



# MILLENNIUM CHALLENGE CORPORATION

REDUCING POVERTY THROUGH GROWTH

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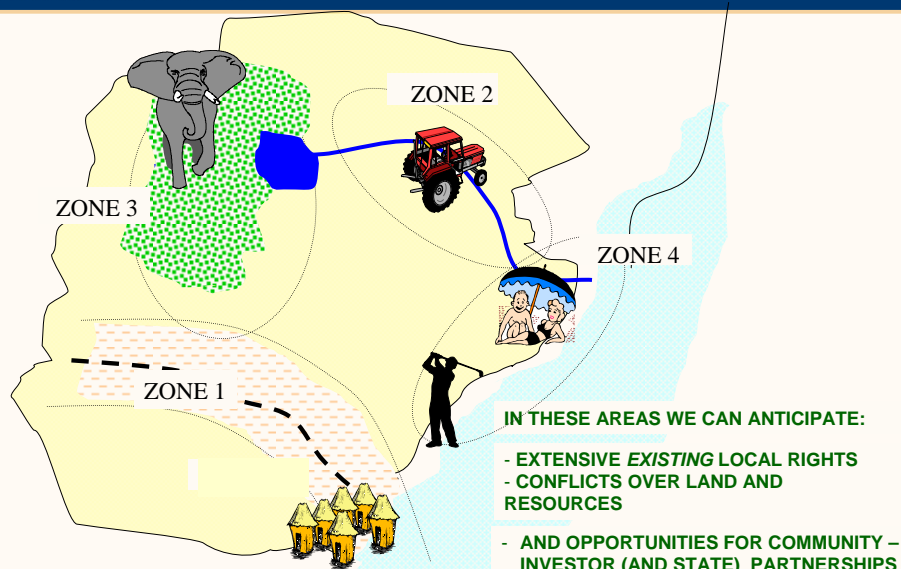
## Land Tenure and Land Use Management

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# Definitions

- Land tenure: a bundle of rights to 'land'
  - ✓ Norms and practices for defining, assigning, enforcing and transferring rights
  - ✓ Patterns that emerge in terms of who has access to what for which purposes
  
- Land Use Management: governments, communities and individuals organise activities in space
  - ✓ Identifying and comparing present and potential land uses
  - ✓ Making decisions on land uses (broad zones, specific use rules)
  - ✓ Planning activities/investments on the basis of these decisions



This slide is from: "LAND ISSUES AND RURAL DEVELOPMENT IN MOZAMBIQUE: 2007"  
 Chris Tanner, FAO Senior Technical Advisor, Centre for Juridical and  
 Judicial Training (CFJJ) and Simon Norfolk, Consultant, Terra Firma Lda prepared for  
 DfID Maputo 9 March 2007

## Land Tenure: Why do We Care

- **Land tenure has economic, environmental, social, and cultural dimensions**
  - Property: reducing confusion, minimizing externalities
  - Households and Enterprise: 'investment climate' (incentives and risk) and social vulnerability (inclusion and risk)
  - Exchange (markets and non-market transfer of rights e.g. inheritance): alienability, efficiency (informational and procedural) and enforcement
  - Governance: transparency, accountability, accessibility
  - Environmental Stewardship: subsistence, income and time horizons

*Effective property rights are an important ingredient in linking the poor and marginalized to market opportunities, in growth itself and in democratic governance*

## Land Use Management: Why do We Care

- **Land use choices have economic, environmental, social, and cultural dimensions**
  - ✓ Natural resource recovery and sustainability
  - ✓ Mitigation and management of conflict over land uses
    - ✓ less confusion with diversification of income sources
    - ✓ better framework for resolution when conflict does arise
    - ✓ preparatory action to land registration in some contexts
  - ✓ Land use regulations and zoning for public interest
  - ✓ Identification and negotiation of major development priorities on the basis of a set of criteria (transparency, attracting investment and managing social vulnerabilities)

*Participatory, local land use management contributes to economic development supported by spatial planning and consistent with accepted land uses and locally-held stewardship principles; reducing potential for conflict between land uses and users*

## Examples that Show the How and Why:

- Mozambique Community Land Initiative
- “PFR” - West Africa;
- MCA Burkina Faso proposed municipal land use management planning and tenure activity
- “PLOF” in Madagascar
- Mexican Ejidos
- Honduras Territorial Planning Law

## Learning and Adapting:

Getting to consensus, broadly speaking, on what, why and how, yet:

- ✓ **Context, context, context**
- ✓ **Packaging**
- ✓ **Sequencing**
- ✓ **Cost-effectiveness**

Dedicate time and resources to get quality information for more effective decision-making:

- **Monitoring progress**
- **Measuring Results**
- **Evaluating Impacts**

**10 Things to Remember about  
Land Use Planning and Land Tenure Reform:**

1. Clarify property rights to reduce potential conflict over land and natural resources
2. Provide incentives for sustainable management by securing property rights
3. Pay particular attention to the duration and enforceability of rights
4. Recognize, build on customary property rights; harmonizing with statutory rules
5. Take secondary use rights into account when formalizing property rights
6. Avoid displacement (reduction or elimination of property rights) wherever possible
7. Strengthen local institutions to manage and enforce rights
8. Recognize the diversity of solutions
9. Allow for equity as well as efficiency; empowerment of women, indigenous peoples and the rural poor can bring many long-term benefits
10. Measure results and evaluate impact - accountability and learning matter!