

Nov 14, 2024

Access to Land for Climate Goals in South Asia Region

Presented at the FIG Regional Conference 2024,
14-16 November 2024 in Kathmandu, Nepal



FIG Climate Responsive Land Governance and Disaster Resilience: Safeguarding Land Rights

NICS Kathmandu, Nepal
14-16 November

Regional Conference 2024

Mika-Petteri Törhönen
Global Lead on Land

THE WORLD BANK
IBRD • IDA | WORLD BANK GROUP
Infrastructure

The bottom section contains several logos and graphics. On the left is the FIG logo. Next to it is the NICS logo with a map of Nepal. To the right is a graphic for the Regional Conference 2024 featuring a silhouette of a person, mountains, and a flag. Further right is the name and title of Mika-Petteri Törhönen. On the far right is the logo for The World Bank, including the text 'IBRD • IDA | WORLD BANK GROUP' and 'Infrastructure'.

ABOUT US

The World Bank Group is one of the world's largest sources of funding and knowledge for developing countries. Our five institutions share a commitment to reducing poverty, increasing shared prosperity, and promoting sustainable development.



OUR VISION

Our vision is to create a world free of poverty on a livable planet.

OUR MISSION

Our mission is to end extreme poverty and boost shared prosperity on a livable planet. This is threatened by multiple, intertwined crises. Time is of the essence. We are building a better Bank to drive impactful development that is:

- Inclusive of everyone, including women and young people;
- Resilient to shocks, including against climate and biodiversity crises, pandemics and fragility;
- Sustainable, through growth and job creation, human development, fiscal and debt management, food security and access to clean air, water, and affordable energy.

To achieve this, we will work with all clients as one World Bank Group, in close partnership with other multilateral institutions, the private sector, and civil society.

OUR CORE VALUES

Our work is guided by our core values: impact, integrity, respect, teamwork, and innovation. These inform everything we do, everywhere we work.



May 2024



Guangzhe Chen @Guangzhe... · 14/5/24 ...

The @WorldBank is committed to scaling up land sector investments through our new Global Program. Over the next 5 years, we aim to improve tenure security for 100M people, develop climate-smart land use plans, and enhance land administration for climate goals.



1 5 157

August 2024



Guangzhe Chen @Guangzh... · 30/8/24 ...

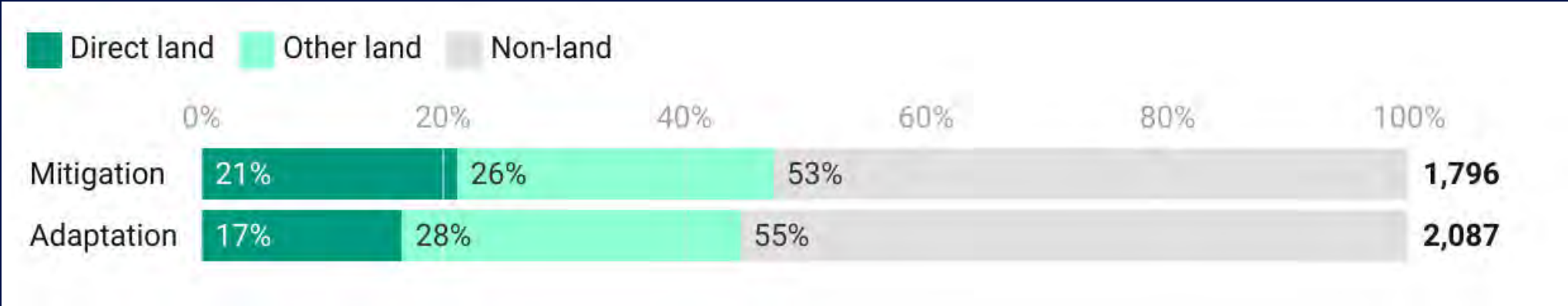
Scaling up investments in land tenure and administration is critical to closing the global infrastructure gap and for equitably tackling climate change. Learn more about what we are doing to address these challenges in my latest blog

blogs.worldbank.org/en/voices/why-...



