



# LAND TENURE SECURITY AND LAND ACCESS FOR CLIMATE GOALS

GLOBAL PROGRAM BY THE WORLD BANK

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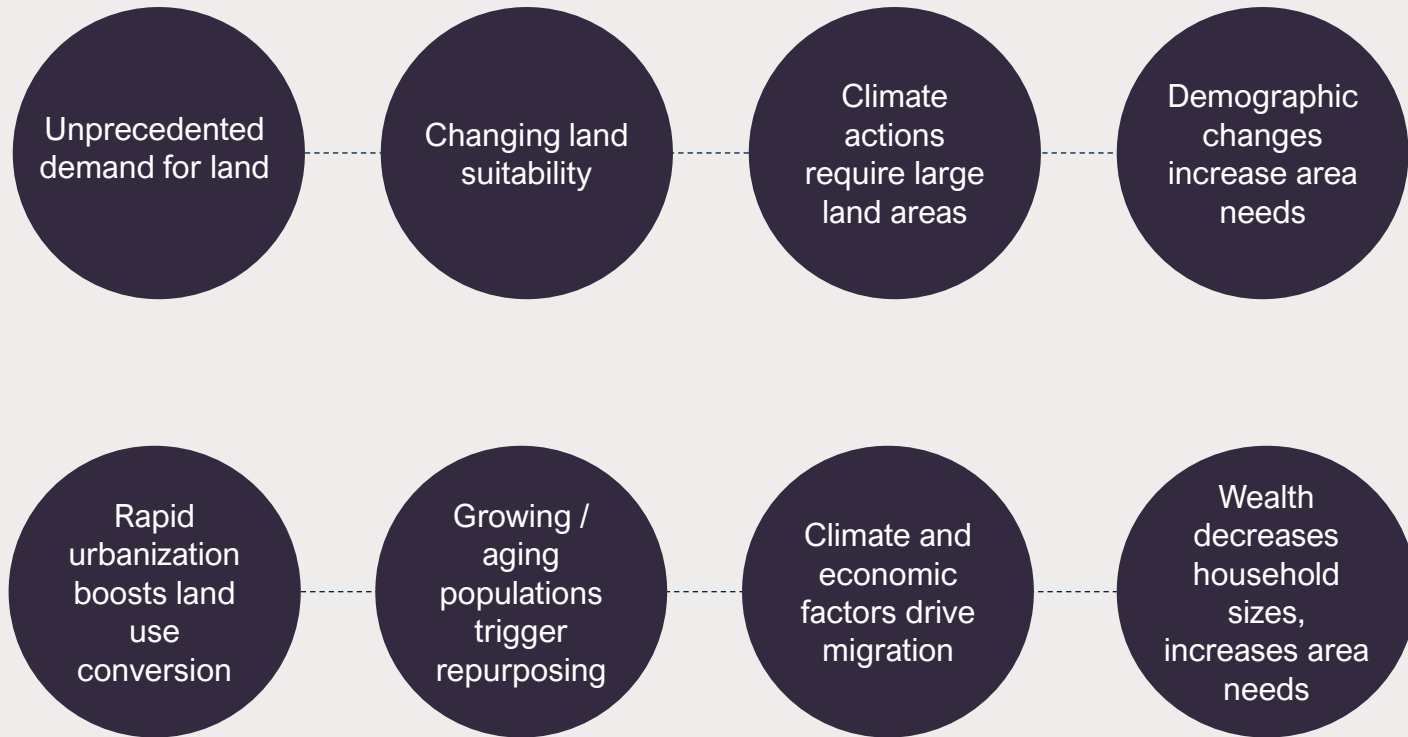
Global Lead on Land, the World Bank



**FIG Working Week 2024**  
19-24 May **Accra, Ghana**

Your World, Our World: Resilient Environment and Sustainable Resource Management for All

# Context



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**

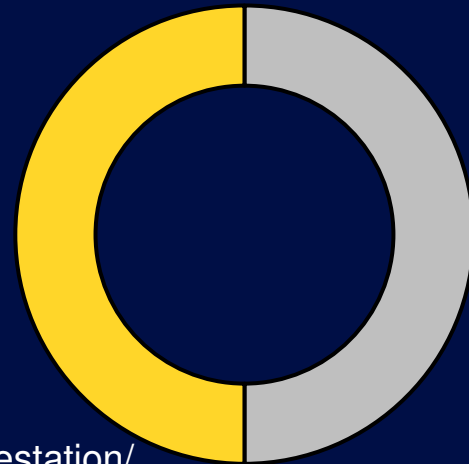
# Land and climate action: what do we know so far?

