INNOVATIVE APPROACHES TO FINANCING SECURE ACCESS TO LAND

SECURING LAND AND PROPERTY RIGHTS FOR ALL

FACILITATED BY:

UN-HABITAT
FOR A BETTER URBAN FUTURE
FINANCING IS A BIGGER ISSUE IN AFRICA THAN ANYWHERE ELSE

AFRICA IN PERSPECTIVE

People often underestimate quite how large Africa is, so we figured we’d put it in perspective by transposing as many of the world’s other countries over it as we could. As you can see, Africa is larger than China, the USA, Western Europe, India, Argentina and the British Isles... combined!

Source: The Times Atlas
INNOVATION: WHAT IS IT AND WHY IS IT NECESSARY?

- INNOVATION MATTERS: WHY
  - Raising MORE RESOURCES (size commensurate with the scales of the challenges)
  - Efficient use of available resources: DOING MORE WITH LESS.

- INNOVATION: TWO DIMENSIONS
  - IS about doing things differently OR UNCOVENTIONALLY
  - IS ALSO recognizing “ideas” that are already there.
    - land certification in Ethiopia
    - Customary land system
INNOVATIVE APPROACHES: EMERGING CONSENSUS

1st High-Level Meeting of the Global Partnership for Effective Development Cooperation: Building Towards an Inclusive Post-2015 Development Agenda Mexico Communiqué (April 2014)

Builds on: 2003 Rome Declaration on Harmonization; 2005 Paris Declaration on Aid Effectiveness; 2008 Accra Agenda for Action; Busan High Level Forum on Aid Effectiveness in 2011

SOME TAKEAWAYS

1ST ELEMENT: EFFECTIVE DEVELOPMENT COOPERATION

1. Country ownership of development priority
2. Focus on results
3. Inclusive partnerships [with non-state actors]
4. Transparency and accountability to each other
SOME TAKEWAYS: Cont’d

2ND ELEMENT: DOMESTIC RESOURCES MOBLIZATION

- *Increasing revenue for direct financing & for leveraging private funds for Investments in public services and social protection, institutional and human development, basic infrastructure, and strong and inclusive economic growth.*
- Strengthening and expanding tax revenue
- Combating corruption
- Inclusive domestic financial sectors and access to financial services
- Public private partnership
INNOVATIVE APPROACHES: THE ROLE OF COFLAS

To develop a useful & practical tool whereby the C&F LAS in developing countries can be reformed and modernized with a view to enabling

- cost effective, efficient, sustainable and affordable services; allow incremental cost recovery,
- but without compromising quality of services provided and limiting access especially of the poor and vulnerable.

In some contexts, cost recovery and better land services are possible.
MOBILIZATION OF DOMESTIC RESOURCES: LAND BASED FINANCING

1. Land value sharing (LVS)

   *public actions, either through investments or simply public decisions, often result in increased land value on privately held land; government and communities must share the benefits of this appreciation in land value*

2. Betterment levies

3. Sale of transferable development rights

4. Public land sales

5. Public land taxation

6. Cross subsidy: annual land and property tax on high value land

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INNOVATIVE APPROACHES TO FINANCING SECURE ACCESS TO LAND

Promote solutions/initiatives that are
- Fit for purpose (context, context, context) and/or unconventional solutions
- Country owned and led
- Scalable
- Inclusive
- Equitable
- Transparent and accountable
- In-country capacity development

Innovative approaches to financing secure access to land are:
- Rely first and foremost on domestic resource mobilization
- Recognize the catalytic role of ODA (Aid)
THANK YOU

NEED TO KNOW MORE?

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