

THE WORLD BANK

Land Governance Assessment Framework

Implementation Manual

Version: October 2013

**Land Governance Assessment Framework:
Implementation Manual for Assessing Governance in the Land Sector**

Version: October, 2013

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ACRONYMS

CC	Country coordinator (or State/ city coordinator)
EI	Expert Investigator
LGAF	Land Governance Assessment Framework
LGI	Land Governance Indicator
ToR	Terms of reference

1 INTRODUCTION

1.1 Why Land Governance Assessment Framework was developed

The need for a systematic assessment of land governance arises from three factors. First, with stagnant or low productivity of land in many areas, soaring global demand for land as a source of food, fuel and environmental amenities, a need for structural transformation that transfers labor out of agriculture and land for urban growth, institutional arrangements governing land have emerged as a key factor for sustainable growth and poverty reduction. Second, as a result of institutional fragmentation, where responsibility for land is spread over a large number of government institutions which are often poorly coordinated, there can be a wide gap between legal provisions and their actual implementation. Third, the technical complexity and context specificity of land issues, and the fact that change may be resisted by powerful stakeholders benefiting from the status quo, implies that progress will depend on the ability to forge a consensus among experts in a participatory and deliberative process, based on a comprehensive analysis.

The land governance assessment framework (LGAF) allows to identify how arrangements in these countries compare to global good practice in key areas of good governance identified as (i) how property rights to land (at group or individual level) are defined, can be exchanged, and transformed; (ii) how public oversight over land use, management, and taxation is exercised; (iii) how the extent of land owned by the state is defined, how the state exercises it, and how state land it is acquired or disposed of; (iv) the management of land information and ways in which it can be accessed; (v) avenues to resolve and manage disputes and hold officials to account; and (vi) procedures to deal with land-related investment.

The LGAF is designed to help countries to do so through a 6-9 month participatory but technical assessment involving all relevant stakeholder groups to assess and rank countries' land governance status against global good practice using a common framework. It is a diagnostic instrument to assess the status of land governance at the country or sub-national level using a highly participatory and country-driven process that draws systematically on local expertise and existing evidence rather than on outsiders. The ranking is based on a comprehensive review of available conceptual and empirical material regarding experience in land governance by local experts.

The LGAF was developed by the World Bank in partnership with FAO, UN Habitat, IFAD, IFPRI, the African Union, and bilateral partners. Modeled closely on similar tools in the field of public expenditure and finance, it aims to assess key dimensions of land governance at the country level in a way that is technical and comprehensive, generates clear recommendations and builds a constituency for reform. The LGAF highlights areas for legal, policy or procedural reform to improve governance in land administration over time. Following the LGAF, the World Bank can provide financing to a country's land sector if priority actions have been agreed upon

by key stakeholders and proven models for good land governance can be scaled up. The LGAF also proposes criteria to assess the effectiveness of these measures.

The LGAF is now completed or ongoing in over 30 countries worldwide. Application also started at the sub-national level (e.g. states in Brazil and India, megacities like Kinshasa). Experience with LGAF shows that even in highly complex situations with weak land governance, the technical and participatory nature of the process, and putting existing information into a strategic context helped provide an unbiased assessment of the land sector. It produced agreement amongst experts from across the sector on next steps which were subsequently backed by a broad range of stakeholders, while results are feeding into policy discussions. Moreover, the use of a consistent framework facilitates transfer of good practice across countries. Experience suggests that building on the foundation of the first LGAF for monitoring and dialogue with national stakeholder platforms is relatively simple and can be done with limited resources.

1.2 Aim of the Manual

This manual describes the Land Governance Assessment Framework (LGAF) approach and methodology and provides guidance for implementation to the coordinator or coordination at the country or sub-national level (State, province, city). It can also be used to inform other actors involved in a LGAF. The manual explains the aim, structure and process of the LGAF and assists the coordinator with preparation, coordination, quality control and reporting by providing detailed guidance for each step. Support material is presented in the annexes and on the LGAF website (<http://econ.worldbank.org/lgaf>). The website is updated regularly and has examples for various steps of the LGAF, reports for completed LGAFs.

1.3 Manual revision process

The revisions in this **third** version of the LGAF Implementation Manual are based particularly on feedback by LGAF Country Coordinators and lessons learned from implementing LGAFs in over 25 countries in 2012 and 2013.

The revision is inspired also by the endorsement of the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests (VGGT) by the Committee on World Food Security (CFS) in May 2012 is a global milestone for land governance and resulted in greater attention to land issues. This was preceded by the endorsement in 2009 of the African Union Framework and Guidelines on Land Policy in Africa (F&G) as well as the Declaration on Land Issues and Challenges in Africa, by the African Union Heads of State. Instruments for country level assessments, priority setting and monitoring are important for putting these guidelines into practice. The LGAF framework follows the principles as laid out in the Voluntary Guidelines for Responsible Tenure of Land, Forest and Fisheries and the Land Policy Initiative of the African Union.

FAO, GLTN, IFAD, IFPRI and UN Habitat, who are supporting LGAF implementation through the Development Governance Facility, provided also important feedback. We are grateful also for the feedback from the Land Policy Initiative (LPI) of the African Union, Economic Commission for Africa and African Development Bank, OXFAM, World Bank colleagues, and comments following presentations on the LGAF at the Annual World Bank Conference on Land and Poverty 2013 and at other international conferences and training programs.

1.4 Changes in the third version of the manual

Significant changes on *substance* are:

1. Human rights, equity, gender, and indigenous people are more explicit through a reformulation of dimensions and scores.
2. The optional modules (large scale acquisition of land rights and forestry) have been fully integrated in the Framework, resulting in two new panels: “Forest land, Common Pool Resources and Rural Land Use” and “Transfer of Large Tracts of Public Land (State/ Customary/ Common) to Private Investors.”
3. “Common lands” issues are more explicit by adding a new module (“Forest land, Common Pool Resources and Rural Land Use”)
4. Explicit inclusion of mining/ sub-soil issues and major infrastructural works that affect land governance.
5. Inclusion of dimensions on resettlement
6. Inclusion of dimensions addressing risk prevention and disaster preparedness
7. A panel focusing on policy and institutional issues is added. This panel will also discuss the tenure typology and prepare the outline for the policy matrix.

The methodology has been reviewed to facilitate LGAF implementation:

1. The sequencing of steps from the background report to panel briefs and to panels is streamlined.
2. Background reports are directly linked to one panel
3. The internal coherence of panels is strengthened
4. Guidelines for the final report are clarified to ensure consistency among all country reports and facilitate global comparison.
5. The review of indicators and dimensions and the reorganization of panels have implications for the presentation of country level scorecards and comparison between years. This will be updated on the website.

1.5 Translation

The updated implementation Manual will be available through the World Bank in English and French and possibly other languages. Available translations are posted on the LGAF [website](#).

If the required language is not available on the LGAF [website](#), the Country Coordinator will organize and supervise translation of the approach and framework.

2 Approach and STRUCTURE OF LGAF

2.1 Approach

Consensus and priority setting

The LGAF is designed to arrive at a consensus amongst land governance professionals, experts/specialists and key stakeholders on the status of land governance in a country or at the sub-national level at a certain point in time. The assessment is used to identify priority actions regarding (i) gaps in existing evidence; (ii) areas for regulatory or institutional change, (iii) piloting new approaches and interventions to improve land governance on a broader scale (e.g. by strengthening land rights and improving their enforcement); and (iv) criteria to assess the effectiveness of these measures.

Monitoring

The LGAF produces a scorecard for land governance indicators which sets a baseline and provides a starting point for participatory monitoring. The scorecard also facilitates the dissemination of good practice across countries. The LGAF thus puts in place a structure and process to systematically track progress with land policy implementation and land governance improvement. The LGAF results can be used for global and intra-regional comparisons.

2.2 Themes

The LGAF groups land topics into five core thematic areas which together provide a relatively exhaustive assessment of land governance issues relevant for most developing countries, but traditionally often have been dealt with separately from each other.

These themes are:

1. Recognition and respect for existing rights (legal and institutional framework)
2. Land Use Planning, Management and Taxation
3. Management of Public Land
4. Public Provision of Land Information
5. Dispute Resolution and Conflict Management

2.3 Panels

There are nine panels.

Panel 1: Land tenure recognition

Panel 2: Rights to forest and common lands & rural land use regulations

Panel 3: Urban land use, planning, and development

Panel 4: Public land management

Panel 5: Transparent process and economic benefit: transfer of public land to private use follows a clear, transparent, and competitive process.

Panel 6: Public provision of land information: registry and cadaster

Panel 7: Land valuation and taxation

Panel 8: Dispute resolution

Panel 9: Review of institutional arrangements and policies

2.4 Framework of Indicators, Dimensions and Rankings

The LGAF process is guided by a framework of *land governance indicators* that cover these thematic areas and relates to a basic principle of governance. There are 27 “land governance indicators” (LGI).

Each indicator is further broken down into a number of “*dimensions*” with pre-coded statements that draw on global experience (on a scale from A to D). There are in total of 120 dimensions in the LGAF. Dimensions can be classified in three general categories:

- i) Those which describe the existence of policies or laws (e.g. land policies incorporate equity considerations, a condominium law exists etc.);
- ii) Those which require estimation of percentages (of population, area, parcels, etc.);
- iii) Those which require specific details to be inserted into a matrix

Panelists invited to nine different subject-specific panels will discuss the dimension and subsequently *rank the dimension* by selecting an appropriate answer among the list of four pre-coded answers (from A to D). The best ranking (A) is formulated in terms of the most satisfactory result for a given dimension. The panel deliberations are based on preparatory data gathering and analysis by an “expert investigator”.

The LGAF hierarchy of thematic areas, indicators and dimensions is represented in Table 3. A detailed version of the Framework that also sets out the four possible rankings or assessments for each dimension is presented in Annex 2.

2.5 Assessment

A first assessment is made for each dimension based on preparatory data gathering and analysis by an “expert investigator”.

The presentation of each dimension is presented in Table 1. The upper part presents a description of the dimension and the four pre-coded statements of governance assessment (on a scale from A to D), from which a final choice has to be made by the panel.

The lower part presents an analysis based on the results from the preparatory data gathering and analysis (based on the *background* report). Following the panel deliberations, this analysis will be complemented (based on the panel discussion). This analysis provides the justification for the ranking.

Panelist will be requested to provide policy recommendations, which are noted at the end.

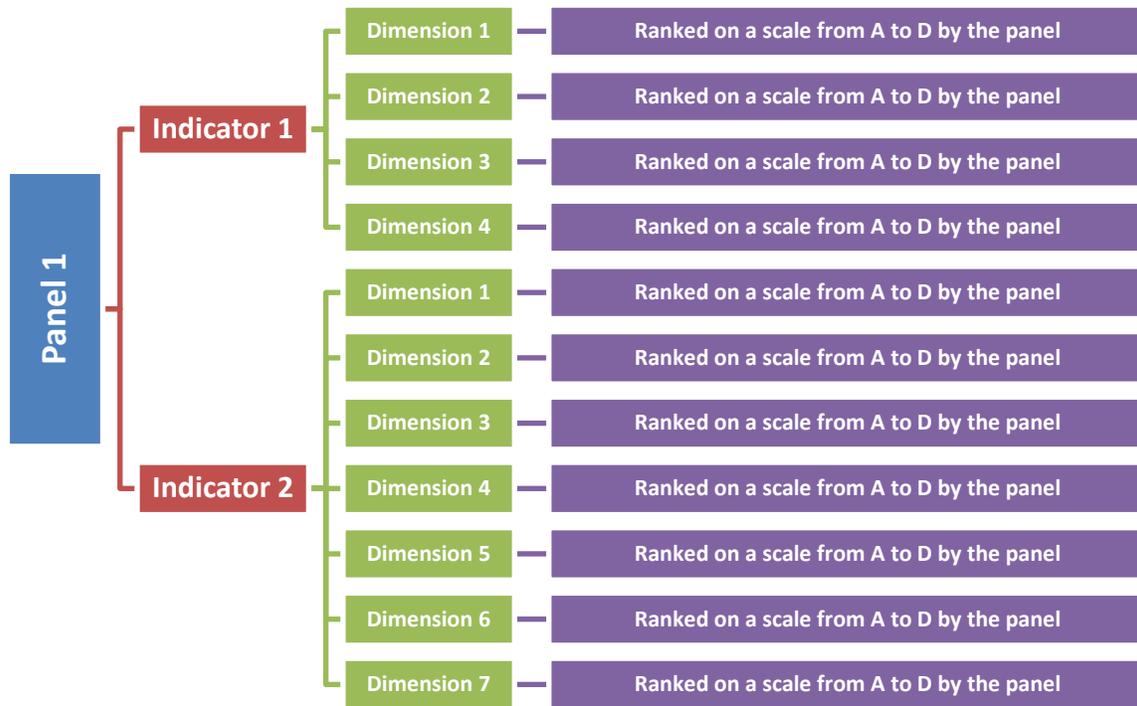
Table 1. Format for presenting the scoring and analysis for each Dimension

LGI-X, Dimension no.	Scoring
Brief description of dimension	A – Dimension description is the best option towards a good land governance scenario. B – Dimension description is generally the second best set of options that make progress towards good land governance. C – Dimension description generally struggles to meet the criteria for good land governance however some attempts are being made. D – There are no attempts in this area that indicate good land governance operates.
<i>1. Analysis:</i>	
<i>2. Scoring this dimension</i>	
<i>3. Provide policy commentary</i>	

3 LGAF framework: panels, indicators and dimensions

The following table presents an overview of the nine panels. Under each panel is a list of land governance indicators that will be discussed, along with the dimensions which will be scored for each indicator (see annex).

Table 2. Panels, Indicators, and Dimensions



4 LGAF IMPLEMENTATION PROCESS

The LGAF is a short term activity that is to be conducted over a period of several months by local experts using existing administrative data, surveys, research and other information. The LGAF does not include primary data collection but it can identify data gaps and research requirements.

Encouraging dialogue and collaboration among local land experts is critical for the quality of the assessment and up-take of the results.

4.1 Country Coordinator

The implementation of the LGAF is coordinated by a single person or an organization in a given country or State (the “Country Coordinator” or CC). It is a not a full-time assignment.

The Country Coordinator is a well- respected and impartial person with extensive knowledge of land governance issues and having a good network in the sector. The Country Coordinator should have experience with coordinating teams, conducting focus groups with experts and roundtables high level government officials, and with report writing.