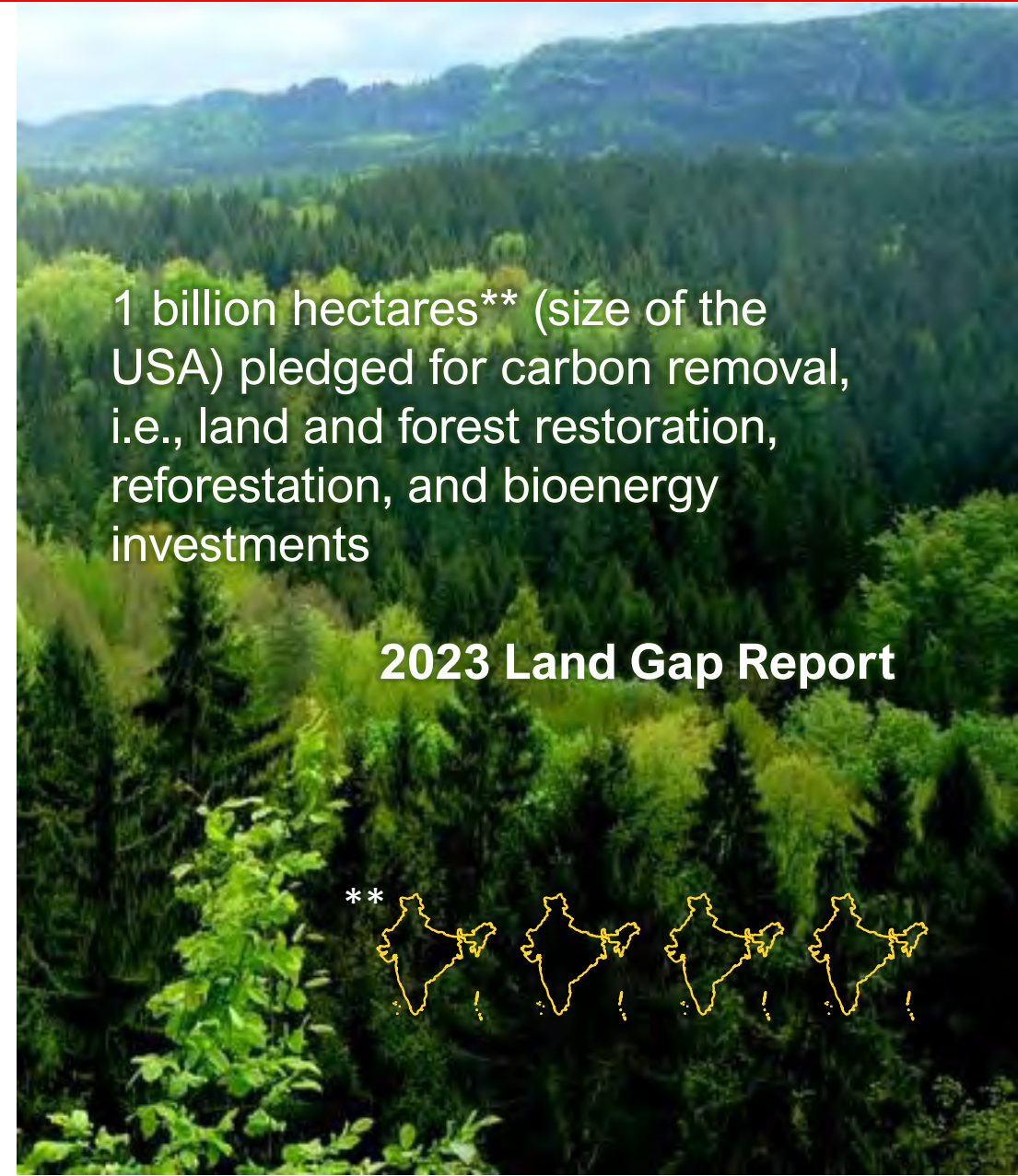
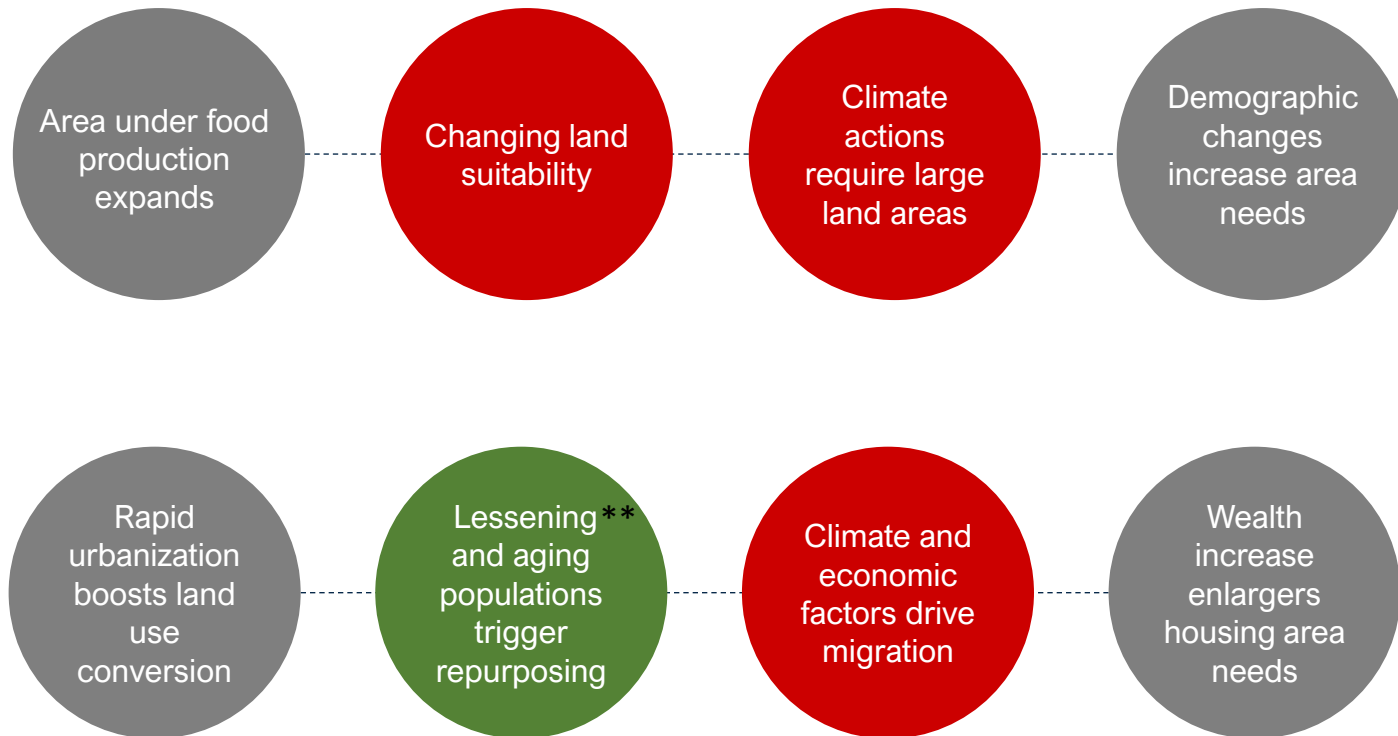
3 4 447

