**COUNTRY NAME - Land Governance Assessment Framework**

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|  |  |  |  | **Score** |
| **Pan-LGI-Dim** | **Topic** | **A** | **B** | **C** | **D** |
| **PANEL 1: Land Rights Recognition** |
| *LGI 1: Recognition of a continuum of rights* |
| 1 | 1 | 1 | Individuals' rural land tenure rights are legally recognized and protected in practice. |   |   |   |   |
| 1 | 1 | 2 | Customary tenure rights are legally recognized and protected in practice. |   |   |   |   |
| 1 | 1 | 3 | Indigenous rights to land and forest are legally recognized and protected in practice. |   |   |   |   |
| 1 | 1 | 4 | Urban land tenure rights are legally recognized and protected in practice. |   |   |   |   |
| *LGI 2: Respect for and enforcement of rights* |
| 1 | 2 | 1 | Accessible opportunities for tenure individualization exist. |   |   |   |   |
| 1 | 2 | 2 | Individual land in rural areas is recorded and mapped. |  |  |  |  |
| 1 | 2 | 3 | Individual land in urban areas is recorded and mapped. |   |   |   |   |
| 1 | 2 | 4 | The number of illegal land sales is low. |   |   |   |   |
| 1 | 2 | 5 | The number of illegal lease transactions is low. |   |   |   |   |
| 1 | 2 | 6 | Women's property rights in lands as accrued by relevant laws are recorded. |   |   |   |   |
| 1 | 2 | 7 | Women’s property rights to land are equal to those by men.  |  |  |  |  |
| **PANEL 2: Rights to Forest and Common Lands & Rural Land Use Regulations** |
| *LGI 1: Rights to Forest and Common Lands* |
| 2 | 1 | 1 | Forests and common lands are clearly identified in law and responsibility for use is clearly assigned. |   |   |   |   |
| 2 | 1 | 2 | Rural group rights are formally recognized and can be enforced. |   |   |   |   |
| 2 | 1 | 3 | Users' rights to key natural resources on land (incl. fisheries) are legally recognized and protected in practice. |   |   |   |   |
| 2 | 1 | 4 | Multiple rights over common land and natural resources on these lands can legally coexist. |   |   |   |   |
| 2 | 1 | 5 | Multiple rights over the same plot of land and its resources (e.g. trees) can legally coexist. |   |   |   |   |
| 2 | 1 | 6 | Multiple rights over land and mining/other sub-soil resources located on the same plot can legally coexist. |   |   |   |   |
| 2 | 1 | 7 | Accessible opportunities exist for mapping and recording of group rights. |  |  |  |  |
| 2 | 1 | 8 | Boundary demarcation of communal land. |  |  |  |  |
| *LGI 2: Effectiveness and equity of rural land use regulations* |
| 2 | 2 | 1 | Restrictions regarding rural land use are justified and enforced. |   |   |   |   |
| 2 | 2 | 2 | Restrictions on rural land transferability effectively serve public policy objectives. |   |   |   |   |
| 2 | 2 | 3 | Rural land use plans are elaborated/changed via public process and resulting burdens are shared. |  |  |  |  |
| 2 | 2 | 4 | Rural lands, the use of which is changed, are swiftly transferred to the destined use. |  |  |  |  |
| 2 | 2 | 5 | Rezoning of rural land use follows a public process that safeguards existing rights. |  |  |  |  |
| 2 | 2 | 6 | For protected rural land use (forest, pastures, wetlands, national parks, etc.) plans correspond to actual use. |  |  |  |  |
| **PANEL 3: Urban Land Use, Planning, and Development** |
| *LGI 1: Restrictions on Rights* |
| 3 | 1 | 1 | Restrictions on urban land ownership/transfer effectively serve public policy objectives. |   |   |   |   |
| 3 | 1 | 2 | Restrictions on urban land use (disaster risk) effectively serve public policy objectives. |   |   |   |   |
| *LGI 2: Transparency of Land Use Restrictions* |
| 3 | 2 | 1 | Process of urban expansion/infrastructure development process is transparent and respects existing rights. |   |   |   |   |