The Country Coordinator will select and put together a team of local land experts (*expert investigators*) each working on a specific set of land governance indicators. They compile relevant background studies (organized by indicators) to be made available to the panelists who will rank the indicators. The Country Coordinator is responsible for hiring and supervising a team of land specialists.

To ensure that the diagnostic is obtained through independent expert opinion, it is important for the Country Coordinator to remain neutral during the entire process of implementation and refrain from trying to influence panel discussions or rankings.

The country coordinator is **contracted by** the organization that commissions the LGAF. Technical guidance can be provided by the World Bank or regional LGAF coordinators. A lump sum for LGAF implementation is assigned to the Country Coordinator. The Country Coordinator will use this funding to cover his/her time; the remuneration of expert investigators; the organization of panels; minor other costs for travel, printing, and translation costs.

4.1.1 Government Engagement

The LGAF aim to identify land policy issues through a legitimate process and also to propose specific reforms and identify pilot programs for implementation where needed. Therefore, ensuring effective participation by the government and other stakeholders is critical.

Government participation consists of providing access to information, facilitating the contribution of public officials in panel sessions, and participating in validation workshops and policy dialog.

The Country Coordinator – with the support of the World Bank and its partners- is responsible for obtaining and putting into effect government commitment to the study. When possible, this should be realized through a Memorandum of Understanding (MoU) and the appointment of a contact person at the appropriate level in a relevant government agency who will be responsible for facilitating and encouraging active government participation. A meeting at the start of the process to explain the LGAF can also be helpful.

4.2 QUALITY ASSURANCE

Country Coordinators are assisted and supported by a Global or regional LGAF Coordinator, who provide guidance relating to (i) general approach, (ii) collection, organization, and synthesis of background material; (iii) panel composition and conduct; (iv) organize review of draft report; (v) and any other issues that may arise in the course of LGAF implementation.

The Global and regional Coordinators also ensures that the LGAF is implemented in a standardized way to guarantee consistency and comparability. They will also be involved in the quality assessment of the various deliverables inception report, background report, aide memoires and draft report).

4.3 Implementation steps

The implementation process is overseen by a Country Coordinator/State coordinator (CC) and consists of a number of discrete steps (*see* Figure 1), which can be summarized as follows:

- 1. Inception Phase (country coordinator)**
 - Framework review and adaptation (indicators/ dimensions) and data sources
 - Resource planning; identification expert investigators and panel composition
 - Preparation of land tenure typology.
- 2. Background Reports by expert investigators and country coordinator**
 - Collection of qualitative and quantitative background information for each theme/ panel topic
 - Expert analysis
 - Assessment by dimension and proposed scoring
- 3. Briefing Notes**
 - Preparation of briefing note for each of the nine panels, based on background reports.
- 4. Panels (country coordinator)**
 - Panels sessions with specialists from differ backgrounds who rank dimensions;

- Aide memoires are prepared after each panel
- 5. Draft Report**
 - Detailed LGAF report
 - Score card
 - Policy matrix
 6. Review of draft report
 - 7. Technical Validation Workshop and Policy Dialogue (country coordinator)**
 - Validation of findings, rankings, policy matrix
 - discussion of actionable policy
 - action plan follow-up
 - 8. Final LGAF Report**

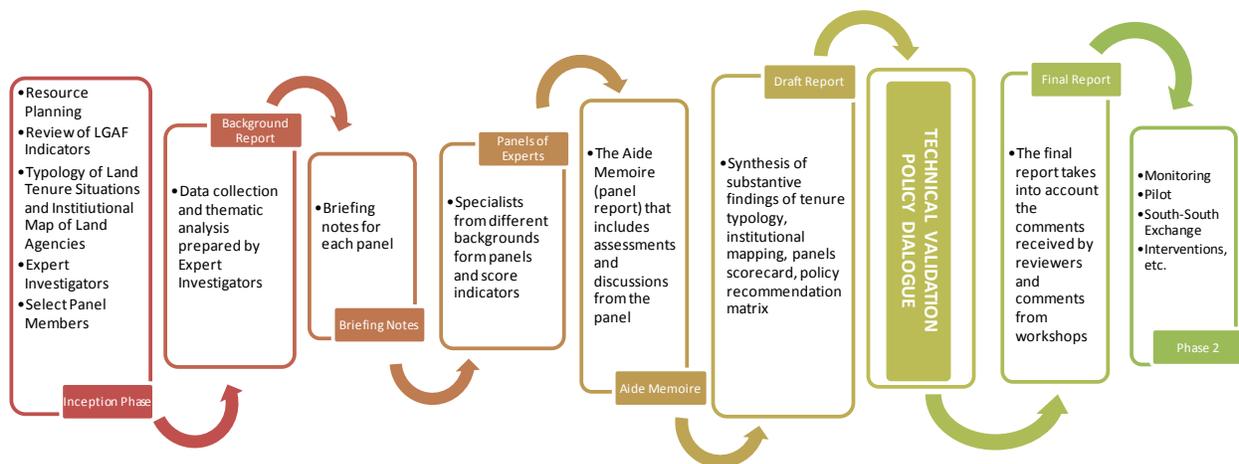


Figure 1. Schematic Description of the LGAF Implementation Process

4.4 Inception phase

In the inception phase a report is prepared by the country coordinator. It includes (i) review of the LGAF framework to identify any areas where customization to country conditions may be needed as well as data availability for analyzing dimensions; (ii) resource planning, such as identification of the team of expert investigators and time plan; and proposed steps for government buy-in (iii) a *tenure typology* that describes key types of tenure in the country; combined with institutional mapping of land agencies and a description of the evolution of land governance, best practices and challenges.

4.4.1 Framework review and adaptation

The Country Coordinator reviews the LGAF indicators and dimensions in the context of the country (sub-national) situation.

Review of the Definitions Used: A glossary of the technical definitions is provided in Annex 1. However, the vocabulary used for defining these concepts may vary across countries. The Country Coordinator therefore reviews the definitions and suggests adaptations to better clarify the terms used in the LGAF Framework. These changes will be discussed first with the World Bank.

Review of framework: The country coordinator will review the framework with respect to:

- Superfluous dimensions - Depending on the country context, a few dimensions may not be relevant. A justification for not scoring should be provided by the Country Coordinator, and discussed with the World Bank.
- Need for geographical specification because the scoring would change significantly according to geographical spaces (e.g. rural urban, across certain areas)
- Need for stakeholder/group specification because the scoring would change significantly for different stakeholder groups (e.g. gender; ethnic groups, land use groups – pastoralists- etc.) with implications for policy.
- Please note that panels are free for a multiple assessment of a specific dimension.
- Missing issues in the dimensions: It is possible that key land governance challenges are not captured by the framework. The preferred approach is to deepen the general analysis and explore possibilities for differentiated scoring.

Proposals to add country specific dimensions or multiple assessments of a given dimension should be discussed with the World Bank prior to implementation.

Integrating changes in the framework Agreed changes in terms used in indicators and dimensions will be integrated in the indicators and dimensions of the framework. However, **no phrasing or numbering should be changed in any A/B/C/D score.** Agreed changes to the definitions should be included in the final reporting. The scoring must remain universal for global comparison.

The notation for sub-assessments has to be systematic. (Indicator 1, Dimension 1 subcategory a ...; indicator 1, Dimension 1 subcategory b...)

Data availability for Analyzing Dimensions: The Country Coordinator prepares an inventory of possible sources of data, research and other studies, or other sources of information for analyzing the dimension. This “data sheet” will be included in the inception report.

4.4.2 Resource Planning (expert investigator, panelists and resources)

To provide the common basis of information that is indispensable for building consensus on rankings, two sets of written outputs are needed: a background report and panel briefing.

The participation of a wide range of highly credible experts and other land professionals is critical for successful implementation of the LGAF. Identifying key organizations, officials and experts is a priority for the Country Coordinator, who can either participate as expert investigator or be invited to panels.

The country coordinator can also add an assistant to the team who helps with organizing the panels, and may provide editorial support.

Expert Investigators selection: Expert investigators prepare the background reports for the themes and panels. The assignment will take a couple of days depending on how many dimensions will have to be analyzed. The table below describes the different expert investigators required.

Expert investigators are local, and should have substantial experience and specialist knowledge. They should also have good access to data and information and be able to deliver a well-structured analytical report.

If an individual expert has a high level of cross-disciplinary qualifications then he/she can carry out more than one of the analyses. It is also possible to divide tasks among several experts, as long as the work is well coordinated.

The country coordinator will contract expert investigators, once the inception report is approved.

Table 3. Expert Investigator Requirements

Expertise area	Qualification (min 10 years professional experience)
Land Tenure	Legal / sociology background with substantial experience in tenure, (urban/ rural, continuum of rights) and policy/institutional aspects related issues
Rural Land Use / Management	Land management and land use planning, taxation issues
Urban land use / management	Land management and land use planning, taxation issues

Expertise area	Qualification (min 10 years professional experience)
Common Lands/ Forest Lands	Common lands and forestry;
Public Land Management	Expropriation cases and public lease arrangements, transfer of large tracks of public land to investors
Land Administration	Land administration practice, tenure regularization both rural and urban, survey, ICT, records management
Dispute resolution	Knowledge of range of pending conflicts, and both Alternative dispute resolution and judiciary system

Expert investigator terms of reference:

The ToR for an expert investigator consist of six parts: 1) Introduction (LGAF + approach for assignment); 2) instructions for collecting studies and data sets (and soft copies) 3) instructions for general analysis 4: assigned indicators with their dimensions + instructions for analysis and ranking 5) instructions for policy recommendations (per dimensions) and 6) instructions for best practice per indicator or panel topic,

The country coordinator assigns all indicators (with the associated dimensions) to the expert investigators (a country coordinator can also assume part of the indicator assessment depending on his/ her expertise).

Panel Composition: Panelists are subject matter specialists, from the public or private sector with current technical expertise, experience and knowledge in the relevant fields for the panel thematic areas. These individuals may include senior technical officials, NGO representatives, civil society and academics. Depending on circumstances, preference is given to officials with a technical working knowledge, as opposed to higher political or policy authority.

A careful composition is required in order to arrive at a relevantly qualified and accountable group from the public and private sector (voluntary or commercial), and academia. Each panel has at least 5 and maximum of 10 members. Panelists should not participate in more than one panel unless this is unavoidable. The CC should aim for a gender balance and include experts with strong knowledge of practice.

Panelists are not invited as “consultants” and will not be paid. Depending on circumstances, an appropriate compensation can be provided (meals, transport etc.).

Panel 9 is different, however. **Please note that all expert investigators are invited for panel nine. This panel will finalize the tenure typology and institutional map, and prepare a first draft of the policy matrix.**

Time Frame: A schedule of activities and proposed time-frame is outlined in Figure 2. Some activities require simultaneous coordination.

Figure 2. Approximate Timeline

	Month 1				Month 2				Month 3				Month 4				Month 5			
Preparations: select and contract country coordinator; manual translation – if needed																				
1. PROJECT INCEPTION	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
MoU and government contact person	x	x																		
Inception report	X	x	x																	
Review and approval																				
2.BACKGROUND INFORMATION COLLECTION																				
Recruit expert investigators																				
Induct experts on LGAF and methodology																				
Collect data and prepare background reports																				
Review and approval																				
Prepare panel briefs																				
3.PANEL SESSIONS																				
Define participant list for each panel																				
Panels																				
Prepare aide memoires																				
4.REPORT PREPARATION																				
Prepare Draft report																				
Peer Review																				
5.VALIDATION AND NEXT STEPS																				
Technical Validation Meeting																				
Policy Dialog																				
Final Report																				

4.4.3 Tenure Typology, institutional map and sector overview

Tenure typology: The Country Coordinator develops a first version of the Land Tenure Typology that will be further developed during the LGAF. This typology is used by expert investigators and discussed in panel 9. The tenure typology should include the following information:

- Types of tenure
- Quantification of the different types of tenure area and people, and records to support the figures
- A description of potential contradictions or overlaps

The inception report should also explore the options for (and cost of) obtaining more precise figures, e.g., by overlaying some of the relevant map products

Institutional Map of Land Agencies: The Country Coordinator prepares an institutional map of land agencies for each thematic area, which includes:

- An overview of agencies at all levels (central, local, customary)
- An overview of private sector service providers
- Broad staffing structures; Table with name, origins, tasks, etc.

The institutional map should also include a description of the effectiveness of links between institutions in the area of:

- Land administration (records, registration, and surveys)
- Land use (planning, taxation, and ownership)
- Interface with private sector service providers
- Routing of a land transaction

The expert investigators will develop the institutional analysis in more detail.

Evolution of land governance, strong points and issues Country coordinators are requested to provide an overview of the evolution of land governance in their country, strong points and best practice, and key issues and challenges.

4.5 Background Report

Introducing the Expert investigator (EI) to LGAF: A comprehensive understanding of the LGAF by expert investigators is critical for successful implementation, such as by background material on the LGAF website available to them. The EI should understand the Terms of Reference (ToR) and its technical language, which requires a discussion with EIs at the start of the assignment, highlighting any potential issues and addressing key concepts relevant to their task. The country coordinator can organize an introductory sessions for all EI,

EI can be given a letter of introduction for contacting institutions and help them gather the necessary data.

Reports: Relevant material from existing studies and ‘grey’ literature is synthesized in background reports corresponding to the LGAF indicators and dimensions. First, the expert investigators, with support of the CC, gathers necessary data and information through a review of the existing legal framework, available statistics, procedural reports, surveys, studies and

other forms of accessible data. Soft copies of information sources will be made available to the CC for future use by the platform.

In the report, the EI will cite specific laws and policies, and lists the sources used in making the assessments (e.g. the names and functions of contacted persons, the institution that provided the data or publication references). She/he also describes the methodology used to produce percentages. his assessment provides an indication of the robustness and reliability of the data/information reported. Information gaps should be identified by expert investigators and also listed in the final report.

4.6 Panel Briefings

Panel briefs are more condensed versions of the background material, organized by panel, indicator and dimensions. The background reports provide the basis for the nine panel briefings which are compiled by the Country Coordinator. Panel briefs inform panelists on the indicators and dimensions, offer an assessment per dimension (1-2 pages), and propose a score.

4.7 Panel Sessions

The core part of implementing the LGAF is done through the panel sessions. Each panel addresses a different land governance topic and has different participants. Nine panels are organized. The sequence of panel workshops depends on the availability of background reports and the panelists; otherwise it is preferable to conduct them in the listed order.

These panels are intensive one-day work sessions with 5 to max. 10 subject matter specialists, professionals, experts, or key stakeholders with in-depth knowledge of the panel topic. Panel 9 is unique and is comprised of expert investigators. The Country Coordinator can decide to invite additional specialists.

