



3rd International Land Management Conference

Book of Abstracts

14-15 March 2024, Bristol, UK

This year we hosted close to 40 speakers and some 200 participants from 70 countries including representatives of governments and public bodies from 35 countries, 16 NGOs, 9 professional bodies, academics and students attendees from 78 universities, and countless practitioners.



**UWE
Bristol**

LINK - Land International Network for Knowledge

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.

3rd International Land Management Conference

This is the third international land management conference organised by LINK and it is held on the 14 and 15 March 2024. There are four thematic sessions:

- How can land administration systems contribute to efficient and equitable land markets? (Grazyna Wiejak-Roy and Peter Ache)
- Can we build more inclusive and resilient land tenure systems by understanding social value and climate change? (Jessica Lamond and Chryssy Potsiou)
- What approaches can Development Partners use to help achieve more successful Land Administration sector reform? (Richard Baldwin, Esther Obaikol and Lorenzo Cotula)
- Early Career Professionals and Junior Researchers – Innovations in Land Research and Practice (Stig Enemark and Moses Musinguzi)

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. 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

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Conference Themes

How can land administration systems contribute to efficient and equitable land markets?

Formal real estate markets reflect a substantial share of the national economy of a country and underpin other sectors such as construction, agriculture, and financial services. For individuals, housing and land often represent the single most valuable and important assets they will ever possess. Hence security of title, low transaction costs, transparency, and access to finance are all seen as key to efficient market functioning. Conventionally, much of this is predicated on well-functioning land administration systems with properly registered real estate and a secure system for managing transactions. In many countries, these markets operate quasi-informally with unregistered real estate, reduced tenure security, low level of transparency, limited financial access and limited market depth. How can these markets serve the needs of citizens in an equitable manner? What are the effective land administration systems? To what extent property identification and registration are necessary for such markets? What is the role of institutional investors and how do they shift the power balance in the market? This session will consider both formal and informal real estate markets and how to improve their efficiency.

Can we build more inclusive and resilient land tenure systems by understanding social value and climate change?

Many land initiatives have focused on the goals of improving tenure security, formalizing land rights, formalizing and registering informal constructions and rights on them, strengthening women's rights through establishing new land policies; legal reform; systematic registration; or building land administration IT systems/infrastructure. While recent pro-poor developments such as the Social Tenure Domain Model (STDM) have extended the ideas of registration to include documentation of other kinds of occupancy, they do not fully address broader understanding of social or climate justice issues. We have tended to assume social value and climate resilience increase as a result of tenure security, but especially with climate change, urbanization and demographic shifts, do we need to look beyond the economic value of improved tenure and consider how climate and social justice concerns can inform the goals of land reforms. This session will consider these questions and advocate for social value and climate risk to be essential considerations of any planned land intervention.

What approaches can Development Partners use to help achieve more successful Land Administration sector reform?

Land reform processes are notoriously difficult, complex, and fraught with risks of unintended consequences. Most Development Partners (DP) recognize land as a key constraint as well as an enabler for wider development, but it can be difficult to find entry points. Initiatives such as the Voluntary Guidelines on Responsible Governance of Tenure (VGGT) have set out aspirational policies that have been quickly endorsed by DP and national governments, yet the implementation has lagged. There has been a great deal of focus on land governance and institutional constraints, however, this does not always filter through to effective intervention on the ground. This session will review and discuss some of the approaches and recent innovations being adopted by DP to identify more effective intervention strategies.

LINK – Early Career Professionals and Junior Researchers – Innovations in Land Research and Practice

This is an open session to encourage early career professionals and junior researchers to present contributions under the theme of innovations in land research and practice of relevance to the land community. Hence, we welcome presentations on both completed and work-in-progress projects and research. Early career professionals and junior researchers will get a chance to present and get feedback on their work from other researchers and practitioners.

Conference Committee



Jessica Lamond is a 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](#).



Dr **Richard Baldwin** 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](#).



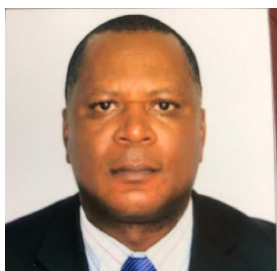
Grazyna Wiejak-Roy is a Senior Lecturer in Urban Economics and Real Estate in the Department of Architecture and Built Environment at the University of the West of England. Her research is on investment strategies, transaction risk, the changing nature of the retail real estate market and land management. 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. She is a Trustee of the Aubrey Barker Fund. 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](#).



Professor **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/>.



Professor **Chryssy Potsiou** 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>.



Dr **Moses Musinguzi** is an Associate Professor in the Department of Geomatics and Land Management and Principal of the College of Engineering, Design, Art and Technology at Makerere University in Uganda. He is a registered/licenced Land Surveyor with over 29 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 Masters Degree in Geographical Information Systems from Nottingham University in the UK (1995-1996) and a Bachelors 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. His research interest are in low-cost approaches for enhancing land tenure security.



Lorenzo Cotula is the Head of the Law, Economics and Justice Programme at the International Institute for Environment and Development (IIED). Lorenzo's research and policy work cuts across land and natural resource governance; international investment; transnational value chains; human rights; and legal empowerment, citizen agency and public accountability. Before joining IIED in 2002, Lorenzo worked as a research consultant to the Legal Office of the Food and Agriculture Organization of the UN (FAO). He holds a degree in law (Sapienza University of Rome), an MSc in Development Studies (London School of Economics), a PhD in law (University of Edinburgh) and a PgCert in Sustainable Business (University of Cambridge).



Peter Ache, a renowned expert in the field of property valuation and market analysis, has extensive networks both in Germany and internationally. In his capacity as editor-in-chief of the Real Estate Market Report Germany, and through his leadership of various national and international working groups, he is passionately committed to the establishment and adoption of standardised, robust valuation methodologies. Mr. Ache is also a member of a research consortium under the auspices of the Federal Institute for Research on Building, Urban Affairs and Spatial Development. This consortium is focusing on a research project to increase transparency in the property market. With effect from 1 January 2023, Mr. Ache has been appointed Chairman of the "Valuation and Management of Real Estate" Commission within the International Federation of Surveyors, a global organisation.



Esther Obaikol is a Ugandan lawyer with 27 years of accumulated work experience with 18 years in leadership positions at national, regional, and global levels; 24 years in land governance; 19 years in piloting innovations in gender, land, and tenure security; 14 years in organizational development & management, partnerships, and network building; and 5 years in environmental governance focusing on legal and social research, monitoring and evaluation, and policy advocacy. At IGAD, Esther's tasks involve growing multi-country diverse teams to focus on land governance while localizing regional policy directives. The key areas are improving land administration, strengthening land use and management, realizing the value of land in the economy, and promoting equality for all on land. Through this pioneering work, I am leading the IGAD Land Governance Unit towards becoming a Regional Agency on Land.

Conference Programme

Day 1, Thursday, 14/03/2024

Morning session

Type	Presenter / Author	Title
Opening	Grazyna Wiejak-Roy	
UWE Welcome	Matt Jones	
Opening Address	Ward Anseeuw	Land tenure and access at the heart of development goals
How can land administration systems contribute to efficient and equitable land markets?		
Welcome	Grazyna Wiejak-Roy and Peter Ache	
T.1.1	Ching-jen Sun, Duygu Yengin	Land Reforms in South Australia
T.1.2	Liz Neate, Christopher Burke	Enhancing Development in Uganda: Addressing Challenges in Compulsory Land Acquisition
T.1.3	Robert Ereola Shiyambola, Dimo Todorovski, Jaap Zevenbergen	Oyo State Land Tenure Security: Perspective from Stakeholders
T.1.4	Justine N. Uvuza	Women and use of technologies in land governance and information dissemination: the case of Rwanda
Discussion	Peter Ache and Grazyna Wiejak-Roy	
T.1.5	Simon Hull, Menare Mabakeng, Didier Rugema, Grazyna Wiejak-Roy, Rosalie Kingwill	Teaching Essentials for Responsible Land Administration – a SWOT analysis
T.1.6	Tony Mulhall, James Kavanagh	Land Agreements, Ownership Transparency & Compulsory Purchase - Behind the Veil
T.1.7	Grazyna Wiejak-Roy, Bastiaan Reydon, Peter Ache, Eva Katharina Neubrand, James Kavanagh	Transparency in the Real Estate Market: A Global Comparative Study with a Planned Survey
Discussion	Peter Ache and Grazyna Wiejak-Roy	

Afternoon session

Can we build more inclusive and resilient land tenure systems by understanding social value and climate change?		
Type	Presenter / Author	Title
Keynote - Introduction	Jessica Lamond	
Keynote - Presentation	Malcolm Childress	Climate Change and Land Administration: Expanding the Land Administration Paradigm to Respond to 21st Century Challenges
Keynote - Q&A	Malcolm Childress	
Welcome	Jessica Lamond	
T.2.1	Mwimbassoredomon Romaric Dabiré, Alima Viviane M'Boutiki	Assuring land rights for marginalized groups through Collective Usage Conventions (the case of Burkina Faso)
T.2.2	Aneta Suchoń	Legal aspects of the protection of agricultural and forest land in Poland in the context of current climate challenges
T.2.3	Carolina Reynoso Pieters	In the driver's seat: How co-creation and access to technology can help advance more inclusive and resilient land tenure systems
Discussion	Chryssy Potsiou, Jessica Lamond and Lorenzo Cotula	
T.2.4	Gbenga Morenikeji, Olusegun Owoeye Idowu, Ademola A. Adenle, Martina Uche Adigwe, Amina Eleojo Muhammed	Role of Land Administration in Disaster Risk Reduction and Resilience Planning in Minna, Niger State, Nigeria
T.2.5	Thomas Wiedenmann, Christian Mesmer, Hiwot Workagegnehu	Thematic Pilot on the Valorisation of Land Rights as a contribution to forest landscape restoration and climate change adaptation in a highly degraded watershed
T.2.6	Sudip Dey, Vansika Yadav, Sudipta Chattaraj	A Study of Forest Resource Dynamics and Tribal Livelihood for Sustainable Rural Development in Puruliya District of West Bengal
T.2.7	Lara Fornabaio, Lara Wallis, Nathaniah Jacobs, Emily Polack	Responsible land based investment governance and climate action: lessons for tenure reform processes
Discussion & Close Day 1	Chryssy Potsiou, Jessica Lamond and Lorenzo Cotula	

Day 2 - Friday, 15/03/2024

Morning session

Type	Presenter / Author	Title
Welcome to Day 2	Richard Baldwin and Grazyna Wiejak-Roy	
Keynote - Presentation	Robin McLaren	Rescuing Land Administration Projects from Isolation
Keynote - Q&A	Robin McLaren and Richard Baldwin	
What approaches can Development Partners use to help achieve more successful Land Administration sector reform?		
Welcome	Richard Baldwin	
T.3.1	Christian Mesmer, Yaman Hebbo	Role of International Cooperation and Development in Strengthening Land Administration Reform in Partner Countries
T.3.2	Lisette Meij	Holistic approaches to land administration: lessons learned from the LAND-at-scale program
T.3.3	Chris Penrose Buckley	Rethinking DP entry points to land tenure reform: political engagement and the business case
Discussion	Esther Obaikol and Richard Baldwin	
Introduction	Esther Obaikol	
T.3.4	Anthony F. Burns, Abbas Rajabifard, Davood Shojaei	Adopting a politically informed approach to the design of land administration reform
T.3.5	Yeukai Chigodora	Development Partners' role in promoting efficient land administration changes in Africa
T.3.6	Andrew M. Smith	Improving overall donor development strategy by reinforcing the pertinence of the VGGTs
T.3.7	Nishimwe Marie Grace, Biraro Sam, Muyombano Sylvain	Engagement With Development Partners To Achieve More Successful Land Administration Sector Reform, Experience From Rwanda
Discussion	Esther Obaikol and Richard Baldwin	

Afternoon session

LINK – Early Career Professionals and Junior Researchers – Innovations in Land Research and Practice		
Type	Presenter / Author	Title
Welcome	Stig Enemark and Moses Musinguzi	
T.4.1 + Q&A	Abebe M. Wubie, Walter T. de Vries, Berhanu Alemie	Peri-Urban Land Use Management and Decision Support in Ethiopia: A synthesis towards effective framework
T.4.2 + Q&A	Memory Chirima	An independent investigation of the preferred land tenure system in Zimbabwe post Land Reform
T.4.3 + Q&A	Evelyne Ajambo, Moses Musinguzi	A Methodology for Re-Tracing Parcel Boundaries Established Using Fit-for-Purpose Land Administration Techniques in Uganda
T.4.4 + Q&A	Balla Evangelia, Jaap Zevenbergen, Ana Mafalda Madureira	Land reforms revisited: an emerging perspective of the Hellenic Land Administration Reform as a wicked policy problem
T.4.5 + Q&A	Nouhou Zoungrana, Edouard Konan Kouassi, Christian Borgemeister, François Wenemi Kagambèga	Local and traditional knowledge restoration techniques of savanna landscapes for climate change adaptation, Burkina Faso
T.4.6 + Q&A	Rory Read	Forest Carbon Markets and IPLC Land Tenure; Issues, Trends and Opportunities
T.4.7 + Q&A	Mhd Ekbal Anak	Securing Housing, Land and Property Rights for Syrian Displaced Women: Realities and Perspectives
Discussion and next steps	Stig Enemark and Geoff Payne	
Closing remarks	Jessica Lamond and Grazyna Wiejak-Roy	

Opening Session: Welcome and Keynote presentations

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

Opening talk

We welcome you to the 3rd LINK - International Land Management Conference which is hosted by the University of the West of England. The programme brings together close to 70 contributors across four sessions and includes representatives from more than 20 countries around the world; reflecting the truly international importance of land issues.

At UWE we very much value the interplay between professional practice and academic research, and we actively foster pathways to help develop younger professionals and researchers. This year, we are especially pleased to include an additional “younger researchers” session alongside our three main conference themes over the next two days.

The conference will explore a spectrum of issues including land markets, developing more effective land administration systems and how climate change and social value impact our thinking about land tenure reforms. In the presentations and discussions of the next two days, we will hear from a range of development partners, practitioners and academics involved in trying to find practical ways to improve our understanding and identify effective intervention strategies.