2022/23 Land Gap  
report

<https://landgap.org>

# 1 billion hectares

OR



Reforestation/  
Afforestation

Restoration

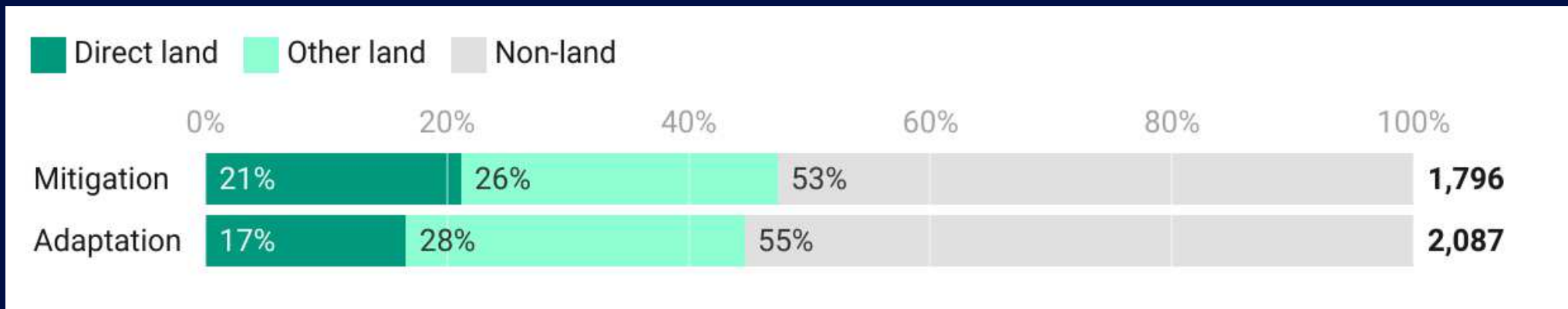
Amount of land that  
pledges assume can be  
prioritized for carbon  
dioxide removal activities

*\*Based on 141 countries with quantifiable pledges.*

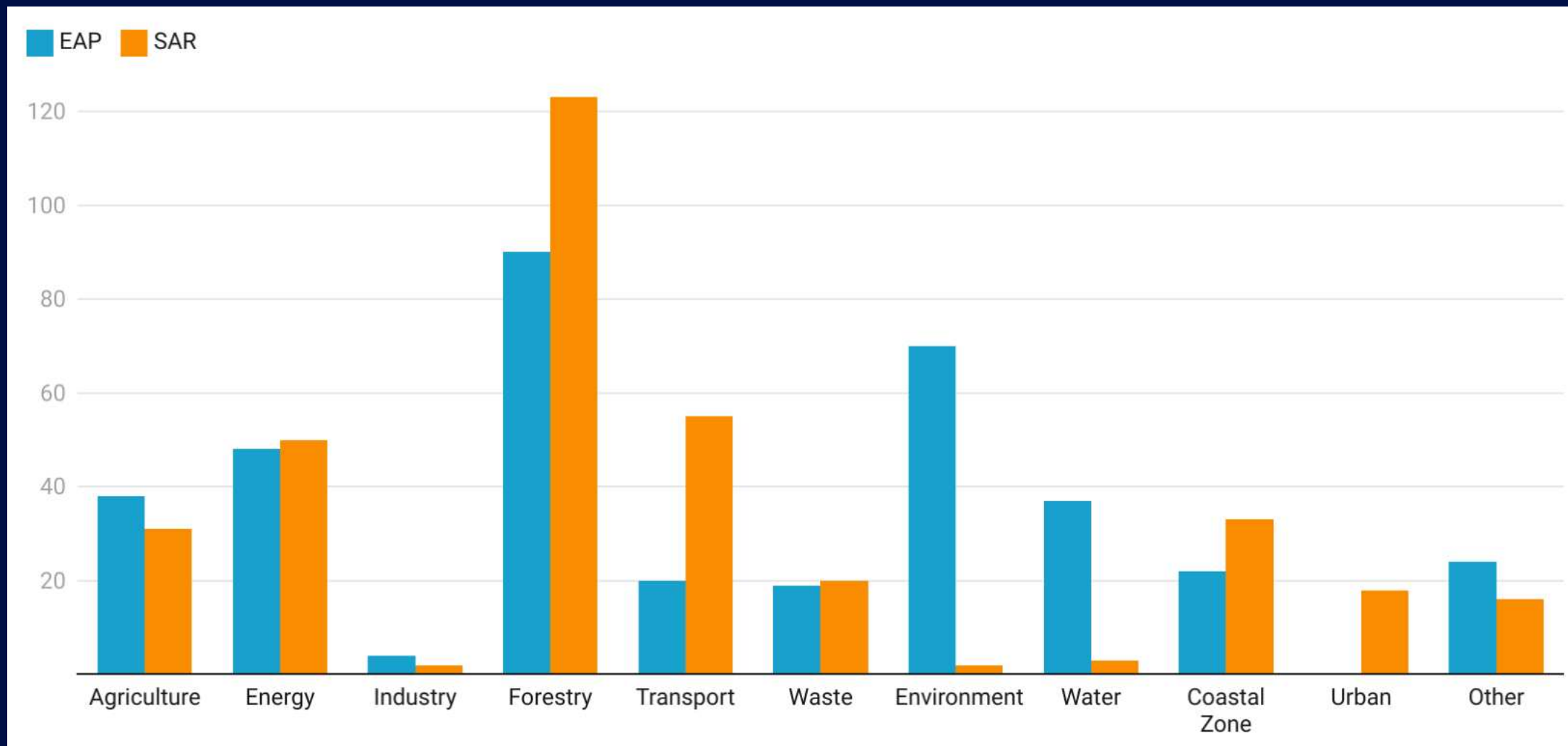
50% of pledges related  
to reforestation and/or  
afforestation will need  
land use change

# 1 Land is critical for meeting the Paris Goals

## Almost 1 in 2 climate actions relates to land



# 3 75% of actions needing land relate to 5 sectors (Forestry, Energy, Transport, Environment, Agriculture, Waste)



# Program Introduction



**Accelerate global land actions, integral to climate change mitigation and adaptation, and sustainable infrastructure and urban development by:**



**Increase tenure security, reduce informality**



**Modernize land registration/cadastral and geospatial systems, improve their reach**



**Improve management of all lands**

- **Secure land rights and use rights** (private, customary, communal, public and state lands)
- Identify, acquire, plan and **allocate lands for climate actions**
- Digitize, integrate and **automate land administration**
- Enhance land planning/permitting, property valuation/taxation, and **land value capture**
- Improve inventories and management of public lands
- **Leverage public lands** and assets for climate financing and infra, urban and housing development

# Program Objectives



## Global Land Tenure Security

- To strengthen land policies, laws, registration, and regularization to improve land tenure security of Indigenous Peoples, Local Communities, and public and private owners of forested, rural, and urban areas for SDG 1 (No Poverty) and household-level climate actions.