These panels are thus non-homogenous groups bringing together people from different backgrounds but all having good knowledge of the topic that is discussed. They will bring different perceptions and experiences to the discussion. The composition of the panel will be decided by the Country Coordinator in consultation with the World Bank and other organizations involved in the LGAF, taking into account country specificities.

These invited professionals, experts and specialists assess together a specific set of assigned LGAF indicators and their dimensions. They will receive the panel briefs in advance of the meeting and are requested to provide comments and already score the dimensions before coming to the panel.

The panel sessions are moderated by Country Coordinator. Assistants can be used to organize the panels and for taking notes. During the session, panelists analyze and discuss each of the dimensions in detail and subsequently will provide a consensual and motivated ranking, before moving to the next dimension. Although differences of opinion and experience will occur, the panel moderator should assist the panel to arrive at a consensus during the panel on the ranking for the dimension. The approach is to ask panelist to motivate their scoring by providing data and other evidence. Each panel also discusses policy interventions. Discussions are summarized in an *aide memoire* and the record of these discussions is reviewed and agreed upon by panelists.

When panelists cannot assess a dimension because different institutional contexts coexist, it is possible to duplicate the dimension to cover the different situations (see also section on framework assessment). The numbering of the duplicated dimensions will require adding a letter after the dimension number, e.g. duplicating LGI 16-1 into LGI 16-1-a and LGI 16-1-b.

Panel workshops require a convenient and neutral meeting space. The Country Coordinator is responsible for ensuring adequate setting of the session, availability of panelists, refreshments, manuscript copies, and LCD projector display where appropriate.

Following each panel workshop, summaries should be written as an aide memoire of the meeting outcomes for which the Country Coordinator is responsible. Each aide memoire will summarize the meeting outcomes, including key discussion notes and the agreed dimension scores. The aide memoire will be sent to the panelists to ensure that it is an accurate representation of the panel findings.

Box *.* Steps for the Panel Sessions

- (i) Select panelists and make a planning
- (ii) Panelists will receive an invitation with background on the LGAF process and their task and are requested to confirm their participation
- (iii) Send panel briefs on-time and requested panelists to rank the dimensions prior to the panel session. Follow-up with phone calls
- (iv) The panel starts with an introduction of the LGAF objective and way of working, followed by an introduction to the assigned LGAF indicators and dimensions.
- (v) Subsequently each of the dimensions will be analyzed one by one.
- (vi) The assessment starts with an introduction to the indicator and the results of the background analysis. Next each panelist is invited to comments on the analysis and presenting their ranking followed by deliberations consensus on final ranking, and formulating policy recommendations.

4.8 Policy Matrix

The policy recommendations from the panel deliberations and other investigations are to be formulated into a clear policy matrix that sets out policy recommendations in a form that can be readily communicated to policy makers and other key stakeholders. The Country Coordinator is responsible for the preparation of the policy matrix but may arrange a workshop of key experts to assist in this task. Panel 9 in particular will play an important role. Expert investigators and the Country Coordinator will review policy recommendations, prioritize them and refine the matrix.

The structure of policy recommendations should be made in a simple format to facilitate discussion with policy makers (a “policy matrix”). A model for the policy matrix is as follows:

Recommendations on Thematic Area 1				
	Policy issue	Proposed action	Responsible agency	Monitoring indicator

4.9 Draft Report

A synthesized draft report is prepared by the Country Coordinator to summarize the LGAF indicator and dimension findings and policy recommendations. Policy recommendations from the panel deliberations are to be organized in a policy matrix. The main components of the draft reports are:

1. Acknowledgements
 2. Executive summary
 3. Introduction (1-2 pages)
 4. Methodology and comments (1-2 pages)
 5. Context analysis, tenure typology, and institutional mapping
 6. Presentations of substantive findings per topic (preceded by an overview for each theme)
 7. LGAF scorecard
 8. Policy recommendations per thematic area and cross cutting
 9. Conclusions and next steps
 10. Annex: participants (expert investigators, panelists)
 11. Policy matrix (short, medium, and longer term)
- Bibliography

The draft report is subject to peer review for quality control.

The draft report is submitted to the World Bank and is subject to peer review for quality control by international experts.

4.10 Technical Validation Workshop and Policy Dialog Meeting

4.10.1 Technical Validation Workshop

A two-day country-level technical validation workshop is organized to allow for a detailed presentation of LGAF findings and a shared understanding of the inter-linkages between the various themes. and discuss the results of the LGAF process to: i) assure consistency of the results; ii) promote integration of results through interaction between the different LGAF content areas; iii) discuss and prioritize areas for policy reform; iv) propose next steps to provide sustainability to the LGAF process.

To maintain the technical nature of the workshop, invited participants should be selected for their knowledge and expertise in the land sector. Also, to ensure effective technical discussion, the number of participants should be limited to 40-50 people. Participants to the workshop include a select number of panelists, complemented by public officials and land experts brought from civil society organizations (academia, NGOs, private sector organizations, practitioners in the land sector).

The Country Coordinator is responsible for preparing a list of participants, networking and assuring the logistics for the adequate realization of the workshop. The Country Coordinator will circulate copies of the draft report in digital and/or hard copy format in advance.

The proposed format of the event is as follows:

- Introduction of LGAF by the Country Coordinator
- Presentations of each of the 5 key thematic areas using prepared power point templates provided by the World Bank. The presentation will be done by a member of the panel, followed by comments by panel members and other participants. Comments should focus on scores, areas for reform.
- Use of 2 LCD projectors; one projector presenting indicators, dimensions and scores (including selected score) and the second projector findings and policy recommendations.
- After presentations, there will be several group discussions. This will give participants more avenues for participation and discussion. This is followed by plenary presentations around the 5 themes, followed by discussion to discuss recommendations, prioritization and way forward and proposed next steps for LGAF sustainability.

4.10.2 Policy Dialog Meeting

The main findings and the “policy matrix” are presented to key policy-makers in a workshop that is preferably organized immediately thereafter. A separate meeting with development partners can also be considered.

Ideally these meetings result in agreement on follow up actions, some of which can be supported by development partners; specific policy actions are identified and LGAF-associated indicators are adopted by the government and included in the relevant agencies routine reporting to monitor progress.

The policy dialogue is a half day meeting. The number of participants should be decided with keeping operationally manageable size in mind. Participants to the workshop will be policy makers at the appropriate level from relevant ministries, programs, parliamentarian groups in charge of land policy issues, etc.

The Country Coordinator – along with a government counterpart- will propose a list of participants, network and assure the logistics for the adequate realization of the meeting. The Country Coordinator is responsible for circulating copies of the final report, including a well-elaborated executive summary, in digital and/or hard copy format as required by participants in advance. The report should be accompanied by a policy matrix based on the conclusions of the LGAF process, including policy areas which have been identified and the solutions recommended by LGAF panels.

The proposed format of the event is as follows:

- Introduction by the government counterpart to the LGAF process.
- Presentation by the Country Coordinator of the LGAF process and the policy matrix. The policy matrix might be organized following the 5 thematic areas or following a proposed prioritization agreed with the government counterpart
- Comments should focus on areas for reform and proposed next steps for LGAF sustainability.
- A summarization of the conclusions from the different presentations, followed by discussion about prioritization.

Annex 1: Definitions Used in the LGAF

The following set of definitions are used in the LGAF indicators and dimensions and commonly used in the field of land administration and are to be interpreted in the local context, while remaining sufficiently consistent for global comparison.

<i>Acquisition</i>	Assumption or attainment of rights in property.
<i>Ad valorem</i>	Latin term meaning ‘based on value’.
<i>Adjudication</i>	Process of final and authoritative determination of the existing rights and claims of people to land.
<i>Adverse possession</i>	Possession of land through long term peaceful occupation as a trespasser or squatter. The right to possession after a statutorily prescribed period of limitation can be gained if there is no legally defensible claim.
<i>Assessed tax</i>	Taxation based on an assessment of the value of the property.
<i>Assessed value</i>	A value recorded by a public body on the market price of the property.
<i>Building permit</i>	An approval by the local governing body on land use and planning for construction or renovation to a property.
<i>Building standards</i>	Regulations or bylaws that set out standards one must conform to when constructing or renovating buildings or immovable objects. Examples include building heights, setbacks from roads or neighbors etc. Where standards are not met the local authority can impose fines or instruct on construction changes.
<i>Cadastre</i>	A cadastre is normally a parcel based and up-to-date land information system containing a record of interests in land (i.e. rights, restrictions and responsibilities). (FIG 1995) ¹
<i>Classification</i>	Classification is a land use and management mechanism to assist decision making. Classification is based on the use of the land, not on the type of ownership or necessarily the rights associated with the land/property.
<i>Collective rights</i>	Collective ownership of a natural resource is where the holders of rights to a given natural resource are clearly defined as a collective group, and where they have the right to exclude third parties from the enjoyment of those rights.

¹ FIG, 1995. *The FIG Statement on the Cadastre*, Federation of International Surveyors.

<i>Common property</i>	Common property is typically land and other resources in which entitled beneficiaries, whether individual or community defined, have specific common rights to common areas. The community controls the use of the common property and can exclude non-members from using it.
<i>Concession</i>	A concession is a restricted use right granted to a private party for a large parcel of public land that is granted for a specific purpose (for example forestry, bio-fuel, cultural/tourism, etc.)
<i>Communal land</i>	Land over which a community has rights or access to. The community may or may not have legally recognized ownership over the land. In some cases for instance the State may be considered the owner.
<i>Community forest</i>	Community forests and community forest land care systems are identifiable community groups that use and manage designated areas. In many cases governmental recognition is obtained through the approval of their management plan.
<i>Condominiums</i>	A condominium is a collection of individual home units along with the land upon which they sit, also known as strata. Individuals have private rights within the complex/building, but they also have use and access to common facilities, including hallways, stairwells, and exterior areas etc. There are typically common property areas included in the property that require management by the commons.
<i>Conveyance</i>	The conveyance of land is the actual process of transfer of that land.
<i>Customary tenure</i>	The holding of land in accordance with customary law. Customs are a set of agreed, stipulated or generally accepted standards, social norms and practices. Customary land law regulates rights to enjoy some use of land that arises through customary, unwritten practice, rather than through written or codified law.
<i>Decentralization</i>	Decentralization is the principle of delegating policy-making and authority responsibility to local levels of public authority.
<i>Deed</i>	Written or printed instrument that effects a legal action such as a contract for sale
<i>Disposition</i>	Arrangement for relinquishment, disposal, assignment or conveyance of rights in property.

<i>Dispute resolution</i>	Typically a range of dispute resolution mechanisms is available which could be grouped into formal and informal dispute resolution mechanisms. The formal dispute resolution mechanisms include the formal court system, administrative dispute resolution and state administered or sanctioned alternative dispute resolution (ADR) mechanisms. The informal systems for dispute resolution typically involve community leaders, village elders, village assemblies or committees in resolving disputes. They may or may not have formal recognition by the state or under the law. ADR and informal systems may overlap.
<i>Easement</i>	Easements are rights exercisable by owners of one parcel of land over other land.
<i>Eminent Domain</i>	Process of the exercise of rights by the State as the sovereign owner of all the land when in the act of compulsory acquiring land or property by the State.
<i>Encroachment</i>	Occupation of land, typically unclassified or under-utilized State land.
<i>Encumbrance</i>	A right that adversely affects the land. Many are registerable in formal real estate registration systems; such as restrictive covenants, easements, mortgages and registered leases.
<i>Eviction</i>	Eviction is the removal of someone from their occupation of land or property. The term is very commonly used in connection with the eviction of squatters, but may also be used in the context of unlawful eviction.
<i>Exemption (tax)</i>	Release from the obligation to pay tax. Property tax exemption is typically based on criteria such as the particular use of the property (such as use as a place of primary residence, public use, agricultural production, etc), ownership (with exemptions for particular types of owners such as investors, government etc.), or other factors (such as the status of improvements on the land, location or size of the holding etc.).
<i>Expropriation</i>	Expropriation is the act of taking away individuals' land by the state due to public interest but prior to respect of procedures provided for by law and prior to payment of fair compensation.
<i>First instance (Basic tribunal)</i>	This is the first judicial instance (court) which serves as the place of a first hearing of a dispute in the judicial system. Decisions served in such courts can be appealed and raised to a higher level of the judicial court system.

<i>Forests</i>	The different forest classifications vary with respect to designate uses, management authority levels and with various effective bi-laws. Management regulations typically outline user rights, production rights, extraction rights, hunting and gathering rights etc. In a more general sense, forest classifications can extend to a wide range of natural resource management areas including wetlands, grasslands, deserts, and cleared areas.
<i>Freehold</i>	Freehold, equivalent to the legal term fee simple absolute, is full ownership of land in English law providing the owner with the largest ‘bundle of rights’ of ownership.
<i>Governance</i>	We define governance as the traditions and institutions by which authority in a country is exercised. This includes (i) the process by which governments are selected, monitored and replaced; (ii) the capacity of the government to effectively formulate and implement sound policies; and (iii) the respect of citizens and the state for the institutions that govern economic and social interactions among them (Kaufmann et al., 2002 ²)
<i>Governance (land)</i>	Concerns the process by which decisions are made regarding access to and use of land, the manner in which those decisions are implemented and the way that conflicting interests in land are reconciled. Key elements of the definition include decision making, implementation and conflict resolution, with dual emphasis on process and outcomes. (GLTN, 2008 ³)
<i>Group</i>	A group is a collection of households residing in a locality and operating under some common organization or set of rules and norms, with or without formal recognition of the state. In rural areas these groups include indigenous, nomadic and pastoral communities. In the urban context these groups include organized informal settlements, collectively organized migrants who cluster in a particular locality and clusters of traditional communities.

² Kaufmann, D., et al., 2002. *Assessing Governance: Diagnostic Tools and Applied Methods for Capacity Building and Action Learning*. Discussion Draft 1. Washington, D.C., World Bank Institute.

³2008, GLTN, *Common Definitions of the Global Land Tools Network*, UNHabitat, <http://www.glt.net/en/finding-common-definitions.html> [access date: 30 March 2009].

