

## LAC Land Agenda: Secure property rights, access and spatial development

Land Policies for Growth and Poverty Reduction (Deininger 2003)—importance of secure rights for investment and finance; access through markets; issues of inequality in LAC;

Urban land markets evolving quickly—governance, financial deepening; rural markets uneven;

Peri-urban, forest, indigenous areas have problems, poverty concentrations, environmental and social issues

LAC

From 1996 to 2006, 18 land projects were undertaken by the Latin American and Caribbean region,

\$372 million spent from 1996 to 2000 and

\$595 million spent from 2000 to 2006,

Total value \$967 million.

9 projects remain ongoing and 9 have been completed.

12/18 legal reforms; 9/18 titling and registration; 5/18 land distribution

## Existing Projects Foci: Administration and Access

- Administration: El Salvador, Honduras PATH, Guatemala I (Peten) and II, Nicaragua (PRODEP), Panama PRONAT, Peru Titling I and II,
- Access: Brazil, Mexico Access to Land for Young Farmers,

### LAC Lessons Learned (1)—Land Administration

Continuous high level political support critical

The single land agency model is a preferred option for land admin projects as it significantly improves the efficiency of registration and related activities

Tenure security alone does not guarantee impacts. Synergy and sequencing with other sectors such as judicial, rural finance etc are required

Broad and active involvement of major stakeholders key for project success, in particular, active communication toward and participation by civil society

In spite of its complexity, automation provides a better and efficient land administration service than a manual system

Proactive involvement of the private sector is necessary as are strong institutional reforms and clarification of responsibilities

### Lessons Learned—Summary by a Project Manager

-keep it simple and focused. We don't do ourselves or our clients any favors trying to tackle the whole universe of issues and then not succeeding.

-implementation arrangements do matter; use whatever leverage we have to simplify, simplify, simplify the institutional structure for land administration and project implementation

-focus on M&E early and get the baseline

-focus on customer service, not cadastre for cadastre's sake

-involve stakeholders early and regularly, particularly those who have a stake in the system (banks, notaries) and have some power to push for reforms

-use the private sector as much as possible

-include other donors so that there is no duplication, but don't sign over an entire part of the project to another donor without some back-up

## New Project Activities— Consolidation and Expansion

- Central America Land Administration: Guatemala II; Honduras II
- Brazil—Credito Fundiario II ; Para Rural
- Bolivia—Land for Agricultural Development
- Paraguay Access and Administration
- Paraguay Indigenous Land

**New analytical activities in LAC Land Sector  
2007-2008:**

**Towards Integrated Spatial Development**



- **FAO-Land TG Assessment of Land Portfolio (Land Tenure Service)**
- **Central America Land Policy Notes and Impact Evaluation (Guat., Honduras, Nica, Panama, ES)**
- **Spatial Development Study for 2009 WDR**