UWE has a strong history of supporting research, learning and knowledge exchange in the land sector. We are currently revising our Real Estate Masters programmes to include new pathways specifically aimed at strengthening international land management practice at postgraduate level. We also support LINK in developing an international network of universities, researchers and professionals in both the public and private sectors who are focused on evidence-based research and strengthening knowledge exchange across the sector.

In recent years we have developed more effective techniques for carrying out large scale land tenure regularisation, yet the take up at scale is still stubbornly slow. In many developing countries, urban land rights may be defined in principal, but there are not management systems in place to properly identify and track the land parcels and changes over time. This is also true in the rural sector, especially when dealing with customary, forest, or community lands. We know that effective reform takes a long time and benefits may not be seen for quite some time. There is mixed evidence of the impact of land reform undertaken by itself. Consequently, there are valid questions about what kind of land interventions are effective, and what should be the approach of Development Partners and Governments. Adding in the challenges posed by climate change, demographic growth, migration as well as food security; it becomes difficult to identify approaches, which offer sustainable outcomes.

Our Opening Address by FAO and our two keynote speakers will explore these issues. We will then have a mix of papers from Development Partners, representatives of Government, academics and professional practice showcasing different approaches and experiences. While it is clear that there is never a single solution, which can be considered the right one for all cases; we do believe that we

can learn from these different experiences and hopefully move towards a situation where we are encouraging more just and transparent systems that will benefit all citizens equally – economically, socially - and in a more sustainable manner.

Enjoy the conference.

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: Land tenure and access at the heart of development goals

Authors: Ward Anseeuw

Organisation: Food and Agriculture Organisation

Presentation: Opening Address

Abstract:

For Ward's opening address please see the slides and conference recordings.

Presenters' details:



Dr **Ward Anseeuw**, a development economist and policy analyst, is a senior land tenure officer and lead of the Land Tenure Team at the Food and Agricultural Organization of the United Nations (FAO). Previously, as a senior research fellow at the Agricultural Research Centre for International Development (CIRAD), he was seconded from 2016 to 2023 to the International Land Coalition as the Global Lead Technical Specialist responsible for Data, Research, Knowledge Management and Learning; and from 2005 until 2016, he was seconded to the University of Pretoria, as a senior research fellow to the Post-Graduate School of Agriculture and Rural Development and as the co-director of the Center for the Study of Governance Innovations (GovInn) – which he founded in 2012. His work focuses mainly on issues of land and policies, agrarian and land reforms, large-scale land acquisitions as well as to participatory approaches of data generation, governance and advocacy regarding land. He has published extensively on these issues in scientific journals and with renowned publishers; including *Land, transition and compromise* (with Chris Alden, Palgrave, 2009), *The struggle over land in Africa – Conflicts, politics and change* (with Chris Alden, HSRC Press, 2010), *South Africa's Agrarian Reform* (In French, Editions Universitaires Européennes, 2011), *South Africa's Agrarian Question* (HSRC Press, 2016) and *Inclusive Businesses in Agriculture* (SunMedia Press, 2017).

Title: Climate Change and Land Administration: Expanding the Land Administration Paradigm to Respond to 21st Century Challenges

Authors: Malcolm Childress

Organisation: Land Alliance, Washington, USA

Presentation: Keynote

Abstract:

For Malcolm's keynote please see the slides and conference recordings.

Presenters' details:



Malcolm Childress is an Executive Director at Land Alliance, Washington, USA. He is a multi-disciplinary land resources specialist with 30 years of global experience, including urban and rural property rights, and strategy for managing critical global ecosystems. His focus areas include land policy and governance, land markets, land registration, property taxation, cadastral systems and spatial planning.

Title: Rescuing Land Administration Projects from Isolation

Authors: Robin McLaren

Organisation: Know Edge, UK

Presentation: Keynote

Abstract:

This keynote address offers a comprehensive overview of the challenges faced by development partners in achieving successful land administration sector reforms and proposes innovative strategies to overcome these challenges.

Introduction

McLaren highlights the successes and failures in land administration reform over the past three decades, emphasizing the need for effective intervention strategies by development partners. The reasons for under-performing land administration projects include weak political support, lack of sustainability, limited governance reforms, and overly ambitious goals.

The Changing Land Governance Landscape

McLaren discusses the changing dynamics in the land governance sector, including shifts in global aid priorities, reductions in foreign aid from some nations, and changes in the approach to financing projects. Despite challenges, there have been positive developments such as the adoption of the Fit-For-Purpose Land Administration (FFPLA) methodology.

Opportunities for Change

McLaren identifies several opportunities for more effective land administration reform interventions by development partners:

1. Engage with the Political Economy

By aligning projects with the political economy of a country, land administration reform projects have a much higher degree of success through the following approaches:

- Align projects with the political agenda and policies such as climate change mitigation and infrastructure development.
- Embrace adaptive approaches through multi-stakeholder pilot projects.
- Avoid overly ambitious goals and focus on realistic outcomes.
- Recognize new change agents beyond traditional officials and technical advisors.
- Explore innovative touch points beyond the Land Department.

2. New Entry Points

Rather than classifying land administration projects as standalone projects that are losing favour with politicians and Development Partners, land administration projects should find new entry points as an integral part of the priority policy agenda. Here are some examples:

- Integrate land administration projects into larger policy-driven programs.

- Utilize investments in key registers and geospatial frameworks.
- Consider revenue generation through property taxes.
- Start projects at sub-national levels before scaling nationally.
- Explore opportunities in emerging sectors like marine mining.

3. Integrated, Multi-Faceted Projects

It is feasible that land intervention programs, initially involved in a single land administration or land management activity within a region, could consider capturing this identified base geospatial data (from drones and street-based camera) to a threshold of quality that would then also support a wide variety of complementary land administration services and land management functions. This more holistic approach would provide the opportunity for single land interventions projects to be integrated into a wider program of land administration services and land management functions delivering a more significant set of socio-economic benefits. For example, a land and property valuation project could be implemented in parallel with other projects to help finance this wider set of projects through property-based tax revenues.

- Move beyond securing land rights to providing a comprehensive package of technical and financial services.
- Utilize enabling technologies and common geospatial data for a wide range of land administration services.
- Overcome organizational barriers and silos to implement holistic approaches effectively.

4. Project Preparation Phase

Complex, regional / national land administration programs need significant preparation time. This phase could take 2 - 5 years and includes key activities, such as:

- Allocate sufficient time for project preparation, including engaging with the political economy and conducting socio-economic impact assessments.
- Develop robust governance frameworks and capacity development strategies.
- Conduct thorough risk assessments and implement institutional reforms.

5. Socio-Economic Impact Assessments

The World Bank Group has established an IGIF Implementation Methodology and corresponding analytical toolkit to support the use of the IGIF and incrementally create SDIs customized to specific countries and priorities. A set of templates and toolkits is available for each of the steps.

A key part of this methodology is the Alignment to Government Policy Drivers and the Socio-Economic Impact Assessment (SEIA) that delivers an assessment of the socio-economic business case for investment in an SDI from both qualitative and quantitative perspectives. Land Administration projects rarely have corresponding SEIAs and this creates problems when the Ministry of Finance and the Development Partner reviews the financial feasibility of the project. It is therefore recommended that a similar methodology and associated SEIA are created to support these land administration projects. It is also recommended that economists are an integral part of the project team to ensure that the language used to generate the SEIA is fully understood by the Ministry of Finance.

- Implement methodologies and assessments similar to those used for Sustainable Development Initiatives (SDIs) to support land administration projects.
- Involve economists to ensure the language and analysis are understood by relevant stakeholders.

6. New Innovative Partnerships

Multi-faceted projects bring together a much wider range of professions than in traditional land administration projects. These newly involved professions bring new perspectives and add significant value to delivering innovative land administration solutions. This has certainly emerged in the World Bank's Urban, Resilience, and Disaster Risk Management global practice.

- Foster partnerships with a wider range of professions to deliver innovative solutions.
- Engage with new stakeholders such as Earth Observation agencies and statistical agencies.
- Manage new partnerships effectively to leverage insights and drive effective solutions.

7. Generative AI Driven Customer Interfaces

The user interface to land administration services is inherently complex reflecting the intricacy of the legal and regulatory framework underpinning the services. This complexity and technical language exclude many citizens in developing countries who have not had the education to engage with these types of government services.

Some existing services have implemented Chatbots and simple texting interfaces to attempt to bridge this divide. However, Generative AI stands to transform lives in the emerging world. A potentially transformative benefit may come from better and more accessible public services. For example, India is combining large language models with speech-recognition software to enable illiterate farmers to ask a bot how to apply for government loans [1]. So, there is an opportunity to build a smaller and less expensive Generative AI model with a set of capabilities built around land administration services, allowing direct access for all to the services – without land professionals or trusted intermediaries.

- Address the complexity of land administration services through user-friendly interfaces.
- Explore the potential of generative AI to provide accessible public services, particularly in developing countries.
- Develop AI models tailored to land administration services to improve accessibility for all citizens.

Conclusions

The presentation has identified exciting opportunities that are emerging for Development Partners to adopt more effective intervention strategies to achieve successful Land Administration sector reforms. The implementation of these new intervention approaches will ensure that momentum is continued in improving the land administration sector and delivering the associated significant benefits to developing countries. However, their implementation will have a big impact on Development Partners, requiring them to change their culture, develop a new set of skills and establish fresh partnerships. The challenge is there for the taking.

[with some help from ChatGPT]

[1] <https://www.economist.com/leaders/2024/01/25/the-tantalising-promise-of-ai-for-the-emerging-world>

Presenters' details:



Robin McLaren is director of Know Edge Ltd a UK based, independent management consulting company formed in 1986 specialising in land policy, land administration and the application of geospatial information. He is a prominent consultant in land administration and works extensively with United Nations agencies, World Bank and EU on land policy / land reform / NSDI programmes and is on a mission to ensure that Land Professionals are delivering appropriate land administration services to the citizen.

Session One: How can land administration systems contribute to efficient and equitable land markets?

Session lead: Peter Ache and Grazyna Wiejak-Roy		
1	Ching-jen Sun, Duygu Yengin	Land Reforms in South Australia
2	Liz Neate, Christopher Burke	Enhancing Development in Uganda: Addressing Challenges in Compulsory Land Acquisition
3	Robert Ereola Shiyanbola, Dimo Todorovski, Jaap Zevenbergen	Oyo State Land Tenure Security: Perspective from Stakeholders
4	Justine N. Uvuza	Women and use of technologies in land governance and information dissemination: the case of Rwanda
5	Simon Hull, Menare Mabakeng, Didier Rugema, Grazyna Wiejak-Roy, Rosalie Kingwill	Teaching Essentials for Responsible Land Administration – a SWOT analysis
6	Tony Mulhall, James Kavanagh	Land Agreements, Ownership Transparency & Compulsory Purchase - Behind the Veil
7	Grazyna Wiejak-Roy, Bastiaan Reydon, Peter Ache, Eva Katharina Neubrand, James Kavanagh	Transparency in the Real Estate Market: A Global Comparative Study with a Planned Survey

Title: Land Reforms in South Australia

Authors: Ching-Jen Sun and Duygu Yengin

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

Theme – T1.1.: How can land administration systems contribute to efficient and equitable land markets?

Abstract:

Australia's economic engine thrives on vital infrastructure projects like highways and energy transmission lines (e.g., the WestConnex Project generated \$20 billion in economic benefits [1]). Central to such undertakings is compulsory acquisition (CA), empowering the government to acquire private land for public purposes where negotiation fails. With population growth, immigration, and pressing urban renewal needs, acquiring private property for essential public projects has become increasingly necessary. In 2010-2016, 3,010 property acquisitions occurred in NSW alone [2].

Compulsory acquisition (CA) comprises two stages: an initial six-month bargaining phase between the government and the landowner to determine the price, followed by the government's acquisition stage. If no agreement is reached, the government acquires the land at its last offered price, subject to challenge by the landowner in court. The court decision is uncertain due to legal ambiguities. 25% of WestConnex land acquisitions were disputed in court, and Land and Environment Court interventions increased the compensations by up to 20% [3]. Such disputes undermine project completion timelines, create legal burdens, and, consequentially, create economic costs. Determining fair compensation, particularly for businesses and native title holders, presents further challenges due to undefined legal parameters. The NSW government, for example, incurred \$4 million in legal expenses solely for a residential developer acquisition dispute [4]. Even if an agreement might be reached without going to court, the looming possibility of compulsory acquisition can force the landowner into accepting a less-than-ideal price, undermining confidence in property rights and diminishing public support for CA.

We investigate the design of multilateral bargaining mechanisms aimed at improving both fairness and efficiency. This comprehensive exploration encompasses both theoretical and empirical dimensions. In the realm of theory, we develop an innovative framework for evaluating Australian compulsory acquisition laws. On the empirical front, we conduct a series of in-depth interviews with 27 individuals, enabling us to extract valuable insights from their personal experiences related to compulsory land acquisition. These insights have culminated in a set of significant policy recommendations aimed at enhancing social welfare. Our project design breaks new ground: First, we employ a multidisciplinary approach that intertwines law and economics, fostering a comprehensive understanding of the intricacies inherent in CA processes. Unlike conventional studies, our project pioneers the incorporation of legal ambiguities into economic bargaining models, pushing the boundaries of economic research. Secondly, we address a novel economic question—the role of bargaining under law ambiguity in determining CA outcomes.

Key findings of our research:

- Excessive government power in the realm of compulsory acquisition often results in outcomes characterized by both unfairness and inefficiency.

- Implementing transparent bargaining protocols, and providing adequate timeframes and legal assistance to property owners can significantly improve both the efficiency and fairness of the process.
- Clearly defined social benefits stemming from compulsory acquisition can help mitigate delays in reaching an agreement.
- A perception of trustworthiness towards the government tends to elicit positive responses from property owners whose assets are being disposed of.
- When both the government and the representatives involved in compulsory acquisition are perceived to be lacking in ability, integrity, or benevolence, it tends to result in reduced welfare for stakeholders.
- Compulsory acquisition laws in Australia display a significant level of ambiguity and inconsistency in their approach to compensation principles. To enhance fairness, it is advisable to consider subjective value rather than solely relying on market value when determining compensation for property owners.
- Prompt and equitable compensation is essential to ensure that property owners do not suffer any undue disadvantages.