1 in 2 climate actions in Asia relates to land



75% of climate land needs relate to
Forestry, Energy, Transport, Environment, Agriculture, and Waste

Combined Demand for Land



1 billion hectares** (size of the USA) pledged for carbon removal, i.e., land and forest restoration, reforestation, and bioenergy investments

2023 Land Gap Report



** Japan's population has declined since 2010.



Chapter headings

Executive Summary

1. Introduction
2. Land Administration in SAR
3. Land Assembly
4. Improving Access to Public Lands
5. Compulsory Acquisition
6. Value Capture
7. Access to Land in Transit-orientated Development
8. Access to Land for Renewable Energy Investments
9. Improving Access to Adequate Land for Affordable Housing
10. Conclusions

Available from :

[Access to Land in SAR \(pdf\)](#)

Written by Mika-Petteri Törhönen and Richard Grover, together with Sarah Antos, Aparna Das, Dinesh Mehta, Matt Nohn, Gerald Ollivier, Brian Roberts, Valerie-Joy Santos, Vasudha Thawakar, and Yan Zhang



Access to Land in South Asia

The World Bank Guidance Note



Renewable Energy

Land access for infrastructure and climate investments

- ✓ Roads, railways, solar farms, ports, airports, pipelines, transmission lines etc. extensive land needs
- ✓ Acquisitions, easements and restrictions on land use
- ✓ Impacts surrounding areas – good (value enhancement) and bad imposing losses of value of assets and/ or livelihood impairment (noise and pollution)
- ✓ Impacts to intangible rights eg access routes, seasonal grazing, foraging and gathering
- ✓ **No construction can start until land rights have been secured**



Legal Records



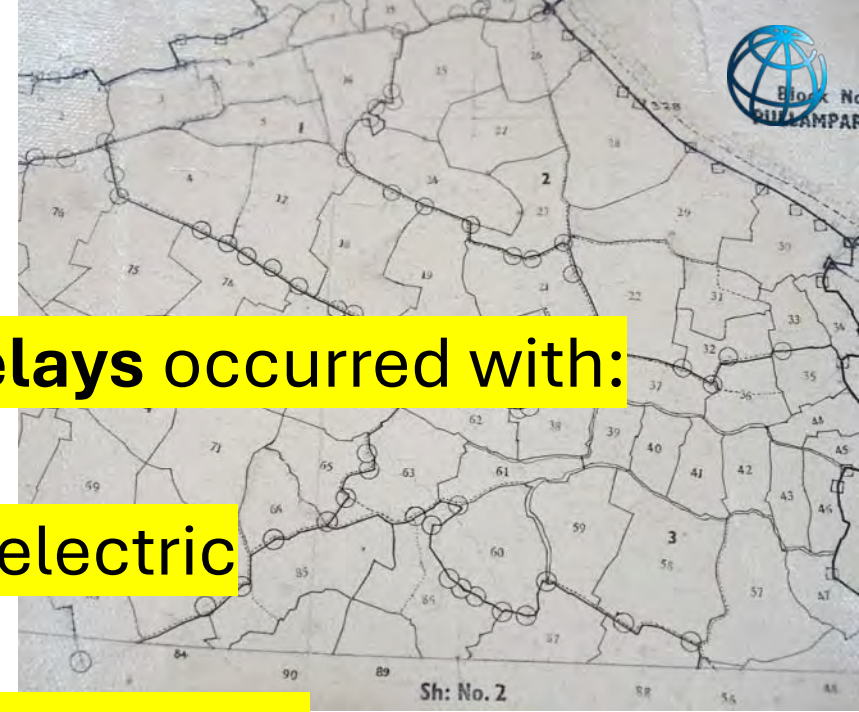
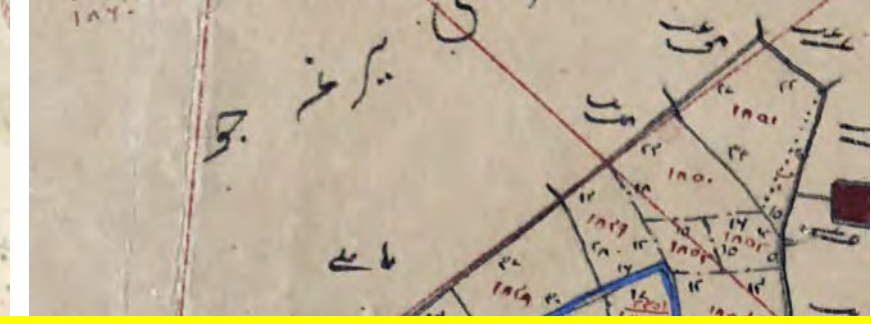
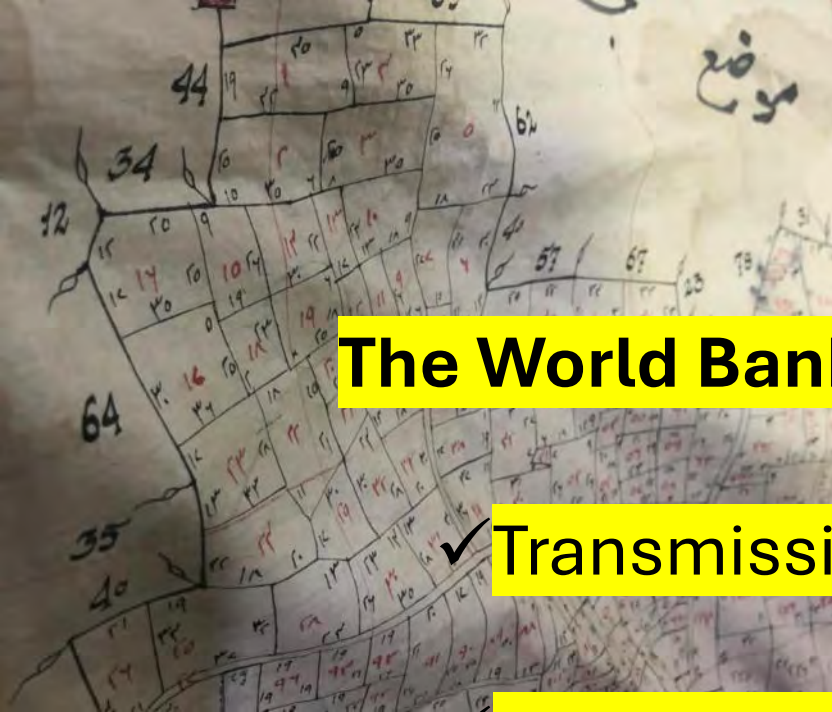