## Women's Land Rights

- To improve women's access to land ownership and control, advancing SDG 5 (Gender Equality) and Stand for Her Land Campaign.

## Climate Sensitive Land Use

- To improve regularization, planning and management of urban lands, contributing to SDG 11 (Sustainable Cities and Communities).

## Access to Land for Climate Actions

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

# WBG Comparative Advantage



## Land Portfolio

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World's largest land tenure security investment portfolio, US\$ 5 billion

## Convening Power

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Convening power over a wide range of stakeholders

Impartial broker and source of knowledge, innovation and financing

## Project Experience

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Ability to prepare and finance large-scale projects

Decades of land tenure, administration and management investments

## Land 2030

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Land 2030 Umbrella Trust Fund (vehicle)



# Portfolio May 2024



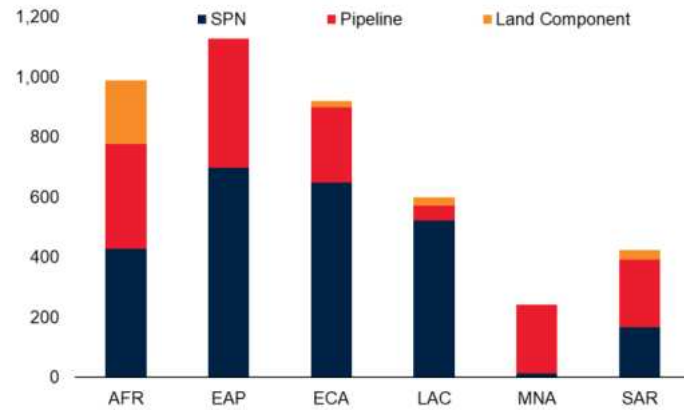
## Operations

53 land lending projects, targets and components of US\$ 4.3 billion

Region	Volume (US\$ million)	Number
AFR	1,111.5	18
EAP	1,292.2	5
ECA	585.7	11
LAC	800.2	10
MNA	75.1	3
SAR	424.9	6
<b>Total</b>	<b>4,289.6</b>	<b>53</b>

\* Including SPN, Pipeline and Land Component

Project Volume (US\$ million)



Project Theme (count)



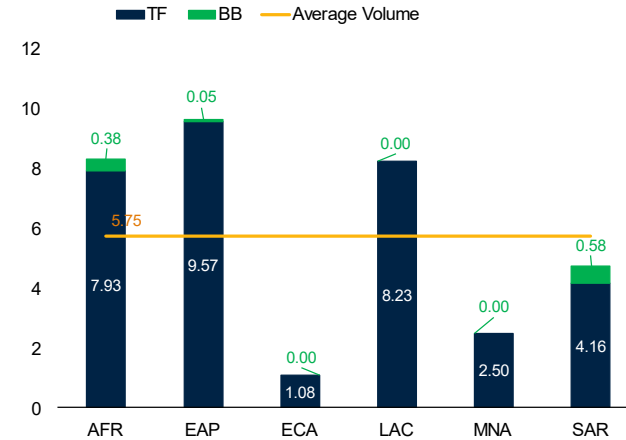
Today (Lending)

Tenure, farmers, digitalization, SDI, equality, gender, trading

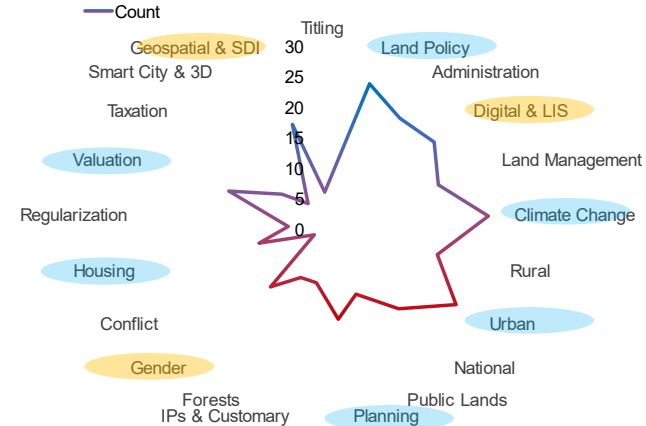
## ASAs

38 land ASAs of US\$ 36.7 million

ASAs Volume (US\$ million)



Project Theme (count)



Future (ASAs)

