



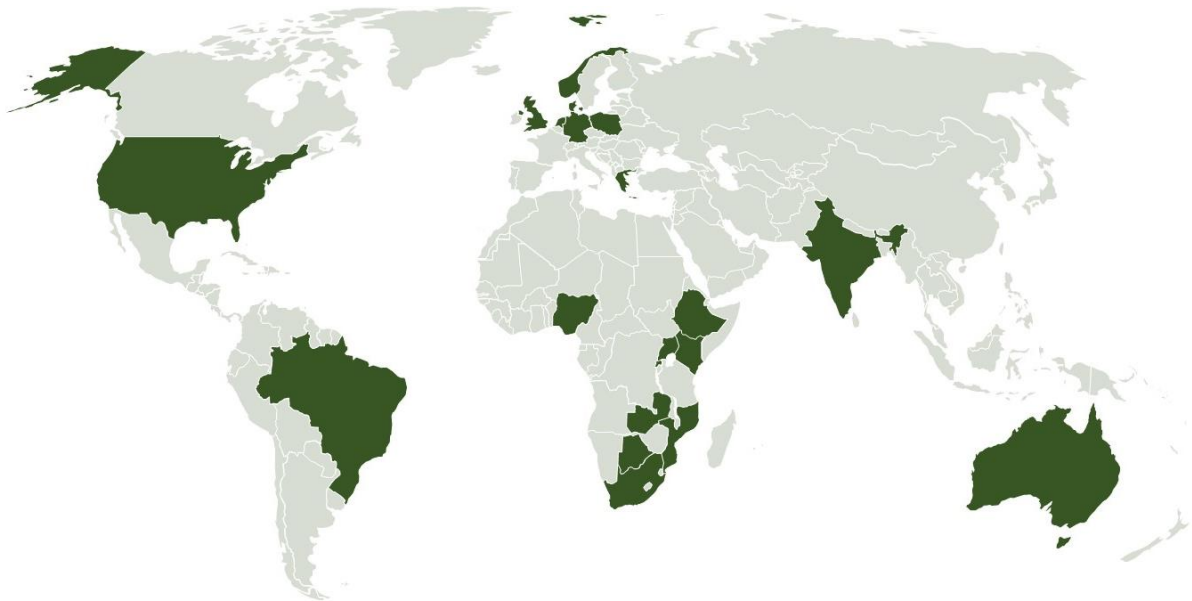
2nd International Land Management Conference

Land: Meeting Challenges and Greeting Opportunities

Book of abstracts

11-12 May 2023, Bristol, UK

Over 40 speakers from 22 countries



Introduction to LINK

The Land International Network for Knowledge (LINK) was established in 2021 and is hosted by the University of the West of England, Bristol, UK. It exists to promote knowledge exchange, evidence-based research, and professional development across the land governance development space. It aims to build collaboration, promote peer-to-peer learning and networking worldwide. It has a special focus on improving knowledge exchange between academe, professional bodies, and both the public sector and private practice.

2nd International Land Management Conference

This is the second international land management conference organised by LINK and it is held on the 11th and 12th May 2023. The overall theme of the conference is:- **Land: meeting challenges and greeting opportunities**. There are four thematic sessions, each with its own facilitator:-

- Theme 1:** Challenges and Experiences of Expropriation: James Kavanagh
- Theme 2:** (Co)Land Rights and Management: Geoffrey Payne
- Theme 3:** Building Capacity Development and Professionalisation: Stig Enemark
- Theme 4:** Financing of Land Administration: Richard Baldwin

Each thematic session has a dedicated half-day session and is facilitated by a lead facilitator who is experienced and well known in that sector. The aim is to stimulate discussion and identify challenges and opportunities so ample time has been allocated for discussion.

Contact LINK

LINK is a non-profit and voluntary initiative hosted by the University of the West of England and you are welcome to contact the practice leads below:

Research and Evaluation	Professor Jessica Lamond	Jessica.Lamond@uwe.ac.uk
Academic and Professional Development	Mrs Grazyna Wiejak-Roy	Grazyna.Wiejak-Roy@uwe.ac.uk
Knowledge Exchange and Business Development	Dr Richard Baldwin	r.baldwin@iland.consulting

Conference Themes

Theme 1: Challenges and Experiences of Expropriation

Expropriation, eminent domain, compulsory purchase, takings, land grab. These issues are contentious and raise social welfare concerns now more important than ever. Despite the problems identified and explored over the ages multiple challenges still remain and these concerns differ across the globe. At ILM2 we welcome contributions exploring the current expropriation regulations across continents, discussing practices, and social, political, and economic tensions and experiences that inform improved decision-making.

Theme 2: (Co)Land Rights and Management

Collective, cooperative, communal land and property rights. From rights associated with residential, commercial uses or agricultural production, to collective rights to natural resources, at ILM2 we welcome contributions considering the changing nature of the various types of (co)land rights and implications for their users, co-owners, and others benefiting from social value they generate.

Theme 3: Building Capacity Development and Professionalisation

There has been enormous growth in knowledge-based products that can be accessed by the international land community, and there are many education providers able to support capacity building through both formal qualifications and short-term professional development. However, there remain key weaknesses in many land agencies worldwide with high vacancy levels and difficulties in accessing professional support (both public and private sector). At ILM2 we welcome contributions about new and innovative ways to increase competence, build capacity and professionalism throughout the land sector globally.

Theme 4: Financing of Land Administration

In many developing countries the land administration systems do not provide complete coverage and registration levels may be low, with lack of financing often raised as a constraint. At ILM2 we welcome contributions that seek to identify how these financial constraints may be addressed leading to more sustainable longer-term solutions.

Opening Session: Welcome and Keynote presentation

Title: Welcome and Introduction
Authors: Matthew Jones
Organisation: University of the West of England, UK
Presentation: Welcome session

Abstract: We welcome you to the 2nd LINK - International Land Management conference hosted by the University of the West of England. The programme brings together 35 contributors across four sessions and includes representatives from more than 20 countries around the world; reflecting the truly international importance of land issues.

Worldwide, it is still estimated that less than 25% of citizens in developing countries benefit from secure formal land rights. Customary systems dominate in many parts of the world, and these are still mostly undocumented, though most countries do now have clear land policies and supportive laws established in the last 20 years or so. At the same time, there is increased pressure on natural resources; increased pressure on food systems and climate change is further testing resilience and leading to changing land use patterns.

Lots of challenges. How do we meet them? Where are the opportunities for intervention and what can be done to make land systems more sustainable? This conference will explore some of the challenges and opportunities; providing insights from developed and developing nations; working in different tenure domains and focusing on some of the big issues such as expropriation; community-based approaches to land rights, academic and professional development; and developing financially sustainable systems for land administration.

Presenters' details:



Dr Matthew Jones is Dean and Head of School of Architecture and Environment at the University of the West of England, Bristol, UK. An experienced academic and practitioner, he is committed to equipping students with the skills, attributes and knowledge to create sustainable, inclusive futures and the agency to make positive change in the designed, natural and built environments. Matt has expertise in Education for Sustainable Development, civic agency and the civic university, and interdisciplinary university-community live projects. His research focuses on creating thriving and resilient towns and high streets, a theme he has explored through artist residencies, co-design workshops, teaching collaborations, architectural projects, community-led planning and academic research. He is a Design Council Expert, a Fellow of the Royal Society of the Arts and a Senior Fellow of the Higher Education Academy.

Title: **Keynote Presentation - Development Partners' View on the Importance of Land in the Development Space**

Authors: **Chris Penrose-Buckley**

Organisation: **Foreign, Commonwealth & Development Office, UK**

Presentation: **Keynote**

Abstract: Good land governance is widely recognised as an essential building block for social and economic development and a key enabler for climate mitigation and adaptation. Despite this and the foundational role played by land in shelter, livelihoods, prosperity and, for many, identity, land governance often struggles to be heard, prioritised, and therefore funded among many competing development priorities. There are many reasons for this, including long and contingent impact chains and political risk, and it is important to understand these problems, at least from a development partner perspective, in order to make a more compelling, positive case for investment in the land sector. At the same time the global and development context is changing rapidly creating new challenges and opportunities for land reform, including for example: a growing awareness of the political dimension of land and steps to reflect this in programme design; a changing funding context and technology that is facilitating new approaches and funding models for land tenure regularisation; and new opportunities to make a more integrated or holistic case for tenure reform across multiple sectors and across global process and national line ministries. Like many other Development Partners, FCDO's land portfolio has and is evolving in response to this changing context as encapsulated in a planned new central land programme, the UK's leadership on the COP26 Forest Tenure Pledge, and our involvement in a nascent, multistakeholder global campaign to push tenure security for all up the global agenda.

Presenters' details:



Chris is a Senior Adviser on Land Policy at the UK's Foreign, Commonwealth and Development Office (formerly DFID) and holds an MSc in rural development and agricultural economics from Imperial College London. He has over 20 years' experience in land governance, agriculture and natural resource management in Africa, Asia and Latin America.

Session One: Challenges & Experiences of Expropriation

Session one: Challenges and experiences of expropriation.				
Session lead: James Kavanagh				
1	1	James Kavanagh	Challenges and experiences of expropriation	RICS UK
	2	Ching-Jen Sun, Duygu Yengin	Reconciling fairness and efficiency: multilateral bargaining in the shadow of eminent domain	Deakin University / University of Adelaide Australia
	3	Salem Thawaba	Land expropriation: from welfare tool to control, disposition and domination tool - a case from Palestine	Birzeit University Palestine
	4	Aziza Hummeid, Ramya Ramanath	Farmland to plot-wise residential development: Parsing the (missing) details of land conversions	DePaul University US/India
	5	Kabaka Mutensa	Informal settlement upgrading – lessons learnt, case studies of Namuwongo, Kampala & Heliópolis, São Paulo	BioCarbon Registry Uganda, Brazil
	6	Loyd Sungirirai	Assessing the openness and access to land Information in Botswana: challenges and opportunities	BA ISAGO University / Land Portal Foundation Botswana

Title: Challenges and Experiences of Expropriation

Authors: James Kavanagh

Organisation: Royal Institution of Chartered Surveyors, UK

Theme 1.1: Challenges and Experiences of Expropriation

Abstract: Unregistered land rights are estimated to account for more than 70% of land rights in developing countries. While international financial institutions such as the World Bank require compensation payments for recognizable rightsholders, many projects face challenges paying compensation to this group of people because of complex and unclear regulatory environments that often surround unregistered lands and technical difficulties to properly value such lands. The problem is further compounded if the land is customarily occupied due to unclear boundaries, overlapping claims and political economy issues. Many projects need to navigate through national legal systems and find spaces creatively, while also applying pressure on account of noncompliance. In this session, we will present cases where the loss of unregistered and customary lands was properly valued and fair compensations paid including for livelihood restorations by fully exploiting spaces in national laws and valuation standards. Cases include customary land acquisition in Uganda and Indonesia, and unregistered land acquisition in Sri Lanka/Uganda. All cases sought to use existing spaces in national regulatory framework and valuation standards including through active stakeholder engagement and participatory impact assessments, so occupants of unregistered and customary lands receive compensations at replacement cost. This session will present cases where the loss of unregistered and customary lands was fairly compensated including for livelihood loss by using spaces in national laws and valuation standards.