Drawing from our research findings, we made several policy recommendations that played a pivotal role in driving the following significant changes to the compulsory acquisition process in South Australia:

- The Department for Infrastructure and Transport (DIT) of SA has created a new and dedicated land acquisition website to assist those impacted by compulsory acquisition. The website can be accessed at <https://www.dit.sa.gov.au/landacquisition>. This website details the 10-step process for compulsory land acquisition, including people's legal rights and timeframes for key events. The newly created land acquisition website provides comprehensive information on the 10-step compulsory land acquisition process, outlining individuals' legal rights and key event timeframes. This represents a substantial improvement in transparency and integrity, partially mitigating the power imbalance between the government and property owners, ultimately fostering fairer and more efficient outcomes.
- Once a property is compulsorily acquired, the compensation is available for the owner to access. This provides the owner the ability to withdraw the money and purchase a replace property.
- Changes were made to the Land Acquisition Act 1969, which allows the DIT to make a direct payment to claimant where assessed compensation is less than \$50,000. The DIT may also pay \$10,000 upfront to property owners which assists with legal and valuation expenses.
- The DIT provides owners with flexibility by offering longer timeframes for when their property will be compulsorily acquired and vacated. The DIT allows the owner to determine timing (within certain parameters consistent with project timeframes) to suit their individual needs. Granting property owners some flexibility in determining timing to align with their individual requirements not only reduces their stress levels considerably but also fosters a more genuine bargaining process. This approach enables a thorough property valuation process and brings the compulsory acquisition outcome closer to resembling an actual market transaction, ultimately enhancing overall social welfare.
- Two dedicated Acquisition Case Managers are assigned to affected stakeholders who will outline timeframes for each step of the acquisition process. Designating dedicated Acquisition Case Managers to assist affected stakeholders by outlining specific timeframes for each phase of the acquisition process goes beyond legal assistance, offering additional

support to property owners. This not only bolsters their trust in the government but also underscores the government's commitment to integrity and benevolence. Such measures are anticipated to elicit positive responses and increased support for public projects from property owners whose assets are subject to acquisition.

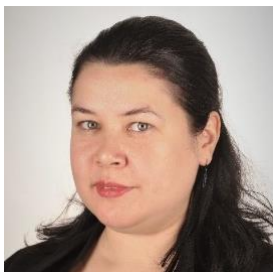
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Presenters' details:



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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 the 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 published in economics journals such as the 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: Enhancing Development in Uganda: Addressing Challenges in Compulsory Land Acquisition

Authors: 1. Liz Neate, 2. Christopher Burke

Organisation: 1. Independent expert, 2. Independent expert

Theme- T1.2.: How can land administration systems contribute to efficient and equitable land markets?

Abstract:

Access to and control over land is widely accepted as a key tenet in economic development. Compulsory acquisition of land (also known as eminent domain) allows for the State to determine the circumstances in which private land interests can be acquired by compulsion, with financial compensation paid to the former owner/s. Although rarely welcomed by affected parties, the practice is well established in many jurisdictions for many years (Reynolds, 2010) as a contribution to economic development. Compulsory land acquisition is generally considered to have legitimacy in circumstances in which the public interest derived from the acquisition will outweigh the private interests held in land. This leads us to consider how do we best use the limited land we have on the planet? Who decides? Who benefits? The focus of this paper is the acquisition of land by the state using powers of compulsion, distinct from large scale land acquisition by corporate entities. Uganda provides a case study with international comparisons as appropriate.

In recent cases, a number of affected communities have protested against land acquisition processes, citing violations of their rights and inadequate compensation. These challenges highlight the need for reforms to strengthen the fairness and effectiveness of compulsory land acquisition practices in Uganda to foster sustainable development with limited land resources.

Compulsory land acquisition poses various challenges in emerging economies (Plimmer and McCluskey, 2018). This paper will scrutinize Uganda's current landscape and reflect on the challenges faced in states with complex tenure systems. Under Uganda's mixed tenure system, it is interesting to note that that some individuals consider land rights to be granted by and protected by the state – and therefore capable of being overridden by the state while others consider land rights to be granted and protected by local communities. This can give rise to concerns of legitimacy concerning the prospect of state acquisition and the adequacy of financial compensation. The paper will provide insights into practical ways to surmount the challenges identified.

Challenges relating to the existing landscape fall broadly into five categories. These are addressed as follows:

1. National Legal Framework

The relevant existing legislative framework in Uganda is in the Land Acquisition Act (1965), the Constitution (1995) and the Land Act (1998). Elements of the legal framework for land acquisition in Uganda were established prior to the current Constitution that came into effect in 1995 and set out the basis on which land can be owned in Uganda particularly the status of customary tenure as being equivalent to freehold. As a result, existing laws do not fully reflect the current demands on a land tenure system and the rights of landowners. This mismatch between the legal framework and the reality of land ownership in Uganda creates challenges and uncertainties in compulsory land acquisition processes that warrant further investigation.

The majority of land across the country remains unregistered. This creates both practical and theoretical challenges. Not only is it difficult for the government to identify who owns land that may need to be acquired, it presents makes challenges related to the proper consideration of the impact of a land acquisition project. How can public interest be weighed against private interests if the number of owners affected is unknown at the outset?

2. Compensation valuation

The Land Act 1998 stipulates that the value of compensation for customary land acquired by compulsion should be the open market value of the land with further allowances for buildings and crops as well as a disturbance allowance. Prior to 1998, the compensation provisions for customary land effectively treated customary owners as having occupational rights only. The 1998 update, requiring market value to be paid to customary owners goes some way to equalizing the status of customary and freehold land. There remains, however, a potential disconnect in the payment of financial compensation to a customary owner, who, based on different conceptions of land ownership may see themselves as a steward of land for future generations – it may be that financial compensation simply cannot replace the loss of land.

A further challenge arises where customary land is held by a community rather than an individual. The compensation regime requires payment of ‘market value’ of an interest. It is challenging to ascertain the market value of one member of a community to access and use land, with that right held alongside others. If land is valued as a single plot in the same way as it would be for a sole owner, it is not clear whether owners in common should be paid the total sum divided between them, or some alternative approach. There are clearly a range of issues in seeking to create a legislative environment that is supportive of customary land owners contributing to a land market when customary owners concept of land rights may differ from a traditional market perspective.

Valuing land in Uganda, especially customary land, requires a nuanced approach encompassing the cultural, social and economic interests of local communities. Traditional valuation methods often fail to account for these intangible values, potentially resulting in inadequate compensation. Apart from monetary compensation, alternative approaches including resettlement packages, land-sharing and in-kind compensation have been used in some instances. Whilst focusing on livelihood restoration rather than financial compensation may have the potential to mitigate the impact of compulsory land acquisition they cannot be perceived as a silver bullet given the paucity of the legal and regulatory regimes (Neate, 2019).

Criticisms of the current compensation regime have come both from within the Government (Ministry of Housing, Lands and Urban Development, 2017) and affected parties (Human Rights Watch, 2023). Further investigation is needed to get to the root of the challenges and ensure that the public interest balance is maintained.

3. Procedures, Resources and timing

Procedures in the Land Acquisition Act have been identified as challenging for the implementation of projects requiring compulsory acquisition. Potential challenges include the time taken for valuation reports to be completed in order for compensation to be offered (Matovu, 2022), and the need for affected parties to accept the compensation offered before acquisition can go ahead (Ministry of Housing, Lands and Urban Development, 2017). Delays in securing land with vacant possession that can be handed over to contractors have led to significant delays to projects with significant financial implications (Matovu, 2022). These delays not only risk impeding development initiatives,

but contribute to public distrust and frustration with the government's handling of land acquisition matters.

The proper implementation of existing legal frameworks has been identified as a particular challenge in Uganda (Elong, Muhwezi and Acai, 2019). Resource constraints pose significant challenges to the effective implementation of land acquisition processes. Delays related to compensation offers may indirectly increase pressure on affected parties to accept the sums offered, even when inadequate. Insufficient budgetary allocations, inadequate staffing and limited expertise within government agencies have been identified as potential hindrances to the timely execution of projects. Prioritizing land acquisition in national budgetary planning and exploring alternative financing mechanisms can provide additional resources to support acquisition initiatives.

4. Human Rights and international requirements, increased ESG consideration

Development partners that fund or construct significant infrastructure projects can become involved in land acquisition programmes by the state. In this way they play an important role in providing technical assistance, financial support and capacity building. They may provide assistance in land valuation, resettlement planning and community engagement. Development partners also support government in aligning land acquisition practices with international principles and promoting responsible land governance. It is important to note that in so doing, there is a risk of creating a twin track of land acquisition programmes: those defined by the current legislative framework and those created by international partners seeking to adhere to international standards.

Addressing these challenges requires a multifaceted approach involving adjustments and reforms to procedural, technological, financial and legal aspects of compulsory land acquisition. Key potential initiatives include:

- Strengthening legal frameworks and providing legal assistance to vulnerable groups;
- Enhancing stakeholder participation and community engagement;
- Investing in capacity building for valuation officers;
- Improving land information management for all tenure types;
- Leveraging existing technology such as the Uganda National Land Information System (UgNLIS) to streamline administrative processes and improve efficiency of land acquisition;
- Consideration of Environmental, Social and Governance (ESG) factors: environmental risks such as habitat destruction and pollution in addition to social impacts including displacement.

Effective solutions to the challenges identified necessitate political will, comprehensive resettlement plans, anti-corruption measures and collaboration with development partners. The recommendations put forward to fortify compulsory land acquisition in Uganda will underscore the significance of a holistic approach that balances development imperatives with citizen rights.

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Presenters' details:



Liz Neate BA MSc MRICS is a chartered surveyor and consultant in land matters. She focuses on land acquisition for urban regeneration and infrastructure projects and solving complex land related problems including the delivery of projects using compulsory acquisition and related disputes. Liz studied Politics and Philosophy at undergraduate level and has used this theoretical foundation to develop a particular interest in how land rights and tenure security influence the way we relate to the places where we live and work. She is currently a Director at Deloitte in the UK, sits on the Advisory Board of the Land and Equity Movement in Uganda (LEMU) and is a Trustee of the Aubrey Barker Fund.



Christopher Burke has three nearly decades of experience working in East Asia and Africa. In 2008, he worked on the transformation of land related conflict as a major bottleneck to agricultural development. He served as chair of the Northern Uganda Land Platform (NULP) and provided technical guidance on land issues to the Joint Acholi Sub-Region Leaders' Forum in northern Uganda. Christopher has published on different aspects of social and environmental issues associated with customary and statutory land management, and has a strong interest in the equitable integration of the two systems in Uganda. He has collaborated in different capacities with a range of institutions including Ministry of Lands, Housing and Urban Development (MLHUD), Uganda; Ministry of Lands, Housing and Human Settlements Development (MLHSD), Tanzania; Global Land Tool Network (GLTN) - UN Habitat; FAO; World Bank; UNDP; JICA; USAID-SAFE; IGN-FI; Cadasta; Medici Land Governance; Care International; Oxfam; ZOA; LEMU and LandNet.

Title: Oyo State Land Tenure Security: Perspective from Stakeholders

Authors: 1. Robert Ereola Shiyanbola, 2. Dimo Todorovski, 3. Jaap Zevenbergen

Organisation: 1. University of Twente, the Netherlands and Department of Estate Management, Obafemi Awolowo University, Ile-Ife, Nigeria; 2., 3. University of Twente, the Netherlands

Theme – T1.3: How can land administration systems contribute to efficient and equitable land markets?

Abstract:

Land is a vital and valuable asset that drives economic growth globally. It is widely believed that tenure security must be ensured for land to achieve its full potential. By providing tenure security, land can serve as a catalyst for development, attract inclusive investment, and reduce poverty (Oladehinde et al., 2024; Olapade & Aluko, 2023; Van Gelder, 2010). The term tenure security differs in context, and stakeholders have divergent views. However, the convergence of the definition of land tenure security is when a landholder perceives no likelihood of being displaced, evicted, or losing physical possession of his/her land now or in the near future (Zevenbergen & Westen, 2023). So, the term tenure security depends on the perception and understanding of the stakeholders. However, stakeholders have a tripartite view of land tenure security: legal, social and economic perspectives (Christine et al., 2014; Van Gelder, 2010; Zevenbergen & Westen, 2023).

Meanwhile, tenure security varies between urban and rural areas. Contrary to general belief, most rural land rights are more secure (Christine et al., 2014). This could be because most rural lands are acquired through inheritance with few restrictions relative to statutory lands in urban areas. Unlike lands in urban areas or statutory land, customary lands do not have a formal legal title and recognition (Atwood, 1990). However, it has been argued that more than a formal title is needed to guarantee the security of tenure (Turimubumwe et al., 2021). This means that the security of tenure goes beyond having a formal title and neglects other inherent factors.

In Oyo State, Nigeria, like other developing countries, people's livelihood depends on land, and stakeholders attach different values to land. This importance of land makes stakeholders protect their rights on land, and attempting to do so sometimes leads to counterclaims, eviction and land conflict. This invariably affects tenure security. Meanwhile, factors responsible for land tenure insecurity, as identified by previous studies include dual system of land tenure (Agboola et al., 2017; Akinyele, 2009), encroachment, demand for extra-legal payment by the customary landholders and relocation to another plot (Oyalowo et al., 2020), probability of eviction, possibility of losing land rights and fear of encroachment (Oladehinde & Olayiwola, 2021). Olapade & Aluko (2023) corroborate the previous studies by identifying not taking possession of land, counterclaims, and multiple sales of land as factors responsible for land tenure insecurity. Having recognised the importance of these studies, the studies sought information from land providers only, focused on the informal land system and were not gender sensitive. The gap this study filled. Therefore, the study investigates the land tenure security of Oyo State from the stakeholder's perspective.

Oyo State, Nigeria, is chosen as the case study due to the prevalence of land conflicts in the state. The state currently operates a dual land tenure system: statutory and customary. In Nigeria, the Land Use Act of 1978 governs the statutory land tenure system. The Act came into effect on the 29th of March 1978, to empower the Governor of each state in Nigeria to expressly acquire land for public purposes or other overriding public interest (FGN, 1978). The act aims to nationalise all lands, take over the country's ownership and control of the land and recognise Certificate of Occupancy as the

highest title in the country. The act was expected to eradicate the pre-existing tenure system. Alas! the customary land tenure system is still being operated according to the native law and customs of the people (Aluko & Amidu, 2006). Customary lands are managed by individuals, landholding families, and communities. The lands are not registered, and the landholders have no formal titles. However, the Land Use Act seems to have failed and become unacceptable to the people, and many have advocated for its review due to some of its bottlenecks (Adeniyi, 2013; Olapade & Aluko, 2023).