<i>Informal settlements</i>	Occupation of an area by a group of individuals (households) that is not legally registered in the name of the occupiers. There is great variety in the form of informal settlements ranging from well established, well-built communities that simply lack formal recognition to very heterogeneous groupings of houses that are poorly planned and lack access to infrastructure such as roads, utilities etc.
<i>Indigenous</i>	The term ‘indigenous’ refers to communities that are native to the locality and frequently have specific cultural identities and practices that differ from the mainstream society, including practices related to land. Indigenous communities are often marginalized and vulnerable. The status of “indigenous communities” may be defined by law.
<i>Land administration</i>	The processes of determining, recording and disseminating information about tenure, value and use of land when implementing land management policies (UNECE 1996 ⁴).
<i>Land dispute / conflict</i>	A land dispute is a disagreement over land and occurs where specific individual or collective interests relating to land are in conflict. Land disputes can operate at any scale from the international, between groups and to those between individual neighbors.
<i>Land management</i>	The activities associated with the management of land.
<i>Land tenure system</i>	Land tenure refers to the legal regime in which rights in land are exclusively assigned to an individual or entity, who is said to "hold" the land. A land tenure system refers to the regulation for the allocation and security of rights in land, transactions of property, the management and adjudication of disputes regarding rights and property boundaries.
<i>Land use plan</i>	A plan that identifies areas for a designated use for the purpose of land management. Used for classification, resource management planning, identification of areas for future development uses, including road widening.
<i>Lease</i>	A lease is a contractual agreement between a landlord and a tenant for the tenancy of land.

⁴ UNECE, 1996. *Land Administration Guidelines*, United Nations Economic Commission for Europe, Geneva.

<i>Legal framework</i>	Judicial, statutory and administrative systems such as court decisions, laws, regulations, bylaws, directions and instructions that regulate society and set enforcement processes.
<i>Mortgage</i>	A transfer in the interest of land for the security of a debt.
<i>Municipal land</i>	Land or property where the municipal government or local authority has custodianship.
<i>Notary</i>	Legal attester of documents.
<i>Operating costs (of the registry)</i>	For the purposes of the LGAF, total operating costs include all non-capital investment costs (i.e. salaries and wages, materials, transportation, etc.) associated with registry operation. Registry operating costs do not include long-term capital investment or associated depreciation expense.
<i>Parcel (of land)</i>	A parcel is a defined area of land with a unique record of ownership, use, or other characteristics
<i>Potential (property) tax</i>	Tax that could be collected based on existing tax policies.
<i>Public approval</i>	Approval of a decision or instrument such as a land use plan through some participatory process that involves public display and consultation.
<i>Public good</i>	An asset, facility, resource or infrastructure provided for the benefit of the public.
<i>Public information</i>	Public access to information is a feature of public policy by which each society defines what information, particularly about private citizens and corporate entities, should be available to the public.
<i>Public land</i>	Public land is the land in the custodianship of the State, municipality, or local authority, as opposed to private land.
<i>Publicly accessible</i>	Referring to information that can be obtained by the public without any special requirements or certifications placed on the person/body making the enquiry.

<i>Registry</i>	The term ‘registry’ or ‘register’ is used to denote the organization where the information on registered land rights is held. Information on registered land is typically textual and spatial, with the former typically maintained in a registry and the later in a cadastre office. In some countries there is a combined organization that has both sets of data and in some countries this office is called the cadastral office (in the Balkans, for example). In others there are separate registry and cadastre offices. For the purpose of the LGAF, unless clearly specified otherwise, we use the term ‘registry’ to cover both the registry and the cadastre (if one exists).
<i>Registered</i>	In applying the LGAF, the term ‘registered’ means that the rights are recorded unambiguously in the land administration system and there are generally few disputes over the recorded information. The term ‘registered’ does not necessarily mean that the final certificate or title has been issued.
<i>Regularization / formalization</i>	Regularization of tenure is where informal or illegal occupation of land is legalized by statute, giving occupiers the legal right to ownership, occupation or use of the land.
<i>Resolution formal</i>	Resolving a dispute through an administrative or judicial process where the outcome is legally binding.
<i>Resolution informal</i>	Resolving a dispute through a process where the outcome is not legally binding.
<i>Restrictions</i>	These are limitations on one’s rights.
<i>Secondary rights</i>	Rights that are beyond the primary rights to transfer property through sale, gift, exchange or inheritance or encumber property through mortgage, lien or other charge. Secondary rights are typically associated with use rights that may or may not be eligible for registration.
<i>Sporadic registration</i>	The process of registering rights over land on a case-by-case basis.
<i>State land</i>	Property in the custodianship of the Central/National Government.
<i>Systematic registration</i>	The registration of rights over contiguous parcels on an area-by-area basis, involving adjudication, surveying, and registration.

<i>Transaction cost</i>	Costs associated with an agreement over property rights and the costs of enforcing those rights. For example, purchase of land may require not only payment of the negotiation asking price but also legal land transfer fees to establish who is the rightful owner, survey and valuation costs, arrangement of credit and drafting the legal transfer document. Taxes and duties are not considered part of a transaction cost.
<i>Transfer tax</i>	Taxes associated with the transfer of properties payable to the State. The most common is in the form of a stamp duty or capital gains tax.
<i>Typology of tenure situations</i>	A country-specific typology of land tenure is established during the implementation of the LGAF. It distinguishes Public ownership/use – incl. State land Private ownership/use and Indigenous and non-indigenous community tenure.
<i>Tenure Upgrading</i>	A mechanism for increasing tenure security by formalizing interests in property in an incremental process. All or some rights may be registered with varying degrees of restrictions placed on the property.
<i>Urban group rights</i>	Refers to identifiable groups in an urban setting. Those which people can be easily classified as members or non-members for the purpose of benefitting from specific rights to an area.
<i>Usufruct, use rights</i>	Usufruct is the legal right to use and derive profit or benefit from property that belongs to another person or entity.
<i>Valuation roll</i>	A list of taxable properties and associated property values used in assessing property tax within a jurisdiction (typically a local government authority).

Many of these definitions were derived or adapted from the following references:

FAO, **Multi-lingual Thesaurus on Land Tenure**, Rome 2003. Accessed on:

<http://www.fao.org/docrep/005/x2038e/x2038e00.HTM>

Leonard R, Longbottom J, **Land Tenure Lexicon**: A glossary of terms from English and French speaking West Africa, published by IIED, March 2000. Accessed on:

<http://www.iied.org/pubs/pdfs/7411IIED.pdf>

Annex 2: Indicators and Dimensions with A-D scores for Each Dimension

PANEL 1. LAND TENURE RECOGNITION		
LGI	Dim.	<i>Land Governance Indicator 1. Recognition of a continuum of rights: the law recognizes a range of rights by individuals (incl. secondary rights, rights by minorities and women)</i>
1	1	INDIVIDUAL RURAL LAND TENURE RIGHTS ARE LEGALLY RECOGNIZED.
		A: Existing legal framework recognizes and protects rights held by more than 90% of the rural population.
		B: Existing legal framework recognizes and protects rights held by 70% - 90% of the rural population
		C: Existing legal framework recognizes and protects rights held by 50% -70% of the rural population
		D: Existing legal framework recognizes and protects rights held by less than 50% of the rural population
1	2	CUSTOMARY TENURE RIGHTS ARE LEGALLY RECOGNIZED.
		A: Recognition and effective protection of all customary rights
		B: Recognition of customary rights but only partly protected
		C: Partly Recognition of customary rights, which are protected
		D: Customary rights are not recognized and not protected
1	3	INDIGENOUS RIGHTS TO LAND AND NATURAL RESOURCES ARE LEGALLY RECOGNIZED AND PROTECTED IN PRACTICE, WHERE RELEVANT ACCORDING TO INTERNATIONAL TREATIES.
		A: Recognition and effective protection of all indigenous rights
		B: Recognition of indigenous rights but only partly protected
		C: Partly Recognition of indigenous rights, which are protected
		D: indigenous rights are not recognized and not protected
1	4	URBAN LAND TENURE RIGHTS ARE LEGALLY RECOGNIZED.
		A: Existing legal framework recognizes rights held by more than 90% of the urban population
		B: Existing legal framework recognizes rights held by 70% - 90% of the urban population
		C: Existing legal framework recognizes rights held by 50% -70% of the urban population
		D: Existing legal framework recognizes rights held by less than 50% of the urban population

Land Governance Indicator 2. Respect for and enforcement of rights		
2	1	ACCESSIBLE OPPORTUNITIES FOR TENURE INDIVIDUALIZATION EXIST.
		A: The law provides opportunities for those holding land under customary, group, or collective tenure to fully or partially individualize land rights if they so desire. Procedures for doing so are affordable, clearly specified, safeguarded, and observed in practice.
		B: The law provides opportunities for those holding land under customary, group, or collective tenures to fully or partially individualize land rights if they so desire. Procedures to do so are affordable and include basic safeguards against abuse.
		C: The law provides opportunities for those holding land under customary, group, or collective tenures to fully or partially individualize land rights if they so desire. Procedures are not affordable or clear, leading to discretion in their application.
		D: Although there is demand, the law provides no opportunities for those holding land under customary, group, or collective tenures to fully or partially individualize land rights.
2	2	INDIVIDUALLY HELD LAND IN RURAL AREAS IS FORMALLY REGISTERED.
		A: More than 90% of individual land in rural areas is formally registered.
		B: Between 70% and 90% of individual land in rural areas is formally registered.
		C: Between 50% and 70% of individual land in rural areas is formally registered.
		D: Less than 50% of individual land in rural areas is formally registered.
2	3	INDIVIDUALLY HELD LAND IN URBAN AREAS IS FORMALLY REGISTERED.
		A: More than 90% of individual land in urban areas is formally registered.
		B: Between 70% and 90% of individual land in urban areas is formally registered.
		C: Between 50% and 70% of individual land in urban areas are formally registered.
		D: Less than 50% of individual land in urban areas is formally registered.
2	4	THE NUMBER OF ILLEGAL LAND SALES IS LOW.
		A: Few, if any, illegal transactions occur in practice and mechanisms to unambiguously identify illegal sales exist and are applied routinely.
		B: The number of illegal land transactions is low and some are unambiguously identified on a routine basis.
		C: The number of illegal land transactions is high and some are unambiguously identified on a routine basis.
		D: The number of illegal land transactions is high and none are unambiguously identified on a routine basis.

2	5	THE NUMBER OF ILLEGAL LEASE TRANSACTIONS IS LOW.
		A: Existing legal restrictions on land leases if any, are clearly identified, widely accepted and fully complied with.
		B: Existing legal restrictions on land leases, if any, are clearly identified, justified and accepted by all parts of society, but not fully understood by land users, so that compliance is partial.
		C: Existing legal restrictions on land leases are clearly identified but not fully justified or accepted by land users, so that compliance is partial.
		D: Existing legal restrictions on land leases are routinely neglected.
2	6	WOMEN'S RIGHTS ARE REGISTERED AND RECOGNIZED IN PRACTICE IN BOTH URBAN AND RURAL AREAS.
		A: More than 45% of land registered to physical persons is registered in the name of women either individually or jointly.
		B: Between 35% and 45% of land registered to physical persons is registered in the name of women either individually or jointly.
		C: Between 15% and 35% of land registered to physical persons is registered in the name of women either individually or jointly.
		D: Less than 15% of land registered to physical persons is registered in the name of women either individually or jointly.
2	7	WOMEN'S PROPERTY RIGHTS TO LAND ARE EQUAL TO THOSE BY MEN.
		A: Women's property rights are equal to those by men both across and within generations (including in case of inheritance or divorce) both in law and in practice.
		B: Equality of women's property rights to those by men is established by law and followed in practice most of the time.
		C: Equality of women's property rights to those by men is established by law, but there are considerable limitations to exercising such rights in practice.
		D: Equality of women's property rights to those by men is not established by law.
PANEL 2. RIGHTS TO FOREST AND COMMON LANDS & RURAL LAND USE REGULATIONS		
<i>Land Governance Indicator 3. Rights to forest and common lands</i>		
3	1	RURAL GROUP RIGHTS ARE FORMALLY RECOGNIZED.
		A: The tenure of most groups in rural areas is formally recognized and clear regulations regarding groups' internal organization and legal representation exist and can be enforced.
		B: The tenure of most groups in rural areas is not formally recognized but groups can gain legal representation under other laws (e.g. corporate law).
		C: The tenure of most groups in rural areas is formally recognized but ways for them to gain legal representation are not regulated.
		D: The tenure of most groups in rural areas is not formally recognized.

3	2	EVEN WHERE OWNERSHIP IS WITH THE STATE, ARRANGEMENTS TO ENSURE USERS' RIGHTS TO KEY NATURAL RESOURCES (INCL. FISHERIES) ON LAND ARE LEGALLY RECOGNIZED AND PROTECTED IN PRACTICE.
		A: Users' rights to key natural resources are legally recognized and consistently and effectively protected in practice throughout.
		B: Users' rights to key natural resources are legally recognized but only some are effectively protected in practice or enforcement is difficult and takes a long time.
		C: Users' rights to key natural resources are not legally recognized but enjoy de facto protection in virtually all cases.
		D: Users' rights to key natural resources are not legally recognized and often not protected in practice.
3	3	MULTIPLE RIGHTS OVER THE SAME COMMON LAND AND NATURAL RESOURCES ON THESE LANDS CAN LEGALLY COEXIST.
		A: Co-existence of multiple rights is possible by law, respected in practice, and any disputes that may arise are swiftly resolved.
		B: Co-existence is possible by law, and respected in practice but mechanisms to resolve disputes are often inadequate.
		C: Co-existence is possible by law but rarely respected in practice.
		D: Co-existence is not possible by law.
3	4	MOST COMMUNAL AND/OR INDIGENOUS LAND IS MAPPED (DEMARCATED AND SURVEYED) AND RIGHTS ARE REGISTERED.
		A: More than 70% of the area under communal and/or indigenous land has boundaries demarcated and surveyed and associated claims registered.
		B: 40-70% of the area under communal and/or indigenous land has boundaries demarcated and surveyed and associated claims registered.
		C: 10-40% of the area under communal and/or indigenous land has boundaries demarcated and surveyed and associated claims registered.
		D: Less than 10% of the area under communal and/or indigenous land has boundaries demarcated and surveyed and associated claims registered.
<i>Land Governance Indicator 4. Transparency of land use rezoning in rural areas</i>		
4	1	RESTRICTIONS REGARDING RURAL LAND OWNERSHIP ARE JUSTIFIED.
		A: Regulations regarding restrictions on rural land use are justified on the basis of public interest and enforced.
		B: Regulations regarding restrictions on rural land use are justified on the basis of public interest but enforcement is weak.
		C: Regulations are often not justified and enforcement is very difficult.
		D: Regulations are rarely justified but can be enforced.

