

## INDICE

<b>Foreword</b>	ix
<b>Acknowledgments</b>	xiii
<b>Executive Summary</b>	xvii
The Importance of Land Policies	xvii
Property Rights to Land	xxii
Land Transactions	xxix
Socially Desirable Land Use	xxxviii
Challenges Ahead	xiiv
<b>1 Introduction</b>	1
The Relevance of Land Rights	1
Land Policy in Different Regional Contexts	3
The Role of This Report	5
<b>2 Property Rights to Land 7</b>	7
The Historical Context	8
Conceptual Framework	22
Demand for and Impact of Secure Property Rights	36
Policy Implications	51
Conclusion	74
Notes	76
<b>3 Land Transactions</b>	79
Key Factors Affecting the Functioning of Rural Land Markets	80
Implications for Land Rental Markets	84
Implications for Land Sales Markets	93
Empirical Evidence on Land Markets in Different Regions	98
Policy Implications	115
Conclusion	129
Notes	131
<b>4 Fostering Socially Desirable Land Use</b>	133
Restructuring the Farm Sector in CEE and CIS Countries	134
Enhancing Land Access through Land Reform	143
Reducing the Incidence and Impact of Land-Related Conflict	157
Land Taxation	165
Devolution of Control of State Land	169
Land Use Regulation and Zoning	174
Putting Land Policy in Context	178
Conclusion: Continuity and Change since 1975	185
Notes	190
Appendix: Regional Workshops	193
Regional Workshop on Land Issues in Central and Eastern Europe Budapest, Hungary, April 3-6, 2002	193
Regional Workshop on Land Issues in Africa and the Middle East Kampala, Uganda, April 29-May 2, 2002	195
Regional Workshop on Land Issues in Latin America and the Caribbean Pachuca (Hidalgo), Mexico, May 19- 22, 2002	199
Regional Workshop on Land Issues in Asia Phnom Penh, Cambodia,	202

June 3-6, 2002	
Glossary	205
References	207
<b>Boxes</b>	
2.1 A decentralized two-step system for registering property rights: the case of Lithuania	34
2.2 Land tenure security under state ownership	55
2.3 Innovative gender legislation in Latin America	60
2.4 The scope for gradually upgrading tenure security over time	65
2.5 Key differences between deed and title registration	71
3.1 The scope and flexibility of land rental contracts in West Africa	105
3.2 The impact of eliminating restrictions on land rental	121
3.3 Dangers of land privatization in an environment with multiple market imperfections	123
4.1 Changes in land reform policy in Colombia	147
4.2 Brazil: land reform to combat poverty in a middle-income country	148
4.3 Challenges of land reform in South Africa	150
4.4 The many facets of land conflict throughout history	158
4.5 Land tax reform in Kenya and Indonesia	169
4.6 The continuing challenge of state ownership	172
4.7 Ghana: an example of a comprehensive land policy	180
4.8 Elaborating and monitoring a land policy framework: key issues and indicators	182
<b>Figures</b>	
2.1 Initial land distribution and economic growth, selected countries	18
2.2 Informal land occupation in urban areas, by region	37
2.3 Impact of title status on land values, selected countries and years	44
2.4 Impact of title status on investment, selected countries and years	46
2.5 Impact of title status on access to credit, selected countries and years	49
2.6 Impact of titling and wealth on credit access, Paraguay, 1990-95	51
3.1 Actual and desired rental land, China	110
3.2 Land rental before and after agricultural market liberalization, Nicaragua	112
4.1 Productivity of plots with and without conflict, Uganda, 2001	161
<b>Tables</b>	
2.1 Intervention to establish and support large farms, selected locations and periods	12-13
2.2 Impact of land ownership distribution in four Latin American countries	21
2.3 Status of customary tenure in new land laws, selected African countries	63
4.1 Nature of land rights, selected CEE and CIS countries	137
4.2 Share of land held privately, selected CEE and CIS countries, 1990 and 2000	139
4.3 Extent and characteristics of land reforms, selected economies and years	144