The study was conducted in four out of the seven administrative zones in Oyo state, Nigeria. The state has an approximate land mass area of 28,454 square kilometres, with a population of 5,591,589 (NPC, 2006), and is ranked 14th by land size in Nigeria. Oyo State comprises many rural areas that are geographically diverse, with farming being the primary occupation of the residents. A case study approach was employed. Purposeful and Snowball sampling techniques were used for data collection to select 33 land administration stakeholders. These include 8 traditional rulers, 12 heads of landholding families, 4 community leaders, 5 government officials, and 4 women for key informant interviews (KII). The method seemed appropriate because it investigates social, community-based problems and contemporary phenomenon in a real-life context (Yin, 2003, 2013). The data were analysed using thematic and narrative analysis.

The findings reveal that land conflict stakeholders participate in land conflicts, land conflict management and land transactions. The level of land tenure security varied across the different zones in Oyo State. Stakeholders' perception of tenure security was hinged on having legal and economic rights and having physical possession of land without conflict, no traces of counterclaims, or infringes on one's rights. Illegal/multiple sales of family land, land grabbing, land speculations, encroachment, government policies and practices, dual tenure system, and land conflicts are drivers of land tenure insecurity in Oyo state. Stakeholders admitted that land was more secure in rural areas than in urban areas. This could be because most family members knew each other in a community and shared land boundaries. It was thus difficult for someone to claim land ownership of the land he/she did not have rights on. It was further found that having a formal title alone does not guarantee tenure security but with physical possession.

The result implies that using land exclusively, generating income on land and having physical possession of land is synonymous with tenure security. The study concludes that a good land administration system encourages inclusive investment, enhances transparent land transactions, reduces land conflict, and enhances efficient and equitable land markets, thereby enhancing tenure security. It is therefore recommended that a framework to strengthen good land administration be implemented by incorporating the customary tenure system into the statutory system. This would reduce illegal land transactions. Tenure security perception is a function of having physical possession of land, the land's location and stakeholders' beliefs. The study provides valuable insights for policymakers, stakeholders, and investors on tenure security that could enhance good land governance.

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Dimo Todorovski is a 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).



Jaap Zevenbergen is a professor of Land Administration and Management at the University of Twente, Faculty ITC. His background combines studies in both land surveying and law. He teaches and delivers training to students from all over the world on responsible land administration. He has been and is involved with dozens of PhD candidates in the field, both as a (co) supervisor and external examiner. He has acted as a consultant and researcher linked to land interventions at national and global scales. Since 2019, he has been (co) Editor-in-Chief of the journal Land Use Policy and was appointed as an independent member of the Netherlands Council for Real Estate Assessment in late 2022.

Title: Women and use of technologies in land governance and information dissemination: the case of Rwanda

Authors: Justine N. Uvuza

Organisation: Independent consultant

Theme – T.1.4: How can land administration systems contribute to efficient and equitable land markets?

Abstract:

Introduction

The government of Rwanda has made strong strides in gender equality and women's promotion, including legalizing and reinforcing gender-equality to land and family property through inheritance, marriage, land allocation, and other channels of property acquisition, coupled with making discrimination on the basis of gender illegal. Further, the government has made progress in improving and speeding up service delivery by adapting fit-for-purpose technologies. There are visible benefits emerging from the digitization of land governance for Rwanda's land tenure security, land-based economic development, and sustainable peace. The use of ICTs in land registration, titling, administration, and communication has simplified procedures and reduced both the cost of and time spent on land registration application processes. This study found that ICTs have allowed some women more time for other responsibilities, reduced conflict regarding land ownership and land size and has opened up new pathways for citizens to engage with the land reform process.

However, this study found that vulnerable land users such as women seem to be falling behind the fast-paced use of digitization of government services. Researchers (e.g. Laurel, 2017; Uvuza, 2014) show that patriarchy and gender inequalities have continued to limit pragmatic gender mainstreaming hampering women's rights and development opportunities. For example, the persistence of negative gendered cultural beliefs and practices has created a gender digital divide that is inhibiting gender-equitable land rights security. The digitization of land and property management services and information sharing without systematic and systemic gender mainstreaming to address gender disparities has increased gender-based inequalities. It also risks damaging not only the wellbeing of women and their families but the sustainable development of entire communities.

Gender Equality and Women's Land Rights in Rwanda

Women's access to, use of, and control over land and land products, along with their meaningful participation in land services, has been found by researchers (e.g., USAID, 2018; Deininger, et al., 2012) to be fundamental to a number of factors: food and nutrition security for families and communities; health; children's access to quality education; solid and secure housing; improved agricultural productivity; improved conservation and climate-proofing; increased incomes; reduced family conflict; improved women's social status and dignity, and significant alteration of chronic poverty in rural areas.

Despite of their importance, however, women's land rights are hindered by patriarchal ideologies relating to patrilineality. This affects Rwandan women's equal access to productive resources at their different life stages, namely girl child, young woman, marriage, widowhood, and in their old age compared with the men of their category (Ngoga, 2019; Uvuza, 2014).

Concerning equality between men and women, scholars such as Hirschmann argue that it is not enough to have good policy and laws and/or to add women into decision-making; what is also required is a deconstruction of the “socioeconomic model within which they seek both to work and to maintain their personal lives” (1996:63). Abbott, in her 2015 study *The Promise and the Reality: Women’s Rights in Rwanda* differentiates between gender (in)equality and difference, emphasizing that both dimensions must be addressed if women, just as men, are to enjoy their human rights:

Gender inequality is a violation of women’s dignity and a denial of the possibility for women’s development of their human capacity. Inequality is not the same as difference, though difference and inequality can and do coexist. Difference can be due to biological factors and/or choice. Inequalities are created and sustained socially by systemic arrangements and processes and by the deliberative actions of individuals and groups. Gender inequality can take many forms, including premature death, ill health, exclusion from knowledge, poverty, powerlessness and exclusion from opportunities and life chances (2015:11).

To address gender (in)equality in relation to land, the Rwandan government has made a commitment in its National Gender Policy (2010:25):

- To facilitate the establishment of gender sensitive land administration services that are accessible to all;
- To ensure that land rights that protects all citizens, women and men of all social categories, are in place and enforced;
- To facilitate and support land use planning and management processes for improved and sustainable land use,
- To increase number of women trained and involved in environmental impact assessment.

While Rwandan women have de jure rights to land in the same way as their male counterparts, their de facto rights are significantly fewer due to gendered beliefs and practices, and women’s unequal economic status and a lack of systematic gender mainstreaming in all areas of development (NGP, 2010). Security of land rights is a citizenry right that men and women should enjoy equally. Gender inequality remains one of the most prevalent factors in determining access to and control over land in Rwanda, and this is exacerbated by the gender digital divide.

The Gender Digital Divide in the Use of Technology in Land Matters

Some scholars argue that technology has the potential to modernize land registries, improve local expertise and participation, minimize land-based conflicts and social exclusion, and reduce corruption (e.g., see Mumporeze and Prieler, 2017; Roberts, 2010). Considering the central role of ICT in enabling access to information and land services and in promoting entrepreneurship, if the gender digital divide is not addressed there is a high likelihood that this situation will further deepen the insecurities of WLR and leave women disadvantaged in relation to economic opportunities and food security for themselves and their families.

Women’s access to, use of, and control over land and land products, along with their meaningful participation in land services, has been found by researchers (e.g., USAID, 2018; Deininger et al. 2012) to be fundamental to a number of factors: food and nutrition security for families and communities; health; children’s access to quality education; solid and secure housing; improved agricultural productivity; improved conservation and climate-proofing; increased incomes; reduced family conflict; improved women’s social status and dignity; and significant alteration of chronic poverty in rural areas.

As the Rwanda National Gender Policy requires every entity to mainstream gender, coupled with the Constitutional obligation regarding gender equality and non-discrimination, it is important that

all government structures be monitored and held accountable for gender-responsive outcomes. Gender assessment must be conducted to identify forms and degrees of gender aspects likely to inhibit gender-equitable impacts of ICT applications, ensuring that the technologies used are fit-for-purpose for rural landholders', women's, and other marginalized groups' access and use. There is a need to adopt inclusion and equality-driven special measures by addressing exclusionary filters such as gender stereotypes. Just as the Rwandan government has adopted preferential/affirmative actions in other areas, such as a minimum 30 percent quota for women in politics (Uvuza, 2014), similar measures can be adopted in access to technology because of its centrality in (land) administration.

Conclusion

This study found that when digital inequalities are not effectively addressed the use of technology reinforces existing inequalities. In such cases, women are affected more than men, and this increases land grabs, food and nutrition insecurity, land conflicts, and women's vulnerability to violence. Contrary to reinforcing inequalities, gender justice in the use of technology in land governance can solidify land tenure security for men and women. If gender mainstreaming is adequately done, the use of ICTs in land governance has the potential to drastically reduce gender inequality and protect women's rights to land and land proceeds.

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Presenters' details:



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Title: Teaching Essentials for Responsible Land Administration – a SWOT analysis

Authors: 1. Simon Hull, 2. Menare Mabakeng, 3. Didier Rugema, 4. Grazyna Wiejak-Roy, 5. Rosalie Kingwill

Organisation: 1. University of Cape Town, South Africa, 2. Namibian University of Science and Technology, 3. INES-Ruhengeri, Rwanda; 4. University of the West of England, UK, 5. Independent Consultant

Theme – T1.5: How can land administration systems contribute to efficient and equitable land markets?

Abstract:

Beginning in 2015 and in partnership with several universities and organisations, the Global Land Tools Network developed the Teaching Essentials for Responsible Land Administration (TERLA) (Enemark, 2023). TERLA was published online on the GLTN's e-learning website in 2019 and comprises six modules. The motivation behind TERLA is to consolidate fragmented and 'hidden' knowledge concerning land-related issues and innovative land tools, creating an accessible knowledge base on responsible land administration to support the development of university curricula (Du Plessis et al., 2020). Although the content has been peer-reviewed within the contributing organisations, TERLA is purposefully published in beta version as a 'living document' – feedback on the content is welcomed (Mitchell et al., 2019). The intention is for TERLA to form a non-prescriptive base on which lessons may be built using a flexible and active learning approach. The International Federation of Surveyors (FIG) joint Commission 2 & 7 Working Group on Land Administration Education resolved, as part of its 2023-2026 4-year work plan, to review and support the further development of the TERLA (Bennett, 2023). This paper, developed by members of this working group, is a first step.

The review has been informed by an appraisal approach known as a 'SWOT analysis' (Helms & Nixon, 2010) whereby each module is evaluated according to its Strengths and Weaknesses as well as the Opportunities and Threats arising therefrom. Each of the authors of this paper independently reviewed one or more of the modules. An action research approach (Altrichter et al., 2002) has been taken by which the authors act as subject specialists and research participants. The subject specialists were selected on the basis of their relevant experience and understanding of the module in scope, international exposure and type of professional experience to ensure that various perspectives have been considered. Acknowledging that each subject specialist approached their module/s with their own bias arising from their particular expertise, background and interpretive lens, these reviews were subsequently synthesised into an integrated response including recommendations for some modifications to TERLA. This allowed consideration of all observations by taking a more holistic stance, which helped to ensure not just the consistency of suggested changes but more importantly served as a control mechanism to validate individual observations and reach consensus on the recommended changes.

The modules are generally well structured with clear learning outcomes, accessible content, logical flow and a thorough reference list, although the literature is somewhat outdated. The modules are designed as a knowledge base and do not claim to be a set of all-inclusive and universally applicable course notes. Each module aims to comprise about 50 hours of content, but there is room to expand on the knowledge base as educators see fit. The modules form a useful knowledge base to be further expanded and developed by curriculum leaders and course convenors. Importantly, there is the complete acceptance of a wide range of land rights and tenure types.

The authors have noted that the references hail from 2016 or earlier, and that a great deal of development in land administration thinking and literature has occurred since then. While references are drawn from a wide range of sources (academic, non-government, civil society), which enhances the content relevance for a wide audience, there is a tendency to focus on a set of core texts emanating from a relatively small group of researchers. This limits the diversity in the content. Some citations made in the body text and their corresponding full references require corrections, and there has been insufficient attention to final proofing. There are cases where lapses in grammar, editing and formatting negatively affect the value of the content.

Some modules define important terms, while others leave it to the reader to interpret the meanings of core terminology from the text. Both approaches run the risk of misinterpretation and misrepresentation, considering that definitions are not static. A glossary of terms would greatly enhance the text so that readers and learners can trace the definitions that are deployed in the text. TERLA was developed with an intention to have all modules linked to each other, and which can also be used independently. However, in its current form, there are insufficient linkages between modules, which reflects how each module was developed in relative isolation from the others.

The course is extremely 'principle-led' in line with the principles of liberal democracy. This leads to a prescriptive approach in general. The concern is that some of the frameworks and principles informing TERLA are not working from the existing realities of country contexts in the Global South, but are instead dictating what 'should be' according to a particular set of lenses that reflect a generally 'western' outlook. Many TERLA modules have suffered from insufficient reference to some important recent developments, ideas and literature on land administration. The authors welcome the possibility of updating the modules, drawing from a wider knowledge base than the core texts. The authors are concerned that new perspectives from within the developmental land administration lobbies in the Global South are only partially reflected. Some of these ideas challenge older orthodoxies or reflect challenges, developments and trials resulting from the application of new understandings of land administration in formerly colonised regions. Adding such diversity of perspectives will greatly strengthen the course content and its applicability in a wide range of contexts. The main threat is that if the above is not attended to, the content will quite quickly become obsolete and/or irrelevant.

Although there is scope for revision, the authors conclude that TERLA is a highly valuable resource for curriculum development in the domain of land administration. It needs to be more widely distributed and advertised to encourage its uptake. The inclusion of case studies and theories drawn from broader and more updated literature will greatly enhance the value and relevance of this already valuable structured knowledge base.

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Simon Hull is an associate professor and 2019 PhD graduate at the University of Cape Town (UCT). His doctoral research was in the field of customary land tenure reform. He completed his MSc at UCT in the field of digital close-range photogrammetry in 2000 whereafter 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 a rural village in northern Zululand. He has held his current position at UCT since 2012, where he lectures on 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.