4	2	RESTRICTIONS REGARDING RURAL LAND TRANSFERABILITY ARE JUSTIFIED.
		A: There are a series of regulations that are for the most part justified on the basis of overall public interest and that are enforced.
		B: There are a series of regulations that are for the most part justified on the basis of overall public interest but that are not enforced.
		C: There are a series of regulations that are generally not justified but are not enforced.
		D: There are a series of regulations that are generally not justified and are enforced.
4	3	RURAL LAND USE PLANS AND CHANGES IN THESE PLANS (INCL. REZONING) ARE BASED ON PUBLIC INPUT AND BURDEN SHARING.
		A: Public input is sought in preparing and amending rural land use plans (incl rezoning) and relevant decisions are arrived at in a transparent and public process.
		B: Public input is sought in preparing and amending rural land use plans (incl rezoning) but decisions are arrived at in a non-transparent process.
		C: Public input is sought in preparing and amending land use plans but comments are not reflected in the finalization of land use plans.
		D: Public input is not sought in preparing and amending land use plans.
4	4	RURAL LAND USE CHANGES TO THE ASSIGNED LAND USE IN A TIMELY MANNER. USE PLANS/REZONING FOR SPECIFIC RURAL LAND CLASSES (FOREST, PASTURES, WETLANDS, NATIONAL PARKS ETC) ARE IN LINE WITH ACTUAL USE.
		A: More than 70% of the land that has had a change in land use assignment in the past 3 years has changed to the destined use.
		B: Between 50% and 70% of the land that has had a change in land use assignment in the past 3 years has changed to the destined use.
		C: Between 30% and 50% of the land that has had a change in land use assignment in the past 3 years has changed to the destined use.
		D: Less than 30% of the land that has had a change in land use assignment in the past 3 years has changed to the destined use.
4	5	THERE IS A CLEAR PUBLIC PROCESS FOR REZONING OF LAND USE CLASSES THAT RESULT IN CHANGES REGARDING TO ENVIRONMENTAL PROTECTION.
		A: Processes for rezoning are public and clear with effective mechanisms in place to safeguard existing rights and compensation in case of loss in areas where land use is to be restricted.
		B: Processes for rezoning are public and clear but mechanisms to safeguard existing rights are not fully effective.
		C: Processes for rezoning are not public but care is taken to safeguard existing rights in virtually all cases.
		D: Rezoning processes are not public process and rights are ignored or not properly or promptly compensated in the majority of cases.

4	6	USE PLANS FOR SPECIFIC RURAL LAND CLASSES (FOREST, PASTURES, WETLANDS, NATIONAL PARKS ETC.) ARE IN LINE WITH ACTUAL USE.
		A: The share of land set aside for specific use that is used for a non-specified purpose in contravention of existing regulations is less than 10%.
		B: The share of land set aside for specific use that is used for a non-specified purpose in contravention of existing regulations is between 10% and 30%.
		C: The share of land set aside for specific use that is used for a non-specified purpose in contravention of existing regulations is between 30% and 50%.
		D: The share of land set aside for specific use that is used for a non-specified purpose in contravention of existing regulations is greater than 50%.
PANEL 3. URBAN LAND USE, PLANNING, AND DEVELOPMENT		
<i>Land Governance Indicator 5. Restrictions on rights: land rights are not conditional on adherence to unrealistic standards</i>		
5	1	RESTRICTIONS REGARDING URBAN LAND OWNERSHIP AND TRANSFERABILITY ARE JUSTIFIED.
		A: There are a series of regulations that are for the most part justified on the basis of overall public interest and that are enforced.
		B: There is a series of regulations that are for the most part justified on the basis of overall public interest but enforcement is deficient.
		C: There are a series of regulations that are generally not justified on the basis of overall public interest but are not enforced.
		D: There are a series of regulations that are generally not justified on the basis of overall public interest and are enforced.
5	2	RESTRICTIONS REGARDING URBAN LAND USE ARE JUSTIFIED AND ENFORCED (INCLUDING RISK PRONE AND PROTECTED AREAS).
		A: There are a series of regulations that are for the most part justified on the basis of overall public interest and that are enforced.
		B: There are a series of regulations that are for the most part justified on the basis of overall public interest but that are not enforced.
		C: There are a series of regulations that are generally not justified on the basis of overall public interest but are not enforced.
		D: There are a series of regulations that are generally not justified on the basis of overall public interest and are enforced.
<i>Land Governance Indicator 6. Transparency of land use restrictions: changes in land use and management regulations are made in a transparent fashion and provide significant benefits for society in general rather than just for specific groups.</i>		
6	1	THERE IS A CLEAR DECISION MAKING PROCESS FOR EXPANSION OF URBAN LAND AND ASSOCIATED LAND USE CHANGE THAT RESPECTS EXISTING RIGHTS AND INFORMATION ON CHANGE IS PUBLICLY AVAILABLE.
		A: Information on planned urban expansion and infrastructure development is publicly available with sufficient anticipation and a process is in place to deal land rights by those affected in a way that corresponds to internationally recognized standards.

		<p>B: Information on planned urban expansion and infrastructure development is publicly available with sufficient anticipation and a systematic process to deal land rights by those affected in a way that is not fully in line with international standards.</p> <p>C: Information on planned urban expansion and infrastructure development is publicly available with sufficient anticipation but the way in which land rights by those affected are dealt with is largely ad hoc.</p> <p>D: Information on planned urban expansion and infrastructure development is not publicly available.</p>
6	2	IN URBAN AREAS, LAND USE PLANS AND CHANGES IN THESE PLANS ARE BASED ON PUBLIC INPUT.
		<p>A: Public input is sought in preparing and amending land use plans and the public responses are explicitly referenced in the report prepared by the public body responsible for preparing the new public plans. This report is publicly accessible.</p> <p>B: Public input is sought in preparing and amending land use plans and the public responses are used by the public body responsible for finalizing the new public plans, but the process for doing this is unclear or the report is not publicly access.</p> <p>C: Public input is sought in preparing and amending land use plans but the public comments are largely ignored in the finalization of the land use plans.</p> <p>D: Public input is not sought in preparing and amending land use plans.</p>
6	3	URBAN LAND USE CHANGES TO THE ASSIGNED LAND USE IN A TIMELY MANNER.
		<p>A: More than 70% of the land that has had a change in land use assignment in the past 3 years has changed to the destined use.</p> <p>B: Between 50% and 70% of the land that has had a change in land use assignment in the past 3 years has changed to the destined use.</p> <p>C: Between 30% and 50% of the land that has had a change in land use assignment in the past 3 years has changed to the destined use.</p> <p>D: Less than 30% of the land that has had a change in land use assignment in the past 3 years has changed to the destined use.</p>
<p><i>Land Governance Indicator 7. Efficiency in the urban land use planning process: land use plans and regulations are justified, effectively implemented, do not drive large parts of the population into informality, and are able to cope with population growth.</i></p>		
7	1	A POLICY IS IN PLACE AND PROGRESS IS BEING MADE TO ENSURE DELIVERY OF LOW-COST HOUSING AND ASSOCIATED SERVICES TO THOSE IN NEED.
		<p>A: Approval of high-end residential developments by the private sector requires simultaneous provision of low-end social housing in a way that is in line with projected requirements and this is complied with.</p> <p>B: Approval of high-end residential developments by the private sector requires simultaneous provision of low-end social housing in a way that is in line with projected requirements but this is not complied with.</p>

		<p>C: Approval of high-end residential developments by the private sector requires simultaneous provision of low-end social housing but levels of provision are highly inadequate.</p> <p>D: There are no provisions that would require private developers to cater to the lower end of the housing market.</p>
7	2	<p>LAND USE PLANNING EFFECTIVELY CONTROLS URBAN SPATIAL EXPANSION IN THE LARGEST CITY IN THE COUNTRY.</p> <p>A: In the largest city in the country urban spatial expansion is controlled effectively by a hierarchy of regional/detailed land use plans that are kept up-to-date.</p> <p>B: In the largest city in the country, while a hierarchy of regional/detailed land use plans is specified by law, in practice urban spatial expansion is guided by the provision of infrastructure without full implementation of the land use plans.</p> <p>C: In the largest city in the country, while a hierarchy of regional/detailed land use plans is specified by law, in practice urban spatial expansion occurs in an ad hoc manner with infrastructure provided some time after urbanization.</p> <p>D: In the largest city in the country a hierarchy of regional/detailed land use plans may or may not be specified by law and in practice urban spatial expansion occurs in an ad hoc manner with little if any infrastructure provided in most newly developing areas.</p>
7	3	<p>LAND USE PLANNING EFFECTIVELY CONTROLS URBAN DEVELOPMENT IN THE FOUR LARGEST CITIES IN THE COUNTRY, EXCLUDING THE LARGEST CITY.</p> <p>A: In the four major cities urban development is controlled effectively by a hierarchy of regional/detailed land use plans that are kept up-to-date.</p> <p>B: In the four major cities, while a hierarchy of regional/detailed land use plans is specified by law, in practice urban development is guided by the provision of infrastructure which implements only a part of the land use plans.</p> <p>C: In the four major cities in the country, while a hierarchy of regional/detailed land use plans is specified by law, in practice urban development occurs in an ad hoc manner with infrastructure provided some time after urbanization.</p> <p>D: In the four major cities in the country a hierarchy of regional/detailed land use plans may or may not be specified by law and in practice urban development occurs in an ad hoc manner with little if any infrastructure provided.</p>
7	4	<p>PLANNING PROCESSES ARE ABLE TO COPE WITH URBAN GROWTH.</p> <p>A: In the largest city in the country, the urban planning process/authority is able to cope with the increasing demand for serviced units/land as evidenced by the fact that almost all new dwellings are formal.</p> <p>B: In the largest city in the country, the urban planning process/authority is able to cope to some extent with the increasing demand for serviced units/land as evidenced by the fact that most new dwellings are formal.</p> <p>C: In the largest city in the country, the urban planning process/authority is struggling to cope with the increasing demand for serviced units/land as evidenced by the fact that most new dwellings are informal.</p>

		D: In the largest city in the country, the urban planning process/authority cannot cope with the increasing demand for serviced units/land as evidenced by the fact that almost all new dwellings are informal.
<i>Land Governance Indicator 8. Speed and predictability of enforcement of restricted land uses: development permits are granted promptly and predictably.</i>		
8	1	APPLICATIONS FOR BUILDING PERMITS FOR RESIDENTIAL DWELLINGS ARE AFFORDABLE AND EFFECTIVELY PROCESSED.
		A: Requirements to obtain a building permit are technically justified, affordable, and clearly disseminated.
		B: Requirements to obtain a building permit are technically justified and affordable but not clearly disseminated.
		C: Requirements to obtain a building permit are technically justified but not affordable for the majority of those affected.
		D: Requirements to obtain a building permit are over-engineered technically.
8	2	THE TIME REQUIRED TO OBTAIN A BUILDING PERMIT FOR A RESIDENTIAL DWELLING IS SHORT.
		A: All applications for building permits receive a decision within 3 months.
		B: All applications for building permits receive a decision within 6 months.
		C: All applications for building permits receive a decision within 12 months.
		D: All applications for building permits receive a decision after a period exceeding 12 months.
<i>Land Governance Indicator 9. Tenure regularization schemes in urban areas</i>		
9	1	FORMALIZATION OF URBAN RESIDENTIAL HOUSING IS FEASIBLE AND AFFORDABLE.
		A: The requirements for formalizing housing in urban areas are clear, straight-forward, affordable and implemented consistently in a transparent manner.
		B: The requirements for formalizing housing in urban areas are clear, straight-forward, and affordable but are not implemented consistently in a transparent manner.
		C: The requirements for formalizing housing in urban areas are not clear, straight-forward, or affordable but many applicants from informal areas are managing to satisfy the requirements.
		D: The requirements for formalizing housing in urban areas are such that formalization is deemed very difficult.
9	2	IN CITIES WITH HIGH LEVELS OF INFORMAL TENURE, A CLEAR, WELL-DOCUMENTED PROCESS TO ADDRESS TENURE SECURITY, INFRASTRUCTURE AND HOUSING, EXISTS.
		A: Existing regulations do not provide incentives for new informal occupations and a strategy exists to regularize land rights and provide services to existing informal occupants.
		B: A strategy exists to regularize land rights and provide services to existing informal occupants but existing regulations provide incentives for new informal occupations

		C: Strategies to deal with urban informality exist but focus only on either land or services but not both
		D: There is neither process nor strategy to implement it.
9	3	A CONDOMINIUM REGIME PROVIDES FOR APPROPRIATE MANAGEMENT OF COMMON PROPERTY (RULES FOR COMMON PROPERTY FOR MANAGEMENT OF DRIVEWAYS, PARKING, GARDENS, STAIRWAYS, ETC.)
		A: Common property under condominiums is recognized and there are clear provisions in the law to establish arrangements for the management and maintenance of this common property.
		B: Common property under condominiums is recognized but the law does not have clear provisions to establish arrangements for the management and maintenance of this common property.
		C: Common property under condominiums has some recognition but there are no provisions in the law to establish arrangements for the management and maintenance of this common property.
		D: Common property under condominiums is not recognized.
PANEL 4. PUBLIC LAND MANAGEMENT		
<i>Land Governance Indicator 10. Identification of public land and clear management: public land ownership is justified, inventoried, under clear management responsibilities, and relevant information is publicly accessible.</i>		
10	1	PUBLIC LAND OWNERSHIP IS JUSTIFIED AND MANAGED AT THE APPROPRIATE LEVEL OF GOVERNMENT.
		A: Public land ownership is justified by the provision of public goods at the appropriate level of government and such land is managed in a transparent and effective way.
		B: Public land ownership is generally justified by the provision of public goods at the appropriate level of government but management may be discretionary.
		C: Public land ownership is justified in most cases by provision of public goods but responsibility is often at the wrong level of government.
		D: Public land ownership is not justified by the cost effective provision of public goods.
10	2	THERE IS A COMPLETE RECORDING OF PUBLICLY HELD LAND.
		A: More than 50% of public land is clearly identified on the ground or on maps.
		B: Between 30% and 50% of public land is clearly identified on the ground or on maps.
		C: Less than 30% of public land is clearly identified on the ground or on maps.
		D: Public land is not clearly identified on the ground or on maps.

