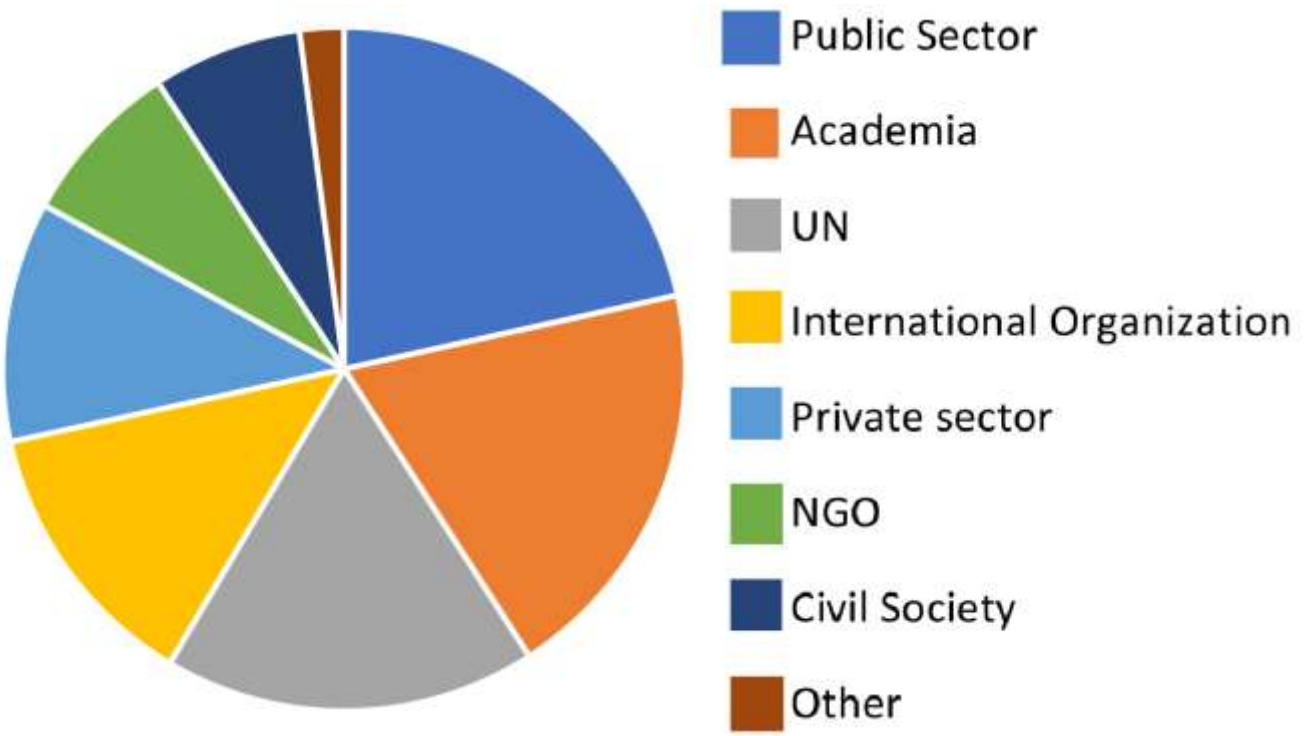
Land administration reforms

Land for peacebuilding

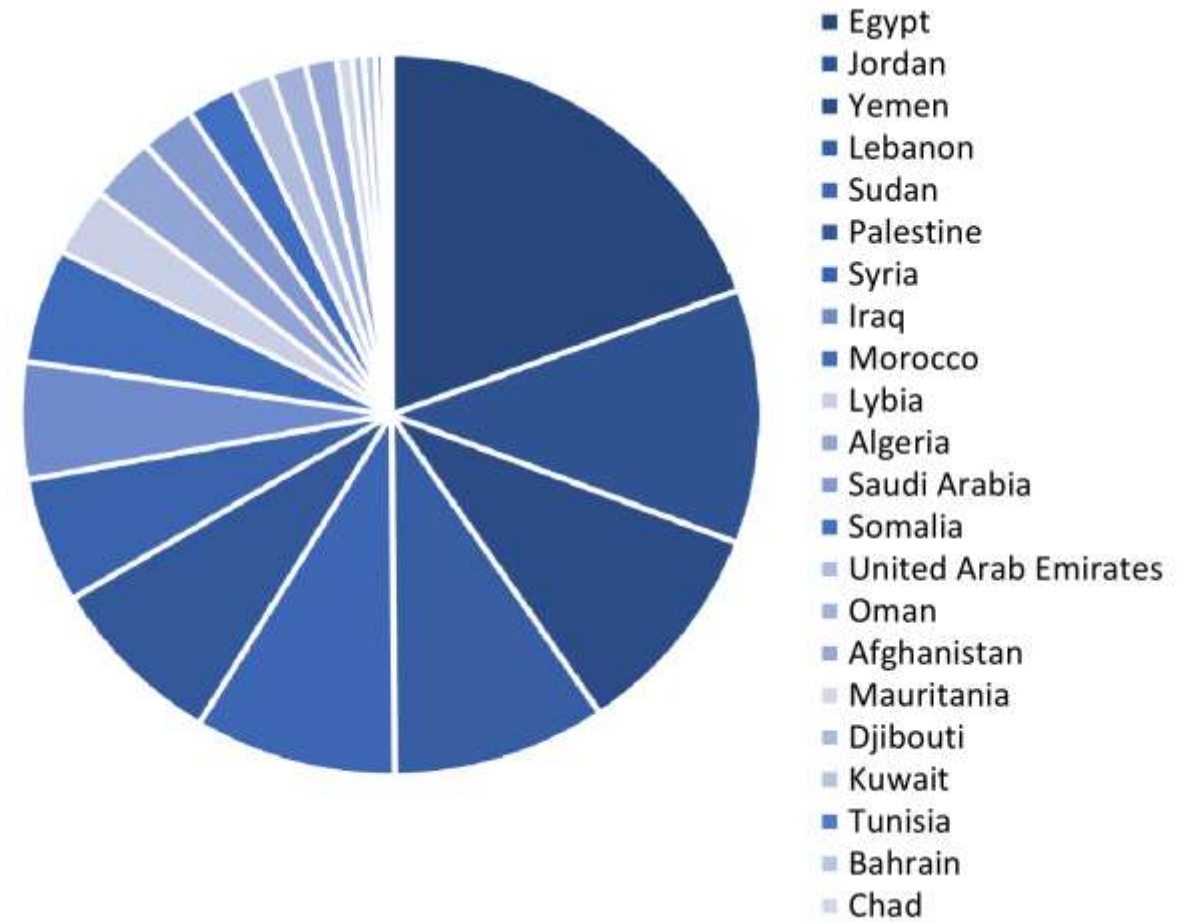
The Arab Land Initiative's Network



Type of stakeholder



Countries





المؤتمر العربي الثاني للأراضي

Second Arab Land Conference

22-24 FEBRUARY 2021 • CAIRO, EGYPT



Participants Second Arab Land Conference:



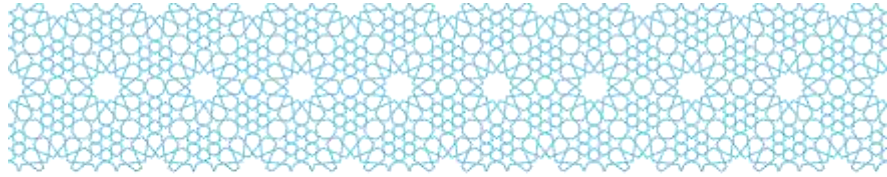
Third Arab Land Conference

Morocco
February 2025