South Asia Working Group on Land 2021

Identified **access to land** as a major constraint to the World Bank Loans.







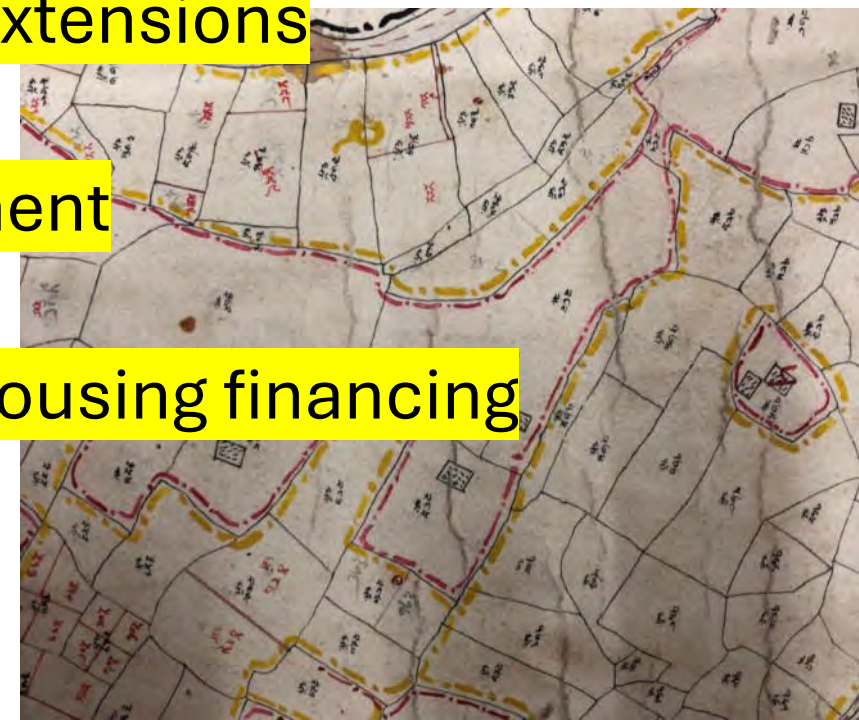
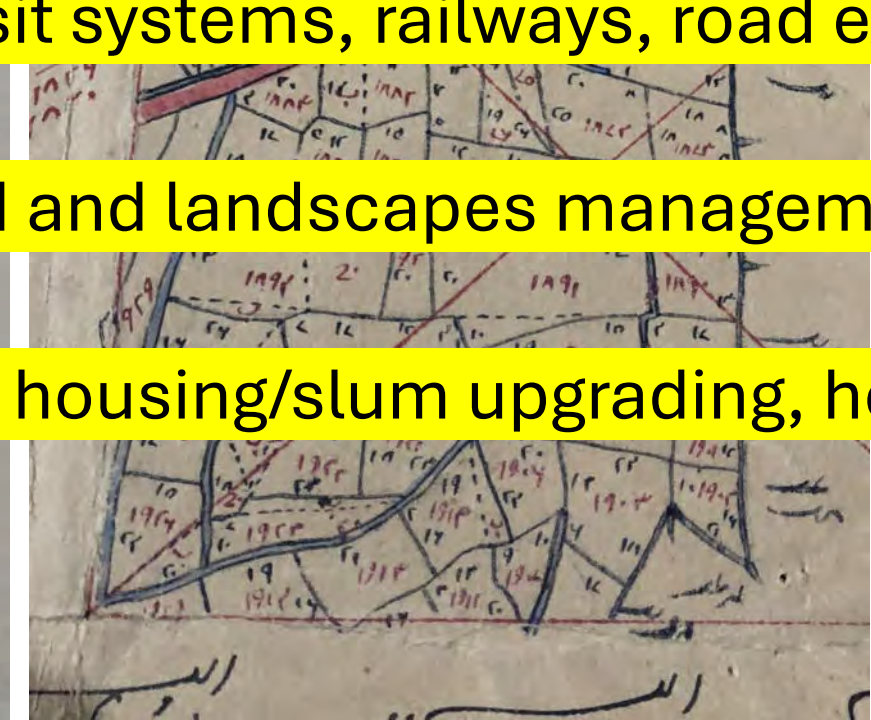
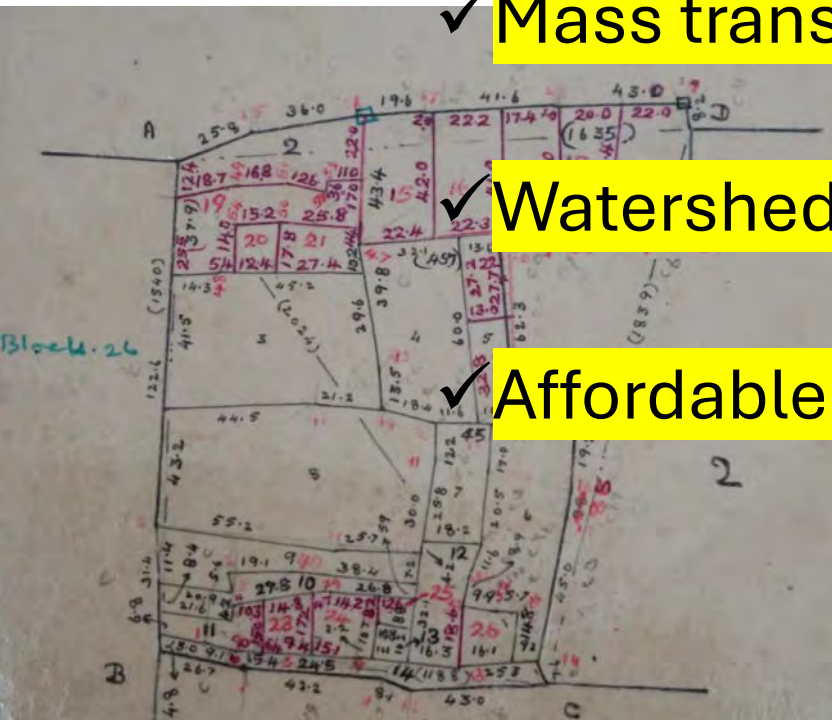
The World Bank Loan implementation delays occurred with:

✓ Transmission lines, solar parks, hydroelectric

✓ Mass transit systems, railways, road extensions

✓ Watershed and landscapes management

✓ Affordable housing/slum upgrading, housing financing





Agriculture



Land assembly is complex – with plenty of opportunities for things to go wrong!

- ✓ Construction of networks and corridors will not function if there are gaps
- ✓ Sites are often large and have fragmented ownership
- ✓ Compulsory acquisition or the threat to use it is often needed
- ✓ Political buy-in essential to prevent public bodies from walking away from troubled cases
- ✓ Easy to underestimate time taken to acquire land and cost of doing so – **appraiser optimism**
- ✓ Disputes over rights and compensation may drag on long after work completed - sometimes civil unrest or even violence can result



Social

A photograph showing two young boys wading through a muddy, rutted field. The boy on the left is wearing a blue patterned shirt and a grey dhoti, holding a white bowl. The boy on the right is wearing a dark shirt with an orange collar and a grey dhoti, carrying a large woven basket and a black plastic bag. The ground is heavily eroded with deep tracks from heavy machinery, suggesting a construction or agricultural site. A yellow text box is overlaid on the image.

✓ In a South Asian country, a planned 3 GW solar photovoltaic investment will directly concern 50,000 people living in the area predominantly without legal rights.



Housing



It is essential to be able to identify those with property rights that the project will affect

- Owners, tenants, occupiers, residents, those with customary rights, rights of easements, seasonal access or use rights, etc, etc, and those whose rights over land neighbouring on to infrastructure will be adversely affected
- Do not assume that if state land is being used that the state has exclusive and absolute rights over the land – can be customary, tribal, indigenous rights or informal rights that have developed peacefully over time through long usage
- Many rights are not registered eg short leases – **need for survey of area affected**



نقشه اراضی

تفصیل خسره

معلومات خسره	
حفاظ آباد	صنع
پاشی پشيان	تحصيل
سکيدکی	قانوننگونی
چترکی	پنوار حلقه
پوسيدکی	موضع
na	مربع نمبر
7	خسره نمبر
na	سبب خسره نمبر
خسره نمبر و عرصہ	
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منتخب کریں

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- پنڈی بنگیان
- سکيدکی
- چاڈوکی
- پوسيدکی
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- سبب خسره نمبر منتخب کریں

Digitalization

CURRENT YI 3,858,372 2018

109,984

[VIEW DETAILS](#)

826,794 2018

224

[VIEW DETAILS](#)

LAST 3 MONTHS (Total Registries) 2018

20,159

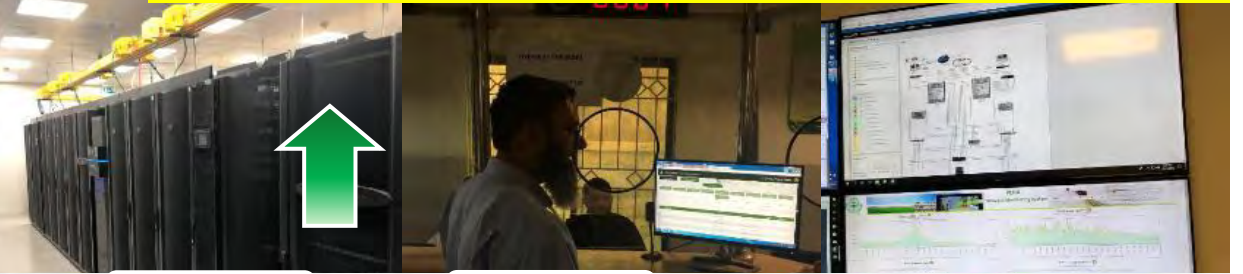
[VIEW DETAILS](#)