10	3	THE INVENTORY OF PUBLIC LAND IS ACCESSIBLE TO THE PUBLIC.
		A: All the information in the public land inventory is accessible to the public.
		B: All the information in the public land inventory is accessible to the public, but information for some types of public land (land used by the military, security services, etc.) is not available for justifiable reasons.
		C: All the information in the public land inventory is only available for a limited set of public property and there is little or no justification why records are not accessible.
		D: No information in the public land inventory is accessible to the public.
10	4	THE MANAGEMENT RESPONSIBILITY FOR PUBLIC LAND IS UNAMBIGUOUSLY ASSIGNED.
		A: The management responsibility for different types of public land is unambiguously assigned.
		B: There is some ambiguity in the assignment of management responsibility of different types of public land but this has little impact on the management of assets.
		C: There is enough ambiguity in the assignment of management responsibility of different types of public land to impact to some extent on the management of assets.
		D: There is serious ambiguity in the assignment of management responsibility of different types of public land with major impact on the management of assets.
10	5	SUFFICIENT RESOURCES ARE AVAILABLE TO FULFILL LAND MANAGEMENT RESPONSIBILITIES.
		A: There are adequate budgets and human resources that ensure responsible management of public lands.
		B: There are some constraints in the budget and/or human resource capacity but the system makes most effective use of available resources in managing public lands.
		C: There are significant constraints in the budget and/or human resource capacity but the system makes effective use of limited available resources in managing public lands.
		D: There are either significantly inadequate resources or marked inefficient organizational capacity leading to little or no management of public lands.
10	6	THE KEY INFORMATION ON PUBLIC LAND ALLOCATIONS TO PRIVATE INTERESTS IS ACCESSIBLE TO THE PUBLIC.
		A: The key information for public land allocations (the locality and area of the land allocation, the parties involved and the financial terms of the allocation) is recorded and publicly accessible.
		B: The key information for public land allocations (the locality and area of the land allocations, the parties involved and the financial terms of the allocation) is only partially recorded but is publicly accessible; or the key information is recorded but only partially publicly accessible.

		C: The key information for public land allocations (the locality and area of the land allocations, the parties involved and the financial terms of the allocation) is recorded or partially recorded but is not publicly accessible.
		D: There is no recorded information on public land allocations.
<i>Land Governance Indicator 11. Justification and time-efficiency of expropriation processes: the state expropriates land only for overall public interest and this is done efficiently.</i>		
11	1	THERE IS MINIMAL TRANSFER OF EXPROPRIATED LAND TO PRIVATE INTERESTS.
		A: Less than 10% of land expropriated in the past 3 years is used for private purposes.
		B: Between 10% and 30% of land expropriated in the past 3 years is used for private purposes.
		C: Between 30% and 50% of land expropriated in the past 3 years is used for private purposes.
		D: More than 50% of land expropriated in the past 3 years is used for private purposes.
11	2	EXPROPRIATED LAND IS TRANSFERRED TO DESTINED USE IN A TIMELY MANNER.
		A: More than 70% of the land that has been expropriated in the past 3 years has been transferred to its destined use.
		B: Between 50% and 70% of the land that has been expropriated in the past 3 years has been transferred to its destined use.
		C: Between 30% and 50% of the land that has been expropriated in the past 3 years has been transferred to its destined use.
		D: Less than 30% of the land that has been expropriated in the past 3 years has been transferred to its destined use.
<i>Land Governance Indicator 12. Transparency and fairness of expropriation procedures: expropriation procedures are clear and transparent and fair compensation is paid expeditiously.</i>		
12	1	COMPENSATION IS PAID FOR THE EXPROPRIATION OF ALL RIGHTS REGARDLESS OF THE REGISTRATION STATUS.
		A: Fair compensation, in kind or in cash, that allows maintenance of previous social and economic status, is paid to all those with rights in expropriated land (ownership, use, access rights etc.) regardless of the registration status.
		B: Compensation, in kind or in cash, is paid, however the level of compensation where rights are not registered does not allow for maintenance of social and economic status.
		C: Compensation, in kind or in cash, is paid for some unregistered rights (such as possession, occupation etc.), however those with other unregistered rights (which may include grazing, access, gathering forest products etc.) are usually not paid
		D: No compensation is paid to those with unregistered rights of use, occupancy or otherwise.

12	2	THERE IS COMPENSATION FOR LOSS OF RIGHTS DUE TO LAND USE CHANGES.
		A: Where people lose rights as a result of land use change outside the expropriation process, compensation in cash or in kind is paid so that these people have comparable assets and can continue to maintain prior social and economic status.
		B: Where people lose rights as a result of land use change outside the expropriation process, compensation in cash or in kind is paid so that these people have comparable assets but cannot continue to maintain prior social and economic status.
		C: Where people lose rights as a result of land use change outside the expropriation process, compensation in cash or in kind is paid such that these people do not have comparable assets and cannot continue to maintain prior social and economic status.
		D: Where people lose rights as a result of land use change outside the expropriation process, compensation is not paid.
12	3	EXPROPRIATED OWNERS ARE COMPENSATED PROMPTLY.
		A: More than 90% of expropriated land owners receive compensation within one year.
		B: Between 70% and 90% of expropriated land owners receive compensation within one year.
		C: Between 50% and 70% of expropriated land owners receive compensation within one year.
		D: Less than 50% of expropriated land owners receive compensation within one year.
12	4	THERE ARE INDEPENDENT AND ACCESSIBLE AVENUES FOR APPEAL AGAINST EXPROPRIATION.
		A: Independent avenues to lodge a complaint against expropriation exist and are easily accessible.
		B: Independent avenues to lodge a complaint against expropriation exist but there are access restrictions (i.e. only accessible by mid-income and wealthy).
		C: Avenues to lodge a complaint against expropriation exist but are somewhat independent and these may or may not be accessible to those affected.
		D: Avenues to lodge a complaint against expropriation are not independent.
12	5	TIMELY DECISIONS ARE MADE REGARDING COMPLAINTS ABOUT EXPROPRIATION.
		A: A first instance decision has been reached for more than 80% of the complaints about expropriation lodged during the last 3 years.
		B: A first instance decision has been reached for between 50% and 80% of the complaints about expropriation lodged during the last 3 years.
		C: A first instance decision has been reached for between 30% and 50% of the complaints about expropriation lodged during the last 3 years.
		D: A first instance decision has been reached for less than 30% of the complaints about expropriation lodged during the last 3 years.

<i>Land Governance Indicator 13. Transparent process and economic benefit: transfer of public land to private use follows a clear, transparent, and competitive process and payments are collected and audited.</i>		
13	1	PUBLIC LAND TRANSACTIONS ARE CONDUCTED IN AN OPEN TRANSPARENT MANNER.
		A: The share of public land disposed of in the past 3 years through sale or lease through public auction or open tender process is greater than 90%.
		B: The share of public land disposed of in the past 3 years through sale or lease through public auction or open tender process is between 70% and 90%.
		C: The share of public land disposed of in the past 3 years through sale or lease through public auction or open tender process is between 50% and 70%.
		D: The share of public land disposed of in the past 3 years through sale or lease through public auction or open tender process is less than 50%.
13	2	PAYMENTS FOR PUBLIC LEASES ARE COLLECTED.
		A: More than 90% of the total agreed payments are collected from private parties on the lease of public lands.
		B: Between 70% and 90% of total the agreed payments are collected from private parties on the lease of public lands.
		C: Between 50% and 70% of the total agreed payments are collected from private parties on the lease of public lands.
		D: Less than 50% of the total agreed payments are collected from private parties on the lease of public lands.
13	3	PUBLIC LAND IS LEASED AND/OR SOLD AT MARKET PRICES.
		A: All types of public land are generally divested at market prices in a transparent process irrespective of the investor's status (e.g. domestic or foreign).
		B: Public land is generally divested at market prices in a transparent process, but this only applies to a particular type of investor (e.g. domestic only or foreign only).
		C: Only some types of public land are generally divested at market prices in a transparent process irrespective of the investor's status (e.g. domestic or foreign).
		D: Public land is rarely or never divested at market prices in a transparent process.
13	4	THE PUBLIC CAPTURES BENEFITS ARISING FROM CHANGES IN PERMITTED LAND USE.
		A: Mechanisms to allow the public to capture significant share of the gains from changing land use are regularly used and applied transparently, based on clear regulation.
		B: Mechanisms to allow the public to capture significant share of the gains from changing land use are not always used, although generally applied transparently.
		C: Mechanisms to allow the public to capture significant share of the gains from changing land use are rarely used and applied in a discretionary manner.
		D: Mechanisms to allow the public to capture significant share of the gains from changing land use are not used.

PANEL 5. TRANSFER OF LARGE TRACTS OF LAND TO PRIVATE INVESTORS		
<i>Land Governance Indicator 14. Private investment strategy</i>		
14	1	POLICY AND REGULATIONS ARE IN PLACE TO UNAMBIGUOUSLY AND PUBLICLY IDENTIFY PUBLIC/ COMMUNAL LAND THAT CAN BE MADE AVAILABLE TO INVESTORS, IN AGREEMENT WITH LEGITIMATE LAND RIGHTS HOLDERS.
		A: A policy to clearly identify land that can be made available to investors exists and has been arrived at based on comprehensive assessment of land potential and community consultation.
		B: A policy to identify land that can be made available to investors exists, based on ad hoc assessment of land potential but with community consultation.
		C: A policy to identify land that can be made available to investors exists, based on ad hoc assessment of land potential and limited consultation with communities.
		D: No policy in place.
14	2	A POLICY PROCESS IS IN PLACE TO IDENTIFY AND SELECT ECONOMICALLY, ENVIRONMENTALLY, AND SOCIALLY BENEFICIAL INVESTMENTS AND IMPLEMENT THESE EFFECTIVELY.
		A: Process is in place that properly considers both national and local benefits and is adhered to.
		B: Process is in place that considers only national benefits, but that is adhered to.
		C: Process is in place but many investments go ahead that are either not according to the policy or despite unfavorable outcomes.
		D: No proper process in place.
14	3	PUBLIC INSTITUTIONS INVOLVED IN TRANSFER OF LARGE TRACTS OF LAND TO PRIVATE INVESTORS ARE CLEARLY IDENTIFIED; WITHOUT INSTITUTIONAL AND ADMINISTRATIVE OVERLAP.
		A: Institutions to make decisions are clearly identified and have the necessary capacity (incl. resources for field verification) and strong incentives in ensuring socially beneficial outcomes in a way that minimizes transaction costs.
		B: Institutions to make decisions are clearly identified and have the necessary capacity (incl. resources for field verification) and strong incentives in ensuring socially beneficial outcomes but processes may be complex and difficult for investors.
		C: Institutions to make decisions are clearly identified but lack either capacity or incentives in ensuring socially beneficial outcomes or their decisions are not always implemented.
		D: Institutions are not clearly identified.

14	4	PUBLIC INSTITUTIONS INVOLVED IN TRANSFER OF LARGE TRACTS OF LAND TO PRIVATE INVESTORS SHARE LAND INFORMATION AND EFFECTIVE INTER-MINISTERIAL COORDINATION MECHANISMS ARE IN PLACE TO TIMELY IDENTIFY AND SOLVE COMPETING LAND USE ASSIGNMENT (INCL. SUB-SOIL).
		A: A policy is in place for effective interministerial and coordination to ensure that decisions on land use and land rights are well coordinated across sectors, and is applied effectively.
		B: There is effective coordination to solve competing land use, although no policy is in place for effective interministerial and coordination to ensure that decisions on land use and land rights are well coordinated across sectors.
		C: No policy is in place but some decisions on land use and land rights are coordinated across sectors.
		D: No policy is in place and decisions on land use and land rights are not coordinated across sectors.
14	5	INVESTORS' COMPLIANCE WITH BUSINESS PLANS IS REGULARLY MONITORED AND REMEDIAL ACTION IS TAKEN IF NEEDED.
		A: There is regular monitoring of results which are publicly available and any gaps identified trigger effective remedial action.
		B: There is regular monitoring (with results publicly available) but remedial action is taken only in some cases.
		C: Monitoring is limited or only part of the results accessible to the public
		D: No monitoring or no publicity of results.
14	6	SAFEGUARDS ARE ESTABLISHED AND APPLIED TO PREVENT THAT INVESTMENTS INVOLVING LARGE TRACTS OF LAND INFRINGE ON OR EXTINGUISH EXISTING LEGITIMATE TENURE RIGHTS.
		A: Substantive application and disclosure of safeguards (EIA, SIA etc.) are in line with global best practice.
		B: Substantive application of safeguards (EIA, SIA, etc.) is in line with global best practice but only part of the information is disclosed.
		C: Safeguards (EIA, SIA, etc.) are partly in line with global best practice.
		D: Safeguards do not exist or are applied only in an ad-hoc manner.
14	7	CASES WHERE RESETTLEMENT IS POSSIBLE ARE CLEARLY CIRCUMSCRIBED AND PROCEDURES TO CARRY IT OUT ARE IN PLACE.
		A: Substantive application of resettlement policy and which is in line with global best practice.
		B: Resettlement policy is partly in line with global best practice, and in most cases applied
		C: Resettlement policy exist, but is only in part of the cases applied.
		D: resettlement policy does not exist; if resettlement takes place than it is in an ad-hoc manner.

Land Governance Indicator 15. Policy implementation is effective consistent and transparent and involves local stakeholders

15	1	SUFFICIENT INFORMATION IS REQUIRED FROM INVESTORS FOR GOVERNMENT TO ASSESS THE COST-BENEFITS OF THE PROPOSED INVESTMENTS.
		A: Investors' business plans (application materials) require sufficient evidence of technical viability, community consultation, and availability of resources to effectively identify project risk and viability and effectively monitor progress
		B: Investors' business plans (application materials) require some evidence of technical viability, community consultation, and availability of resources but this is only sufficient to identify project risk ex ante.
		C: Investors' business plans (application materials) require some evidence of technical viability, community consultation, and availability of resources but this is insufficient to effectively identify project risk ex ante.
		D: Investors' business plans (application materials) is insufficient to assess technical viability, community consultation, and availability of resources.
15	2	A CLEARLY IDENTIFIED PROCESS IS IN PLACE FOR APPROVAL OF INVESTMENT PLANS AND THE TIME REQUIRED IS REASONABLE AND ADHERED TO.
		A: All investment application related documents are reviewed according to a uniform process and receive a response within 3 months of date of submission.
		B: All investment application related documents are reviewed according to a uniform process and receive a response within 6 months of date of submission.
		C: The review process for investment application related documents is not uniform and stable over time; in most cases, investors receive a response within 9 months of date submission.
		D: The review process for investment application related documents is not uniform and stable over time, and in most cases a response is received after more than 9 months from date of submission.
15	3	THERE ARE FREE, DIRECT AND TRANSPARENT NEGOTIATIONS BETWEEN RIGHT HOLDERS AND INVESTORS; LEGITIMATE RIGHTS HOLDERS HAVE ALWAYS ACCESS TO INFORMATION.
		A: Those holding rights to land with potential for investment have incentives and opportunities to obtain truthful information on the extent of their rights (and the most effective ways to utilize them), and the true potential of the resources they contribute.
		B: Those holding rights to land with potential for investment have clearly defined rights and incentives to properly negotiate but opportunities to obtain relevant information and assistance at reasonable cost are limited.
		C: Those holding rights to land with potential for investment have incentives to properly negotiate but their rights are unclear or opportunities to obtain relevant information or assistance do not exist.
		D: Current users have limited or no rights.