Presenters' details:



James Kavanagh MRICS C.Geog MCIInstCES is a Chartered Land Surveyor & Chartered Geographer. James studied at TUD Dublin and University of East London. With over 30 years' experience in the global land and property sectors, James worked on some of the largest infrastructure projects in Europe before spending several years working on mapping, surveying, and informal land rights issues for the United Nations (UNRWA). James is head of Land & Resources with The Royal Institution of Chartered Surveyors (RICS). James is chair of the International Land Standard (ILMS) Coalition, vice chair of FIG Commission 9 and secretary-general of CASLE, and is working on further research, insight, and standards on issues of GNSS in geospatial surveying, imagery, neighbour disputes, geodesy, informal settlements, customary land issues, land acquisition and compensation and the process of land and property rights formalisation.

Title: **Reconciling Fairness and Efficiency: Multilateral Bargaining in the Shadow of Eminent Domain**

Authors: **Ching-Jen Sun and Duygu Yengin**

Organisation: **Deakin University, Melbourne and University of Adelaide, Australia**

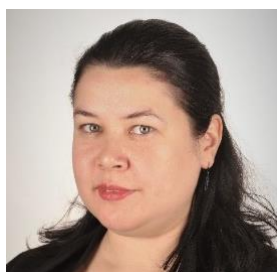
Theme 1.2: **Challenges and Experiences of Expropriation**

Abstract: Eminent domain is the power of a government to acquire privately owned property without the owner's consent for a public purpose, provided that the owner receives just compensation. While eminent domain resolves the holdout problem and may improve efficiency by allowing the government to implement socially beneficial projects with minimum delays, it does not respect property rights and an improper use of it could lead to unfair outcomes to the dispossessed land owners. We develop a new bargaining model to investigate how the ambiguities in eminent domain laws affect the efficiency of outcomes, extent of holdouts, the division of surplus between the buyer (executive arm of government or an authorized private entity acting on behalf of the government) and sellers (property owners whose properties are acquired), and the resulting welfare levels. Our bargaining model mirrors the current practice of compulsory acquisition and can be implemented easily. We first show theoretically that the absolute power of eminent domain always leads to unfair outcomes. To rectify the issue of unfairness, we identify the degree of ambiguity in eminent domain law at which sellers are compensated at least their subjective values for their properties (fairness) and agreement occurs immediately so there is no holdout (efficiency).

Presenters' details:



CJ Sun is an Associate Professor in the Department of Economics at Deakin Business School. CJ obtained his PhD from Ohio State University in 2008. He is a game theorist working in bargaining theory, industrial organization, and contract theory. His research has appeared in leading economics journals such as *Games and Economic Behaviour*, *International Economic Review*, and *Social Choice and Welfare*.



Duygu Yengin is an economist and Associate Professor in the School of Economics and Public Policy at the University of Adelaide. She received her PhD from the University of Rochester in 2007 and undergraduate degree from London School of Economics. She has taken roles as Interim and Deputy Head of School and Associate Dean of Diversity and Inclusion. She specializes in using game theory, mathematical economics, axiomatic fair allocation, bargaining theory, auction, and market design to develop models and solutions for various issues such as land sales, compulsory acquisitions, law and economics, sustainability, trust in negotiations, equitable allocation of resources, gender economics. She has published in economics journals such as *Journal of Public Economics*, *Games and Economic Behaviour*, *Journal of Mathematical Economics*, *Social Choice and Welfare*. She is a co-founder and South Australia Co-Chair of the Women in Economics Network (WEN) and a board member of the Economic Society of Australia-SA.

Title: Land Expropriation: from Welfare Tool to Control, Disposition and Domination Tool - A Case from Palestine

Authors: Salem Thawaba

Organisation: Architectural Engineering and Urban Planning Department, Birzeit University, Palestine

Theme 1.3: Challenges and Experiences of Expropriation

Abstract: Ruling authorities use Land expropriation to improve life quality and raise social welfare for the inhabitants. It is defined as “The sovereign power inherent in the states to take private property without the owner’s consent for public use upon making just compensation thereof”. In good planning practice, affected people should be part of the process of expropriation in the earlier stages throughout the implementation of the project to facilitate and enhance benefit for the community. The case is different in Palestine, where land expropriation is the core issue in the struggle to control, disposition, and domination instead of social welfare and improving quality of life. In Palestine, land has been confiscated/expropriated for the benefit of the colonizer/occupation power to establish colonies to accommodate Jewish people transferred to the occupied West Bank. Immediately, after the conquest of the West Bank, the Israeli occupation authority destroyed 135 homes and expropriated 30 acres in the old city of Jerusalem to expand the plaza in front of the “wailing Wall”. Many tactics were used to expropriate lands by the Israeli occupation power: i) land for public use, these areas were turned into new Jewish immigrants settlements, ii) State land, where large areas were confiscated from their owners and were labelled as State land because they were not cultivated, iii) military orders, houses and lands were expropriated by issuing military orders, iv) Absentee property, any property whose owner left the West Bank during the 1967 war was transferred to the occupation authority as a custodian. This study tries to shed light on land expropriation in Palestine to show the other side of this tool.

Presenters’ details:



Salem has BSc in Architectural Engineering from Birzeit University. He has then worked as a planner at the Ministry of Planning and International cooperation for five years and got MA in Regional planning and urbanism from the Oslo School of Architecture (Oslo, Norway) in 1998 with a thesis on “Landscape Capacity for Absorbing Urban Development in Tulkarem”. Then he joined the University of Arkansas, USA to gain PhD in Environmental Dynamics with a dissertation entitled “Integrating Perception Analysis and Geographic Information System (GIS) Technology in Urban Planning, City Growth and Modeling”. Salem is now teaching at the Architectural Engineering Department of Birzeit University, Palestine. His interest lies in urban planning with focus on settlement growth patterns and GIS application in urban areas.

Title: Farmland to Plot-wise Residential Development: Parsing the (Missing) Details of Land Conversions

Authors: Aziza Hummeid, Ramya Ramanath, K.P. Manikandan and Adharsh Murthy

Organisation: DePaul University, USA

Theme 1.4: Challenges and Experiences of Expropriation

Abstract: While extant literature sheds valuable light on the causes and consequences of land-related tussles in urban peripheries, what remains less understood are the comparatively silent nature of land-related transactions taking place outside of the scholarly focus on large-scale flagship developments. If peri-urbanization, as Webster (2002, p. 1) writes, is to be understood as “a process in which rural areas located on the outskirts of established cities become more urban in character, in physical, economic, and social terms, often in piecemeal fashion”, then understanding the incremental (partly extra-legal) processes of land commodification merits equal, if not more attention. Based on a multi-situated ethnography of select residential housing developments in four distinct “pockets” around the city of Chennai, India, this paper will highlight the nature of negotiations influencing the speed, legitimacy, and cost of agricultural land conversion for residential development. A focus on plot-wise land conversion, we find, is a particularly useful tool to examine the highly fragmented yet widespread nature of homeownership and entitlement that currently shapes Chennai’s urbanization. We link the historical site-specific factors shaping conversions (obtained through archival analyses and interviews with long-time residents and local governments) to the observed fragmented patterns of residential development (via interviews with select builders, land mediators and homeowners). Our work will highlight the importance of understanding the drivers of land use conversion and development through time.

Presenters’ details:



Dr Ramya Ramanath is Associate Professor and Chair of the International Public Service degree program at DePaul University's School of Public Service in Chicago, USA. She teaches graduate courses on sustainable international development, policy implementation, cross-sector relations, and management of international NGOs. Her publications - in urban resettlement & rehabilitation, program evaluation, NGO-government relations, and non-profit capacity building - draw on perspectives in organizational behaviour, urban sociology, planning, anthropology, and political science. In her 2019 book, *A Place to Call Home: Women as Agents of Change in Mumbai*, Ramanath foregrounds experiences of a diverse group of 120 women displaced from the slums of Mumbai and resettled in high-rise public housing to show how a history of tumultuous urban planning decisions can help and hinder an under-heeded population of those who call the city home. Most recently, she is collaborating with the Indian Housing Federation on research which will reveal and nuance the voices, perspectives, and experiences of multiple small-scale private developers operating in Chennai's peri-urban frontiers.

Title: **Informal Settlement Upgrading – Lessons Learnt, Case Study of Namuwongo, Kampala & Heliópolis, São Paulo**

Authors: **Kabaka Mutensa, Dianah Rose Abeho, Flavia da Fonseca Feitosa, Camila Pereira Saraiva and Mohammed Abubakari**

Organisation: **BioCarbon Registry, Uganda**

Theme 1.5: **Challenges and Experiences of Expropriation**

Abstract: Informal settlements are a major concern for city authorities in the Global South warranting the need for upgrading projects to improve upon them. This study examines two upgrading projects in Africa (The Namuwongo Upgrading and Low-Cost Housing Project, Kampala - Uganda) and South America (The Heliópolis Project, São-Paulo - Brazil) through a learning-by-comparison lens. Using a qualitative literature review approach, the study gathers and analyses relevant secondary documents from Google Scholar, Scopus, and Web of Science. The findings attest that the Upgrading project in Uganda is challenged by problematic land tenure and rights of residents, limited community engagement and participation, poor policy formulation, and adoption, inconsistencies in project planning administration, and poor financing and prioritization. Reflecting on the Upgrading project in Brazil, the study argues that future upgrading projects in Uganda become much more deliberate in the process of policy formulation, adoption, and implementation; community participatory mechanisms; funding prioritization; and collaboration with international funding organizations. The study opens the need for synergic policy-scholarly works through south-south learning approaches for improving the effectiveness of upgrading projects in Africa.

Presenters' details:



Kabaka Mutensa is a Ugandan Land Surveyor, Regional Planner and Researcher interested in climate change, urban housing, and sustainable cities. He graduated from Makerere University, Kampala, Uganda with a Bachelor of Science in Land Surveying and Geomatics. He later worked on various infrastructure development projects, particularly roads and structures in Kampala and across the country including feasibility studies, topographic surveys, land administration and Resettlement Action Plan Implementation at Uganda National Roads Authority. He later went on to pursue an International Joint master's degree in Regional Development Planning and Management (Spatial Planning) from Technische Universität Dortmund, Germany (first year) and Universidade Federal do ABC, São Paulo, Brazil (second year). He is currently working as a Regional Officer for Africa at BioCarbon Registry; a program that registers and certifies Greenhouse Gas projects to generate Carbon Credits. Here, he assists in communicating with and linking initiatives involved in climate change mitigation with the BioCarbon Registry across Africa.