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Grazyna Wiejak-Roy is a Senior Lecturer in Urban Economics and Real Estate. Her research is on investment strategies, transaction risk, the changing nature of the retail real estate market, and land management. Grazyna is a Fellow of the Royal Institution of Chartered Surveyors, Chartered Valuation Surveyor and a Senior Fellow of the Higher Education Academy. She is a Trustee of the Aubrey Barker Fund. Grazyna is a co-founder of [LINK – Land – International Network for Knowledge \(landinternational.network\)](http://landinternational.network).



Dr **Rosalie Kingwill** is an independent research consultant combining applied, policy and academic research in land governance, land rights and land administration, having worked in the land sector for forty years. She is concerned with practical application of constitutional property law in land development contexts regarding expanding the land-legal property framework to embrace off-register rights, examining the implications of formalising off-register rights and proposing new methodologies for land rights adjudication and prospects for land administration reform. Her PhD thesis (2013) analysed the South African property system in relation to law and customs of African landholders with title and the hybridisation of customary and common-law. Much of her research has been field-work based among land owners, land rights holders, farm dwellers and farm workers, combined with documentary and archival research for land rights enquiries and restitution claims. She has published widely in the field of property rights and land ownership in South Africa.

Title: Land Agreements, Ownership Transparency & Compulsory Purchase - Behind the Veil

Authors: 1. Tony Mulhall, 2. James Kavanagh

Organisation: Royal Institution of Chartered Surveyors, London, UK

Theme – T1.6: How can land administration systems contribute to efficient and equitable land markets?

Abstract:

Virtually every parcel of land in the UK has some kind of land option or agreement attached to it, separate from ownership title, undiscoverable and shrouded in opacity. These agreements can have enormous effects on value, future use, national/local land use planning policy. The Royal Institution of Chartered Surveyors is currently working on a new standard on Land Agreements and on why land ownership transparency is becoming such a political issue.



The **RICS draft professional standard: Land agreements for development purposes, 1st edition** is now open for consultations which closes on 12 April 2024. Please visit this website to comment on the draft standard or use the QR code:

<https://consultations.rics.org/landagreementsfordevelopers/consultationHome>

The draft standard can be downloaded using this link:

<https://consultations.rics.org/landagreementsfordevelopers/view?objectID=200865701>

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Tony Mulhall, MA MSc MRICS MRTPI, Senior Specialist, Royal Institution of Chartered Surveyors (RICS). A Chartered Surveyor and Town Planner he has worked in a wide range of areas of planning and property in the public and private sectors. Actively involved in promoting an understanding of development economics within the planning system. He has recently given evidence to UK House of Commons Scrutiny Committee on the Levelling Up Bill and engages with UK Government departments formulating planning /development policy. Represents RICS in a number of national & international bodies. A member of the International Land Measurement Standards, standard setting committee and also engaged in capacity building through Insight papers on 'Cities, health and Wellbeing' and 'Digital Planning for Surveyors' and 'Land Development Agreements'. He has participated as an expert in capacity building missions with UK Trade and Investment, and the UK Department for International Development/UN. Presents at UN/World Bank Conferences and lectures at a number of universities.



James Kavanagh, MRICS C.Geog is a Chartered Surveyor & Chartered Geographer. James is head of Land & Resources with The Royal Institution of Chartered Surveyors (RICS). James is chair of the International Land Standard (ILMS) Coalition, Secretary General of CASLE (Commonwealth Association of Surveyors and Land Economists) and vice chair of FIG Commission 9. James is working on further research, insight, and standards on issues of valuation within informal settlements, on customary land issues, land acquisition and compensation, and the process of land and property rights formalisation.

Title: Transparency in the Real Estate Market: A Global Comparative Study with a Planned Survey

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Theme – T1.7: How can land administration systems contribute to efficient and equitable land markets?

Abstract:

Background

Transparency is a cornerstone of well-functioning real estate markets, enabling informed decision-making, promoting trust, and fostering efficiency. However, the understanding and implementation of transparency vary across markets, hindering global comparability. This study aims to provide a comprehensive analysis of transparency in real estate markets worldwide, exploring its definition, measurement, and implications for market participants. Additionally, it outlines a planned survey to gather empirical data on the current state of transparency in different countries. The results of the study will be used to develop recommendations to improve the transparency of property markets.

Stakeholders and Scope

The study is being conducted by the International Federation of Surveyors (FIG) - Commission 9 “Valuation and the Management of Real Estate” and the University of the West of England, Bristol. It is also supported by the International Valuation Standard Council (IVSC), the Royal Institution of Surveyors (RICS) and The European Group of Valuer's Association (TEGOVA).

The study aims to collect data on the transparency of property markets in different countries in order to gain an impression of how transparency in the property market is perceived in various countries and what importance it has among the population and experts. The study highlights the increasing importance of globalisation in the real estate market and emphasises the need for a global understanding of transparency. The results can influence policies and practices that affect the transparency of property markets. The study might help decision makers to make informed decisions to improve the availability and quality of information.

Methodology

The study comprises an online survey of professionals in the fields of land administration, property valuation and higher education. The survey includes both qualitative and quantitative questions to gain a comprehensive picture of participants' understanding and experience of property market transparency.

Importance of transparency

The study underlines the importance of transparency for the efficiency of property markets. A lack of transparency can lead to misinformation, increased risk and reduced investment.

Key Objectives

- To examine and present the basic understanding of the term 'transparency in the property market'
- To provide an overview of the current state of transparency in global real estate markets
- To identify factors that influence transparency in real estate markets
- To develop recommendations for improving transparency in real estate markets
- Defining Transparency

Definition of Transparency in Real Estate Markets

The project addresses a complex and multi-faceted field of inquiry that encompasses economic, ecological, land policy, and socio-political aspects. It is anticipated that the project's outcomes will lead to the development of concrete recommendations for action to enhance market transparency. This, in turn, is expected to support the economic, political, and social evaluation of policy decisions and contribute to addressing numerous challenges.

The Concept of "Transparency"

The definition of "transparency in the real estate market" used in the context of the project must be suitable for assessing whether a phenomenon or matter under consideration conforms to this definition or not. Therefore, the measurability of transparency must be ensured. It is thus crucial to define "transparency in the real estate market" in such a way that, for example, indicators can be used to speak of "low" or "high" transparency. Without such clarification, this project - like others - will remain general in nature and ultimately fail to deliver concrete, usable results in terms of enhanced transparency in the real estate market.

A definition to be further developed over the course of the project could initially follow the approach suggested by Ache and Krägenbring (2023):

Real estate market transparency can be assessed based on:

- the nature of access,
- the availability, and
- the quality
- of real estate market information.

Real estate market information (raw data, aggregated data, and individual assessments) includes information on:

- properties (i.e., the land with its use and structures, geographical location),
- rights (ownership rights, rights encumbering others, encumbrances, etc.),
- buyers (type of buyer, origin, the buyer's intention with the property),
- the trade and its circumstances (prices, rents, reasons for sale, etc.).
- The quality of real estate market information is determined by:
 - its timeliness,
 - its granularity in the specific and spatial sub-markets, and
 - the uniformity of standards for its determination.

A transparent real estate market is characterized by the free flow of real estate market information, enabling, for example, market participants to make informed and long-term investment decisions. The term "market participants" may also include the state as a legislative, judicial, and executive authority of public welfare. Another perspective concerns the question of access to real estate information for other groups of actors (including the "affected public").

Measurement of Transparency

Measuring transparency is crucial for evaluating market performance and identifying areas for improvement. Various indices and frameworks have been developed to assess transparency levels, including:

- Global Real Estate Transparency Index (GRETl): A comprehensive index that measures transparency across 94 countries and territories based on 254 parameters (JLL, 2022).
- Ease of Doing Business Index (EoDB): A World Bank index that evaluates the transparency of property registration and other business-related regulations in 190 economies (World Bank, 2020).
- Use of Comparable Evidence in Property Valuation: A TEGoVA report that examines the availability and use of comparable data in property valuations across 34 European countries (French, 2020).

Implications of Transparency

Transparency has significant implications for market participants, including:

- Informed Decision-Making: Transparent markets empower buyers, sellers, investors, and other stakeholders to make informed decisions based on reliable information.
- Reduced Information Asymmetry: Transparency minimizes information asymmetry by providing equal access to data for all participants, reducing the potential for unfair advantages.
- Increased Trust and Confidence: Transparent markets foster trust and confidence among participants, encouraging investment and promoting market stability.
- Efficient Pricing: Transparency helps establish efficient pricing mechanisms by allowing buyers and sellers to assess the true value of properties based on available data.
- Improved Market Functioning: Transparency facilitates efficient market operations by reducing transaction costs, increasing liquidity, and enhancing market resilience.

Challenges to Transparency

Achieving transparency in real estate markets can be challenging due to several factors, including:

- Data Availability: Access to comprehensive and reliable data can be limited in some markets due to fragmented or outdated information systems.
- Data Quality: Ensuring the accuracy and reliability of data can be challenging, especially in markets with informal or undocumented transactions.
- Confidentiality Concerns: Balancing transparency with privacy and confidentiality concerns is crucial to protect sensitive information and prevent its misuse.
- Cultural and Institutional Factors: Cultural norms and institutional frameworks can influence the level of transparency in different markets.

The Survey

Target audience and Contribution

To obtain a comprehensive understanding of the current state of transparency in real estate markets, an online survey is conducted. The survey targets experienced professionals in land administration, property surveying, and related fields across various countries. The survey focuses on the following aspects:

- Participants' perception of transparency in their respective markets
- Existing legislation and regulations related to transparency

- Comprehensiveness and reliability of transaction recording systems
- Challenges and opportunities for improving transparency
- Recommendations for policy makers and practitioners to enhance transparency

The survey findings will contribute to the development of a global benchmark on transparency in real estate markets. The data collected will inform policy recommendations and best practices to improve market efficiency and protect the interests of all participants.

Ethical considerations

The study is conducted with ethical standards in mind, including anonymous and voluntary participation of participants. Participants were fully informed about the nature of the study and had the opportunity to withdraw their responses within a two-week period.

Conclusion

Transparency is essential for the proper functioning of real estate markets, enabling informed decision-making, promoting trust, and enhancing efficiency. By providing a comprehensive definition, measuring its level, examining its implications, and outlining a planned survey, this study contributes to a global understanding of transparency in real estate markets. The findings will provide valuable insights for policymakers, practitioners, and other stakeholders seeking to improve transparency and foster a more equitable and efficient real estate market environment.

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Bastiaan Reydon is a Senior Advisor at Kadaster International since 2019, and has been working with Land Administration improvements in Brazil, Colombia, Perú, Mozambique, Kazakhstan and is taking part in several projects inside the Kadaster. He is a retired Professor from the Economics Institute from UNICAMP (Campinas, Brazil). Besides obtaining his Doctoral degree at UNICAMP, has done postdoctoral studies at: in Land Management at the University Wisconsin (USA) and ITC - University of Twente (The Netherlands). He has been giving classes at the University of Utrecht, ITC Twente, Leiden on Land Governance and Land Administration. He is also professor at the ICLPST-Taiwan where he teaches a course on Agricultural Economic and Land Governance.



Peter Ache is Chair of FIG Commission 9 since 2023 and Chair of the working group Real Estate Valuation of DVW - German Association for Geodesy, Geoinformation and Land Management. For many years, he has headed the office of the governmental upper committee of experts for property values in Lower Saxony, Germany. He is a speaker, host and moderator and the editor in chief for the Real Estate Market Report for Germany of state expert committees in Germany.



Eva Katharina Neubrand is Senior Research Consultant with a qualified background in geography and real estate economics. She has been monitoring residential and commercial real estate markets for the German Federal Institute for Research on Building, Urban Affairs and Spatial Development (BBSR) for many years. Her research interest is on the interdependencies of real estate markets, their influence on urban development, office and retail property, and the contribution of the real estate sector to greater transparency and sustainability.



James Kavanagh, MRICS C.Geog is a Chartered Surveyor & Chartered Geographer. James is head of Land & Resources with The Royal Institution of Chartered Surveyors (RICS). James is chair of the International Land Standard (ILMS) Coalition, Secretary General of CASLE (Commonwealth Association of Surveyors and Land Economists) and vice chair of FIG Commission 9. James is working on further research, insight, and standards on issues of valuation within informal settlements, on customary land issues, land acquisition and compensation, and the process of land and property rights formalisation.

Session Two: Can we build more inclusive and resilient land tenure systems by understanding social value and climate change?

Session lead: Jessica Lamond and Chryssy Potsiou		
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Title: Assuring land rights for marginalized groups through Collective Usage Conventions (the case of Burkina Faso)

Authors: 1. Alima M'Boutiki, 2. Romaric Dabiré

Organisation: 1. Gender Technical Advisor, 2. Technical advisor for the private sector, GIZ Burkina Faso

Theme – T2.1: Can we build more inclusive and resilient land tenure systems by understanding social value and climate change?

Abstract:

Although modern land law in Burkina Faso acknowledges land tenure rights for each inhabitant, most communities, especially in rural areas, only accord this right to men of the autochthonous communities. Members of marginalized groups (women, young people, migrants) risk social exclusion if they attempt to request for official land tenure documents, especially if they aim for individual possession rights.

Consideration of historical and social facts enhance an objective understanding of the current rural land issue in Burkina Faso.

In a patriarchal context with persistent socio-cultural constraints, the right to land ownership is conferred on men who are the heads of families which are considered indigenous. This notion of "indigenous" is strongly linked to the anteriority of land occupation rather than the length of time the person has lived in the locality. Indigenous men play a pivotal role in agricultural land issues, acting as social and traditional interlocutors, intermediaries, owners and guarantors.

In addition, the prevalence of traditional land tenure based on the culture of orality has contributed to the low level of official formalisation of land possession and use rights. The majority of plots of land were not initially granted a legally recognised title of use.

Furthermore, the modern State system, with its vestiges of colonialism (which introduced private property), gave a significant reinforcement to male predominance in rural land ownership, contributing to the suppression of matrilineal tendencies in certain ethnic groups.

Finally, the current security situation of the country has compelled the inhabitants of several villages to relocate. The large number of these Internally Displaced Person(IDP) is an important element to be considered in the promotion of inclusive and sustainable/secure access to rural land.