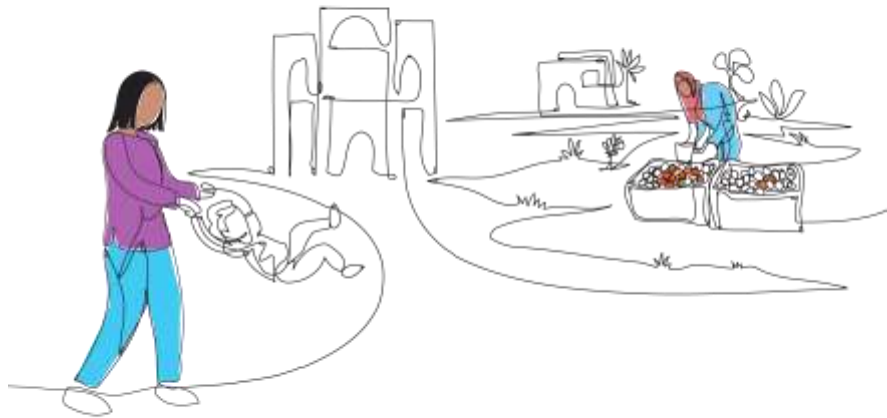
Knowledge

Women & Land Campaign



Empower and Improve the Life of Women by Protecting their Land, Housing and Property Rights in the Arab Region

KEY MESSAGES



<https://arabstates.glt.net/women-and-land/>

حقوق المرأة في السكن والأرض والملكية في المنطقة العربية

لماذا تحتاج النساء حقوق السكن والأرض والملكية؟

في السياقات المتأثرة بالنزوح والأزمات
عندما تتمتع المرأة بالحق في السكن والأرض
والملكية ...