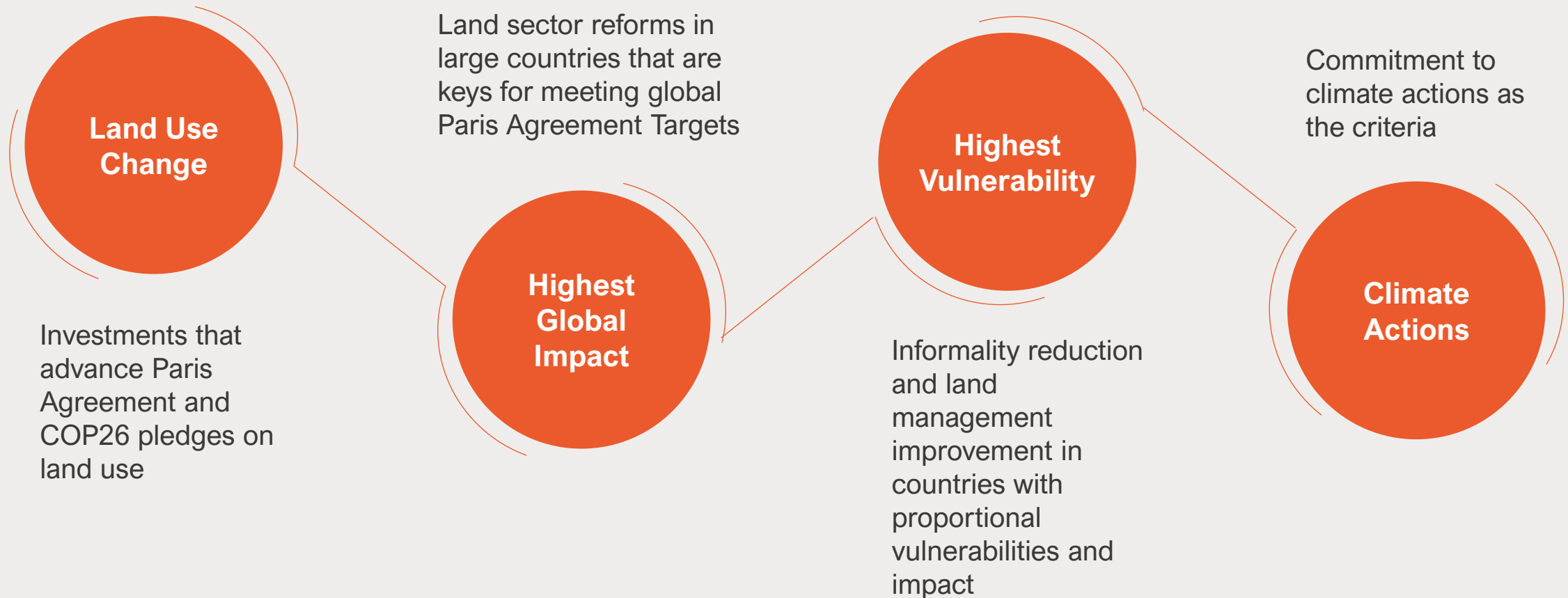
Climate, urban revenues, assets, value, LIS/SDI, land management

Region	Volume (US\$ million)	Number
AFR	8.3	6
EAP	9.6	12
ECA	1.1	4
LAC	8.2	3
MNA	2.5	1
SAR	7.0	12
<b>Total</b>	<b>36.7</b>	<b>38</b>

# Program Focus



## Rationale, Target Countries / Cities and Criteria of Selection



# Seed Funding to Catalyze Land Investments Globally



## US\$50 million Funding

To support countries in researching, piloting and preparing land tenure security, land administration, and land management investments of scale.

**Prosperity**

**New US\$5 billion  
financing by the World  
Bank and partners**

**Planet**

**500 new urban  
areas with  
climate sensitive  
land use plans**

**People**

**New 100 million  
people with  
improved tenure  
security, 40 million  
women**

**Digital**

**20 countries with  
better land  
administration and  
ability to facilitate  
land access for  
climate actions**

# Paris Agreement Alignment



## Improvements to land tenure security, land administration and land management, and access to land

- Improve climate mitigation and adaptation abilities
- Facilitate allocation of land for Paris Agreement implementation
- Enhance carbon sinks and community resilience
- Improve ability to protect and manage natural resources



# Alignment to SDGs and VGGTs



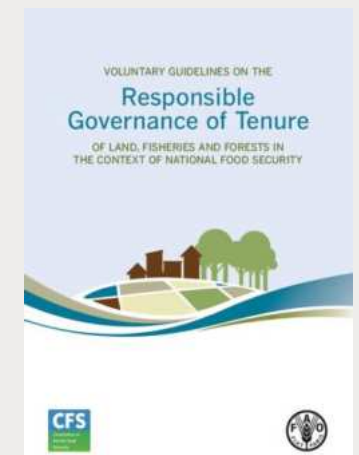
## SUSTAINABLE DEVELOPMENT GOALS

17 GOALS TO TRANSFORM OUR WORLD



- Tenure security (SDG 1.4.2)
- Women's property rights (5.a)
- Efficient land management and sustainable urbanization (11.3)
- Sustainable management of forests (15.2)

- Recognition of all legitimate rights and use of land
- Formal and informal, private, public, communal, customary ...