As a result of this combination of factors, certain social categories (women, young people, migrants, transhumant herders and IDPs)are marginalised in various forms:

- non-interference in land issues in rural areas;
- restriction of land ownership rights;
- complications with usage rights (unexpectedly withdraws for subjective reasons, reduced surface area, poor soil quality, restrictions on agricultural speculation).

As a popular practice, a woman's marital status predetermines her access to land. She is considered a permanent outsider who has left her biological family with limited integration into her in-laws. She still requires the endorsement of a male family member where land use and ownership rights are concerned. Young people who are under the guardianship of the head of the family must always refer to the latter for the use of land, with relatively limited autonomy. Migrants, nomadic herders

and IDPs must necessarily go through an indigene to effectively gain access to land and other natural resources.

Presenters' details:



Alima M'Boutiki is a passionate believer in and promoter of social justice and transformative gender change with 21 years' professional experience, including 11 years in the United Nations system and 7 years in an international cooperation organisation. I hold an Executive Certificate in Gender and Development and master's in business communication.



Romaric Mwimbassoredomon Dabire is a legal-tax advisor. He is Master's degree holder with 8 years' professional experience in insurance litigation, legal and tax advice in a law firm. He is also a technical adviser on decentralisation with responsibility for local finance. Currently, he is technical adviser on rural land ownership with responsibility for cooperation with the private sector at GIZ/Burkina Faso.

Title: Legal aspects of the protection of agricultural and forest land in Poland in the context of current climate challenges

Authors: Aneta Suchoń

Organisation: Adam Mickiewicz University, Poznan, Poland

Theme – T2.2: Can we build more inclusive and resilient land tenure systems by understanding social value and climate change?

Abstract:

Soil, the natural formation of the outer layer of the Earth's crust, is used for a variety of purposes, including agriculture, forestry, renewable energy, housing and economic activities. Healthy soils are essential to our economy, society and environment. They are a necessary tool for agricultural activity and soil pollution can damage human health (see e.g. EU draft directive on soil monitoring; FAO, 2015). For example, airborne dust produced by wind erosion of land causes or aggravates respiratory and cardiovascular diseases soil degradation affects fertility, crop yields, pest resistance and the nutritional quality of food (Rojas et al., 2016). Forests, with their vegetation, are an extremely important part of the environment, helping to improve air quality, providing shelter for many animals and contributing to human recreation. Forests have a positive impact on climate, soil, water, living conditions, human health and biological balance (Karjalainen et al., 2010). Climate change is also affecting the condition of agricultural land. It is subject to desertification due to drought, erosion, compaction, decline in organic matter content, aeration and loss of biodiversity. Its capacity to store and cycle carbon, nutrients and water is also reduced. Growing concern about the state of the world's soils led the UN General Assembly to declare 2015 the International Year of Soils. FAO has also adopted an amendment to the World Soil Charter and World Soil Day is celebrated every year on 5 December (FAO, 2017).

The aim of this paper is to try to define instruments for the protection of agricultural land and forests in Poland in the context of current climate challenges. This is an important issue in terms of environmental protection and stable agricultural activity. Climate change causes increased soil erosion and desertification, which has a negative impact on food production. Agricultural productivity depends on climate. Inadequate temperatures, droughts, floods and wind forces can lead to low- or poor-quality harvests. In Poland, the Agricultural Soil Protection Act has been in force for several years, introducing instruments for quantitative and qualitative protection of agricultural soils and land reclamation (see more in Danecka and Radecki, 2021). As a rule, the exclusion of land from production is subject to fees.

This paper illustrates the procedure of changing the status of agricultural land into non-agricultural land. First, the spatial development plan is modified and then the land is excluded from agricultural production. The exclusion of land from production is usually associated with fees. For the best 1st to 3rd class valuation, the fees are substantial, and the permission of the Ministry of Agriculture is required. Exempt from fees are only small agricultural parcels excluded from agricultural production for residential purposes. Moreover, there are a number of instruments related to the qualitative protection of agricultural land. As a general rule, Article 15 of the Law on Protection of Agricultural and Forest Land states that the owner of agricultural land and land restored for agricultural purposes is obliged to take measures to prevent soil degradation, in particular erosion and soil movement. In addition, the instruments for the protection of agricultural land are mentioned in the Environmental Protection Act (Suchoń, 2021).

On top of this there are EU environmental protection schemes specifically for agricultural producers which include EU funding, where the receipt of which is subject to compliance with environmental protection obligations. In addition, the Polish Act of 11 April 2003 on the Formation of the Agricultural System stipulates that the acquirer of agricultural property is obliged to manage the farm of which the acquired agricultural property is a part for a period of at least 5 years from the date of acquisition of the property, and in the case of private individuals - to manage it personally.

This research also discusses the issue of the draft EU Directive on Soil Monitoring and Resilience (Soil Monitoring Project Directive) from 5 July 2023. It provides for the establishment of measures on soil health monitoring and assessment, sustainable soil management and contaminated sites. Each of these issues is also relevant in the context of climate change. The draft directive states that 'soil health' means the physical, chemical and biological condition of soil that determines its ability to function as an essential living system and to provide ecosystem services.

This research then looks at the principles of forest protection, i.e. universal forest protection, sustainability of forest maintenance, continuity and sustainable use of all forest functions, increasing forest resources. It is worth mentioning the shrinkage of forests around the world, the damage caused by wind, extreme droughts and the release of carbon dioxide. Forests clean the air, and their importance lies in the long-term storage of large amounts of carbon. These are subject to the Polish Forestry Act and the Nature Conservation Act. The research also refers to the development of afforestation of agricultural land with EU funds. The amount of such land is increasing every year. The latest Order of the Polish Minister of Agriculture and Rural Development of 17 April 2023 on the detailed conditions and procedure for granting and paying financial support for investments in forestry or afforestation and in the form of a premium for afforestation, reforestation or agroforestry systems under the Strategic Plan for the Common Agricultural Policy 2023-2027 expands the possibilities for financial intervention. It includes not only the afforestation of agricultural land, but also the creation of mid-field afforestation, the establishment of agroforestry systems and the enhancement of biodiversity in private forests. In addition, it should be noted that, according to the Act on the Protection of Agricultural and Forest Land, to protect the soil against erosion and soil movements, the Starosta (head of a county ("powiat")) has the discretion to order the owner of agricultural land to carry out afforestation, planting of trees or shrubs or creation of permanent grassland on the land. The landowner is entitled to be reimbursed from the municipal budget for the cost of the necessary seeds and seedlings (Article 15 of the Act). The research then refers to EU regulations, including Regulation (EU) 2018/841 of the European Parliament and of the Council of 30 May 2018 on the inclusion of greenhouse gas emissions and removals from land use, land use change and forestry in the climate and energy framework for 2030 and Regulation (EU) 2023/1115 of the European Parliament and of the Council of 31 May 2023 on the making available on the Union market and the export from the Union of certain commodities and products associated with deforestation and forest degradation and repealing Regulation (EU) No 995/2010. The latter highlighted, for example, that deforestation and forest degradation are continuing at an alarming rate. FAO estimates that 420 million hectares of forest will be lost worldwide between 1990 and 2020. Deforestation and forest degradation contribute to the global climate crisis in many ways: they increase greenhouse gas emissions from associated forest fires, permanently deprive an area of its ability to absorb carbon and reduce its resilience to climate change. The climate crisis contributes to the global loss of biodiversity (Regulation (EU)). Finally, this research looks into the EU guidelines on afforestation, reforestation and tree planting to promote biodiversity.

In conclusion, national and EU legislators, realising the great importance of agricultural land and forests, are introducing an increasingly wide catalogue for protection of agricultural and forest land, which is critical in the context of current climate challenges.

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Presenters' details:



Aneta Suchoń, University Professor, PhD in law and habilitation degree (dr hab.), the Department of Agricultural, Food and Environmental Law at the Faculty of Law and Administration of Adam Mickiewicz University in Poznań, Poland. My research interests are diverse. They include not only agricultural law, but also cooperative law, real estate management, civil law, environmental law and food law. I am the author of more than 170 publications. I actively participate in conferences in Poland and abroad. I have also organised many conferences (especially in hybrid form). I have

extensive teaching experience, including lectures on Agricultural Law, Real Estate Management, Environmental Law and Common Agricultural Policy, MA and Diploma seminars, and for foreign students a lecture in English on Introduction to Polish Business. I have taken part in several research projects. I am a laureate of many awards for scientific publications.

Title: In the driver's seat: How co-creation and access to technology can help advance more inclusive and resilient land tenure systems

Authors: Carolina Reynoso Pieters

Organisation: Cadasta Foundation, USA

Theme – T2.3: Can we build more inclusive and resilient land tenure systems by understanding social value and climate change?

Abstract:

Introduction

Cadasta Foundation's FCDO-funded Land for Climate and Forest Rights (L4C) program aims to support more inclusive land tenure systems that are responsive to climate and social justice concerns by empowering historically marginalized indigenous peoples, local communities and afro-descendant peoples (IPs, LCs, and ADPs) to use cutting-edge GIS technology to map and collect data on their land and advocate for their rights.

Secure land and resource rights for IPs, LCs, and ADPs are linked to reduced deforestation, carbon emissions, conflict, and land grabs, and to increased biodiversity and better development and environmental outcomes. Through L4C, Cadasta provides grant funding, access to technology, and technical support to local organizations working with IPs, LCs, and ADPs to design and implement their own interventions- placing them in the driver's seat to define priorities and activities that would most benefit communities facing the effects of climate change, inequity, and threats of displacement.

In this presentation, I will highlight a selection of projects funded by the L4C program and how these are delivering effective mechanisms to secure land and resource rights and improve land monitoring and governance systems led by IPs, LCs, and ADPs for 200,000 tenure-insecure Indigenous and local people living on 500,000 hectares of undocumented land.

IPs, LCs, and ADPs and Climate Change

Indigenous people and local communities depend on their land for food, fuel, medicine and livelihood opportunities. Their social identity and political relations are often defined by their cultural and historical connection to their land. Because of this interdependability and rich traditions, IPs, LCs, and ADPs not only recognize the importance of good land stewardship but seek to contribute towards it by embracing and promoting land use practices that not only protect the land, but also actively nourish it.

Recent data confirms that in fact, land- particularly forested land that is managed by IPs, LCs, and ADPs formally or informally, experience lower rates of deforestation than land managed by other users. [1] The rate of deforestation is even lower in land that is legally registered to IPs, LCs, and ADPs. [2]

An Intergovernmental Panel on Climate Change's 2019 Special Report [3] stresses that government recognition of IPs' & LCs' tenure rights is pivotal for climate adaptation and mitigation. Secure land tenure enables IPs, LCs, and ADPs to continue to uphold sustainable land practices and combat deforestation by defending and safeguarding their lands and slowing the devastating effects of climate change.

Challenges Faced by IPs, LCs, and ADPss to Secure their Land and Resource Rights

The Intergovernmental Panel on Climate Change (IPCC) Working Group 3 Report on Climate Mitigation is unequivocal: “Unclear property rights and tenure insecurity undermine the incentives to improve forest and agricultural productivity, lead to food insecurity, undermine REDD+ 30 objectives, discourage adoption of farm conservation practices, discourage tree planting and forest management, and exacerbate conflict between different land users.” IPs, LCs, and ADPss have been actively organizing themselves to address this challenge, accompanied by hundreds of Non-Governmental Organisations (NGOs) around the world.

However, many of these efforts are forced to a standstill as they face a set of common obstacles, including the lack of:

- Legal pathways to tenure and lack of political strength to initiate legal or political change;
- Stakeholder coordination at the country-level-government by relevant actors in civil society, private sector, and communities;
- Access to technology solutions with adequate offline, mobile, security, privacy, and storage options that link data to government land systems for issuance of legal documents;
- Stakeholder expertise of formal land administration systems and formal land titling processes;
- Tools to allow for ongoing land use planning, monitoring, and management within IPs, LCs, and ADPss communities;
- Gender-inclusive strategies that lead to women benefiting from tenure security;
- Examination of solutions that "extract" data rather than empower local actors;
- Ability to monitor and enforce communities' boundaries;
- Ability to integrate relevant datasets on climate, risk, livelihoods, agriculture, deforestation, and others that facilitate local decision making and data sovereignty.

Finding practical, flexible, and accessible solutions to these challenges will be key to unlocking the barriers that hinder the rightful recognition of IPs, LCs, and ADPss land rights, and in turn, decrease their potential contribution towards achieving global climate goals.

A response: Cadasta's Land For Climate and Forest Program

The Land for Climate and Forest Rights (L4C) program aims to support more inclusive land tenure systems that are responsive to climate and social justice concerns by empowering historically marginalized indigenous peoples and local communities (IPs, LCs, and ADPss) to use cutting-edge GIS technology to map and collect data on their land and advocate for their rights.

Through L4C, Cadasta Foundation provides a combination of grant funding, access to technology, training and ongoing technical support to local partner organizations working with IPs, LCs, and ADPss. Projects are co-designed with partners- placing them in the driver's seat to identify challenges they want to address, and define priorities and activities that would most benefit communities facing the effects of climate change, inequity, and threats of displacement. Our platform expedites mapping, data collection, management and analysis, ensuring access to industry leading tools and a catalog of existing data within a flexible and scalable environment. Our partners own and use their data to advocate for community land rights as well as to improve community land use planning, management, and monitoring.

The following projects illustrate the type of interventions that are being supported by the L4C program:

Njang tide, meni Amanja: Fostering future guardians of Saamaka lands

Association of Saamaka Authorities (VSG) - Suriname

The government of Suriname doesn't legally recognize IP's rights on their land. The government continues to give concessions to third parties for various economic activities that have grave environmental consequences and threaten the survival of future generations in their ancestral lands. This project seeks to map almost 100k hectares of Saamaka Territory to support and strengthen the Saamaka's capacity to monitor and document threats to the forest, particularly among Saamaka youth, who will be directly involved in this project. The project seeks to document indigenous and tribal peoples' land use including hunting and fishing areas, agricultural areas, trails, biodiversity reservoirs, and sacred places. This project will also assist in building internal capacity with the VSG to gather, manage, and share spatial information. This mapping will strengthen their claims to land rights and titles while also giving VSG more insight into what actions will help mitigate the effects of climate change for the ITP in Suriname.