| 3 | 2 | 2 | Changes in urban land use plans are based on a clear public process and input by all stakeholders. |   |   |   |   |
| 3 | 2 | 3 | Approved requests for change in urban land use are swiftly followed by development on these parcels of land. |   |   |   |   |
| *LGI 3: Efficiency in the Urban Land Use Planning Process* |
| 3 | 3 | 1 | Policy to ensure delivery of low-cost housing and services exists and is progressively implemented. |   |   |   |   |
| 3 | 3 | 2 | Land use planning effectively guides urban spatial expansion in the largest city. |   |   |   |   |
| 3 | 3 | 3 | Land use planning effectively guides urban development in the four next largest cities. |   |   |   |   |
| 3 | 3 | 4 | Planning processes are able to cope with urban growth. |   |   |   |   |
| *LGI 4: Speed and Predictability of Enforcement of Restricted Land Uses* |
| 3 | 4 | 1 | Provisions for residential building permits are appropriate, affordable and complied with. |   |   |   |   |
| 3 | 4 | 2 | A building permit for a residential dwelling can be obtained quickly and at a low cost. |   |   |   |   |
| *LGI 5: Tenure regularization schemes in urban areas* |
| 3 | 5 | 1 | Formalization of urban residential housing is feasible and affordable. |   |   |   |   |
| 3 | 5 | 2 | In cities with informal tenure, a viable strategy exists for tenure security, infrastructure, and housing. |   |   |   |   |
| 3 | 5 | 3 | A condominium regime allows effective management and recording of urban property. |  |  |  |  |
| **PANEL 4: Public Land Management** |
| *LGI 1: Identification of Public Land and Clear Management* |
| 4 | 1 | 1 | Criteria for public land ownership are clearly defined and assigned to the right level of government. |   |   |   |   |
| 4 | 1 | 2 | There is a complete recording of public land. |  |  |  |  |
| 4 | 1 | 3 | Information on public land is publicly accessible. |  |  |  |  |
| 4 | 1 | 4 | The management responsibility for different types of public land is unambiguously assigned. |  |  |  |  |
| 4 | 1 | 5 | Responsible public institutions have sufficient resources for their land management responsibilities. |  |  |  |  |
| 4 | 1 | 6 | All essential information on public land allocations to private interests is publicly accessible. |   |   |   |   |
| *LGI 2: Justification and Time-Efficiency of Acquisition Processes* |
| 4 | 2 | 1 | There is minimal transfer of acquired land to private interests. |   |   |   |   |
| 4 | 2 | 2 | Acquired land is transferred to destined use in a timely manner. |   |   |   |   |
| 4 | 2 | 3 | The threat of land acquisition does not lead to pre-emptive action by private parties. |  |  |  |  |
| *LGI 3: Transparency and Fairness of Acquisition Procedures* |
| 4 | 3 | 1 | Compensation is provided for the acquisition of all rights regardless of their recording status. |   |   |   |   |
| 4 | 3 | 2 | Land use change resulting in selective loss of rights there is compensated for. |   |   |   |   |
| 4 | 3 | 3 | Acquired owners are compensated promptly. |   |   |   |   |
| 4 | 3 | 4 | There are independent and accessible avenues for appeal against acquisition. |   |   |   |   |
| 4 | 3 | 5 | Timely decisions are made regarding complaints about acquisition. |   |   |   |   |
| **PANEL 5: Transfer of Large Tracts of Land to Investors** |
| *LGI 1: Transfer of Public Land to Private Use Follows a Clear, Competitive Process and Payments are Collected* |
| 5 | 1 | 1 | Public land transactions are conducted in an open transparent manner. |   |   |   |   |
| 5 | 1 | 2 | Payments for public leases are collected. |  |  |  |  |
| 5 | 1 | 3 | Public land is transacted at market prices unless guided by equity objectives. |  |  |  |  |
| 5 | 1 | 4 | The public captures benefits arising from changes in permitted land use. |  |  |  |  |
| 5 | 1 | 5 | Policy to improve equity in asset access and use by the poor exists, is implemented effectively and monitored. |   |   |   |   |