Title: **Assessing the Openness and Access to Land Information in Botswana: Challenges and Opportunities**

Authors: **Loyd Sungirirai and Charl-Thom Bayer**

Organisation: **BA Isago University and Land Portal Foundation, Botswana**

Theme 1.6: **Challenges and Experiences of Expropriation**

Abstract: Land is vital for Botswana's economy and livelihoods. Botswana has made progress in improving access to its public land information system's but needs more policy and institutional reforms to ensure equitable access to land information for all (Adams, Kalabamu and White 2003). Many individuals and communities struggle to access reliable land information. This study evaluates the state of Botswana's land information system and its ability to enable access to land information. Using surveys, interviews, and policy analysis, the study describes the state of land information in Botswana and using an open data assessment methodology to reveal the main challenges in accessing land information. The study also identifies opportunities for improving access to land information, such as modern technologies like GIS and remote sensing, and stakeholder collaboration and public participation in land management. Research Question: How effective is Botswana's land information ecosystem in facilitating access to land information for individuals and communities. Objectives: 1. To describe the status of Botswana's land information ecosystem 2. Assess the openness of Botswana's land information ecosystem in making land information available. 3. Analyse the legal and structural factors that limit access to land information. 4. Identify challenges and opportunities for improving access to land information in Botswana. Methodology: The research methodology for this paper will be a combination of quantitative and qualitative techniques. The researchers will use surveys with individuals and communities who have sought land information in Botswana and statistical analyses to collect the quantitative data, and in-depth interviews with key informants in land administration departments in Botswana will provide the qualitative data. Secondary data sources such as government reports and policy documents will also be reviewed.

Presenters' details:



Mr. Sungirirai is a property consultant and a lecturer with a demonstrated history of working in the real estate industry. With international experience in real estate investment and finance, having been involved in direct and indirect property transactions and the maximization of existing portfolios. Skilled in Analytical Skills, Property Development Appraisal, Property Financing Deal Structuring. He is currently lecturing at BA ISAGO University in Gaborone, Botswana, Property Market Research, Project Management, and Real Estate Finance and Investment. His Qualifications are a master's degree focused on Real Estate Finance and Investment from the University of the West of England and a Bachelor of Commerce in Economics. He is currently a MPhil/PhD student at the University of Botswana. He has published several papers on topics such as land governance, affordable housing, climate change, and property market research.

Session Two: (Co)land rights and management

Session two: (Co)land rights and management					
Session lead: Geoffrey Payne					
2	1	Geoffrey Payne	(Co)land rights and management	Geoffrey Payne & Associates	UK
	2	Shantanu Raut, Krishnanunni Jithendra Kumar, Jong Hee Paik	Community Land Trusts as a Solution for affordable urban housing: a case study of Stadtbodenstiftung in Berlin	Independent researchers	Germany / UK
	3	Wambayi Wabwire	A review of community land registration in Uganda, Tanzania, and Kenya	Cadasta	Kenya / USA
	4	Comfort Mare	Does offering secure community land rights offer better pathways for sustainable land and natural resource management? - lessons from Rwanda	GanzAfrika	Rwanda
	5	Rafał Mazur, Grazyna Wiejak-Roy	Allotment gardens in Warsaw, Poland – green oases, holiday homes, or new developments	Rzeszów University of Technology and UWE / LINK	Poland / UK
	6	Benjamin Gbolahan Ekemode	Adequacy of land title registration practice in Osun state Nigeria: an experiential analysis of the perspectives of title registration applicants	Obafemi Awolowo University	Nigeria
	7	Rohit Lahoti	A method to measure perceived tenure security in low-income settlements in India	Independent researcher	India
	8	Chryssy Potsiou	Shared ownership rights in Greece	Technical University of Athens	Greece

Title: (Co)Land Rights and Management

Authors: Geoffrey Payne

Organisation: Geoffrey Payne & Associates, UK

Theme 2.1: (Co)Land Rights and Management

Abstract: How do we hold and value land? In the global south, the majority of land is held in a range of non-formal, semi-formal or customary forms, despite widespread attempts by donors and international development agencies to promote market-based forms of individual statutory tenure. Ever-increasing demand for land globally, especially in urban and peri-urban areas has intensified competition and increased the market price of land to levels that even many middle-income groups now find unaffordable. It is widely accepted that the way we manage land has not enabled the majority of people to find Somewhere to Live (the title of my recent book) that meets their basic needs, let alone allows people to thrive. This suggests the need for non-market, community forms of land tenure and property rights that reflect social needs and cultural values within a context of increasing inequality and the climate crisis. Fortunately, options exist that we can build on and we have some good examples being presented in this session of the conference that deserve widespread consideration and application.

Presenters' details:



Geoffrey Payne is a housing and urban development consultant with five decades of experience covering all regions of the world. He has undertaken research, consultancy and capacity building assignments for the World Bank, UN-Habitat and other development agencies and academic institutions, published widely and contributed to numerous international conferences. His focus is on reviewing and developing innovative approaches for providing secure land tenure and property rights, advising on urban planning, land management and housing policy. In all this work, a major objective is to increase local professional capability. His latest book 'Somewhere to Live: Rising to the global urban land and housing challenge' is published by Practical Action.

Title: Community Land Trusts as a Solution for Affordable Urban Housing: A Case Study of 'Stadtbodenstiftung' in Berlin

Authors: Shantanu Raut, Krishnanunni Jithendra Kumar and Jong Hee Paik

Organisation: Independent researchers and urban development consultants

Theme 2.2: (Co)Land Rights and Management

Abstract: The demand for urban land and housing is growing fast, surpassing the formal supply significantly. It is estimated that households in low- and high-income countries may save up to eight times their yearly earnings to afford standard housing in urban areas (UN-Habitat, 2021). One of the prerequisites to enhancing access to suitable and sufficient housing is to make it more affordable. The land is crucial in achieving this objective since it determines tenure, affordability, and location, among other factors. In numerous cities, possession of housing or land has emerged as the primary cause of ongoing inequality. In this regard, this research analyses the case of the 'Stadtbodenstiftung' initiative based in Berlin, which is attempting to build upon the advantages of the "Community Land Trust (CLT)" model to capture the value of land and employs innovative development finance and equity-sharing solutions to address local housing needs and encourage social enterprise. The research argues that CLT-led initiatives can facilitate grassroots-democratic reform in society, contrary to the market-oriented policies ('housing as a market enabler'-World Bank, 1993) that has steadily replaced various forms of social housing with credit schemes to promote individual ownership and the role of the private sector.

Presenters' details:



Shantanu is an architect and independent urban development researcher based in Indian / Germany with a master's in international Cooperation in Urban Development from TU Darmstadt, Germany. He has acquired international urban development experience while working with Geoffrey Payne and associates, where he supported research related to urban land management. In the past, he had worked as a research assistant at the Technical University of Darmstadt in Germany, where his research was focused on understanding energy poverty in the urban context. In addition, he has worked as an intern with United Nations Human Settlements Programme (UN-Habitat), where he contributed to making the Smart City Governance Action Framework, coordinated, and organized public participation workshops with local stakeholders to develop Minna and Suleja Integrated Development Plans 2040, in Niger state, Nigeria. His research interests include Her research interests include sustainable urban development, urban land management, housing, smart cities, community-led urban development.



Krishna is an architect and urban researcher with academic and professional experiences in program management, critical urban research, and participatory and interdisciplinary urban development approaches. He is interested in climate-resilient, sustainable urban development based on inclusiveness, transparency, accountability, gender equality and socio-ecological justice. With a Bachelor of Architecture from the Indian Institute of Technology, Kharagpur, India, he recently completed the Mundus Urbano post-graduate program with

a double degree in International Cooperation in Urban Development from TU Darmstadt and International Cooperation in Sustainable Emergency Architecture from UIC Barcelona. He has over three years of experience as an architect in India's commercial and sustainable design studios. He has worked on various projects, from rural community centres and bio-climatic institutional buildings to urban commercial spaces. In his most recent role, he supported the Programme for Energy Efficiency in Buildings (PEEB) at GIZ as the program intern.



Jong Hee Paik is a Programme Coordination and Land & Climate Consultant in the Land, Housing and Shelter Section of United Nations Human Settlements Programme (UN-Habitat) and an independent researcher with a double degree master's in International Cooperation in Urban Development from Technical University of Darmstadt and Sustainable Emergency Architecture from International University of Catalonia. She holds a bachelor's degree in Architectural Environment Engineering from the University of Nottingham and has previously worked as an Urban and Building Researcher at the Korea Institute of Civil Engineering and Building Technology (KICT) on Korea's 1st national pilot project of a high-rise zero energy building and green remodelling projects across the country. Her research interests include sustainable urban development, urban land management, land and housing in adaptation to climate change, urban informal settlements transformation, urban basic services for informal settlements, and sustainable construction in cities.

Title: A Review of Community Land Registration in Uganda, Tanzania, and Kenya

Authors: Wambayi Wabwire

Organisation: Cadasta Foundation, USA, Kenya

Theme 2.3: (Co)Land Rights and Management

Abstract: Community land is the largest land category in Kenya, Uganda, and Tanzania. In Uganda and Tanzania, community land accounts for about 80 percent of the total land holding and approximately 65 percent of the total land mass in Kenya. Community land is home to most indigenous and local communities. It supports the livelihoods of thousands of households, primarily nomadic pastoralists. However, communal land is increasingly at risk from land grabbing in Kenya to Tanzania in the form of large-scale land acquisitions by foreign governments and multinationals. In addition, communal lands are a rich source of (flora and fauna) biodiversity, consequently attractive to conservation campaigns which with weak property rights -mostly leads to disfranchising communities of their land and locking communities out of their land in the guise of conservation. Also, communities who have not registered their land continue to miss on incentives to develop their land and opportunities to benefit from payment for ecosystem services such as trading carbon credits. That said, there is increased momentum toward securing communal land rights across the three countries. All the countries have enacted legislation to recognize and register communal land rights. However, some countries are moving faster than others, and unregistered communal land rights in some are more secure than registered communal land rights in other jurisdictions. Based on our experience securing community land rights in Kenya, Uganda, and Tanzania. Cadasta will review the processes, technology, and institutions in securing community land rights in this presentation. A key focus of the presentation will be to present the critical success factors in establishing a cost-effective, participatory community land registration process.

Presenters' details:



Wambayi is a Land Administration Specialist with over a decade of experience working with indigenous and local communities across Africa to secure their land rights. His experience includes land policy advocacy, the establishment of Land Information Management Systems, participatory community resources, and land rights planning in Sub-Saharan Africa. Currently, he is the Regional Manager for Africa at Cadasta Foundation.