'Who owns what' difficulties



Poor records
 Informal occupancy
 Disputes, litigation
 Public/state lands encroachment



CURRENT YI	3,858,372	2018	C	826,794	2018	LAST 3 MONTHS (Total Registries)	2018
	109,984			224		20,159	
VIEW DETAILS			VIEW DETAILS			VIEW DETAILS	



Disputes



Large % of court cases in South Asia relate to land





Valuation



Domestic Resource Mobilization constraints

- ✓ Valuation unable to map market values
- ✓ Poor records – passive tax evasion
- ✓ Low taxation values <-> lost revenue
- ✓ Low compensation <-> litigation
- ✓ Public asset values poorly known





Transit Corridors



If there is a comprehensive, reliable, and up-to-date land register, this is a good starting point – **Are we doing enough to make this happen?**





Delivering Land

The high demand on land in South Asia underlines the need to improve 'Land Delivery Systems'

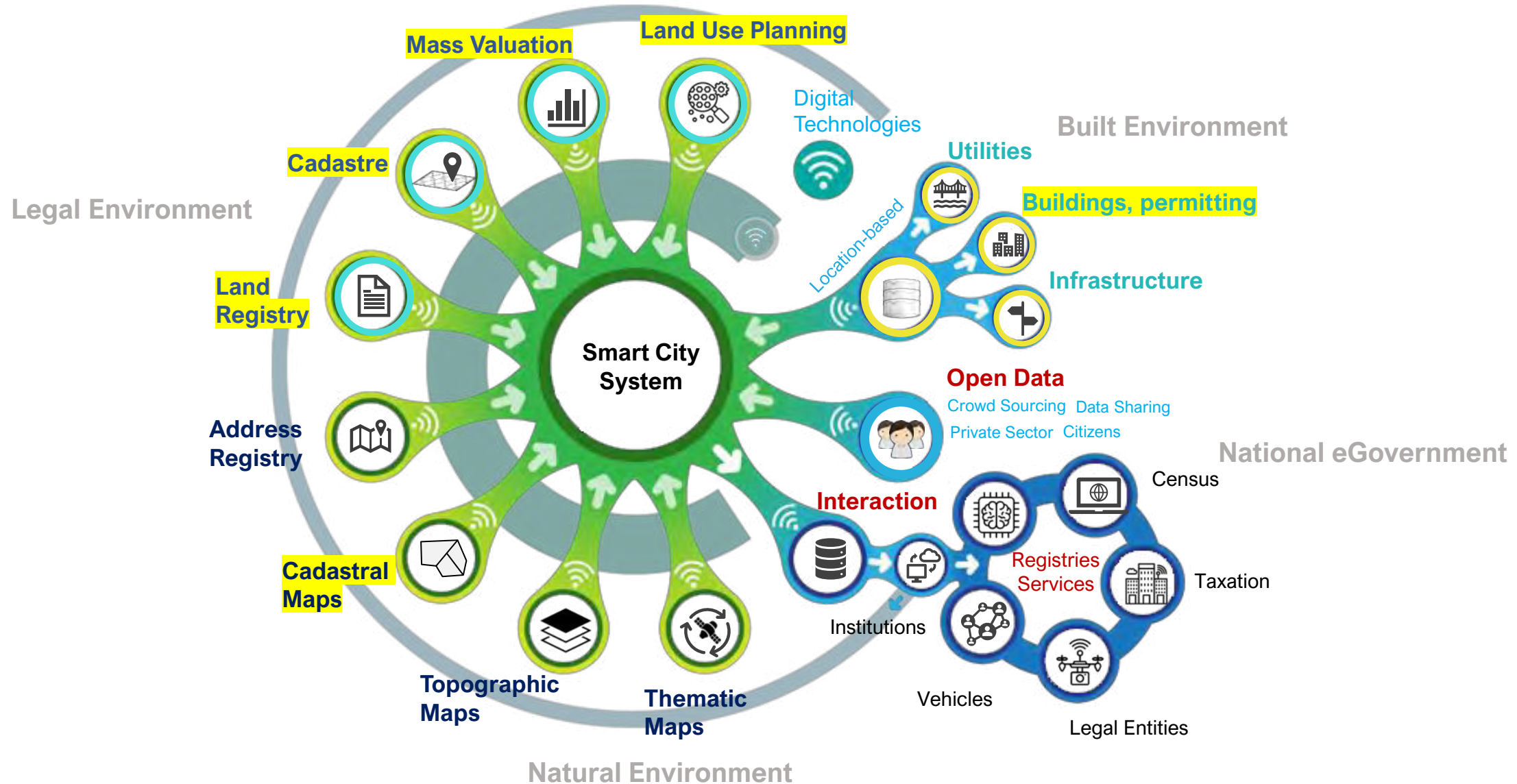
- Digital Integrated Land and Geospatial Systems
- Valuation and Taxation
- Public Asset Management
- Planning and Permitting