# Ways to Contribute



## Analytics

Land and climate research and communications



## Collaboration

Joint efforts to bring countries ready for land investments of scale



## Project Development

Bank, Trust Fund and Partner co-financing for identification and preparation



## Investment financing

Investments of Scale on land administration and management

# Program Launch



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**The program was launched at the World Bank Land Conference May 13-17, 2024, in Washington DC.**

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**Land Conference 2024 brought together 1,300 participants from over 100 countries**

**Governments, development partners, civil society, academia, and private sector**





**Objective:** To establish clarity on actual land rights and land use at the village level in the target areas.

**Strong Government  
Ownership**

**Advance Agrarian Reform,  
Land Administration System**

- Enhance land/natural resources management
- Reduce poverty
- Bridge income disparities
- Generate employment opportunities



# Project Area and Participatory Mapping (PTSL) Progress

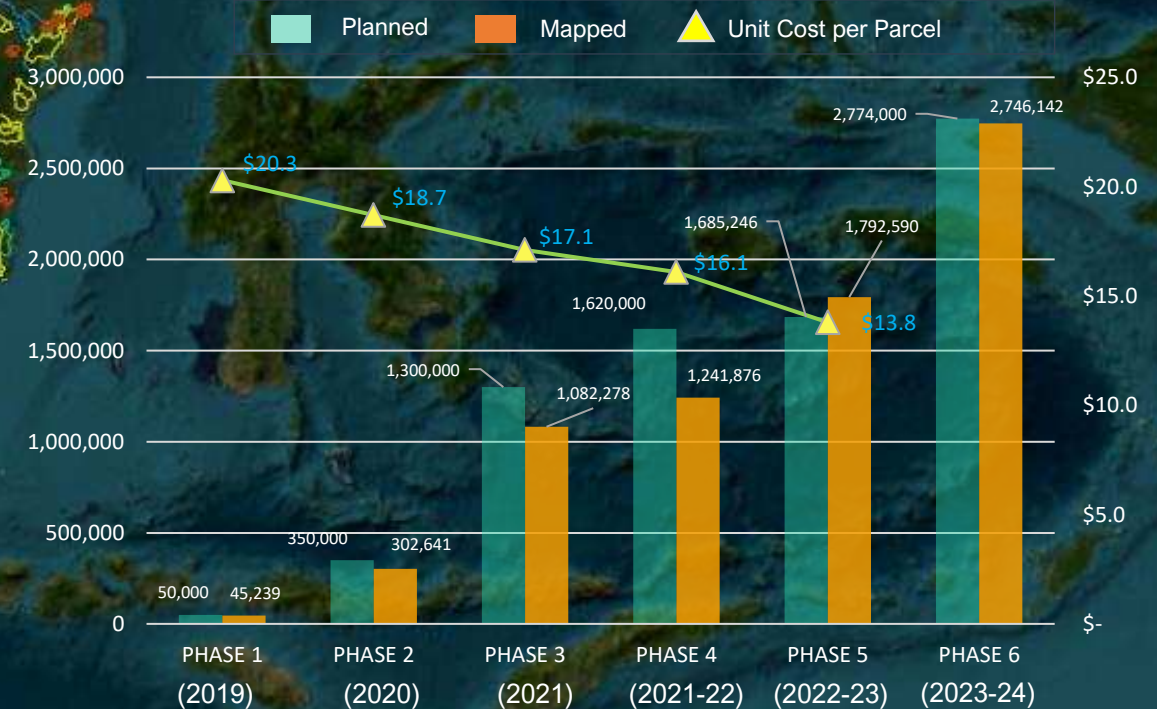


## 180 million \$US, 10 Provinces

- ✓ Sumatra (3 provinces)
- ✓ Kalimantan (4 provinces)
- ✓ Java (3 provinces)

## End Target: 8+ million parcels

- ✓ PTSL progress: 7.54 million parcels
- ✓ 1,560km+ of forest boundary demarcation
- ✓ Cost per parcel reduced significantly



# Overall Progress and Extension to Java



Strategic selection to reduce poverty and bridge income disparities for even more people