| *LGI 2: Private Investment Strategy* |
| 5 | 2 | 1 | Land to be made available to investors is identified transparently and publicly, in agreement with right holders. |   |   |   |   |
| 5 | 2 | 2 | Investments are selected based on economic, socio-cultural and environmental impacts in an open process. |   |   |   |   |
| 5 | 2 | 3 | Public institutions transferring land to investors are clearly identified and regularly audited. |   |   |   |   |
| 5 | 2 | 4 | Public bodies transferring land to investors share information and coordinate to minimize and resolve overlaps (incl. sub-soil). |  |  |  |  |
| 5 | 2 | 5 | Compliance with contractual obligations is regularly monitored and remedial action taken if needed. |  |  |  |  |
| 5 | 2 | 6 | Safeguards effectively reduce the risk of negative effects from large scale land-related investments.  |   |   |   |   |
| 5 | 2 | 7 | The scope for resettlement is clearly circumscribed and procedures exist to deal with it in line with best practice. |   |   |   |   |
| *LGI 3: Policy Implementation is Effective, Consistent and Transparent* |
| 5 | 3 | 1 | Investors provide sufficient information to allow rigorous evaluation of proposed investments. |   |   |   |   |
| 5 | 3 | 2 | Approval of investment plans follows a clear process with reasonable timelines. |   |   |   |   |
| 5 | 3 | 3 | Right holders and investors negotiate freely and directly with full access to relevant information. |  |  |  |  |
| 5 | 3 | 4 | Contractual provisions regarding benefit sharing are publicly disclosed. |   |   |   |   |

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| *LGI 4: Contracts Involving Public Land are Public and Accessible* |
| 5 | 4 | 1 | Information on spatial extent and duration of approved concessions is publicly available. |   |   |   |   |
| 5 | 4 | 2 | Compliance with safeguards on concessions is monitored and enforced effectively and consistently. |   |   |   |   |
| 5 | 4 | 3 | Avenues to deal with non-compliance exist and obtain timely and fair decisions. |   |   |   |   |
| **PANEL 6: Public Provision of Land Information: Registry and Cadastre** |
| *LGI 1: Mechanisms for Recognition of Rights* |
| 6 | 1 | 1 | Land possession by the poor can be formalized in line with local norms in an efficient and transparent process. |   |   |   |   |
| 6 | 1 | 2 | Non-documentary evidence is effectively used to help establish rights. |  |  |  |  |
| 6 | 1 | 3 | Long-term unchallenged possession is formally recognized. |  |  |  |  |
| 6 | 1 | 4 | First-time recording of rights on demand includes proper safeguards and access is not restricted by high fees. |   |   |   |   |
| 6 | 1 | 5 | First-time registration does not entail significant informal fees. |  |  |  |  |
| *LGI 2: Completeness of the Land Registry* |
| 6 | 2 | 1 | Total cost of recording a property transfer is low. |   |   |   |   |
| 6 | 2 | 2 | Information held in records is linked to maps that reflect current reality. |   |   |   |   |
| 6 | 2 | 3 | All relevant private encumbrances are recorded. |  |  |  |  |
| 6 | 2 | 4 | All relevant public restrictions or charges are recorded. |  |  |  |  |
| 6 | 2 | 5 | There is a timely response to requests for accessing registry records. |  |  |  |  |
| 6 | 2 | 6 | The registry is searchable. |  |  |  |  |
| 6 | 2 | 7 | Land information records are easily accessed. |   |   |   |   |
| *LGI 3: Reliability of Registry Information* |
| 6 | 3 | 1 | Information in public registries is synchronized to ensure integrity of rights and reduce transaction cost. |   |   |   |   |
| 6 | 3 | 2 | Registry information is up-to-date and reflects ground reality. |   |   |   |   |
| *LGI 4: Cost-effectiveness and Sustainability of Land Administration Services* |
