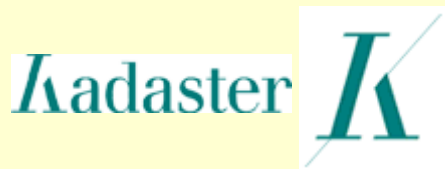


EXPERT GROUP MEETING BANGKOK

DECEMBER 8-9 2005



Venue & Participation & Date

- UN Conference Centre,
Bangkok
- About 50 participants
 - 20 countries
 - 22 papers
- December 8-9 2005



Organising Committee

- Yap Kieo Sheng, UNESCAP, Bangkok
- Clarissa Augustinus, UN/Habitat, Nairobi
- Adnan Hameed Aliani, UNESCAP Bangkok
- Asa Jonsson, UNESCAP, Bangkok
- Jan Meeuwissen, UN/Habitat, Fukuoka
- Paul/Pauline/Christiaan, FIG Commission 7



Conclusions: Land is a political issue

- UN/ECE 1996 Land Administration Guidelines
- FAO 2002 Land Tenure and Rural Development
- UN/Habitat 2003 Handbook on Best Practices, Security of Tenure and Access to Land
- UN/Habitat 2003 Pro Poor Land Management



Land: a political issue

- World Bank 2003 Land Policies for Growth and Poverty Reduction
- EU 2004 Guidelines to support land policy design and reform processes in developing countries
- World Bank 2005 Doing Business: Remove Obstacles to Growth



Land: a political issue

- Germany, 1998, Land Tenure in Development Cooperation
- UK, 2002, Better livelihoods for people: the role of Land Policy
- Netherlands, 2003, Mutual Interests, Mutual responsibilities



Conclusions: Common approach needed

- Only innovative institutional arrangements can cope with increasing populations, greater investments in land, economic growth and more social welfare.
- Lack of these arrangements lead to land grabbing, conflict, resources misuse, undermines productive and economic potential.



What to do?

- Exclusive focus on formal title proven inappropriate
- Much greater attention to existing institutional arrangements
- Stronger rights for women, herders, indigenous people
- Avoid uncritical emphasis on land sales markets
- Rental markets provide more equity, productivity, long term investments, if restrictions are eliminated



What to do?

- Land reform can only be fully utilized if requirements and scope of intervention is carefully compared with others
- Land issue is part of a broader development policy



Conclusions: Impact on land administration

- Innovative definition of property rights
- Simple procedures, quick, and low transaction costs
- Simple transparent systems, participatory
- Low cost
- Efficient and effective
- Free from political pressure
- Low cost demarcation
- Mechanisms conflict resolution
- SDI at low cost, transparent and accessible for linking registers of different categories and at different levels



Conclusions: some examples

- Analiza Rebualta-Teh
- Thilak Hewawasam
- Danh Hung Vo
- Jude Wallace
- Siraj Sait
- Paul Rabé
- Bo Gustafson
- van der Molen/Lemmen
- ArbindTuladhar
- Spike Boydell
- Rajasekhar
- Bagadai Naranchimeg
- Sovann Sar
- Vilaphone Virachit
- Pedro de Sousa
- TRung Tran Nhu
- Evelyn Tehrani
- Debolina Kundu
- Chris Lunnay
- Benny
- Augustinius
- Bell

Impact Commission 7 workplan

- Social Land Tenure
- Pro poor land land administration
- Pro-poor land management
- Gendered approach
- Community involvement
- ICT application