Land aid in ASIA

Lessons from 20 years of investment
LAND IS ABOUT PEOPLE
PEOPLE-LAND RELATIONSHIP IS UNIQUE FOR EACH CULTURE
TODAY, YESTERDAY AND TOMORROW, CONFLICTS ARE ABOUT LAND
LAND MANAGEMENT STARTED WITH TAXATION
SUSTAINABLE DEVELOPMENT IS THE GOAL TODAY
Security of land tenure affects current central trends in the World

WEAK TENURE

- Demographics
- Urbanization
- Climate Change
- Fragility

Increased inequality
Strain on public resources
Increased CO2 emissions
Conflict and displacement
Good security is a key part of most sustainable development goals.
Lead aid organizations and developing banks have conducted land tenure security projects in Asia.
Results were mixed in all projects

<table>
<thead>
<tr>
<th>Thailand</th>
<th>Philippines</th>
<th>Laos</th>
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<tbody>
<tr>
<td>• Commitment by government</td>
<td>• ICT</td>
<td>• Gender equity</td>
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<tr>
<td>• ICT strategy</td>
<td>• Resolved conflicts on the ground</td>
<td>• Taxation</td>
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However, not all went well

Thailand
• National valuation of land did not work

Philippines
• Not proper legal framework
• Corruption
• Country run by a small group

Laos
• Finance minister focused on tax not land tenure security
From these projects, there are lessons for future aid resources.

- Principle of “Fit-for-Purpose”

- Development of methodologies, standards, and of Land Information Systems (software and hardware)
  - take time
  - better done by “building modules”
  - learning by doing
  - site-specific
  - No Turn-key approach

- Ideal: Merge Cadaster with Registry under one entity
- Second best: full integration of information systems
In any case, securing land tenure is difficult

- Institutional capacity building is permanent
- Coordination among entities is extremely challenging
- Use alternative dispute resolution mechanisms
- Public dissemination campaigns
  - of peoples' land rights,
  - field operations,
  - access to information
  - dispute resolution
Securing tenure needs to adapt to emerging needs

- **Urban aid projects** would be more effective in they have a land tenure component

- Participation of the **private sector** needs to grow

- **Area-Systematic surveying** (and/or adjudication) is cheaper, progressive, and more sustainable

- International expertise is helpful, but inevitably requires **permanent local knowledge** and local field teams
Australian organizations should think in land tenure as a vehicle for large scale change

- Australia has a strong capability and expertise in the land sector, domestically and internationally

- AusAID has a track record with projects in the land sector

- The land sector provides an opportunity strengthen partnerships and trade relationships