Title: Does Offering Secure Community Land Rights Offer Better Pathways for Sustainable Land and Natural Resource Management? - Lessons from Rwanda

Authors: Comfort Mare and Patrick Iradukunda

Organisation: GanzAfrica, Rwanda

Theme 2.4: (Co)Land Rights and Management

Abstract: In Rwanda, all community land is regarded as state land, but given weak enforcement of laws, the state land often degenerates into open access, vulnerable to encroachment, grabbing, and over-exploitation. We use the case of Rwanda to demonstrate that offering secure community land rights on state land will significantly improve sustainable land and natural resource management outcomes. We argue that offering community land rights on common property significantly increase tenure security by boosting confidence and offering incentives for communities to incorporate sustainable land management, conservation, and restoration, and in the process curbs land degradation and preserve the environment and its natural resources. Communities develop a sense of ownership which foster a sense of environmental stewardship as opposed to exploitation. As a result, communities can engage in sustainable practices including agro-forestry, improved grazing management, afforestation, and regenerative agriculture, enabling them to achieve environmental sustainability goals while catering for their livelihood needs. Goals including food security while also reducing vulnerabilities to diseases, droughts, floods, wildfires, and other disasters. We also explore alternative, cost-effective, and efficient ways through which state land and common property can be secured while lowering barriers to equal access to land by disadvantaged groups including women and youth for productive use including afforestation, restoration, conservation and participating in carbon markets. Equally, government is recommended to adopt legal frameworks that does not only recognize community land rights but also strengthen the security of such rights, giving them equal standing with other forms of title given the critical role of community land rights to both rural livelihoods and sustainable land and natural resource management.

Presenters' details:



Trained as an Agricultural Economist at the University of Zimbabwe, Comfort is a growing professional in land and agricultural policy. Over the past 3years, he has worked as the technical lead on the Strengthening Agricultural Policy Practice in Africa program, an AGRA (Alliance for a Green Revolution in Africa) initiative aimed at enhancing policy support and reforms for accelerated and inclusive agricultural transformation in 11 African countries. Now a Policy Analyst for GanzAfrica, his role involves providing technical support on policy, as well as human and institutional capacity strengthening initiatives involving young professionals supporting public institutions. His overall passion lies in seeing accelerated growth and socio-economic transformation across Africa, underpinned by sustainability and inclusivity, where institutions work, the youth find decent jobs, and policy reforms respond to emerging land, agriculture, environment, and food systems challenges.

Title: Allotment Gardens in Warsaw – Green Oases, Holiday Homes, or New Developments

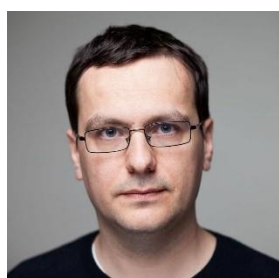
Authors: Rafał Mazur and Grazyna Wiejak-Roy

Organisation: Rzeszów University of Technology, Poland and University of the West of England, Bristol, UK / LINK

Theme 2.5: (Co)Land Rights and Management

Abstract: Allotment gardens are a well-established phenomenon in Central and Eastern Europe. Their users, predominantly in towns, through cultivation of land and care for the green space, create green oases in now busy urban areas. As such these locations now are of growing relevance as they generate positive externalities such the effectively free green space amenity. While over the last few years, popularity of allotment gardens has increased as an alternative to travel especially during the Covid restrictions, they are now under major threats of losing the ability to generate social value to their towns. The key threats we highlight include (1) the growing demand for development land in prominent urban locations and attempts to replace allotment gardens with new especially residential developments and (2) turning allotment gardens into second, effectively holiday houses. In this paper, using Warsaw's examples while showcasing the advantages of allotment gardens, we investigate the above threats to reinforce discussion and further research into long terms solutions to preserve the social value generation of allotment gardens in Poland.

Presenters' details:



Rafał Mazur is an architect and a researcher. Since 2015 he is an assistant professor at the Rzeszów University of Technology. He also teaches at the Warsaw University of Technology, where he defended his PhD on proportions in architecture. He is a graduate of the Faculty of Architecture and Urban Planning at the Cracow University of Technology. In addition to his academic work, he is involved in the practical side of design. Since 2006, Rafał has been an active architect in Warsaw. He founded the Pracownia Architektury i Urbanistyki Rafał Mazur in Warsaw, which has designed, among others, the community centre in Katowice, the "house on water" in the Czerniakowski Port in Warsaw, the marina in Pisz and many residential buildings, including housing estates in Łowicz and Zamość designed under the government programme for the construction of rental housing.



Grazyna is a Senior Lecturer in Urban Economics and Real Estate in the Department of Architecture and Built Environment at the University of the West of England. Her research is on investment strategies, transaction risk, the changing nature of the retail real estate market and land management. She carries nearly 20 years of experience in real estate consultancy gained at EY, PwC, and KPMG in the UK, Europe, and Australia. She is a Fellow of the Royal Institution of Chartered Surveyors and a Senior Fellow of the Higher Education Academy. At LINK Grazyna is responsible for the Education and Professional Development stream. If you are interested, please e-mail grazyna.wiejak-roy@uwe.ac.uk or visit [Education Page](#).

Title: **Adequacy of Land Title Registration Practice in Osun State Nigeria:
An Experiential Analysis of the Perspectives of Title Registration Applicants**

Authors: **Benjamin Gbolahan Ekemode**

Organisation: **Obafemi Awolowo University, Ile-Ife, Nigeria**

Theme 2.6 : **(Co)Land Rights and Management**

Abstract: This paper investigates the perspectives and satisfaction of end-users with the time and financial costs associated with land title registration practice in Osun State, Nigeria. This is with a view to providing information that could stimulate policy response towards improving the land titling process in the country. A quantitative experiential research approach involving the survey of participants involved in a phenomenon was employed for this study. Hence, the data utilized were obtained from applicants for land title/property rights registration in the study area. Using systematic random sampling technique, with sampling interval $k = 5$, a total of 520 land title registration applicants, representing 48.10% of the applicants for land title/property rights registration in the study area were sampled. Findings revealed the different types of land titles available in the study area. Although the cost of registering the diverse land titles varies, registering certificate of occupancy was the most expensive. Also, the title registration period involves a long time period as most of the applicants spent more than 12 months in completing their land title registration while some applicants are yet to complete the title registration process, even after waiting for 12 months. Overall, most of the end-users were dissatisfied with the duration and cost of the land title registration process in the study area. The study concludes that the huge financial requirements and the long-time duration involved in registering land titles in the study area disincentivise landowners from submitting their land titles for registration.

Presenters' details:



Dr Benjamin Gbolahan Ekemode teaches in the Department of Estate Management, Obafemi Awolowo University, Ile-Ife, Nigeria. He holds a Doctoral degree in Estate Management specializing in real estate market and investment analysis. His publications in these areas have been in reputable journal and conferences. An article he co-authored and presented at the 15th African Real Estate Society (AfRES) Conference held at Kumasi, Ghana won the best paper award in valuation presented at the 15th African Real Estate Society (AfRES) Conference, Kumasi, Ghana.

Professionally, he is a registered estate surveyor and valuer and an Associate member of the Nigerian Institution of Estate Surveyors and Valuers. Besides, he is a member of the African Real Estate Society (AfRES). He is a reviewer to many local and international journals; and scientific committee member for several conferences. His current research interests focus on real estate investment analysis, and land titling issues.

Title: A Method to Measure Perceived Tenure Security in Low-income Settlements in India

Authors: Rohit Lahoti

Organisation: Independent researcher, India

Theme 2.7: (Co)Land Rights and Management

Abstract: The nature of tenure ‘contracts’ that exist within the low-income settlements involves more than title deeds. Accordingly, ‘tenure security’ manifests itself beyond its legal or de jure construction as it also involves de facto forms of tenure and dweller’s perception of security. The perceived tenure security is in turn a function of people’s lived experiences which shape the trust they may grant to the future effectiveness of land tenure arrangements. Contextual and historical factors, ranging from political patronage to market pressure to policy provisions, govern the perception of tenure security which usually gets overlooked in policy formulations. With a focus on Mumbai and Jaipur in India, this paper aims to generate and examine the viability of a list of indicators that influence perceptions of land and housing tenure security. The intention is to engender a method towards housing solutions beyond the unidirectional aim of titling and in favour of incremental approaches.

Presenters’ details:



With over 7 years of work experience in Mumbai, Ahmedabad, and Jaipur, Rohit Lahoti is an architect and an urban development practitioner - presently working as a Consultant in Mumbai. His work and publications have ranged from designing to public policy analysis along with conducting in-depth research in the informal housing space. In his recent-most engagement, he co-founded a voluntary initiative called Centre for Inclusive Habitat (<https://cihab.in/>). An alumnus of University College London and a recipient of Commonwealth Scholarship, Rohit believes in a process-oriented and an interdisciplinary approach towards tackling urban development challenges in an inclusive manner. Affordable housing, land and property rights, tenure security, qualitative research methodologies, and documentary photography are his core areas of interest and expertise.

Title: Shared Ownership Rights in Greece
Authors: Chryssy Potsiou
Organisation: Technical University of Athens, Greece
Theme 2.8: (Co)Land Rights and Management

Abstract: Shared ownership rights are an important aspect of land and property governance in Greece. This research investigates the diverse forms of shared ownership rights on land and real property in Greece, which have played an important role in shaping the country's rural and urban landscapes throughout history. The study aims to contribute to a deeper understanding of the social, economic, and environmental implications of these rights for their users, co-owners, and other stakeholders, and to identify key challenges in recording such rights in the Hellenic Cadaster. To achieve this, the research employs a combination of methods, including interviews with key stakeholders, landowners and users and an analysis of the valid legal and regulatory frameworks. The findings may be of value for policy makers, highlighting the need for greater recognition and the importance of monitoring the development of such rights and for adapting legal and regulatory frameworks to minimize challenges.

Presenters' details:



Chryssy has served as a member of the board of directors of: (a) HEMCO (Hellenic Mapping and Cartographic Organization), (b) the Hellenic Cadaster, agency responsible for the implementation of the Hellenic Cadastre, (c) the Hellenic Association of Rural and Surveying Engineers (HARSE), and (d) the Hellenic Society for Photogrammetry and Remote Sensing. She cooperated as a consultant with the World Bank for the compilation of research studies in the field of land management, especially for the formalization of property rights and constructions in informal settlements and the registration of informal constructions into the cadastral systems. She has built experience on these topics in various UNECE, Eastern European and Central Asian (ECA) countries, such as Kyrgyzstan, North Macedonia, Kosovo, Montenegro, Greece, Italy, Israel, Cyprus and Albania. Through the above-mentioned cooperation, she accomplished international research and published guidelines for formalization and for building back better informal settlements in the UNECE region, as well as several other UN/FIG publications. She was UNECE WPLA bureau member for 20 years (2001-2021). She was the President of the International Federation of Surveyors (2015-2018), and in the period 2019-2021 she served as Vice Chair of the UNECE Working Party in Land administration (WPLA). She has published more than 140 peer reviewed publications in conference proceedings or scientific journals, as well as another 130 presentations in scientific conferences or papers in professional journals. She is currently elected as Advisory Board member in the UNGGIM Academic Network for the 2-year period 2023-2024 and as UNECE WPLA bureau member for the 2-year period 2023-2024. She currently supervises 5 PhD theses at NTUA. See all her publications at: <http://users.ntua.gr/cpotsiou/publications.htm>.