| 6 | 4 | 1 | The registry is financially sustainable through fee collection to finance its operations. |   |   |   |   |
| 6 | 4 | 2 | Investment in land administration is sufficient to cope with demand for high quality services. |   |   |   |   |
| *LGI 5: Fees are Determined Transparently* |
| 6 | 5 | 1 | Fees have a clear rationale, their schedule is public, and all payments are accounted for. |   |   |   |   |
| 6 | 5 | 2 | Informal payments are discouraged. |   |   |   |   |
| 6 | 5 | 3 | Service standards are published and regularly monitored. |   |   |   |   |
| **PANEL 7: Land Valuation and Taxation** |
| *LGI 1: Transparency of Valuations* |
| 7 | 1 | 1 | There is a clear process of property valuation. |   |   |   |   |
| 7 | 1 | 2 | Valuation rolls are publicly accessible. |   |   |   |   |
| *LGI 2: Collection Efficiency* |
| 7 | 2 | 1 | Exemptions from property taxes payment are justified and transparent. |   |   |   |   |
| 7 | 2 | 2 | All property holders liable to pay property tax are listed on the tax roll. |   |   |   |   |
| 7 | 2 | 3 | Assessed property taxes are collected. |   |   |   |   |
| 7 | 2 | 4 | Receipts from property tax exceed the cost of collection. |   |   |   |   |
| **PANEL 8: Dispute Resolution** |
| *LGI 1: Assignment of Responsibility* |
| 8 | 1 | 1 | There is clear assignment of responsibility for conflict resolution. |   |   |   |   |
| 8 | 1 | 2 | Conflict resolution mechanisms are accessible to the public. |   |   |   |   |
| 8 | 1 | 3 | Mutually accepted agreements reached through informal dispute resolution systems are encouraged. |   |   |   |   |
| 8 | 1 | 4 | There is an accessible, affordable and timely process for appealing disputed rulings. |  |  |  |  |
| *LGI 2: The Share of Land Affected by Pending Conflicts is Low and Decreasing* |
| 8 | 2 | 1 | Land disputes constitute a small proportion of cases in the formal legal system. |  |  |  |  |
| 8 | 2 | 2 | Conflicts in the formal system are resolved in a timely manner. |  |  |  |  |
| 8 | 2 | 3 | There are few long-standing (> 5 years) land conflicts. |  |  |  |  |
| **PANEL 9: Institutional Arrangements and Policies** |
| *LGI 1: Clarity of Mandates and Practice* |
| 9 | 1 | 1 | Land policy formulation, implementation and arbitration are separated to avoid conflict of interest. |  |  |  |  |
| 9 | 1 | 2 | Responsibilities of the ministries and agencies dealing with land do not overlap (horizontal overlap). |  |  |  |  |
| 9 | 1 | 3 | Administrative (vertical) overlap is avoided. |  |  |  |  |
| 9 | 1 | 4 | Land right and use information is shared by public bodies; key parts are regularly reported on and publicly accessible. |  |  |  |  |
| 9 | 1 | 5 | Overlaps of rights (based on tenure typology) are minimal and do not cause friction or dispute. |  |  |  |  |
| 9 | 1 | 6 | Ambiguity in institutional mandates (based on institutional map) does not cause problems. |  |  |  |  |
| *LGI 2: Equity and Non-discrimination in the Decision-making Process* |
| 9 | 2 | 1 | Land policies and regulations are developed in a participatory manner involving all relevant stakeholders. |  |  |  |  |
| 9 | 2 | 2 | Land policies address equity and poverty reduction goals; progress towards these is publicly monitored. |  |  |  |  |
| 9 | 2 | 3 | Land policies address ecological and environmental goals; progress towards these is publicly monitored. |  |  |  |  |
| 9 | 2 | 4 | The implementation of land policy is costed, matched with benefits and adequately resourced. |  |  |  |  |
| 9 | 2 | 5 | There is regular and public reporting indicating progress in policy implementation. |  |  |  |  |
| 9 | 2 | 6 | Land policies help to improve land use by low-income groups and those who experienced injustice. |  |  |  |  |
| 9 | 2 | 7 | Land policies proactively and effectively reduce future disaster risk. |  |  |  |  |