Participatory Land Use Planning for Policy Advocacy with Digital Transformation

Jaringan Kerja Pemetaan Partisipatif (JKPP) - Indonesia

The two locations targeted by this project, Ngata Tompu in Central Sulawesi and Jamrut in Banten, are areas for Indigenous Peoples (IPs) that border state-designated forest areas. Currently, they are working towards having their areas designated as Customary Forests, allowing them to be utilized and managed in accordance with their traditional customs. Through this project, we aim to establish an organizational model using participatory mapping methods until the emergence of an ideal policy framework issued by local governments. The modified participatory mapping method utilizing the Cadasta Platform that then remains accessible to the community is expected to expedite the processes undertaken by the community to gain recognition and protection over their customary areas. Additionally, the mapping technology and its tools can serve as a policy foundation for local governments to implement similar initiatives in their jurisdictions.

Securing Land Rights of Indigenous Pygmy Peoples with Implementation of a Land Information System and National Land Reform

Solidarité pour la Promotion des Femmes Autochtones (SPFA) - DRC

SPFA is an indigenous women-led organization based in the Equateur Province of the DR Congo. The project will map 6 communities, covering 21,000 hectares, leading to working with local government entities to request 4 land occupancy certificates. These communities are under threat of expanding forest concession areas, making this work urgent. The completion of the land database created through this process will make it possible for SPFA to organize strong advocacy around land reform and organizing for the rights of other pygmy land under threat.

Conclusion

Cadasta Foundation's approach is anchored in empowering historically marginalized indigenous peoples and local communities (IPs, LCs, and ADPSs) by building their capacity and granting them access to use cutting-edge GIS technology to map and collect data on their land and advocate for their rights. By putting local partner organizations that represent these communities in the driver's seat, we ensure that their voices and needs are at the forefront and that our support is tailored to respond to their specific needs. It is through these partnerships that our L4C program aims to secure land and resource rights and improve land monitoring and governance systems led by IPs, LCs, and ADPSs for 200,000 tenure-insecure Indigenous and local people living on 500,000 hectares of undocumented land.

By identifying the on-the-ground practical challenges that are slowing the expansion of IPs, LCs, and ADPs rights to their land, co-creating solutions and providing access to technology, capacity building and technical support, Cadasta Foundation's L4C program is actively supporting more inclusive land tenure systems that are responsive to climate and social justice concerns.

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Presenters' details:



Carolina Reynoso Pieters is an international development professional with over 13 years of experience working in sub-Saharan Africa on developing climate change adaptation and mitigation strategies of rural households, strengthening food systems, expanding inclusive market systems, and supporting land and resource rights for local communities. She has successfully managed an array of programs funded by USAID, USDA, Austrian Development Authority, The World Bank, the International Development Finance Corporation, The Royal Norwegian Ministry of Foreign Affairs, NORAD, DANIDA, The Bill and Melinda Gates Foundation, Oxfam/NOVIB, and Norges Vel as well as social responsibility investment projects by The Navigator Company and ENI. Prior to joining Cadasta, she served as Country Director for NCBA CLUSA in Mozambique. She holds an MS in Conflict Analysis and Resolution from George Mason University, and a BA in International Affairs from The George Washington University.

Title: Analysing the Role of Land Administration in Disaster Risk Reduction and Resilience Planning in Minna, Niger State, Nigeria

Authors: 1. Gbenga Morenikeji, 2. Ademola A. Adenle, 3. Olusegun Owoeye Idowu, 4. Martina Uche Adigwe, 5. Amina Elejo Muhammed

Organisation: 1, 2., 3., 5. Federal University of Technology, Minna, Nigeria; 4. Nigeria National Petroleum Corporation Limited, CHQ, Abuja, Nigeria

Theme – T2.4: Can we build more inclusive and resilient land tenure systems by understanding social value and climate change?

Abstract:

Introduction

The impact of increasing world population on global economic development has been highlighted in the UN-Habitat Report 2001. Escalating urbanisation strains land resources, leading to inadequate housing and unregulated growth, posing risks to informal regions. Scholars advocate for sustainable land governance systems to address these challenges. Intensified urban development, particularly large-scale infrastructure projects, results in ribbon satellite development with inadequate infrastructure provision. Unplanned developments and inefficient land administration systems present challenges for disaster resilience. In Minna, informal land acquisition contributes to city flooding due to formal land administration constraints, exacerbating socio-economic inequalities. Weak legislation and limited resources further hinder physical planning institutions in Minna. This study analyses the role of land administration in disaster risk reduction and resilience planning in Minna's Makera and Kpakungun axis. It explores stakeholders' roles, the land administration framework, landowners' rights, and flood vulnerability. The study also evaluates government agencies' strategies for disaster risk reduction and resilience planning to enhance a resilient environment for agriculture and cross-border trade.

Methodology

This study utilises both primary and secondary data. Primary data includes government agencies' activities, resident interviews on land titles, urban land administration framework, and stakeholder roles in Disaster Risk Reduction (DRR) and resilient planning. Secondary data involves Google Earth images, satellite imagery and topographical maps. Structured questionnaires were administered to 100 residents in the Makera-Kpakungun floodplain and descriptively analysed. The Department of Urban and Regional Planning, Federal University of Technology, provided location maps. A Digital Elevation Model (DEM) was developed, and sector and slope maps were created, identifying hazard zones and buildings vulnerable to hazards.

Result Discussions

Nature and Activity of Stakeholders

The stakeholders in the area are divided into three groups: the Native Community Group, the Land Speculator Group, and the Public Sector Group. Nigerian land policy recognises two stakeholder groups: the Native Community Group and the Public Sector Group. The statutory responsibilities of these groups are outlined in Nigeria's land policy system for Native Community Groups. The communal landholding is a recognised system of land administration.

The Native Community Group (NCG)

The Native Community Group (NCG) holds an informal yet significant role in community land management. In urban areas, the informal system of land administration, facilitated by NCG, exerts substantial influence due to deficiencies in the formal land administration system, notably the lack of proper documentation and registration. Consequently, urban growth occurs without sufficient planning. Participants in NCG possess explicit knowledge of their land administration activities.

The Public Sector Group (PSG)

The management of land by this group relies on the Land Use Act Cap 5, LFN 2004 (initially referred to as the Land Use Decree No 6 of 1978). Under the Land Use Act (LUA), the administration of both urban lands lies with the State Government. LUA is Nigeria's general framework for land administration (Adeniyi, 2013; Lamond et al., 2015). Based on their functions and professional affiliation, the Town Planning Department and the Niger State Urban Development Board (NSUDB) are jointly involved in urban land administration in Minna.

The core functions of PSG in land administration can be categorised into four parts, as indicated in Figure 1. These are the development of a planning proposal, implementation of the planning proposal, commitment to development control, and development monitoring.

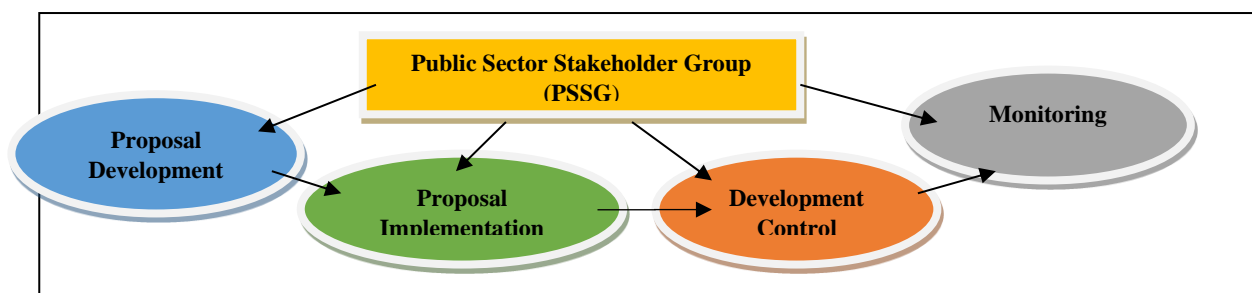


Figure 1: Core Functions of Public Sector Group (PSG)

Source: Idowu, (2017).

Development and Land Management Strategy

The PSG acknowledged that the Master Plan had expired in 2000 and lacked important land administration information. Insufficient record-keeping leads to problems in land administration.

Various organisations handle diverse types of land-related and disaster-risk data. Limited data on land parcels, ownership, and land use is accessible. The government lacks complete control over land and dedication to sustainable land administration strategies.

Framework Land Administration

Investigation of the current framework and policies for land administration found the Land Use Act, Minna Master Plan, Urban and Regional Planning Law of 1992, National Urban Development Policy of 2012, National Building Codes, and Niger State Building Regulations Laws as frameworks for effective land administration. These policies influence land administration and can be used for disaster risk reduction and resilience planning, although they are seldom applied.

Analysis of Disaster Risk Reduction and Resilience Planning in the Area**The Topographical Analysis of the Study**

Figure 2 displays the slope for disaster risk reduction and resilience planning, ranging from 0.01 – 12.21 degrees. The elevation investigation (Figure 3) reveals a size range of 216.48 – 309.31 meters

in the study area. The analysis suggests the area is low land, indicating a high flood hazard (Figure 4). Recently, Ibrahim et al. (2020) reported several flood incidences in the Minna core area, resulting in severe consequences for the city and its inhabitants. These disasters are partly due to the city's inadequate land administration system, allowing unregulated land usage and expansion in flood-prone areas.

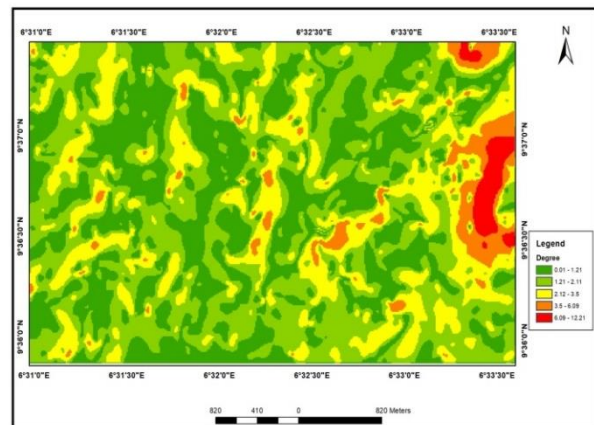
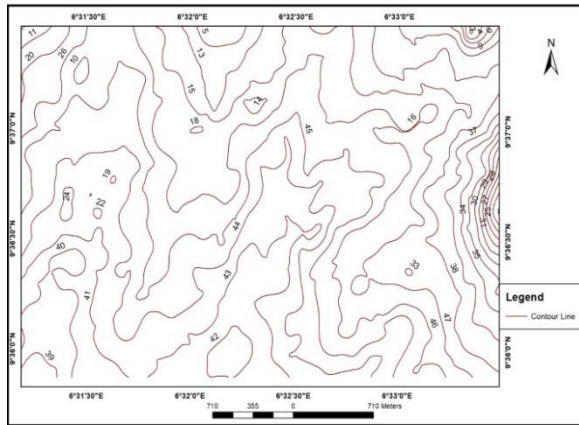


Figure 2: Extracted Topo-Map of Makera-Kpakungun Figure 3: Slope Map of the Study Area

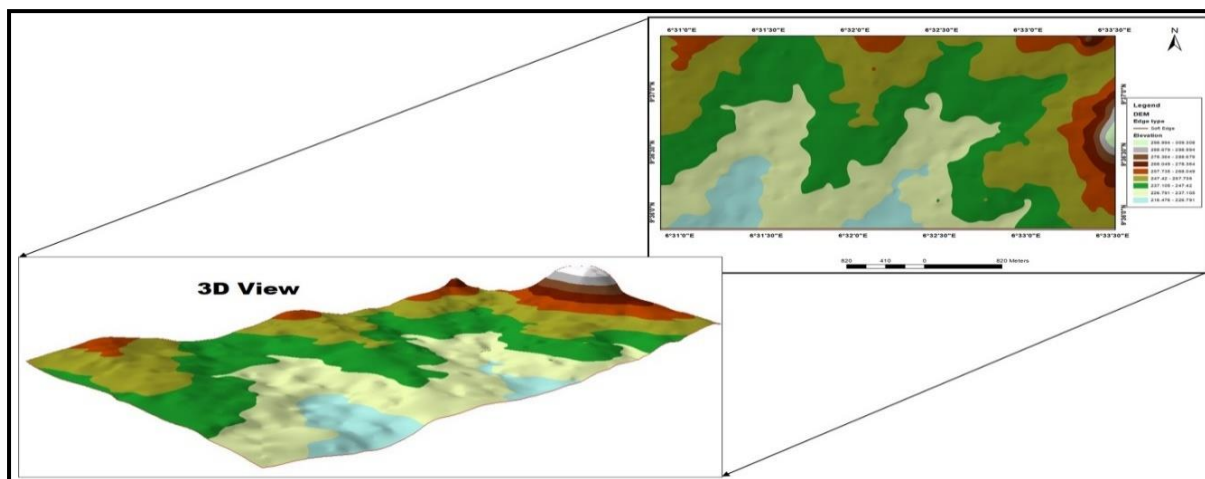


Figure 4: Digital Elevation Model and 3-D View of the Study Area

Mapping of Disaster Risk Area

According to Figures 5 and 6, the sector map of the lowlands reveals the direction of the water body, with the extent of the area that could experience flooding and the buffer area of 15 meters to show the number of houses vulnerable to flooding.