Land Delivery System



Digital – Location Based – Integrated





- Improve policies for holding, & disposing public assets
- Utilize public real estate to their highest and best use
- Require public lands & buildings to provide a service or return
- Spearhead renewable energy solutions & energy efficiency in public lands and buildings

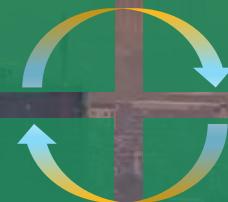


Best use of public lands & buildings



Management of public assets

- Introduce rents and costs to holding public assets
- Update databases on public land & building assets
- Improve valuation and financial reporting of public assets
- Create specialist corporations to manage public real estate



- Identify inefficient use of public lands & buildings for alternative public uses & monetization
- Create a digital platform to offer surplus assets to alternative public uses
- Monetize surplus public lands & buildings to host and co-finance infrastructure, urban development & renewable energy expansion



Monetization of residual public assets



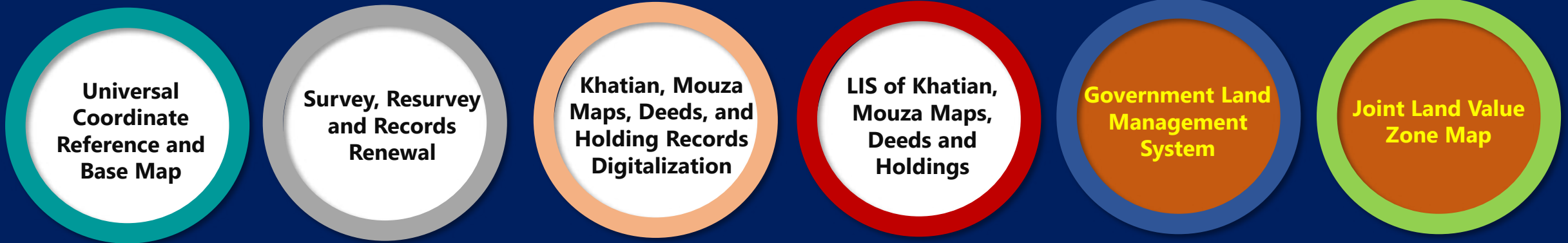
Socio-economic optimization

- Mainstream public land monetization to the government policies on climate change and energy, housing, urbanization and others
- Promote land readjustment pooling public and private assets for urban development
- Promote PPPs investing in public assets

Land Records **Modernization** in India



Joint Geospatial Base, Interlinked Records, Advanced Downstream Applications



Digital era policy, regulatory and institutional framework, capacities and working conditions

Punjab Land and Urban Systems Investment in Pakistan



Increases efficiency in land markets, improves land revenues, and stimulates economic growth.

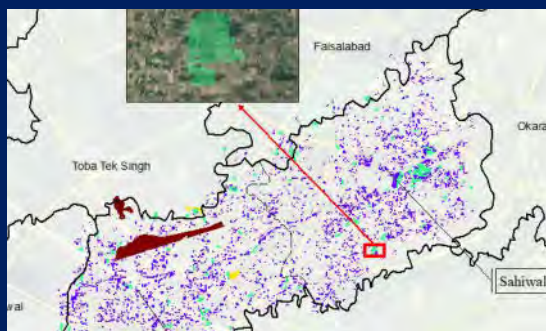
Land Information System



Unified digital land records linked to parcel maps

- Improved Tenure Security
- Enhanced Revenue
- Reduced Land Disputes
- Improved Spatial Planning

Public Asset Management



Optimized public land management and monitoring

- Efficient Asset Tracking
- Data-Driven Decision Making
- Green Infrastructure Investment
- Promote PPPs

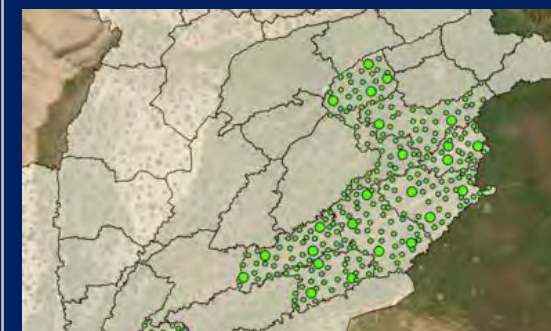
Housing Development



Integrated urban land management in settlements

- Transparent Land Transactions
- Increased Investment
- OSR

Geodetic Framework



Spatial reference framework for mapping and surveying

- High-accuracy Geodetic Measurement
- Support for Infrastructure Development and Survey Efficiency

Nepal

Land Use Policy and Planning

Land Use **Policy and Planning** in Nepal



Nepal Green Land and Buildings Technical Assistance

- Guidelines for land use policy implementation
- **Green building code**
- Detailed **land use planning pilots** in two municipalities

Green, Resilient, and Inclusive Development (GRID) Policy Lending

- 300 mil. USD policy development lending
- Strategic Action Plan (2022)



Thank You

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The World Bank's Global Program on Land for Climate Goals



'A global program that ensures security of tenure and access to land for climate change mitigation and adaptation'

Global Land Tenure Security

- Land policies, laws, registration, and regularization to improve land tenure security of Indigenous Peoples, Local Communities, and public and private owners.

Women's Land Rights

- To improve women's access to land ownership and control.

Climate Sensitive Land Use

- Regularization, planning and management of urban lands.

Access to Land for Climate Actions

- Land administration systems and management of lands to realize bioenergy, afforestation and renewable energy investments and transition away from coal.