...تزداد مشاركتها في صناعة القرار
وانخراطها في عمليات السلام



www.arabstates.glt.net



GlobaLandToolNetwork @GLTNnews · Mar 8

On #InternationalWomensDay ♀ stand up for women's housing, land & property rights. Upholding women's #HLPrights significantly contributes to women's protection & to rebuild their lives & societies out of crisis
#WomenAndLand #Arab_Land_Initiative

Women and Land in the Arab region

Why women need HLP rights?

In displacement and crises-affected contexts, when women have housing, land and property rights...

...they are better protected from violence, extreme weather conditions and other health hazards.

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LAND
WOMEN EMPOWERMENT AND
SOCIOECONOMIC DEVELOPMENT
IN THE ARAB REGION
 EVIDENCE-BASED PERSPECTIVES

A WORLD IN WHICH EVERYONE ENJOYS SECURE LAND RIGHTS



REPORT 5 /2022



LAND GOVERNANCE, NATURAL RESOURCES AND CLIMATE CHANGE IN THE ARAB REGION

SECURING LAND AND PROPERTY RIGHTS FOR ALL



REPORT 1 /2023

LAND PROFESSIONALS IN THE ARAB REGION

Roles, capacities and contribution to land governance and land tenure security

SECURING LAND AND PROPERTY RIGHTS FOR ALL



60

**Reports and
research papers**

6

**Expert Group
Meetings**

**Website
Repository of
knowledge**

6

**Twinning
agreements**

4

**Knowledge
sharing events**



Arab Land Initiative

Good land governance, functioning land administration, and protection of housing, land and property rights are critical for the social, economic, and environmental sustainability of the Arab region and for the realisation of the human rights of all women, men, and children.

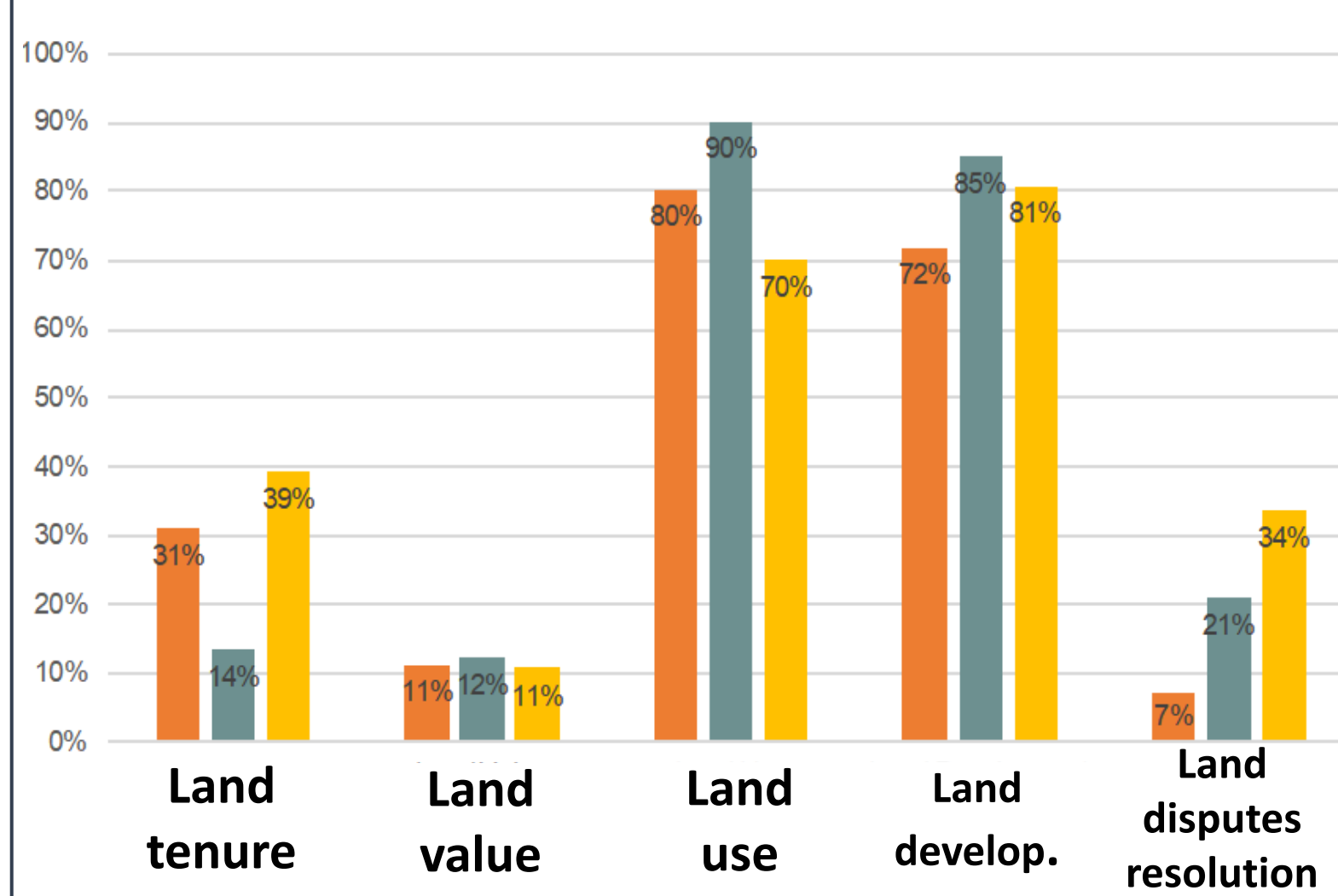
The Arab Land Initiative was established in 2016 to catalyse such positive changes. Under the leadership of UN-Habitat and the Global Land Tool Network, the Initiative empowers regional land champions through coordination, collaboration, capacity, knowledge, and information sharing.