Session Three: Building capacity development and professionalisation

Session three: Building capacity development and professionalisation					
Session lead: Stig Enemark					
3	1	Stig Enemark	Building capacity development and professionalisation / underpinning responsible land administration	Aalborg University / UWE	Denmark
	2	Dimo Todorovski	The 2026 agenda for FIG commission on professional education	University of Twente	Netherlands
	3	Simon Hull	Education for land management and administration – evolving concepts and approaches, meeting tomorrow’s needs	University of Cape Town	South Africa
	4	Edward Kurwakumire	Insights on institutional differences and gaps in land administration education – a possibility to Harmonise the curriculum?	Tshwane University of Technology	South Africa
	5	Moses Musinguzi	Developing a new MSc program in land management at Makerere University in the perspective of capacity development for land governance in Uganda	Makerere University, Kampala	Uganda
	6	Leiv Bjarte Mjøs, Kristin Land	Knowledge sharing about cadastral and land administration systems in the Nordic countries	Western Norway University of Applied Sciences	Norway
	7	Grazyna Wiejak-Roy	Cross-university teaching and CPD	UWE / LINK	UK
	8	Kornelia Grzelka, Jarosław Bydłoz, Agnieszka Bieda, Anna Kondak	Some aspects of visual perception of property rights in 3D	AGH University, Cracow	Poland
	9	Thierry Ngoga Hoza	Building human capital that is system-focused and market-driven to address land, agri-food systems and environmental challenges in Africa	Private consultant	UK / Rwanda
	10	Jessica Lamond	Research into Practice – Building capacity through learning and action alliances	UWE / LINK	UK

Title: Underpinning Responsible Land Administration Through Means of Education, Research, and Capacity Development

Authors: Stig Enemark

Organisation: Aalborg University, Denmark / University of the West of England, Bristol, UK

Theme 3.1: Building Capacity Development and Professionalisation

Abstract: Although there is a wealth of knowledge on land-related issues and innovative land tools, most of this knowledge is not well known and/or is fragmented among university teachers, or it is hidden within broader land or geomatics-related curricula. To help redress this situation, the UN-Habitat Global Land Tool Network (GLTN) developed some “Teaching Essentials for Responsible Land Administration” to be presented in a “Structured Knowledge Base”. This Knowledge Base is at the GLTN e-learning platform <https://elearning.gltm.net/>. The six modules as uploaded at the GLTN website 2019 include: (1) Core values and principles of responsible land administration; (2) Land tenure security; (3) Participatory land use planning and management; (4) Responsible land administration and information in practice; (5) Land-based finance, and (6i) Land policy and regulatory frameworks. The main aim of this resource is to support the design and teaching of responsible land administration curricula at universities and training institutions. This is supported by multi-lateral agencies who wish to establish twinning arrangements between North-South and South-South academic institutions. The Structured Knowledge Base is aimed explicitly at fitting within accredited academic learning approaches of undergraduate programs in land-related topics. It is also suitable for preparation of training events and programmes. The GLTN partners involved in this work included the University of Twente, RMIT University, University of East London, University of Florida, University of West Indies, Aalborg University (AAU), Adhi University, the Technical University of Munich (TUM), the Namibia University of Science and Technology (NUST), the Network of Excellence in Land Governance in Africa (NELGA) and UN-Habitat. To facilitate a wider use of this learning platform, a Synthesis Report is now being developed along with some user guidance in support of education, research, capacity development activities. This paper presents the structure of the knowledge base, and the overall contents of the Synthesis Report.

Presenters' details:



Stig Enemark is Honorary President of the International Federation of Surveyors, FIG (President 2007-2010). He is Professor Emeritus of Land Management at Aalborg University, Denmark, where he was Head of School of Surveying and Planning for 15 years. He holds a M.Sc. in Surveying, Planning, and Land Management and before joining the University in 1980 he was a consultant surveyor in private practice for 12 years. He is Past President and Honorary Member of the Danish Association of Chartered Surveyors. He is a well-known international expert and consultant in the areas of land administration systems, land management and spatial planning, and related issues of education and capacity development. He has published widely in these areas and undertaken consultancies for the World Bank and the European Union especially in Eastern Europe, Asia and Sub-Saharan Africa. For a full list of more than 400 publications see: <https://vbn.aau.dk/en/persons/100037/publications/>.

Title: The 2026 Agenda for FIG Commission on Professional Education

Authors: Dimo Todorovski

Organisation: University of Twente, Netherlands and International Federation of Surveyors

Theme 3.2: Building Capacity Development and Professionalisation

Abstract: The International Federation of Surveyors – FIG, represents the interests of surveyors worldwide. Established in 1878, it is now a federation of several national associations and organisation. FIG is organised in 10 Commissions, where Commission 2 is on professional education. The focus of FIG Commission 2 is on innovative and effective professional education and training for surveyors. The commission is focusing on developing and strengthening academic networks, innovative curriculum development and implementation, and advanced teaching and learning styles in surveying education. Commission 2 aims to promote good practices in professional surveying education by exploring the needs of society and endorsing universities and other educational organizations to develop mechanisms and processes that will help to meet those needs. Methods and content of education to support and promote advances in learning, and teaching methods and content of curricula with special emphasis on the impact of technology and learning styles on education are also of commissions importance. The work of FIG Commission 2 is organized in 4 working groups that implement the Commission 2 workplan:

1. Working Group 2.1 – Developing and strengthening academic networks
2. Working Group 2.2 – Innovation in Curriculum development implementation
3. Working Group 2.3 – Young surveyors in Education - Learning styles in surveying education
4. Working Group 2.4 - Land Administration Education (joint with Commission 7)

Within the planned activities for the coming period of 4 years, specific attention is to be placed on: student centred education and activating students in the class; quality of education and periodical evaluations; and ethics in professional education and research. In parallel to these planned activities Artificial Intelligence – AI (e.g. ChatGPT) in education is attracting attention in many debates – FIG Commission 2 will address this as well.

Presenters' details:



Senior Lecturer in Land Administration and Land Governance, member of the Management Team of the PGM department at Faculty ITC, University Twente as a Portfolio Holder Education. Involved in internal and external curriculum development and revision, and digitalization of education and LLL. Daily supervisor for 2 PhDs, supervised more than 20 MSc students and (co) authored over 40 papers in Land Administration, geo-information management, curriculum revision, academic networks, and Education topics. Over the 19 years of professional engagement (1992-2011) in the Agency for Real Estate Cadastre in the Republic of North Macedonia, last 12 years were on different managerial positions (Digitizing, GIS and Geo-ICT departments), and the final year he was Head of the Unit for International Cooperation and European Integrations. International Federation of Surveyors (FIG): Chair of FIG Commission 2 – Professional education (2023-2026).

Title: Education for Land Management and Administration – Evolving Concepts and Approaches, Meeting Tomorrow’s Needs

Authors: Simon Hull

Organisation: University of Cape Town, South Africa

Theme 3.3: Building Capacity Development and Professionalisation

Abstract: Education and curriculum development in land administration and related fields (including land management, land tenure, and land use) has attracted focused and growing attention from an international cohort of publishers since the early 2000s. Early articles focused on best practices and unconventional approaches, while later topics shifted towards e-learning and ‘hot topics’ such as land administration for sustainable development, fit-for-purpose land administration, responsible land administration, land governance, and land use planning and management. Authors represent a range of disciplines such as geomatics, geospatial science, land surveying, environmental planning, urban planning, geography, legal and political studies, agriculture and rural development, and economics. This article reviews the trends over the last two decades in publications dealing with land administration (and related fields) and associated curriculum development. The aim is to ascertain what concepts may be regarded as core to the field, and what concepts are emerging, so as to suggest how curricula should be designed in support of the current and next generation of land administration practitioners.

Presenters’ details:



Dr Simon Hull is a senior lecturer at the University of Cape Town (UCT). His doctoral research was in the field of customary land tenure reform. After completing his MSc at UCT in 2000, he spent two years working as a marine surveyor. He spent a further four years completing his articles and is a registered South African Professional Land Surveyor. In 2006 he changed careers and became a high school Maths and Science teacher in northern Zululand. He has held his current position at UCT since 2012, where he lectures in the foundations of land surveying, GIS and cadastral surveying. His research interests are in land tenure, land administration and cadastral systems, and the use of GIS to address Sustainable Development Goals. He currently chairs an International Federation of Surveyors (FIG) working group on Land Administration Education with FIG Commissions 2 (education) and 7 (land management and cadastre).

Title: Insights on Institutional Differences and Gaps in Land Administration Education – A Possibility to Harmonise the Curriculum?

Authors: Edward Kurwakumire

Organisation: Tshwane University of Technology, South Africa

Theme 3.4: Building Capacity Development and Professionalisation

Abstract: Land administration as a construct is a complex and diverse field that can be viewed as a stand-alone discipline. This diversity can be seen in its inclusion in university education in different domains such as Geomatics, Town Planning, Agriculture, Law, and African Studies. The different domains have varying taught content due to the diverse real-world competencies expected of graduates. In Geomatics, graduates are expected to enter different fields of practice upon completion of their tertiary education based on prescribed knowledge areas and credit allocations by professional bodies. The professional bodies accredit institutions for compliance with prescribed standards in teaching and learning. While these checks and prescriptions are available, the reality remains that there often is ambiguity and lack of adequate information for institutions to develop teaching and learning content. Different departments design their courses based on the interpretation by lecturers of knowledge areas. This results in different institutions and different departments teaching different content for same academic level. This study explores the possibility of harmonizing the land administration curriculum by considering the differences in course offering and identifying gaps that might make curriculums more encompassing. The role of professional bodies is discussed in the curriculum design process.

Presenters' details:



Edward Kurwakumire is a Lecturer in the Geomatics Department at Tshwane University of Technology in South Africa specialising in Computer Applications, Spatial Planning and Adjustment Computations. Edward's research interests include Urban Resilience, Land Tenure and Cadastral Systems, Geographic Information Value Chains and Spatial Data Infrastructures. Edward is registered as a Professional Natural Scientist in the Geospatial Domain with the South African Council for Natural Scientific Professions (SACNASP).

Title: Developing a New MSc Program in Land Management at Makerere University in the Perspective of Capacity Development for Land Governance in Uganda

Authors: Moses Musinguzi

Organisation: Makerere University, Uganda

Theme 3.5: Building Capacity Development and Professionalisation

Abstract: The Eastern Africa region is characterized by similar development and land management challenges, namely, rapid population growth, land degradation, internal/cross-border conflicts, tenure insecurity and rapid urbanization. The region faces a scarcity of skilled professionals to develop solutions to the land management challenges. The Eastern Africa Land Administration Network (EALAN) was therefore established as a network of academic institutions within the region, to contribute towards addressing the region's land management challenges by harmonizing land-related curricula and undertaking joint research in the land domain. Makerere University Department of Geomatics Land Management has just commenced implementing a new curriculum in Land Management that borrows ideas from the EALAN, UN-Habitat/Global Land Tool Network (GLTN) -Teaching Essentials for Responsible Land Administration, and from The Network of Excellence on Land Governance in Africa (NELGA). In this presentation, we explain the preparatory process, the curriculum development issues as well as implementation issues within the context of Uganda's Land Administration System. The preparatory process involved making decisions on whether the curriculum would best be offered at graduate level or undergraduate level while the development process involved defending decisions on admitting students from arts and science backgrounds and whether the program should be included as an academic science or just a professional master's program. Implementation issues include developing appropriate teaching methods for students from a wide range of disciplines and backgrounds without compromising the quality of graduates. Overall, the program has created an opportunity for addressing land management human resource capacity gaps within government ministries, departments and agencies.

