

## Land Tenure and Land Value Capture for Equitable Urban Development in Asia

*Date: Monday November 29 – Friday December 3, 2021*

*Time: 8 am – 10 am (Bangkok Time)*

### **INTRODUCTION**

Attempts by public authorities to provide adequate housing to informal settlement residents in developing countries have often either failed or achieved minimal output, mainly due to a shortage of public funds. Some urban areas in these countries exhibit vibrant real estate markets that may hold the potential to bear the costs of regenerating slums. Land can play a central role in financing urban infrastructure through the use of land value capture tools. It is a policy approach that enables communities to recover and re-invest land value increases that result from public investment and government actions. To capture and make use of the value of the land, governments first need to have land formally registered, which can be challenging, as many informal settlements plot owners do not have clear land titles.

Habitat for Humanity's recent Solid Ground campaign emphasized that land tenure is an important factor in securing safe, affordable, and accessible housing for all. How to then address land tenure challenges and leverage land information for community improvement activities is a more complex task that we will examine in this course. Developed jointly by the Cadasta Foundation, Habitat for Humanity and the Lincoln Institute of Land Policy, this online course will provide participants with mapping and land record management tools that can then be used for land value capture to support equitable urban development in Asia. Land market concepts and land value capture can be used to mobilize land-based revenue to pay for infrastructure development and slum upgrading initiatives. Those looking to learn new ways to support slum upgrading through land-based interventions will benefit from this course the most.

The course will include modules on the fundamentals of land markets, planning and infrastructure financing, and a range of tenure security strategies relevant for urban slum challenges in Asia. Emphasis will be given to current policy strategies and mapping technologies that can help advance local slum upgrading and housing agendas.

### **WHO WILL BENEFIT THE MOST FROM THIS COURSE?**

- Policy makers
- Local and central government representatives
- Urban planners
- Researchers and Academics
- Non-governmental organizations
- Bilateral and multi-lateral development agencies
- Community advocates and others

### **COURSE OBJECTIVES**

- Examine and describe issues around the documentation of land for communities and individuals, including formal and informal systems and the various stakeholders involved
- Evaluate a range of land and tenure policy strategies to support equitable urban development

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- Understand the fundamentals of land markets, and their relation to planning and local development objectives.
- Identify and assess a range of land-based financing tools that could be deployed to advance local planning initiatives.

### **LEARNER JOURNEY**

1. Intro to course, objectives
  - Introduce format, trainers, schedule, expectations, etc
  - Review course objectives
  - Outline challenges facing slum upgrading initiatives (property regimes, scaling up, mobilizing resources -human, financial, institutional for scaling up)
2. Land Tenure activities as a foundation for planning and funding improvement projects
  - Key tenure concepts
  - Tenure as a barrier and opportunity to address upgrading challenges
  - Solutions and tools to address tenure challenges
3. Principles and concepts of Land Markets
  - How failure to service land leads to informal settlements
    - i. How and why land policy and land market regulation can prevent future informal settlements
  - Leveraging land to finance upgrading initiatives
    - i. Betterment contributions
    - ii. Land readjustment
    - iii. Community Land Trusts
4. Connect course concepts to infrastructure and other public service improvements, including affordable housing, and participant contexts

### **SCHEDULE**

#### ***Monday, November 29, 8 am – 10 am (Bangkok Time)***

##### ***Course Introduction and Context***

1. Introduce format, trainers, schedule, expectations, etc
2. Review course objectives
3. Outline challenges facing slum upgrading initiatives (property regimes, scaling up, mobilizing resources -human, financial, institutional for scaling up)  
(interactive polling questions or post it contributions to elicit participant knowledge and help facilitators manage course expectations)
4. Additional Context Presentation: Solid Ground Campaign (10 min)
5. Daily wrap up (10 min)

#### ***Tuesday, November 30, 8 am – 10 am (Bangkok Time)***

##### ***Land Tenure Concepts and Challenges***

1. Revisit Previous Day
2. Land Rights Activity
  - a. Read prompts, discuss with others, place one's self
  - b. Unpack the activity, probe placement why
  - c. Summarize Concepts, Issues, Challenges

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3. Daily wrap

**Wednesday, December 1, 8 am – 10 am (Bangkok Time)**

**Tools and Solutions to Secure Tenure**

1. Recap of the previous day
2. Lecture with Demonstrations/Examples on Tenure tools and application of technology
  - a. Drone Image capture
  - b. Mobile tools
    - i. Features mapping
    - ii. Household Survey data
  - c. Mapping and data use
    - i. Display and analysis
      1. web GIS
      2. Dashboards
    - ii. Policy Advocacy and planning
      1. Storymaps
      2. Hub/Experience Builder
    - iii. Project examples
      1. Bangladesh
      2. India
  - ii. Reflection on opportunities for solutions and tools in participants' context

**Thursday, December 2, 8 am – 10 am (Bangkok Time)**

**Land value capture and equitable urban development**

1. Recap of the previous day
2. Lecture with Demonstrations/Examples on land value capture tools
  - a. Land markets, property values and the importance of serviced land
  - b. Local government finances and planning: relevance and challenges for Asian cities
  - c. Land value capture: concept, rationale and approaches
  - d. Land value capture and informal settlement upgrading: examples
    - i. Betterment contributions
    - ii. Sale of development rights
    - iii. Land readjustment
    - iv. Community Land Trusts
  - e. Planning for the land value capture challenge and equitable urban development
    - i. Political challenges (rights and obligations of property rights)
    - ii. Technical challenges: valuation
    - iii. Institutional challenges: capacity

**Friday, December 3, 8 am – 10 am (Bangkok Time)**

**Summary and Application**

1. Recap of Previous day
2. Activity: Design your own project/proposal (in small groups)
3. Discussion: React to the group work
4. Final course summary, Conclusion

### About

The Lincoln Institute of Land Policy seeks to improve quality of life through the effective use, taxation, and stewardship of land. A nonprofit private operating foundation whose origins date to 1946, the Lincoln Institute researches and recommends creative approaches to land as a solution to economic, social, and environmental challenges. Through education, training, publications, and events, we integrate theory and practice to inform public policy decisions worldwide.

Cadasta develops and promotes the use of simple digital tools and technology to help partners efficiently document, analyze, store, and share critical land and resource rights information. By creating an accessible digital record of land, property, and resource rights, we help empower individuals, communities, organizations, governments, and businesses with the information they need to make data-driven decisions and put vulnerable communities and their needs on the map.

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