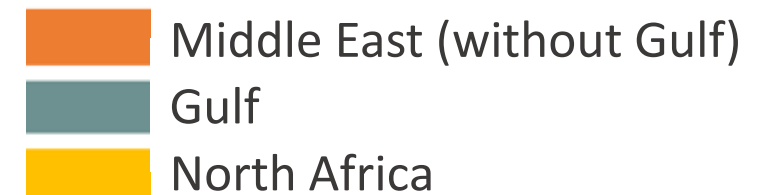
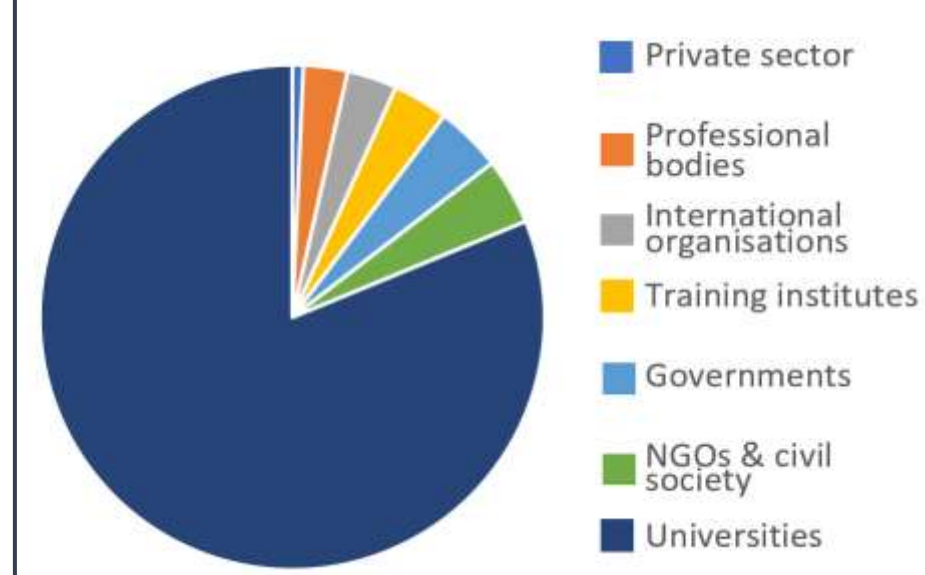
3. [Empowerment through] Capacity development

Analysis of land-related courses in the Arab Region (282 courses)

Content of land-related courses



Providers of land governance courses



3. *[Empowerment through]* Capacity development

**On-the-job training
for partners**

**Training sessions &
training of trainers**

**Collaboration with
universities**

Support nationally / locally owned country interventions

Thematic focus

**WOMEN'S LAND
RIGHTS**

**LAND
ADMINISTRATION**

**LAND FOR HOUSING
AND SUSTANABLE
URBANISATION**

LAND FOR PEACE

**LAND FOR FOOD
SECURITY &
CLIMATE ACTION**

**MONITORING LAND
GOVERNANCE**

1. Research, knowledge, capacity, collaboration
2. Leaders & decision makers' attention
3. Empowerment and support to experts and practitioners
4. Regional leadership

Thank you for your attention & let us continue working together

مبادرات الاراضي العربية
Arab Land Initiative