- Support 20 new countries to prepare tenure security, land administration and management investments of scale
- Trigger US \$5 billion financing by the World Bank and partners

From Economic Growth to Urbanization and Climate Actions



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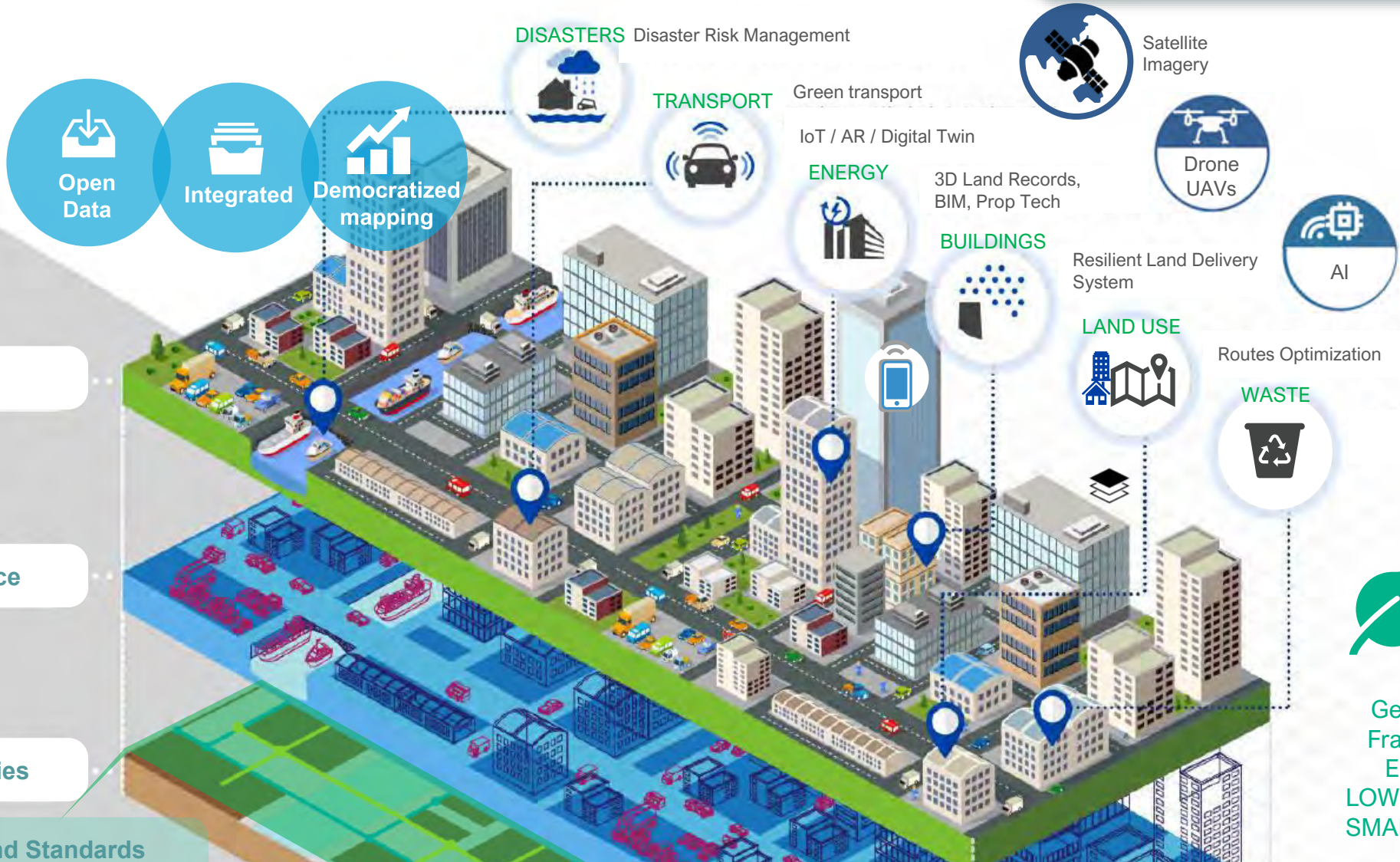


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Digital, Integrated and 3D Land and Urban Systems



Service Layers

Universal Reference

Land, Assets, Utilities

Regulations and Standards



Geospatial Framework Enables LOW-CARBON SMART CITIES

Modern Land Administration System in Pakistan



Pakistan

Punjab Urban Land Systems Enhancement Project (PULSE, P172945)

PDO

To support the Government of Punjab with: (i) **improved land records**; and (ii) **identification of land for development**

Financing Amount (US\$)

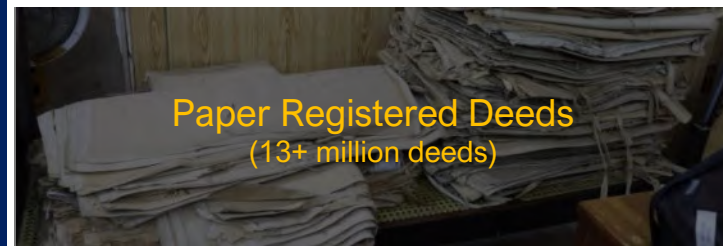
US\$150 million



Disbursed (28.9M, 17.8%) as of March 2024

Timeline

March 2022 – June 2027



Data entry, verification and update



Revenue (Land) Database

Interlinking



Deeds Database

Scanning, archiving and data entry

GIS-based Single Land Administration System

Digitization, partitioning and mapping



Compilation from external registries, integration and new mapping