- Poverty Rate
- Forest Area
- Selected Districts

## Land Registration Achievement

Number of Registered Parcels

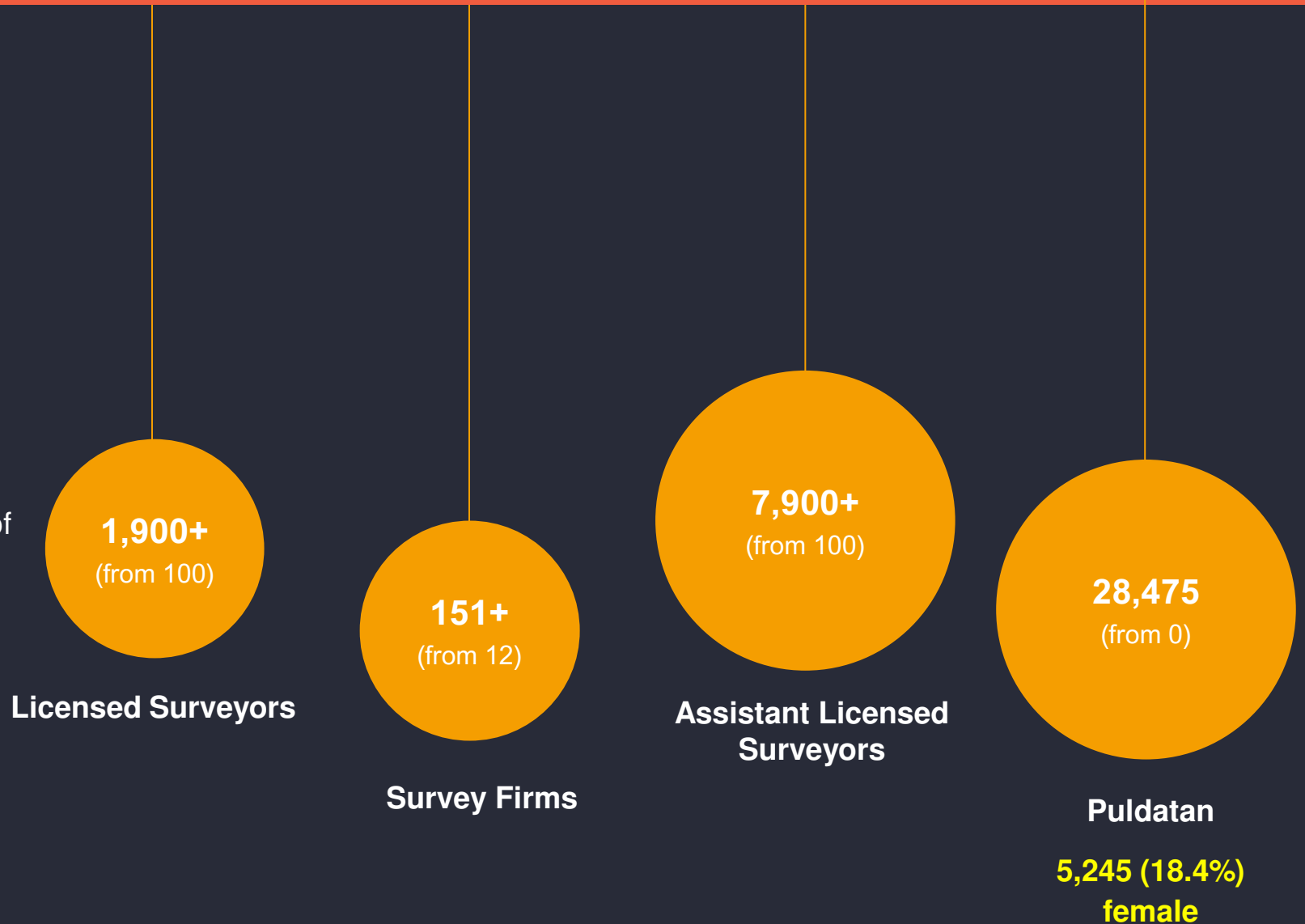


# Transformational Impact (2)



## Job Creation and Private Sector Competitiveness

The PPRA has fostered many jobs and efficiency of the private sector in survey and mapping sector.



# Next Step: Climate Change and Land Use in Indonesia



## Critical Gaps

### Sustainable Land Use

**Land use change** is Indonesia's biggest driver of GHG emissions. Deforestation and fires have accounted for over 35% of Indonesia's emissions (Indonesia CCCR).

### Green Investment

**Business permitting and licensing** have been complicated and lacked transparency, exacerbated by poor spatial data. This situation often leads to land conflict, destruction of HCV, impediments to green investments, and worsened environmental degradation.

### Social Inclusion

**Customary land rights and forest tenure** remain insecure, trapping vulnerable communities in poverty and disincentivizing sustainable landscape management.

## Solutions



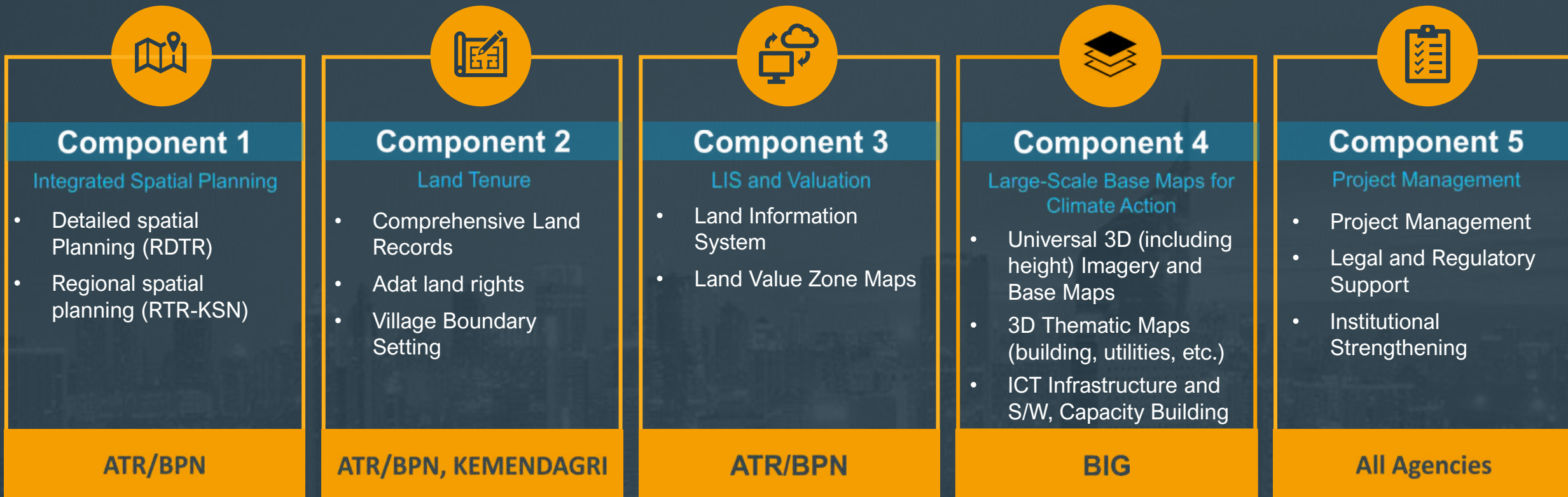
**Strengthening spatial planning and land tenure security** are key to reduce Indonesia's emissions and implement climate change adaptation measures.

- 1 Direct new agriculture and infrastructure away from high-carbon and sensitive ecosystems
- 2 Urban densification and planning to reduce further encroachment and build resilient cities
- 3 Clarify tenurial and administrative status of different land functions
- 4 Secure land rights for the most vulnerable communities, including indigenous peoples

# Integrated Land Administration and Spatial Planning Project (ILASP, US\$653 million)



**Objective:** to strengthen climate-informed spatial planning, land tenure security and land administration in Indonesia.