Presenters' details:



Moses Musinguzi an Associate Professor in the Department of Geomatics and Land Management at Makerere University in Uganda. He is a registered/licenced Land Surveyor with over 27 years' experience in Land Administration and Geographical / Land Information Systems working as a Researcher, Consultant and Educationist. He possesses a PhD in Geo-informatics undertaken as a sandwich between Uppsala University in Sweden and Makerere University in Uganda(2004-2007), a Master's Degree in Geographical Information Systems from Nottingham University in the UK (1995-1996) and a Bachelor's Degree in Surveying from Makerere University (1990-94). Dr Musinguzi has participated in Land Administration reforms in Africa with experience in Uganda, Liberia, Mozambique and East African Countries. He has spearheaded efforts for systematic regularisation of customary tenure and capacity development of formal and informal land institutions.

Title: Knowledge Sharing about Cadastral and Land Administration Systems in the Nordic Countries

Authors: Leiv Bjarte Mjøs and Kristin Land

Organisation: Western Norway University of Applied Sciences, Norway

Theme 3.6: Building Capacity Development and Professionalisation

Abstract: When working with cadastre and land management, in-depth knowledge about the land administration system is important. Western Norway University of Applied Sciences (HVL) offers a three-year bachelor's degree programme mainly focusing on traditional land surveying, and a two-year master's degree programme in Land Management. In both cases, the overall focus is on the Norwegian domestic situation, but the students are also introduced to land administration systems in an international context. The Nordic countries have close ties and cooperations in many areas and tend to appear to the outside world as homogeneous, with strong political, cultural and to a great extent also linguistic bonds. When looking at the land administration systems, however, we find that the countries have developed in different directions over the last centuries. In order to strengthen the students' understanding of how land administration systems develop and what the current differences in the Nordic countries entail, HVL organized a Nordic seminar on land administration in November 2022. The seminar brought together speakers from Denmark, Iceland, Norway and Sweden who presented main aspects and peculiarities of the respective land administration system. Some other examples from within and outside of Europe were also touched upon. The seminar was well attended by the students, and especially those who had taken a field course in cadastral surveying were enthusiastic participants. The seminar is expected to contribute to an increased interest among the students in international land administration issues and thus also an understanding of differences across national borders. In addition, by becoming aware of strengths and weaknesses of various systems the students should be able to reflect on current trends of development both nationally and regionally. In the presentation, the concept and main themes of last year's seminar will be described in the light of the relevant bachelor and master studies at HVL. Some key elements that distinguish the different countries' land administration systems will also be shown and discussed, partly in relation to international initiatives aimed at establishing land administration systems in developing countries.

Presenters' details:



Leiv Bjarte Mjøs is professor at Western Norway University of Applied Sciences in Bergen, where he does teaching and research in land administration and cadastre, and also being study program manager for the master study in land management. He graduated in land surveying and land consolidation from the Agricultural University in Norway in 1983, where he also defended his PhD. in land administration in 2016. Besides experience from Western Norway University of Applied Sciences where he started his career in 2004, he has worked as a land surveyor in Norwegian Water Resources and Energy Directorate (NVE) and Municipality of Bergen, and 1986 – 2004 he worked with the Norwegian Mapping Authority.



Kristin Land is a part-time associate professor at Western Norway University of Applied Sciences. She holds a MSc degree in Surveying and a PhD degree in Real Estate Science, both from Lund University, Sweden. Starting as a local cadastral surveyor in Sweden 2000, she soon moved on to national and international work within Lantmäteriet (the Swedish mapping, cadastral and land registration authority), including development projects abroad. Her specialisation is on legal aspects of cadastre and land administration; the PhD thesis focused on boundary issues. For many years she was a delegate to FIG Commission 7 and represented Sweden in Nordic, European and global networks. Since 2019 she is a self-employed language consultant and writer, mainly supporting companies and municipal bodies related to real property.

Title: Cross-University Teaching and CPD
Authors: Grazyna Wiejak-Roy
Organisation: University of the West of England, Bristol, UK
Theme 3.7: Building Capacity Development and Professionalisation

Abstract: Human settlement, food production, transport, infrastructure development, industry, trade, and resource management all compete for land resources. It is also a source of wealth and power. One's place of living can define class, culture, and control life's opportunities, hence how we organize and manage our land resources reflects our social and political values. Many economies have sophisticated systems in place that allow interests in land resources to be defined, protected, and traded. Yet despite decades of land reforms and land improvement in many countries, there are still significant problems. For many, subsistence farming is the main source of livelihood and so secure access to land is critical. Many peri-urban areas are expanding without development control resulting in chaotic development, poor infrastructure, and unclear land rights. We need better ways of engaging and generating systemic change. Modern land management education is heavily intertwined with other disciplines. Educational institutions often focus on localised agendas prioritising the specific competencies that land management practitioners need to acquire in order to efficiently perform their future professional roles. Thus land management education varies across institutions and countries. Many institutions have expressed the need for improving consistency and enriching their curricula for both academic degrees and practitioner training. In this session, we will present a proof of concept for a cross-university International Land Management CPD / MSc level module, that is currently under development at the University of the West of England as part of LINK – Land International Network for Knowledge (<https://landinternational.network/>). This module bridges that gap by suggesting a holistic approach to understanding the complexities of land management in an international context, where participants from various countries can engage in debates with those where legal, social, and economic systems are different and thereby identify the pinch points to challenge the current reality and improve land management procedures and practices.

Presenters' details:



Grazyna is a Senior Lecturer in Urban Economics and Real Estate in the Department of Architecture and Built Environment at the University of the West of England. Her research is on investment strategies, transaction risk, the changing nature of the retail real estate market and land management. She carries nearly 20 years of experience in real estate consultancy gained at EY, PwC, and KPMG in the UK, Europe, and Australia. She is a Fellow of the Royal Institution of Chartered Surveyors and a Senior Fellow of the Higher Education Academy. At LINK Grazyna is responsible for the Education and Professional Development stream. If you are interested, please e-mail grazyna.wiejak-roy@uwe.ac.uk or visit [Education Page](#).

Title: Some Aspects of Visual Perception of Property Rights in 3D

Authors: Kornelia Grzelka, Jarosław Bydłoz, Agnieszka Bieda, Anna Kondak

Organisation: AGH University of Science and Technology, Cracow, Poland

Theme 3.8: Building Capacity Development and Professionalisation

Abstract: Despite the already advanced work on the construction of jurisdictional 3D cadastre models in many parts of the world, and the technical feasibility of building very detailed 3D models of cities, still relatively few specialists have focused on the aspects of visualizing property rights in three dimensions. Therefore, to complement the analyses carried out so far in this area, this research aims to investigate the perception of the visualisation of multidimensional real estate data using different visual variables and by different audiences. The research was conducted using a questionnaire-based survey method with the Computer Assisted Web Interview (CAWI) technique. The questionnaire was completed by students of a course related to real estate law (geodetic science) and those who do not have regular contact with it (environmental engineering, medicine, sports, mechanics and management). As a result of the survey, it emerged that the group studying geodetic science performed better on average than students in other fields of study. Additionally, the conducted survey confirmed the existing knowledge of the perception of the visualisation of property rights in three dimensions. According to it, visualisations of property rights in 3D should use colour. The use of transparency helps in visualisations made in greyscale, but interferes with more complex colourful objects.

Presenters' details:



Kornelia Grzelka obtained MSc in geodesy and cartography at the Faculty of Geo-Data Science, Geodesy, and Environmental Engineering, AGH University of Science and Technology in September 2022. She started her doctoral studies at AGH University in October 2022. Her interests are related to the 3D cadastre, land management and GIS.



Jarosław Bydłoz obtained PhD in 1997 and postdoctoral degree (habilitation) in 2016 at the AGH University of Science and Technology in Cracow, Poland. He has been a faculty member since 2001. His scope of interests are Geographic Information Systems, cadastre and standardization. His recent activities concern 3D cadastre and issues concerning ISO 19152 “Land Administration Domain Model”. He is a member of Polish Real Estate Scientific Society and Polish Association for Spatial Information. Since 2010 Jarosław is an active participant of FIG joint commission 3 and 7 Working Group on 3D Cadastres. Presently, he works as an associate professor at the Department of Photogrammetry, Environmental Remote Sensing and Spatial Engineering, AGH University.

Title: Building Human Capital That is System-focused and Market-driven to Address Land, Agri-food Systems and Environmental Challenges in Africa

Authors: Thierry Ngoga Hoza

Organisation: Private Consultant, UK and Rwanda

Theme 3.9: Building Capacity Development and Professionalisation

Abstract: To ensure proper land governance and food security for a growing global population and enable sustainable environment management in Africa, a new approach is required to build the needed local capacity to address these challenges. Agriculture delivers over 30% of GDP (gross domestic product) in many African countries and more than 60% of Africans depend on agriculture for their livelihoods. Africa holds much of the world's unutilised and underutilised arable land. Growth in agriculture has a bigger impact on reducing poverty than growth in any other sector and impacts the poorest most. Appropriate investments in land and agriculture therefore have the potential to transform the continent, increasing productivity and alleviating poverty. The question of land governance is therefore key, due to the importance of land as a resource within African agriculture and ecology, the severity of the dangers posed by degradation and fragmentation and unsuitable formal land systems which leave two thirds of people without documented, formal land rights (Zevenbergen et al., 2016). There is also an urgent need to build resilience in Africa's drylands to safeguard agro-pastoral food security and livelihoods (FAO 2021). This future is, however, compromised by environmental threats, inappropriate approaches to land management, and agricultural bias towards international food trade. Outcomes include lost job opportunities, food and nutrition insecurity, mass population migration and increased poverty across rural and urban contexts. Reforms and solutions integrating land governance and management, agri-food systems, and environmental management are necessary. Addressing the above challenges will require the enhancement of local human capital to ensure that the next generation of public policy makers and political leaders are equipped to tackle these complex challenges with integrated, targeted, data-driven solutions. GanzAfrica will therefore share its new approach to capacity building that is market driven and systems-based, and which focuses on the nexus between land, agri-food systems and environment

Presenters' details:



Thierry is the Founding Director of GanzAfrica, a human capital social enterprise focusing on incubating human capital for system building to meet market needs. His work focuses on building the capacity of youth, provide apprenticeship and work opportunities while tackling the major land, agri-food systems and environmental challenges facing Africa today. He previously served in the leadership of the Alliance for a Green Revolution in Africa (AGRA) as the Head of State Capability, where he led a team that worked alongside governments across 11 African countries to enhance their capability to deliver their agricultural development goals. Thierry has over 17 years of experience providing leadership on strategic and operational solutions to governments and development partners, spearheading land and agriculture reforms.