15	4	CONTRACTUAL PROVISIONS ARE PUBLICLY AVAILABLE AND INCLUDE BENEFIT SHARING MECHANISMS WITH LEGITIMATE RIGHT HOLDERS.
		A: Modalities for benefit sharing are routinely included in relevant contractual arrangements, and disclosed publicly.
		B: Modalities for benefit sharing are routinely included in relevant contractual arrangements, but there is limited public disclosure.
		C: Modalities for benefit sharing included in a significant share of relevant contractual arrangements and affected parties are aware of these and of ways to enforce them even though there is limited public disclosure.
		D: The majority of contractual arrangements do not include information on benefit sharing.
<i>Land Governance Indicator 16. Contracts are made public, and agreements are monitored and enforced</i>		
16	1	ACCURATE INFORMATION ON SPATIAL EXTENT AND DURATION OF APPROVED CONCESSIONS IS PUBLICLY AVAILABLE SO AS TO MINIMIZE OVERLAP AND FACILITATE TRANSFERS.
		A: Comprehensive and consolidated information on spatial extent, duration, and parties involved in concessions/leases is available publicly.
		B: Spatial and temporal information is available to relevant government institutions and made available routinely to interested private parties upon request.
		C: Spatial information and temporal information is available to relevant government institutions but not accessible on a routine basis by private parties.
		D: Comprehensive and consolidated information on spatial extent and duration of concessions/leases is not readily available to government or different departments rely on different sources of information.
16	2	COMPLIANCE WITH SAFEGUARDS IS MONITORED AND ENFORCED EFFECTIVELY.
		A: Third-party monitoring of investors' (and the state's) compliance with safeguards is routine and mechanisms to quickly and effectively reach adherence in case of problems exist.
		B: Third-party monitoring of investors' (and the state's) compliance with safeguards is practice in some cases but mechanisms to quickly and effectively reach adherence in case of problems exist.
		C: There is little third-party monitoring of investors' compliance with safeguards and mechanisms to quickly and effectively ensure adherence are difficult to access for affected communities.
		D: There is little third-party monitoring of investors' compliance with safeguards and mechanisms to quickly and effectively ensure adherence are virtually non-existent.

16	3	AVENUES EXIST FOR LEGITIMATE RIGHT HOLDERS TO AIR COMPLAINTS IF INVESTORS DO NOT MEET CONTRACTUAL OBLIGATIONS AND DECISIONS ARE TIMELY AND FAIR.
		A: Third-party monitoring of investors' (and the state's) compliance with contractual provisions is routine and mechanisms to quickly and effectively reach arbitration in case of problems exist.
		B: Third-party monitoring of investors' (and the state's) compliance with contractual provisions is practices in some cases but mechanisms to quickly and effectively reach arbitration in case of problems exist.
		C: There is little third-party monitoring of investors' compliance with contractual provisions and mechanisms to quickly and effectively reach arbitration are difficult to access for affected communities but work for investors.
		D: There is little third-party monitoring of investors' compliance with contractual provisions and mechanisms to quickly and effectively reach arbitration are virtually non-existent.
PANEL 6. PUBLIC PROVISION OF LAND INFORMATION: REGISTRY AND CADASTRE		
<i>Land Governance Indicator 17. Mechanisms for recognition of rights</i>		
17	1	THERE IS AN EFFICIENT AND TRANSPARENT PROCESS TO FORMALIZE POSSESSION THAT IS IN LINE WITH LOCAL PRACTICE AND UNDERSTANDING).
		A: There is a clear, practical process for the formal recognition of possession and this process is implemented effectively, consistently and transparently.
		B: There is a clear, practical process for the formal recognition of possession but this process is not implemented effectively, consistently or transparently.
		C: The process for the formal recognition of possession is not clear and is not implemented effectively, consistently or transparently.
		D: There is no process for formal recognition of possession.
17	2	NON-DOCUMENTARY EVIDENCE IS EFFECTIVELY USED TO HELP ESTABLISH RIGHTS.
		A: Non-documentary forms of evidence allow full recognition of claims to property when other forms of evidence are not available.
		B: Non-documentary forms of evidence are used to obtain recognition of a claim to property along with other documents (e.g. tax receipts or informal purchase notes) when other forms of evidence are not available. They have about the same strength as the provided documents.
		C: Non-documentary forms of evidence are used to obtain recognition of a claim to property along with other documents (e.g. tax receipts or informal purchase notes) when other forms of evidence are not available. They have less strength than the provided documents.
		D: Non-documentary forms of evidence are almost never used to obtain recognition of claims to property.

17	3	LONG-TERM UNCHALLENGED POSSESSION IS FORMALLY RECOGNIZED.
		A: Legislation exists to formally recognize long-term, unchallenged possession and this applies to both public and private land although different rules may apply.
		B: Legislation exists to formally recognize long-term, unchallenged possession but applies only to one specific type of land (e.g. either public land or private land).
		C: Legislation exists to formally recognize long-term, unchallenged possession but due to the way this legislation is implemented, formal recognition is granted to very few or no applicants for recognition on either public or private land.
		D: Legislation to formally recognize long-term, unchallenged possession does not exist.
17	4	FIRST-TIME REGISTRATION ON DEMAND INCLUDES PROPER SAFEGUARDS AND ACCESS IS NOT RESTRICTED BY HIGH FORMAL FEES.
		A: On-demand registration includes proper safeguards to prevent abuse and costs do not exceed 0.5% of the property value.
		B: On-demand registration includes proper safeguards to prevent abuse and costs do not exceed 2% of the property value.
		C: On-demand registration includes proper safeguards to prevent abuse and costs do not exceed 5% of the property value.
		D: On-demand registration does not include proper safeguards to prevent abuse or costs exceed 5% of the property value.
17	5	FIRST-TIME REGISTRATION DOES NOT ENTAIL SIGNIFICANT INFORMAL FEES.
		A: There are no informal fees that need to be paid to effect first registration.
		B: There are informal fees that need to be paid to effect first registration, but the level of informal fees is significantly less than the formal fees.
		C: There are informal fees that need to be paid to effect first registration and the level of informal fees is about the same as the formal fees.
		D: There are informal fees that need to be paid to effect first registration and the level of informal fees is significantly higher than the formal fees.
<i>Land Governance Indicator 18. Completeness of the land registry</i>		
18	1	THE COST OF REGISTERING A PROPERTY TRANSFER IS LOW.
		A: The cost for registering a property transfer is less than 1% of the property value.
		B: The cost for registering a property transfer is between 1% and less than 2% of the property value.
		C: The cost for registering a property transfer is between 2% and less than 5% of the property value.
		D: The cost for registering a property transfer is equal to or greater than 5% of the property value.

18	2	THE MAPPING OR CHARTING OF REGISTRY RECORDS IS COMPLETE.
		A: More than 90% of records for privately held land registered in the registry are readily identifiable in maps in the registry or cadastre.
		B: Between 70% and 90% of records for privately held land registered in the registry are readily identifiable in maps in the registry or cadastre.
		C: Between 50% and 70% of records for privately held land registered in the registry are readily identifiable in maps in the registry or cadastre.
		D: Less than 50% of records for privately held land registered in the registry are readily identifiable in maps in the registry or cadastre.
18	3	ECONOMICALLY RELEVANT PRIVATE ENCUMBRANCES ARE RECORDED.
		A: Relevant private encumbrances are recorded consistently and in a reliable fashion and can be verified at low cost by any interested party.
		B: Relevant private encumbrances are recorded consistently and in a reliable fashion but the cost of accessing them is high.
		C: Relevant private encumbrances are recorded but this is not done in a consistent and reliable manner.
		D: Relevant private encumbrances are not recorded.
18	4	SOCIALLY AND ECONOMICALLY RELEVANT PUBLIC RESTRICTIONS OR CHARGES ARE RECORDED.
		A: Relevant public restrictions or charges are recorded consistently and in a reliable fashion and can be verified at a low cost by any interested party.
		B: Relevant public restrictions or charges are recorded consistently and in a reliable fashion but the cost of accessing them is high.
		C: Relevant public restrictions or charges are recorded but this is not done in a consistent and reliable manner.
		D: Relevant public restrictions or charges are not recorded.
18	5	THERE IS A TIMELY RESPONSE TO REQUESTS FOR ACCESSING REGISTRY RECORDS.
		A: Copies or extracts of documents recording rights in property can generally be obtained within 1 day of request.
		B: Copies or extracts of documents recording rights in property can generally be obtained within 1 week of request.
		C: It generally takes more than 1 week after request to produce a copy or extract of documents recording rights in property.
		D: It is not unusual that an extract or copy of a record cannot be produced in response to a request as the original record cannot be located.
18	6	THE REGISTRY IS SEARCHABLE.
		A: The records in the registry can be searched by both right holder name and parcel.
		B: The records in the registry can only be searched by right holder name.
		C: The records in the registry can only be searched by parcel.

		D: The records in the registry cannot be searched by either right holder name or parcel.
18	7	RECORDS IN THE REGISTRY ARE EASILY ACCESSED.
		A: Copies or extracts of documents recording rights in property can be obtained by anyone who pays the necessary formal fee, if any.
		B: Copies or extracts of documents recording rights in property can only be obtained by intermediaries and those who can demonstrate an interest in the property upon payment of the necessary formal fee, if any.
		C: Copies or extracts of documents recording rights in property can only be obtained by intermediaries upon payment of the necessary formal fee, if any.
		D: Records on land rights are not publicly accessible or can only be obtained by paying an informal fee.
<i>Land Governance Indicator 19. Reliability: registry information is updated and sufficient to make meaningful inferences on ownership</i>		
19	1	INFORMATION REGARDING LAND RIGHTS MAINTAINED IN DIFFERENT REGISTRIES IS ROUTINELY SYNCHRONIZED SO AS TO REDUCE TRANSACTION COST FOR USERS AND ENSURE INTEGRITY OF INFORMATION.
		A: Links are in place for virtually all types of land information (courts, banks, registries) and mandatory checks are performed to ensure legitimacy of any transactions that materially affects certain parties' land rights before they can be final.
		B: Links are in place for virtually all types of land information (courts, banks, registries) but checks on the legitimacy of transactions that affects certain parties' land rights are only performed ex post.
		C: Links are in place for some types of land information and checks are insufficient to eliminate a significant number of potentially fraudulent transactions.
		D: Few or none of the relevant links exist.
19	2	REGISTRY/CADASTRE INFORMATION IS UP-TO-DATE.
		A: More than 90% of the ownership information in the registry/cadastre is up-to-date.
		B: Between 70% and 90% of the ownership information in registry/cadastre is up-to-date.
		C: Between 50% and 70% of the ownership information in registry/cadastre is up-to-date.
		D: Less than 50% of the ownership information in the registry/cadastre is up-to-date.

<i>Land Governance Indicator 20. Cost-effectiveness and sustainability: land administration services are provided in a cost-effective manner.</i>		
20	1	THE REGISTRY IS FINANCIALLY SUSTAINABLE THROUGH FEE COLLECTION.
		A: The total fees collected by the registry exceed the total registry operating costs. (Total operating costs include all non-capital investment costs (i.e. salaries and wages, materials, transportation, etc.) associated with registry operati
		B: The total fees collected by the registry are greater than 90% of the total registry operating costs.
		C: The total fees collected by the registry are between 50% and 90% of the total registry operating costs.
		D: The total fees collected by the registry are less than 50% of the total registry operating costs.
20	2	INVESTMENT IS SUFFICIENT COPE WITH DEMAND AND PROVIDE HIGH QUALITY SERVICES.
		A: Investment in human and physical is sufficient to achieve or maintain high service standards and to proactively respond to future needs and new developments in the sector.
		B: Investment in human and physical is sufficient to maintain high service standards but does not allow to proactively respond to future needs and new developments in the sector.
		C: Human and physical capital investment allows to maintain a medium in human and physical is sufficient to maintain high service standards but does not allow to proactively adapt to new developments.
		D: There is little or no investment in capital in the system to record rights in land.
<i>Land Governance Indicator 21. Fees are determined transparently to cover the cost of service provision</i>		
21	1	THE SCHEDULE OF FEES IS PUBLICLY ACCESSIBLE.
		A: A clear schedule of fees for different services is publicly accessible and receipts are issued for all transactions.
		B: A clear schedule of fees for different services is not publicly accessible, but receipts are issued for all transactions.
		C: A clear schedule of fees for different services is publicly accessible, but receipts are not issued for all transactions.
		D: A clear schedule of fees for different services is not publicly accessible and receipts are not issued for all transactions.
21	2	INFORMAL PAYMENTS ARE DISCOURAGED.
		A: Mechanisms to detect and deal with illegal staff behavior exist in all registry offices and all cases are promptly dealt with.
		B: Mechanisms to detect and deal with illegal staff behavior exist in all registry offices but cases are not systematically or promptly dealt with.
		C: Mechanisms to detect and deal with illegal staff behavior exist in some registry offices.