Sustainable Urban Development and Economic Growth for Local Governments

Climate Resilience and Environmental Sustainability

Improved Business and Investment Climate

Disaster Preparedness, Climate Risk Management, Universal SDI for All

Adat Recognition, Communal Lands and Gender Equality

# Thank you for listening!



**THE WORLD BANK**  
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## # Contact

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# Land Tenure Security: Indonesia One Map Project




## Engagement

 Program to Accelerate Agrarian Reform

 IPF

 240 million

 July 2018 – Oct 2024



## Challenges

- Indonesia aims to register all non-forest land by 2025 through its Agrarian Reform Program (estimated 126 million land parcels).
- Indonesia is also home to thousands of indigenous communities with traditional territories; many are located in state forests.
- 70 percent of project funds was disbursed, while the main target (parcel mapping) was increased by 163 percent.

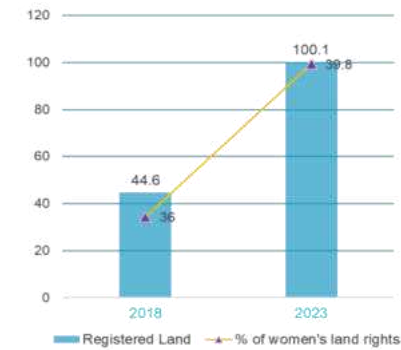
## Prospects / Opportunities

- Project restructuring for no-cost extension.
- Optimizing the utilization of project funds and completing all project targets by October 2025.
- Leveraging the project achievements through the follow-on project to ensure the sustainability and long-term impact of the project.

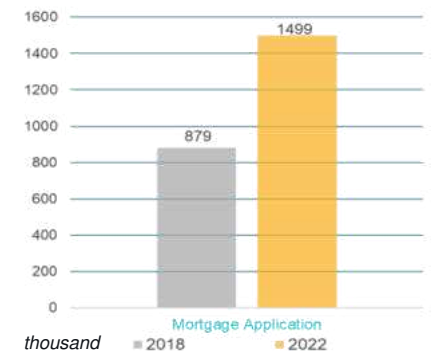
## Solutions / Results

- 7 million land parcels target for mapping and registration in 10 provinces.
- Participatory mapping approach, involving direct engagement from local communities, particularly women.
- Job creation (7,897 assistance licensed surveyors)
- Proactive support in preparing the follow-on project.

Tenure Security and WLR



Mortgage Application with Land Certificate





# Land Tenure in Forest Areas

## Engagement



SLMP Indonesia

PASA

2 million

2016 - 2025



PROGREEN - Regional  
PROGREEN – Philippines

QIIP - Global

ASA

1.3 million

June 2022 – Dec 2024

## Challenges

- Hundreds of millions of people in EAP live in state forest areas without recognized land rights. Many of them are IPs and/or poorest of the poor.
- Land Administration Dualism between land and forest agencies
- Recognizing and formalizing land rights is not sufficient. Needs to be combined with forest protection measures and livelihoods support

## Solutions / Results

- Securing tenure in forested landscapes can reduce deforestation up to 75%, but depends on the context, other policies and implementation.
- Strong collaboration between the land and forest agencies, and URL, SSI and ENB required
- Innovative approaches needed to combine land registration, land use planning, forest law enforcement, PES, livelihood development, etc.

## Prospects / Opportunities

- Global ASA to assess land access challenges for climate actions – QIIP
- Developing Country Action Plans to recognize land rights in forest areas in Laos, Indonesia and Philippines - PROGREEN
- Forest area tenure component or sub-component in a lending operation by 2025

Country	Forest Area of Total Area	Total Population Living in Forest Area
Lao PDR	68 %	24 %
Indonesia	63 %	14 %
Philippines	53 %	n/a






# Land Administration System Modernization





## Engagement

 Punjab Urban Land Systems Enhancement Project (PULSE)


 IPF


 150 million

 Oct 2021 – Dec 2026

 Bangladesh Spatial Transformation and Urbanization Diagnostics

 PASA

 0.2 million

 Mar 2023 – Jun 2024



## Challenges

- Outdated land records and mouza (cadastral) maps
- Non-availability of formal ownership records
- Manual and limited interlinks between deed registry and land records
- Widespread land litigation and lengthy dispute resolution
- Informal land transactions
- Inefficient land and property taxes

## Prospects / Opportunities

- Introduction of comprehensive land records and plot-based digital map first time in Pakistan
- Full integration with deeds registry and land records
- Project development in other Pakistan Provinces (e.g., KP and Sindh)
- Land administration modernization program in Bangladesh

## Solutions / Results

- Digitization, validation and updating land records and production of digital maps
- Fit-for-purpose land registration and subdivision
- Digitization of deeds and interconnection with land records
- Legal and policy support, including alternative dispute resolution
- Integrated land information system and eServices
- Mass land and property valuation