Title: Research into Practice – Building Capacity and Action through Learning and Action Alliance

Authors: Jessica Lamond

Organisation: University of the West of England, UK

Theme 3.10: Building Capacity Development and Professionalisation

Abstract: Social learning is proposed as a mechanism to tackle multiple challenges in complex land and infrastructure decision-making. While social learning is established as a way to share best practice the Learning and Action Alliance concept moves beyond existing knowledge bases to co-create new knowledge and capacity to tackle future challenges. Research-led and operating outside institutional and disciplinary silos they have the potential to influence practice and build capacity to do things differently through triple-loop learning. They are therefore particularly appropriate in evolving innovative practice and solutions where there are no acknowledged experts. Where traditionally capacity-building may focus on the development of technical skills and the individual, capacity building through social-learning has the potential to create inter-organisational learning and shared processes that enable the development of multi-skilled groups. The developed learning and capacity influences intra and inter-organisational decision-making and creates enabling mechanisms to create shared action plans. Actions resulting from LAAs can arise through splinter-groups, influence on policy, individual and organisational learning and dissemination activities.

Presenters' details:



Jessica is currently Professor in Real Estate and Climate Risk and Dean of Research and Enterprise, College of Arts, Technology and Environment at the University of the West of England and co-Director of the Centre for Architecture and Built Environment at UWE, Bristol. Her research interests include the fields of flood and climate risk management, real estate, land and property valuation and land management and she has recently led projects for a wide variety of funders including EPSRC, DFID, Defra, RICS and Flood Re. Jessica led the land planning and management of the DFID funded Urbanisation Research Nigeria research programme which spanned land planning and registration, climate resilience, municipal service delivery and valuation of urban development. At LINK Jessica is responsible for the Research stream. If you are interested, please e-mail jessica.lamond@uwe.ac.uk or visit the [Research page](#).

Session Four: Financing of land administration

Session four: Financing of land administration					
Session lead: Richard Baldwin					
4	1	Richard Baldwin	Sustainable financing of land registration and land administration	iLand / UWE / LINK	UK
	2	Jenny Lopez	Donor support to advance Indigenous Peoples and Local Communities (IPLC) forest tenure security	UK FCDO	UK
	3	Menberu Allebachew	Developing incentives and realising benefits of land registration programmes - experience from Ethiopia	Private Consultant	Ethiopia
	4	Christian Mesmer	Monitoring for large-scale agricultural investment areas in Ethiopia using remote sensing	GIZ Ethiopia	Ethiopia
	5	Samuel Eriaku	A contributory model for sustainable customary land registration in Uganda	GIZ Uganda	Uganda
	6	Mustapha Issa	Experience with developing a self-financing model for village land registration – Tanzania: challenges and accomplishments	LTA NGO	Tanzania
	7	Emmanuel Tembo	Private financing of land registration – experiences from Zambia	Ministry of Lands and Natural Resources	Zambia
	8	Nenad Gvozdenovic	Life without hunger – transformation of agricultural and food systems	GIZ Ethiopia	Ethiopia

Title: Sustainable Financing of Land Registration and Land Administration

Authors: Richard Baldwin

Organisation: iLand / UWE / LINK, UK

Theme 4.1: Financing of Land Administration

Abstract: In recent years there has been a lot of attention on strengthening land governance, especially through promoting land governance at the highest policy levels through initiatives such as the VGGT guidelines, the African Union LPI and the Principles of Responsible Investment in Agriculture. However at the practice level, problems do remain, and one principal constraint that is consistently highlighted is the very high levels of financial support needed to undertake large scale registration and to put in place functioning national land administration systems. In some cases, registration may not be the appropriate response, and we do need a wide set of tools to address the different domains, including forests and indigenous peoples' land; rural and customary land; urban land, and also lands that are subjected to large scale investment. Where registration is pursued, it is clear that low-cost mass systematic registration using fit-for-purpose techniques can be effective in rapidly registering large numbers of parcels in a short period of time. Good examples are the Rwanda LTRSP and the Ethiopia LIFT programmes which between them have registered over 25 million land rights and were financed by almost Euro 150 million of donor funds with additional government finance. However, without this large-scale donor support, these interventions probably would not have happened. The question arises if alternative approaches involving contributions or self-financing from the beneficiaries could be effective. Similarly, on the administration side, can land based revenue sources support sustainable land administration? This session will look at recent experiences and plans to support land governance in a variety of circumstances including donor support for indigenous peoples and forest land, recent financing models in Uganda, Tanzania and Zambia; the introduction of incentives for landholders in Ethiopia, and large-scale investments in agriculture or extractives. The session will also provide an opportunity to discuss these recent trends and speculate on where we might be heading next.

Presenters' details:



Richard is a Visiting Professor at University of the West of England, Board member of the Land Portal Foundation and has over 25 years of experience as a land administration professional working in more than 30 countries in Eastern Europe, central Asia, the Far East, Africa and the Caribbean. Richard has both academic (BSc, MSc, PhD) and business (MBA) qualifications and also undertook a postdoc in Japan. From 1992-2004, Richard worked mostly in Eastern Europe on the modernization of land administration systems and supporting the emergent land markets. From 2004, Richard has worked increasingly worldwide and is currently undertaking or has recently completed assignments in Greece, Kosovo, Rwanda, Ethiopia, Uganda, Malawi, Namibia as well as completing several WB studies. Increasingly Richard's work focuses on programme design, supervision, land markets, and innovations in land registration and building sustainable land administration systems. At LINK Richard is responsible for the Knowledge Exchange and Business Development stream. If you are interested, do contact him at r.baldwin@iland.consulting or visit the [Knowledge Exchange Page](#).

Title: Donor support to advance Indigenous Peoples and Local Communities (IPLC) forest tenure security

Authors: Jenny Lopez

Organisation: Foreign, Commonwealth & Development Office, UK

Theme 4.2: Financing of Land Administration

Abstract: The launch of the [Indigenous Peoples and Local Communities Forest Tenure Pledge](#) (IPs and LCs FT Pledge) at COP26 represented a significant shift in donor support to advance forest tenure rights in tropical forest countries. The Pledge has brought together 25 private and public donors with a commitment of \$1.7billion between 2021-2025, and is linked to the [COP26 Global Forest Finance Pledge](#). The IPs and LCs FT Pledge responds to a demand from IPs and LCs and civil society to increase the share of climate finance that more ‘directly’ supports IPs and LCs as guardians of forests and nature, with forest communities currently receiving [less than 1% of climate funding](#) directed at reducing deforestation. However, there are significant complexities to scaling-up ‘direct support’. This session will explore some of the challenges of providing direct support and outline ways the IPs and LCs FT Pledge donor working group is developing constructive approaches to these barriers, including: (1) **Review of funding landscape** – shared analysis of **what’s working and what could be scaled up**; effective funding mechanisms, types of implementation partners, partnerships with IPs and LCs;(2) Addressing **challenges to ‘direct’ donor support** such as transaction costs, administrative burdens, risk management; (3) Greater **IPs and LCs organisational capacity** to absorb funding and manage projects at scale; (4) **Tropical forest country government** partnerships for effective and inclusive implementation of land governance reforms; (5) Increased collaboration **and shared learning** between private and public donors; (6) Identifying different **types of donor support** in place (local, national, regional), and effective regional coordination across policy and programming work; (7) Increased **transparency** on donor forest tenure programming activities and spend, including at regional level.

Presenters’ details:



Jenny Lopez is a Land Governance Advisor responsible for land tenure rights programming and policy work at the UK’s Foreign, Commonwealth and Development Office (FCDO). This includes support for country-level land reform programmes and strengthening land-based investment governance and practices. She supported the launch of the COP26 Indigenous Peoples and Local Communities Forest Tenure Pledge, and established the Chairing the donor working group to deliver progress on the commitments. Jenny’s background includes work on sustainable supply chains and livelihoods development, with a focus on agricultural and forestry value chains.

Title: Developing Incentives and Realising Benefits of Land Registration Programmes - Experience from Ethiopia

Authors: Menberu Allebachew

Organisation: Private Consultant, Ethiopia

Theme 4.3: Financing of Land Administration

Abstract: Over the last ten years, with the support of various development partners, Ethiopia has been undertaking a massive systematic registration campaign for rural land, generating Second Level Land Certificates (SLLC) and developed and deployed a National Rural Land Administration Information system (NRLAIS) to woreda level, resulting in more than 21 million parcels being demarcated and registered. The LIFT project alone registered over 15.7 million parcels and issued over 13 million certificates at an average cost per parcel of less than \$5 which is significantly lower than similar previous projects. The reduction in cost was made possible by economies of scale; the development and standardisation of clear registration procedures; performance-based selection of woredas; the use of local para surveyors and social development workers who do the social mapping, with extensive public and community engagement.

The registration and certification interventions helped in the realization of myriad of incentives and benefits to the smallholder farmers, government policy makers, financial institutions, etc. Incentives and benefits include but not limited to, improved credit worthiness (more than 42,000 farmers have taken out loans totalling more than £23.3 million), revenue collection, reduction of disputes, efficient allocation of land, better loan products, reduced land rental information asymmetry, information service opportunity, reduced suspicion of abrupt eviction and losing of land, etc. The incentives have encouraged people to complete the registration process and to then register transactions. Government has also recognised its contribution towards good governance and economic empowerment potential while other users understood the untapped opportunities in the dynamic registry.

Presenters' details:



Menberu, working with government and international organizations, has acquired extensive knowledge of land policy and administration in Ethiopia. He organised and led the Amhara regional land authority (2001-2005), which sets exemplary institutional arrangement for the rural land sector nationwide. Menberu has worked as senior land administration specialist in the World Bank Ethiopia office (2008-2013), and later served as Deputy Programme Manager during the design and implementation of LIFT programme (2013-2021), which exhibited the demarcation of more than 15.7 million parcels while issuance of 13 million certificates. Currently, he has been involved in technical advice on land-based access to finance; the Rural Land Administration System (RLAS), and also on sustainable funding for rural and urban land registrations. Menberu has made different land related presentations on international and national platforms and published papers independently and with various colleagues. Menberu is a fellow of The Ethiopian Land Administration Society.

Title: **Monitoring for Large-scale Agricultural Investment Areas in Ethiopia Using Remote Sensing**

Authors: **Christian Mesmer**

Organisation: **GIZ, Ethiopia**

Theme 4.4: **Financing of Land Administration**

Abstract: Ethiopia is known to be currently food insecure and suffering from considerable food deficits. The Government of Ethiopia strives to increase the agricultural production and its efficiency. Therefore, Ethiopia has been promoting large-scale agricultural investment (LSAI) to transform the agricultural sector. However, the progress of agricultural development has been limited. Most of the investors are not able to comply with government contracts and only develop a small fraction of the transferred land. Therefore, there is utmost need to monitor the implementation status of every LSAI project. In this regard, GIZ collaborates with the German Aerospace Center (DLR) in developing a method to strengthen the national and regional regulatory capacities to monitor the status of LSAI in less accessible areas of the country using remote sensing technologies. The use of remote sensing can substantially support agricultural monitoring. In this study, in-situ data and earth observation time series data were collected and analyzed to examine the land used for agricultural production and to differentiate crop types grown within the three study areas. Current land use/land cover (LULC) was analyzed using Sentinel-2 time series to identify cropland areas. In a second step, remote-sensing time-series of Sentinel-1 and Sentinel-2 were used to differentiate among 20 different crop types grown in the region. The developed classification methods were applied to derive information products for three study regions in Ethiopia including the LSAI areas within Amhara, Benishangul, and Gambella regional states. The methods and derived information products on LULC and crop types are made available to regional experts to support agricultural monitoring of developed land in Ethiopia.