		D: Mechanisms to detect and deal with illegal staff behavior are largely non-existent.
21	3	SERVICE STANDARDS ARE PUBLISHED AND MONITORED.
		A: There are meaningful published service standards, and the registry actively monitors its performance against these standards.
		B: There are meaningful published service standards, but the registry does not actively monitor its performance against these standards.
		C: Meaningful service standards have been established, but have not been published and there is little attempt to monitor performance against the standards.
		D: There are no meaningful service standards set and no attempt to monitor customer service.
PANEL 7. LAND VALUATION AND TAXATION		
<i>Land Governance Indicator 22. Transparency of valuations: valuations for tax purposes are based on clear principles, applied uniformly, updated regularly, and publicly accessible</i>		
22	1	THERE IS A CLEAR PROCESS OF PROPERTY VALUATION.
		A: The assessment of land/property values for tax purposes is based on market prices with minimal differences between recorded values and market prices across different uses and types of users and valuation rolls are regularly updated.
		B: The assessment of land/property for tax purposes is based on market prices, but there are significant differences between recorded values and market prices across different uses and types of users or valuation rolls are not updated regularly.
		C: The assessment of land/property for tax purposes has some relationship to market prices, but there are significant differences between recorded values and market prices across different uses or types of users and valuation rolls are not updated.
		D: The assessment of land/property for tax purposes is not clearly based on market prices.
22	2	VALUATION ROLLS ARE PUBLICLY ACCESSIBLE.
		A: There is a policy that valuation rolls be publicly accessible and this policy is effective for all properties that are considered for taxation.
		B: There is a policy that valuation rolls be publicly accessible and this policy is effective for most of the properties that are considered for taxation.
		C: There is a policy that valuation rolls be publicly accessible and this policy is effective for a minority of properties that are considered for taxation.
		D: There is no policy that valuation rolls be publicly accessible.

<i>Land Governance Indicator 23. Collection efficiency: resources from land and property taxes are collected and the yield from land taxes exceeds the cost of collection</i>		
23	1	EXEMPTIONS FROM PROPERTY TAXES ARE JUSTIFIED AND TRANSPARENT.
		A: There are limited exemptions to the payment of land/property taxes, and the exemptions that exist are clearly based on equity or efficiency grounds and applied in a transparent and consistent manner.
		B: There are limited exemptions to the payment of land/property taxes, and the exemptions that exist are clearly based on equity or efficiency grounds but are not applied in a transparent and consistent manner.
		C: The exemptions to the payment of land/property taxes are not always clearly based on equity or efficiency grounds and are not always applied in a transparent and consistent manner.
		D: It is not clear what rationale is applied in granting an exemption to the payment of land/property taxes and there is considerable discretion in the granting of such exemptions.
23	2	PROPERTY HOLDERS LIABLE TO PAY PROPERTY TAX ARE LISTED ON THE TAX ROLL.
		A: More than 80% of property holders liable for land/property tax are listed on the tax roll.
		B: Between 70% and 80% of property holder liable for land/property tax are listed on the tax roll.
		C: Between 50% and 70% of property holder liable for land/property tax are listed on the tax roll.
		D: Less than 50% of property holders liable for land/property tax are listed on the tax roll.
23	3	ASSESSED PROPERTY TAXES ARE COLLECTED.
		A: More than 80% of assessed land/property taxes are collected.
		B: Between 70% and 80% of assessed land/ property taxes are collected.
		C: Between 50% and 70% of assessed land/property taxes are collected.
		D: Less than 50% of assessed land/property taxes are collected.
23	4	RECEIPTS FROM PROPERTY TAXES EXCEED THE COST OF COLLECTION.
		A: The amount of property taxes collected exceeds the cost of staff in charge of collection by a factor of more than 5.
		B: The amount of property taxes collected is between 3 and 5 times cost of staff in charge of collection.
		C: The amount of property taxes collected is between 1 and 3 times cost of staff in charge of collection.
		D: The amount of property taxes collected is less than the cost of staff in charge of collection.

PANEL 8. DISPUTE RESOLUTION		
<i>Land Governance Indicator 24. Assignment of responsibility: responsibility for conflict management at different levels is clearly assigned, in line with actual practice, relevant bodies are competent in applicable legal matters, and decisions can be appealed against</i>		
24	1	THERE IS CLEAR ASSIGNMENT OF RESPONSIBILITY FOR CONFLICT RESOLUTION.
		A: There are no parallel avenues for conflict resolution or, if parallel avenues exist, responsibilities are clearly assigned and widely known and explicit rules for shifting from one to the other are in place to minimize the scope for forum shopping.
		B: There are parallel avenues for dispute resolution but cases cannot be pursued in parallel through different channels and evidence and rulings may be shared between institutions so as to minimize the scope for forum shopping.
		C: There are parallel avenues for dispute resolution and cases can be pursued in parallel through different channels but sharing of evidence and rulings may occur on an ad-hoc basis.
		D: There are parallel avenues for dispute resolution and cases can be pursued in parallel through different channels and there is no sharing of information.
24	2	CONFLICT RESOLUTION MECHANISMS ARE ACCESSIBLE TO THE PUBLIC.
		A: Institutions for providing a first instance of conflict resolution are accessible at the local level in the majority of communities.
		B: Institutions for providing a first instance of conflict resolution are accessible at the local level in less than half of communities but where these are not available informal institutions perform this function in a way that is locally recognized.
		C: Institutions for providing a first instance of conflict resolution are accessible at the local level in less than half of communities, and where these are not available informal institutions do not exist or cannot perform this function in a way that is locally recognized.
		D: Less than a quarter of communities have institutions formally empowered to resolve conflicts and a variety of informal institutions may be available in the rest.
24	3	DECISIONS MADE BY INFORMAL OR COMMUNITY BASED DISPUTE RESOLUTION SYSTEMS ARE RECOGNIZED.
		A: There is a community-based system or alternative dispute resolution system that resolves conflicts in an equitable manner and decisions made by this system have recognition in the formal judicial or administrative dispute resolution system.
		B: There is a community-based system or alternative dispute resolution system that resolves conflicts in an equitable manner but decisions made by this system have limited recognition in the formal judicial or administrative dispute resolution system.
		C: There is an informal system or community-based that makes decisions that are not always equitable but have recognition in the formal judicial or administrative dispute resolution system.

		D: There is no effective informal or community-based system to resolves land related disputes.
24	4	THERE IS A PROCESS FOR APPEALING DISPUTE RULINGS.
		A: A process exists to appeal rulings on land cases at reasonable cost with disputes resolved in a timely manner.
		B: A process exists to appeal rulings on land cases at high cost with disputes resolved in a timely manner.
		C: A process exists to appeal rulings on land cases at high cost and the process takes a long time/ the costs are low but the process takes a long time.
		D: A process does not exist to appeal rulings on land cases.
<i>Land Governance Indicator 25. The share of land affected by pending conflicts is low and decreasing</i>		
25	1	LAND DISPUTES CONSTITUTE A SMALL PROPORTION OF CASES IN THE FORMAL LEGAL SYSTEM.
		A: Land disputes in the formal court system are less than 10% of the total court cases.
		B: Land disputes in the formal court system are between 10% and 30% of the total court cases.
		C: Land disputes in the formal court system are between 30% and 50% of the total court cases.
		D: Land disputes in the formal court system are more than 50% of the total court cases.
25	2	CONFLICTS IN THE FORMAL SYSTEM ARE RESOLVED IN A TIMELY MANNER.
		A: A decision in a land-related conflict is reached in the first instance court within 6 months for more than 90% of cases.
		B: A decision in a land-related conflict is reached in the first instance court within 1 year for 90% of cases.
		C: A decision in a land-related conflict is reached in the first instance court within 18 months for 90% of cases.
		D: A decision in a land-related conflict is reached in the first instance court within 2 year or more for 90% of cases.
25	3	THERE ARE FEW LONG-STANDING LAND CONFLICTS (GREATER THAN 5 YEARS).
		A: The share of long-standing land conflicts is less than 5% of the total pending land dispute court cases.
		B: The share of long-standing land conflicts is between 5% and 10% of the total pending land dispute court cases.
		C: The share of long-standing land conflicts is between 10% and 20% of the total pending land dispute court cases.
		D: The share of long-standing land conflicts is greater than 20% of the total pending land dispute court cases.

PANEL 9. REVIEW OF INSTITUTIONAL ARRANGEMENTS AND POLICIES		
<i>Land Governance Indicator 26. Clarity of mandates and practice: institutional mandates concerning the regulation and management of the land sector are clearly defined, duplication of responsibilities is avoided and information is shared as needed</i>		
26	1	POLICY FORMULATION, IMPLEMENTATION, AND ARBITRATION ARE PROPERLY SEPARATED.
		A: In situations that can entail conflicts of interest or abuse (e.g. transfers of land rights) there is a clear separation in the roles of policy formulation, implementation of policy through land management and administration and the arbitration of disputes
		B: In situations that can entail conflicts of interest or abuse (e.g. transfers of land rights) there is some separation in the roles of policy formulation, implementation of policy through land management and administration and the arbitration of disputes
		C: In situations that can entail conflicts of interest or abuse (e.g. transfers of land rights) there is some separation in the roles of policy formulation, implementation of policy through land management and administration and the arbitration of disputes
		D: In situations that can entail conflicts of interest or abuse (e.g. transfers of land rights) there is no clear separation in the roles of policy formulation, implementation of policy through land management and administration and the arbitration of disputes
26	2	THE RESPONSIBILITIES OF THE MINISTRIES AND AGENCIES DEALING WITH LAND DO NOT OVERLAP (HORIZONTAL OVERLAP).
		A: The mandated responsibilities exercised by the authorities dealing with land governance are non-overlapping with those of other land sector agencies.
		B: The mandated responsibilities of the various authorities dealing with land administration issues are defined with a limited amount of overlap with those of other land sector agencies but there are few problems.
		C: The mandated responsibilities of the various authorities dealing with land administration issues are defined but institutional overlap with those of other land sector agencies and inconsistency is a problem.
		D: The mandated responsibilities of the various authorities dealing with land administration are defined poorly, if at all, and institutional overlap and inconsistency is a serious problem.
26	3	ADMINISTRATIVE (VERTICAL) OVERLAP IS AVOIDED.
		A: Assignment of land-related responsibilities between the different levels of administration and government is clear and non-overlapping.
		B: Division of land-related responsibilities between the different levels of administration and government is clear with minor overlaps.
		C: Division of land-related responsibilities between the different levels of administration and government is characterized by large overlaps.
		D: Division of land-related responsibilities between the different levels of administration and government is unclear.

26	4	INFORMATION ON LAND OWNERSHIP AND USE IS SHARED AMONG RESPONSIBLE INSTITUTIONS AND RELEVANT PARTS ARE FREELY ACCESSIBLE TO THE PUBLIC.
		A: Information related to rights in land is available to other institutions that need this information at reasonable cost and is readily accessible, largely due to the fact that land information is maintained in a uniform way.
		B: Information related to rights in land is available to interested institutions and although this information is available at reasonable cost, it is not readily accessible as the information is not maintained in a uniform way.
		C: Information related to rights in land is available to interested institutions but this information is not readily accessible or not available at a reasonable cost.
		D: Information related to rights in land is not available to interested institutions as a matter of policy or practice.
26	5	OVERLAPS OF RIGHTS (BASED ON TENURE TYPOLOGY) ARE MINIMAL AND DO NOT CAUSE FRICTION.
		A: The issues identified in the tenure Legal framework and procedures for land-related matters (incl. renewable and subsoil resources) are fully consistent and a unified mechanism for complaint and grievance redress is available in case of overlap.
		B: The Legal framework and procedures for land-related matters (incl. renewable and subsoil resources) are fully consistent but there may be differences in the way complaints and grievance redress are handled.
		C: The Legal framework and procedures for land-related matters (incl. renewable and subsoil resources) deal with land-related matters very differently but have functioning mechanisms for redressing overlap in place.
		D: The Legal framework and procedures for land-related matters (incl. renewable and subsoil resources) deal with land-related matters very differently and effective mechanisms for addressing overlap are not in place.
26	6	AMBIGUITY IN INSTITUTIONAL MANDATES (BASED ON INSTITUTIONAL MAP) DOES NOT CAUSE PROBLEMS.
		A: The processes applied by public institutions dealing with land are fully integrated and consistent.
		B: With minor exceptions, the processes applied by public institutions dealing with land are fully integrated and consistent.
		C: Different public institutions deal with land-related matters very differently but functioning mechanisms for coordination are in place and regularly used.
		D: Different public institutions deal with land-related matters very differently and effective mechanisms for coordination are not in place.

Land Governance Indicator 27. Equity and non-discrimination in the decision-making process: policies are formulated through a legitimate decision-making process that draws on inputs from all concerned. The legal framework is non-discriminatory and institutions to enforce property rights are equally accessible to all.

27	1	LAND POLICIES AND REGULATIONS EXIST AND ARE DEVELOPED IN A PARTICIPATORY MANNER.
		A: A comprehensive policy exists or can be inferred by the existing legislation. Land policy decisions that affect sections of the community are based on consultation with those affected and their feedback on the resulting policy is sought and incorporated in the resulting policy.
		B: A comprehensive land policy exists or can be inferred by the existing legislation. Land policy decisions that affect sections of the community are based on consultation with those affected but feedback is usually not sought or not used in making land policy decisions.
		C: Policy exists or can be inferred by the existing legislation but it is incomplete (some key aspects are missing or only covers part of the country such as only urban or only rural areas) or land policy decisions that affect some sections of the community are made without consultation with those affected.
		D: No clear land policy exists or can be inferred by the existing legislation and/or land policy decisions are generally taken without consultation of those affected.
27	2	THERE IS MEANINGFUL INCORPORATION AND MONITORING OF EQUITY GOALS IN LAND POLICY.
		A: Land policies incorporate equity objectives that are regularly and meaningfully monitored and their impact on equity issues is compared to that of other policy instruments.
		B: Land policies incorporate equity objectives that are regularly and meaningfully monitored but their impact on equity issues is not compared to that of other policy instruments.
		C: Land policies incorporate some equity objectives but these are not regularly and meaningfully monitored.
		D: Equity issues are not considered by land policies.
27	3	THE IMPLEMENTATION OF LAND POLICY IS COSTED, MATCHED WITH BENEFITS AND ADEQUATELY RESOURCED.
		A: Implementation of land policy is costed, expected benefits identified and compared to cost, and there are a sufficient budget, resources and institutional capacity for implementation.
		B: The implementation of land policy is costed, though not necessarily based on a comparison of expected benefits and costs. There is an adequate budget, resources and institutional capacity.
		C: The implementation of land policy is not fully costed and/or to implement the policy there are serious inadequacies in at least one area of budget, resources or institutional capacity.
		D: The implementation of land policy is not costed and there is inadequate budget, resources and capacity to implement the land policy.

27	4	THERE IS REGULAR AND PUBLIC REPORTING INDICATING PROGRESS IN POLICY IMPLEMENTATION.
		A: Formal land institutions report on land policy implementation in a regular, meaningful, and comprehensive way with reports being publicly accessible.
		B: Formal land institutions report on land policy implementation in a regular and meaningful way but reports are not made public.
		C: Formal land institutions report on land policy implementation but in a way that does not allow meaningful tracking of progress across different areas or in a sporadic way.
		D: Formal land institutions report on policy implementation only in exceptional circumstances or not at all.