# Urban Land Records and Cadastral Mapping




## Engagement

 Punjab Urban Land Systems Enhancement Project

 IPF

 150 million

 Oct 2021 – Dec 2026



## Challenges

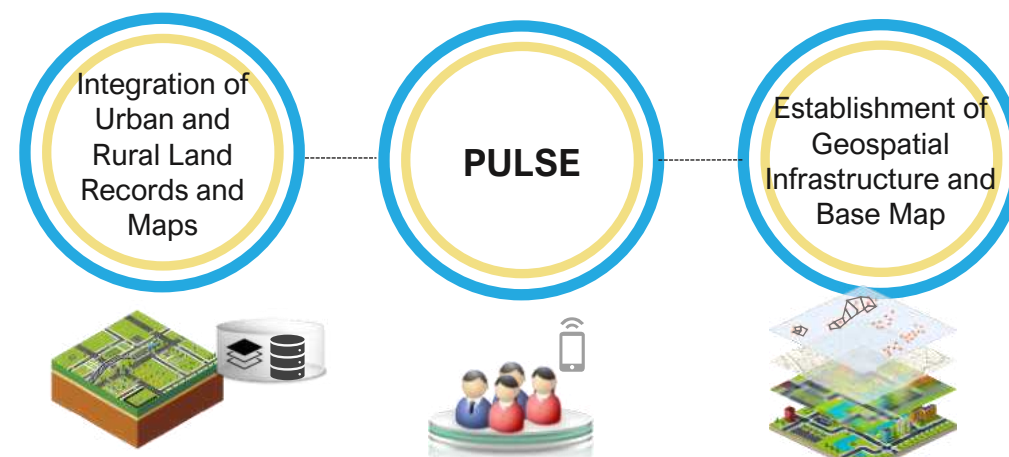
- Land records and maps commonly out of date in peri-urban and urban areas
- Fragmented land records management and no single repository of urban land records
- Lack of easy access to property rights information for development authorities
- No operational mechanism to maintain maps
- Property tax evasion

## Solutions / Results

- Provision of comprehensive digital land records linked to cadastral maps
- A unified land information system with seamless, cadastral map of all public and private lands
- One-stop shop for citizens to pay stamp duty, register property mutations
- Introduction of semi-automatic mutation
- Interlinking and sharing data with the Taxation Department other government departments

## Prospects / Opportunities


- Collaboration on strengthening own-source revenue mobilization and enhancement of land-related taxes
- TA for mass land valuation and pilot
- Land records and maps modernization of urban phase in other provinces
- All SAR countries and most province and local jurisdictions need TA and investments in digital integrated land records, cadastral mapping and valuation






# Gender and Land

## Engagement

 Afghanistan Land Administration System Project (P164762)

 IPF

 25 million

 Closed



## Challenges

- Less than 5% of land ownership documents in Afghanistan includes a female name.
- While laws had been established to protect women, a considerable gap remained between what the law promises and what women get
- Most female beneficiaries don't travel far from their house

## Prospects / Opportunities

- A post Taliban stock taking exercise is under way.
- The Taliban have expressed interested at the technical level for World Bank support, but gender remains a barrier.
- Lessons from this gender work are transferable to other conservative countries

## Solutions / Results

- Under the Occupancy Certificate (OC) Program, married men were required to include their wife's names on the OC
- Female help desks established in the field
- 80% of OC had female names



Women with occupancy certificates are more powerful than those without one




Female beneficiary of the Occupancy Certificate Program


# Revenue Generation: Property Valuation and Taxation






## Engagement

 Punjab -Integration of Land and Property Records

 ASA  
 300,000 (requested)  
 Jul 2023- Dec 2024

 Land Sector Review in Khyber Pakhtunkhwa

 PASA  
 1.3 million  
 Jan 2023 – Jun 2024



## Challenges

- There is a lack of reliance on market values in property valuation for property taxes, asset accounting, and land acquisition results in unfair compensation, delays in land acquisition, and loss of revenues.
- Reforms to property taxes are politically contentious
- Education systems and communication related to valuation needs strengthening

## Prospects / Opportunities

- India Punjab Digital seamless cadastral map and land records integrated with property tax data and tools.
- Pakistan KP Province interested in IPF on land administration and public lands management
- Bhutan valuation infrastructure ASA started with the DRM team, and could be replicated in most national, provincial and local jurisdictions of SAR

## Solutions / Results


- Improved stamp duty and property tax revenue valuation, generation and collection
- Expand coverage of revenue records in peri-urban areas
- Linking property transaction information with property taxes, enables checks and balances like taxes must be paid before a house is sold
- Market information well-captured in the system
- Development of Mass Valuation Systems opening avenues for value based land and property taxes




# Spatial Planning, Indonesia ILASP




## Engagement

 Integrated Land Administration and Spatial Planning Project (ILASP)

 IPF

 653 million

 Expected board approval: Q4 FY24



## Challenges

- With a lack of up-to-date spatial data and weak coordination around spatial planning, Indonesia has yet to leverage a landscape approach to spatial planning.
- Despite rapid progress with land registration, indigenous peoples' land rights remain insecure.
- Lack of a single reference of land and property valuation; and large-scale maps to support detailed spatial planning.

## Prospects / Opportunities

- Integrating spatial planning will enhance sustainable landscape management and DRM, provide livelihoods security for vulnerable communities and sustainably develop its growing economy
- The project brings together Indonesia's Spatial Planning, Forest Management Planning and Village Boundary Setting into interlinked processes with harmonized land use agreements.

## Solutions / Results

- ILASP will improve existing spatial plans and create new spatial plans using a landscape approach and incorporate comprehensive land records, mapping and valuation services.
- As a parallel process, Forest Management Plans will be implemented.
- It will support the registration of lands of vulnerable communities, including indigenous peoples.
- Large-scale maps will be generated utilizing fit-for-purpose technologies.

Integrated Spatial Planning

