

Land and Poverty Conference 2016

Scaling up Responsible Land Governance

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SCALING UP LAND-BASED FINANCING FOR SUSTAINABLE AND EQUITABLE CITIES

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Presentation Outline

Training objectives and structure

Land-based finance instruments included

Case studies included

Action plans

Feedback and field trials

Future directions



LEVERAGING LAND: TARGET AUDIENCE

Target audience:

- Land officials, administrators and professionals from developing countries working at the local and national level of government

Basic premise:

- Urban land is a key factor of production and an important source of financing for urban development



LEVERAGING LAND: **OBJECTIVE AND INTENDED OUTCOMES**

Intended outcomes for each participant:

- **Improved understanding and skills in the application of land-based financing instruments**
- **An action plan for improving land-based financing in their home environment**
- **A personal commitment to the successful implementation of that action plan**
- **Colleagues and peers with the same understanding and commitment**

Develop the capacity of local leaders and officials by enhancing their ability to implement land-based financing instruments

LEVERAGING LAND: TRAINING STRUCTURE

- Duration: 3 to 4 full days
- Four 90-minute sessions each day
- Reader and Trainer's Guide



- 3 to 5 finance instruments (modules) covered
- Each module includes case studies and localized applications

LAND-BASED FINANCE INSTRUMENTS INCLUDED

- Recurring land value tax
- Recurring building value tax
- Betterment levies
- Special assessments
- Developer exactions
- Land value increment tax
- Sale of development rights
- Sale of public land
- Lease premiums
- Recurring lease payments
- Transfer taxes and stamp duties

Participants pre-select modules of greatest interest

21 CASES FROM 18 COUNTRIES

Region	Country
Latin America	Bogotá, Colombia
	Cuenca, Ecuador
	Medellín, Colombia
	São Paulo, Brazil
North America	Vancouver, British Columbia, Canada
East Asia	Hong Kong, PRC
	Singapore
	Taiwan (ROC)
South Asia	Ahmadabad, Gujarat, India
	Kandahar, Afghanistan
	Mumbai, India
	Punjab, Pakistan
Europe	Albania
	Helsinki, Finland
Middle East and North Africa	Egypt
	Turkey
Africa	Tanzania
	Sierra Leone

ACTION PLANS



ACTION PLANS

- Translate strategies into concrete commitments for action
- Operationalize strategies in relation to each actor
- Concentrate on immediate and short-term future

ACTION PLAN TEMPLATE

Action Steps <i>What Will Be Done?</i>	Responsibilities <i>Who Will Do It?</i>	Timeline <i>By When? (Date)</i>	Resources <i>A. Resources Available</i> <i>B. Resources Needed (financial, human, political & other)</i>	Potential gaps & weak links <i>A. Who or what?</i> <i>B. How to overcome or work around?</i>	Coordination Plan <i>Who is involved?</i> <i>What methods?</i> <i>How often?</i>
Step 1:			A. B.	A. B.	
Step 2:			A. B.	A. B.	
Step 3:			A. B.	A. B.	

EXPERT REVIEWS AND FEEDBACK

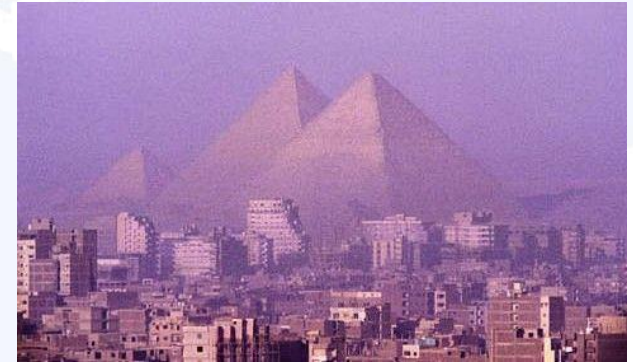


- 24 leading international experts convened to review content and training structure
- Extensive feedback resulted in major revisions in content and organization

FIELD TRIALS

EGYPT

- 33 Egyptian officials from both national agencies and 9 governorates
- 3 instruments covered
- Feedback quite positive and materials well received
- Some scheduling challenges



PHILIPPINES

- 22 national and local government participants
- 3 instruments covered
- 82% of participants felt materials were useful and applicable in their local context
- Training organization, structure and content were effective, engaging and relevant

DIRECTIONS FOR FUTURE DEVELOPMENT

- *Leveraging Land* is an effective and relevant training package
- Given the dynamic nature of urban needs, *Leveraging Land* needs on-going refinements and updates
- Areas for future development
 - Additional and updated case studies
 - Need for versions that will engage high level officials
 - Need for further legal and technical support
 - Post-training follow up
 - Adaptation to specific contexts

A 3-TIERED APPROACH?

Tier 1: A policy overview for senior officials

- The rationale for land-based finance

Tier 2: *Leveraging Land* for departmental managers and other mid-level government staff

Tier 3: Technical assistance provided upon request and consisting of two parts:

- A short scoping mission to identify and assess needs
- Targeted technical advice consistent with and supporting the action plan

Scaling up Land-based Financing for Sustainable and Equitable Cities

NEED TO KNOW MORE?

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