Presenters' details:



Christian Mesmer holds an MBA in International Management and a postgraduate 'water degree' from the University of Oxford. He has been working with governments, civil society organizations and private sector entities in developing countries for over 10 years. As project manager at the Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) GmbH he is responsible for project and strategic change management in Ethiopia. He is currently managing a bilateral portfolio of EUR20.8m on land governance. In his advisory capacity he has been building capacities amongst stakeholders from grassroots to policy level in the field of integrated land and water resource governance, specifically on water and land tenure, responsible land investments, water resource management, integrated land use planning, social and environmental safeguards, institutional development and management instruments. His mission is to attune water and land resource management and development policy to environmental realities to protect the rights of people, to make populations less socio-environmentally vulnerable and thereby facilitating successful local adaptation to climate stress.

Title: A Contributory Model for Customary Land Registration in Uganda

Authors: Samuel Eriaku

Organisation: GIZ, Uganda

Theme 4.5: Financing of Land Administration

Abstract: Since the enactment of the Land Act in 1998, Uganda has not had an agreed standardized methodology for registration of customary land nor any system in place to manage and update Certificates of Customary Ownership (CCO) once they are produced. Many customary land registration projects are donor funded while some are implemented directly by government and or by CSO/NGO but are restricted to a few thousand parcels in their scope. Notably, customary tenure accounts for approximately 80% of land in Uganda and is mostly located in rural areas but unregistered. This has in most cases led to land conflicts and land grabbing especially from the vulnerable because there are no proper records to show who legitimately or legally holds the land or specific land rights. Hence, the need to devise measures to support customary landowners register their land. In light of this, GIZ Responsible Land Policy in Uganda (RELAPU) in partnership with the Ministry of Lands Housing and Urban Development (MLHUD) is supporting customary land registration in North-Eastern parts of the country with funding from BMZ through developing and testing procedures of registering customary land in a participatory and inclusive approach. A critical issue is how to find alternative ways to finance initial investments in a) land administration infrastructure, b) land registration and then c) how to achieve long term financial sustainability of operations, without relying on massive development partner funding. To address this, GIZ RELAPU developed and tested a self-financing model in Bululu sub county where applicants themselves partially fund the registration process with donor agencies providing technical equipment and backstopping as well facilitating capacity development. The local government leaders thus take lead in overseeing and managing the whole registration process.

Presenters' details:



Samuel is a Senior Advisor Land Management at the German Cooperation for International development (GIZ) in a project; Responsible Land Policy in Uganda (RELAPU) and has over 10 years of experience working in Uganda's land sector. Samuel has a Bachelor's Degree in Development Studies undertook a training in Project Monitoring and Evaluation. Since 2016, Samuel has worked for RELAPU in Eastern Uganda supporting rural farmers to register their customary land and acquire Certificates of Customary Ownership (CCOs) and Land Inventory Protocols through a systematic approach of land mapping using Fit-for-Purpose technologies. At the national level, Samuel coordinates A CCO working group (a platform that brings all CCO implementing actors to share lessons learnt, identify best practices and engage with the ministry of lands). In 2012-2013, he played a key role in disseminating the Uganda National Land Policy in the greater northern Uganda while working for an NGO; Land and Equity Movement in Uganda (LEMU) and he has accompanied several studies on land. The self-financing model as a sustainable measure in customary land registration under the RELAPU project is a brainchild of Samuel.

Title: Experience with Developing a Delf-financing Model for Village Land Registration – Tanzania: Challenges and Accomplishments

Authors: Mustapha Issa

Organisation: LTA NGO, Tanzania

Theme 4.6: Financing of Land Administration

Abstract: After successfully completing the USAID Tanzania Land Tenure Assistance Activity, the LTA NGO was established to ensure the continuity and sustainability of the achievements made under the LTA activity in terms of reducing land tenure insecurity for customary village land holders and laying the groundwork for sustainable agricultural investment for both small holders and commercial investors. An important aspect of the transition was to apply a self-financing model for village land registration in Tanzania. LTA, in consultation with the Ministry of Lands, developed a beneficiary contribution model that requires beneficiaries to contribute TZS 30,000 per parcel to the cost of the registration of their customary village land. At varying levels, LTA has introduced and tested the beneficiary contribution model in 43 villages in the Mbeya and Iringa regions. In these regions, employing the beneficiary contribution model, LTA completed the process of systematic land registration and assisted in the demarcation of over 47,000 land parcels and issued over 34,000 CCROs in 27 villages. Based on lessons learned from the implementation of the model, LTA has continuously refined the modality of its implementation and stakeholder engagement. With modest external support, this model can be scaled up organically across the whole country.

Presenters' details:



Mustapha Issa currently serves as the Chief Executive Officer on Tanzania Land Tenure Assistance (TLTA-NGO) where he leads the land formalization activities. He is the Program Manager, Environmental Engineer and Land Tenure Expert with 13 years' working experience with Private Sector and Donor Funded Projects. Mr. Issa worked with DAI Global, Cloudburst Group and CARE International. During this time, he coordinated the initial project mobilization with key Government of Tanzania stakeholders and initiated the Low-Cost Mobile Technology (MAST) for land formalization in Tanzania. He provided the technical assistance in the implementation of the USAID Tanzania Land Tenure Assistance Activity including the preparation of Village Land Use Planning and Village Land Registration activities, designing of the simplified training materials and manuals for land registration trainings, and piloted the beneficiary contribution model in Tanzania. He managed to facilitate land registration to over 100 villages and issued over 100,000 land titles in Tanzania. He holds BSc in Environmental Engineering and Masters of Business Administration. For more information visit: www.lta.or.tz, email: Mustapha.Issa@lta.or.tz.

Title: Private Financing of Land Registration – Experiences from Zambia

Authors: Emmanuel Tembo

Organisation: NLT Programme, Ministry of Lands and Natural Resources, Zambia

Theme 4.7: Financing of Land Administration

Abstract: Zambia has been implementing the National Land Titling Project since 2017 with a small pilot project conducted in Lusaka City. In 2018, the Ministry of Lands and Natural Resources (MLNR) signed an MoU with Medici Land Governance (MLG) to conduct another larger pilot to collect landownership information for 50,000 land parcels in Lusaka City using modern technology, such as use of drone imagery and artificial intelligence for identification of property boundaries, use of tablets and apps to collect ownership information from landowner, automation of production of survey diagrams and general plans of areas. The government had been looking for donor funds to carry out this project since 2015 but was not successful. In 2020 the government of the Republic of Zambia signed a contract with a private firm, Medici Land Governance to carry out systematic land titling in all state land areas in the country. This is a FEE-BASED contract which is modelled around private financing and requires MLG to finance the systematic land titling process from imagery collection and data collection to the issuance of title leading to the creation of 4,000,000 titles. Medici Land Governance is only paid for the certificate of titles that have been issued. A number of challenges have been accounted which include the inability of landowners to pay the required amount to enable the processing of titles. This has had a strain on the financing model for the private financier who can only collect fees on the titles issued. This paper will discuss challenges related to the whole systematic land titling programme in Zambia and focus on the unique private financing model.

Presenters' details:



Emmanuel Tembo is a graduate of the University of Zambia having graduated in 1987 with a degree in Land Surveying. He also has a Masters in Geodesy from the Royal Institute of Technology (Sweden) and Masters in Project Management from the University of Botswana. He has worked as a Land Surveyor for the Lusaka City Council (1988-1991) and lecturer in Geomatics at the University of Zambia and University of Botswana (1993-2015). Mr Tembo has over 30 years' experience in the Land administration field. Apart from academic work, he worked under a project on Improvement of Land Administration, Processes and Capacity Building and Systems (LAPCAS) in Botswana and was responsible for building capacity in the programme through tailor-made courses. From 2017 to 2022 he was Project Manager for the National Spatial Data Infrastructure which oversaw the development of a national geodatabase, web-map services and Geoportal constituting part of the Spatial Data Infrastructure. He has collaborated with GRID3 project in developing the National Data Hub for geospatial data. He also supported analytical work under the World Bank funded Zambia Integrated Forest Landscape in which the cadaster index was updated, development of a systematic land titling manual and other activities were done. Since 2020 he is working as a Project Manager for the National Land Titling Programme.

Title: Life without hunger – transformation of agricultural and food systems

Authors: Nenad Gvozdenovic

Organisation: GIZ, Ethiopia

Theme 4.8: Financing of Land Administration

Abstract: According to the Ethiopian Statistics Authority, up to 65 % of the Ethiopian population depends on agriculture, which generates about 38 % of the gross national product. The analysis of the 89 kebeles in the pilot LC Amhara region that have already been fully surveyed revealed that, in at least ten of these kebeles, more than 50% of households own between six and 15 plots. The average size of a plot in LC selected pilot areas is 0.43 ha and the average number of plots per farm ranges from 3.45 (Gozamin Woreda) to 7.2 (Mojana Woreda). Agricultural plots are often widely dispersed and more than 30 minutes' walk from the place of residence of the farmer. The farming of fragmented mini plots is extremely inefficient, which is why they are known as “starvation plots”. There are no laws, capacity development, practical experiences, regulations, or guidelines that regulate land consolidation procedures or stipulate their design in Ethiopia. The Ethiopian Ministry of Agriculture (MoA) has recognized the need to address the challenges of increasing land fragmentation and is seeking support through land consolidation. The key project objectives support in the successful implementation of the majority-based LC approach in selected 3 sub kebeles/ pilot areas in Amhara region (including land valuation, EIA, and infrastructure works). Development of LC Strategy and also, aims to create synergies between land consolidation and other approaches to overcoming land fragmentation, such as land use clustering and to make accompanying measures to land consolidation accessible to smallholder farms. Strengthening capacities of land administrations in terms of personnel and institutions for the future implementation of land consolidation procedures are covered as well. The main project partners are MoA/ RLAUD office and Bol of Amhara. The project duration is March 2026, the project is commissioned by German Federal Ministry for Economic Cooperation and Development (BMZ), and implemented by GIZ.

Presenters' details:



Nenad Gvozdenovic has a Master's degree as Agriculture Engineer for crop farming. He is engaged as LC Advisor on the GIZ Ethiopia Land governance project. For last 10 years he was responsible for implementation of GIZ LC pilot projects in Serbia (8 years), and now in Ethiopia for almost 2,5 years support such a process as well. He worked for 1 year in Ministry of Agriculture of Serbia, particular Directorate of Agriculture Land. Also, in Serbia he actively participated 7 years in implementation of WB projects related to Agriculture/ GAP/ Nitrate Directive, rural development and activities which supported Serbian transition agriculture reform process.