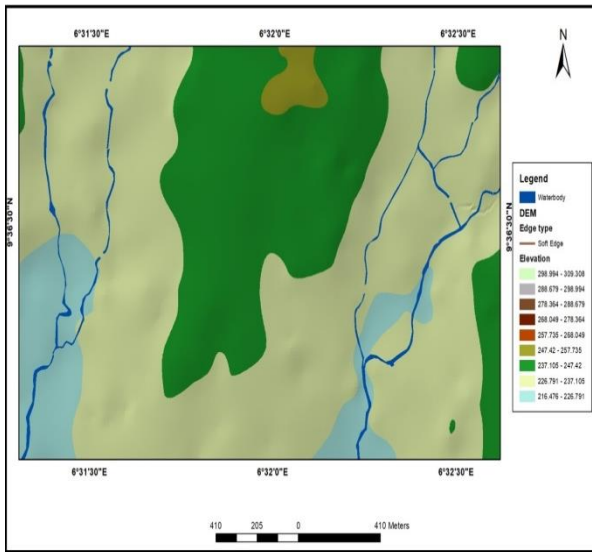


Figure 5: Sector Map of the Lowland Area

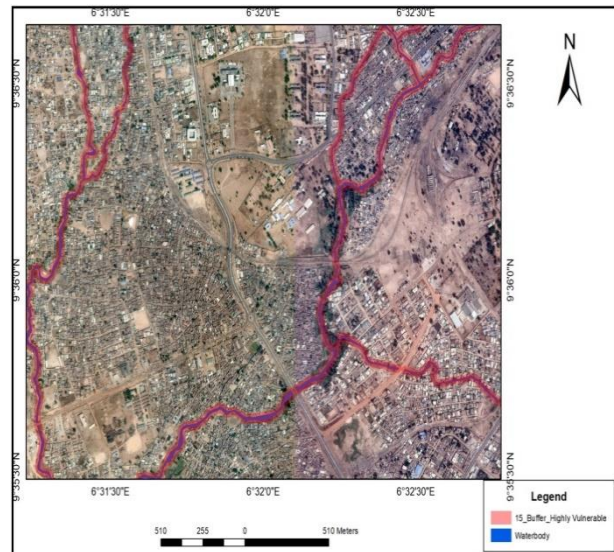


Figure 6: Buffering Map of the Plain Area

Vulnerability of Disaster Risk Area

The vulnerability map (Figure 7) shows the number of vulnerable houses. 269 houses and about 140,000 square meters of land were acknowledged to be on the floodplain and are vulnerable to flood disaster risk.

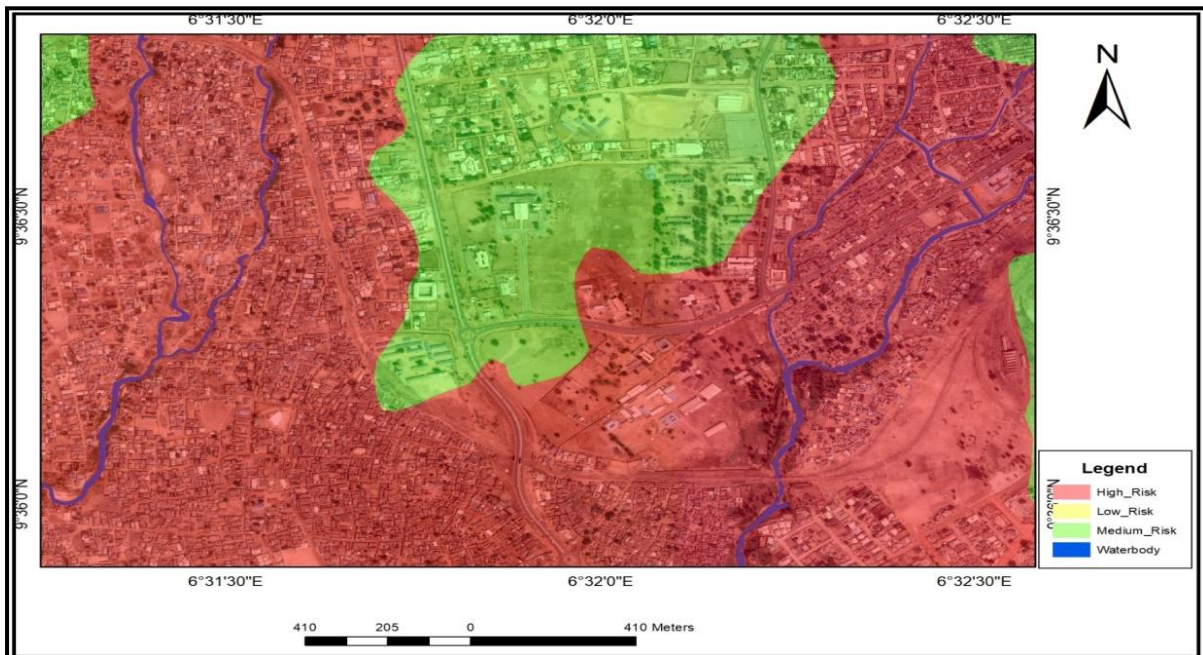


Figure 7: Vulnerability Map of Buildings in the Study Area

Relationship of Land Administration in Disaster Risk Reduction and Resilience Planning

Land administration ensures land use aligns with natural hazards and effectively manages vulnerable regions. It also provides precise and up-to-date information for disaster planning and risk management. The land administration strategy helps with risk assessment by identifying threats, vulnerabilities, capacities, and tolerance levels.

Conclusion and Recommendations

Urbanisation increases the risk of natural disasters. Proper land management is important, but Minna lacks disaster risk reduction and resilience planning integration. Despite challenges, land administration is essential in disaster risk reduction. Recommended measures include reviewing land policy documents, providing up-to-date land information, using ICT in land administration, and training to monitor land use activities effectively.

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Presenters' details:



Gbenga Morenikeji is a lecturer and researcher. He obtained a Diploma in Land Management, a Bachelor of Technology in Estate Management, a Master of Science in Information Technology, a Master's degree in Environmental Management, a Master of Philosophy in Land Administration and a PhD in Land Administration (In-view). Gbenga Morenikeji is a Disaster and Environmental Risk expert. He is currently an assistant coordinator for the Research and Development unit of the Centre for Disaster Risk Management and Development Studies. He doubles as the Programme Manager of the Institute for Land and Community Resilience

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Adenle Ademola is a Nigerian and a teacher-Scholar at the Federal University of Technology Minna (FUTminna), Nigeria, who hold degrees from esteemed universities, including a Ph.D. in Geography and Sustainable Development from the University of Bern, Switzerland. Currently, a Postdoctoral Researcher at the University of Bergen, Norway, where he proposes and implement rigorous research, mentor students, and support data analysis in line with my research focus. His research interests revolve around environmental issues specifically sustainable natural resource use and management; governance implications climate change and land change dynamics, including ecosystem services because these issues are cardinal towards the sustainable development of most developing countries. His current research jointly addresses problems of land degradation, ecosystem services and sustainable land management including achieving land degradation neutrality at levels. Ademola combines qualitative and quantitative, including geospatial research tools from relevant disciplines in achieving research goals. He recipient of several grants and awards such as the Rufford Foundation grant for nature conservation projects in developing countries and the Research Partnership grant from the Swiss Tropical and Public Health Institute. Ademola was a finalist of the Alexander von Humboldt (AVH) Foundation on Climate Protection and has received funding from the German Federal Ministry of Education and Research (BMBF), including represented Nigeria in the West African Science Service Centre on Climate Change and Adapted Land Use (WASCAL) sponsored by the BMBF through Center for Development Research (ZEF). Mostly recently a receiver of the Swiss National Science Foundation (SNSF) grant.



Adigwe Martina Uche is an Occupational Safety Officer at Precision Safety and Environment Technologies Ltd, Abuja. She is posted to Nigeria National Petroleum Corporation Limited, CHQ, Abuja, as a Group Health Safety Department support staff. Uche obtained a Master's in Disaster Risk Management and Development Studies at the Federal University of Technology Minna, Nigeria. Her research interests revolve around Disaster Risk Reduction, standard Occupational Safety and Health issues at the workplace, factors affecting occupational health and safety, prevalent measures and recommendations. Adigwe combines qualitative and quantitative tools to achieve research goals.

Title: Thematic Pilot on the Valorization of Land Rights as a contribution to forest landscape restoration and climate change adaptation in a highly degraded watershed

Authors: Thomas Wiedenmann, Hiwot Workagegnehu, Christian Mesmer

Organisation: Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) GmbH, Ethiopia

Theme – T2.5: Can we build more inclusive and resilient land tenure systems by understanding social value and climate change?

Abstract:

The following narrative presents the outline, context, and result of a project of the German development cooperation in Ethiopia. This project was implemented from 2021 to 2023 and eventually will deliver an implementation manual that serves as a reference for upscaling in the country. The finalization of the manual is pending and can be expected during the second quarter of 2024. The contribution to the conference must be understood from a practitioner’s perspective aiming for tangible solutions on the ground.

Forest landscape restoration is considered a responsive measure to halt land degradation and to adapt to climate change and land tenure security is one of the necessary preconditions for practical implementation of ecosystem restoration interventions. The Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) GmbH designed, tested and analysed a forest resource management model in Ethiopia entitled "Thematic Pilots on the Valorization of Land Rights" under the Global Programme “Responsible Land Policy” (GPRLP) in cooperation with the Global Project “Forest Landscape Restoration and Good Governance in the Forest Sector (Forests4Future, F4F)” which are part of the engagement of the German Federal Ministry for Economic Cooperation and Development (BMZ). The GPRLP has country modules in Uganda, Ethiopia, Madagascar, Cameroon, Niger, Burkina Faso and Ivory Coast (already closed: Peru, Laos, Benin). The F4F is implementing in Benin, Cameroon, Côte d’Ivoire, Ethiopia, Germany, Laos, Madagascar, Togo and Viet Nam.

In general, the natural ecosystems of the Ethiopian highlands face severe degradation due to a combination of factors like land use practices, population pressure, and climate change, among others. Apart from the loss of biodiversity this degradation is imposing constraints for economic development and especially poses at risk the food security for the rural population that mostly is dependent on subsistence farming. Additionally, such degraded eco- and production systems are highly vulnerable to the effects of climate change, which further accelerate degradation and loss of productive land, e.g. torrential rains that cause high run-off and subsequently aggravate soil erosion. In many cases the situation can be described as a vicious circle that calls for well-designed interventions adapted to the local context. The above-mentioned thematic pilot focused on forest ecosystems on the one hand and on land tenure security on the other hand. For GIZ it was a unique opportunity to combine the expertise of two projects of the German development cooperation in Ethiopia implementing in one and the same area.

Over the last decades forest ecosystems were heavily modified and due to agricultural and urban expansion forest cover continuously declined despite various reforestation efforts. In the intervention area of the lake Chamo watershed in Southern Ethiopia the effects of forest cover decline and unsuitable land use practices are especially visible in the landscape, mainly in the form of soil erosion and deep gully formation. The lake Chamo watershed has a marked mountainous topography with steep slopes and soil erosion is leading to the loss of fertile land in the upper

catchment and to the irreversible siltation of the lake Chamo thus affecting the livelihood of communities throughout the watershed. The present intervention was designed as a measure for the upper watershed where erosion occurs first. In the upper watershed the land use is dominated by agriculture and extensive livestock breeding. Due to the increasing population agriculture- and pastureland became scarce and the remaining natural ecosystems, especially forests face uncontrolled encroachment due to the lack of available and fertile land. While analyzing the land tenure situation with the aim of providing individually secured land use rights (land use titles) it was observed that the national cadaster does not provide coherent information about land plots which are considered as “communal land”. After remote sensing and ground truthing it could be observed that communal lands are either pastureland or forests presenting different grades of degradation. Given that the F4F project is implementing soil erosion measures and forest landscape restoration activities in the watershed the idea for a joint intervention was created. The assumption was that forests on communal land have a great potential to contribute to forest landscape restoration because communal land plot size is above the average of individual plot size and thus vaster areas could be covered by the FLR interventions. Unfortunately, the communal forests in the watershed mostly lack transparent and proper management. Widely, these forests are used for uncontrolled extensive grazing, fire-wood collection, exploitive timber harvesting or suffer from agricultural encroachment.

To stop further degradation of these forests and to start restoration processes the aim was engagement and empowerment of local communities with a transparent and equitable management regime under the legal provisions of national and regional legislation.

It was identified that the Ethiopian land administration system has no uniform or clear procedure for registration and issuance of land use titles for communal (forest) land which is the reason why within the national cadaster communal land often appears as “white spots”. So far, focus has been given to individual land use rights. But it was assumed that without a clear system for the management of forests on communal land (including land tenure), these forests will further suffer from degradation (tragedy of the commons). For a joint management on those communal lands land tenure requires clarification, roles and responsibilities need definition and especially a clear benefit sharing model must be developed.

Given the existing local experiences of the two technical cooperation projects S2RAI and F4F a management model based on the six key factors (FAO, policy brief “community-based forestry”, Rome 2017) for effective community-based forestry (secure tenure, enabling regulatory framework, strong governance, viable technology, adequate market knowledge, supportive bureaucracy) was drawn up and implemented:

- Securing communal land tenure via integration into the national land administration system
- Scanning the national and regional regulatory framework for the identification of a suitable management approach (forest user cooperative)
- Repeated awareness raising and discussions with all involved stakeholders (villagers, government bureaus) and formation of a committee of representatives for strengthening the governance
- Drawing from experiences of F4F on area closures, NTFP management, farmer’s managed natural regeneration and enrichment plantings a viable yet simple technology for stopping degradation and reverting the degraded communal forests to functioning ecosystems was developed with external support

Defining the user group through voluntary participation and membership of a purposefully established cooperative which aims to serve the local needs/ market (rural smallholder context)

Participatory and guided development of simple management plans, capacity building for the cooperative to cope with bureaucratic requirements regarding management, administration, and accounting.

Presenters' details:



Thomas Wiedenmann (M.Sc.) has a background in forest engineering and is a registered forestry professional in Germany. After finishing his studies at the Technical University of Munich (TUM) and gathering practical experience in forest management and lobbying in Germany, Thomas has been working on different assignments in Latin America, South-East Asia and Africa for the last 15 years. His works in the context of rural development and nature conservation cover topics like forest development, participatory protected area management, livelihood improvement, environmental education, and land governance. Joining GIZ Ethiopia in 2020 Thomas is currently engaged in participatory land-use planning, questions related to the Ethiopian land administration system and possible support for agricultural investments.



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.



Hiwot Workagegnehu has forestry background with a BSc in Forestry from Hawasa University in Ethiopia and a Postgraduate degree in Tropical Forestry Management from Dresden university of Technology in Germany. Hiwot has been involved in diversified sector in her carrier. She started her carrier as academican in the university where she has completed her undergraduate study and then as entrepreneur being the cofounder of an Essential oil producing company and in development work in a local NGO and Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) GmbH. Her professional field of action always revolves around sustainable natural resource management. She has been working in GIZ since 2016 and currently managing the Ethiopian country package of "Forests For Future" global project

Title: A Study of Forest Resource Dynamics and Tribal Livelihood for Sustainable Rural Development in Purulia District of West Bengal

Authors: 1. Sudip Dey, 2. Vansika Yadav, 3. Sudipta Chattaraj

Organisation: 1. ICAR-National Bureau of Soil Survey and Land Use Planning, Kolkata, India, 2. Department of Geography, Asutosh College, University of Calcutta, West Bengal, India, 3. ICAR-National Bureau of Soil Survey and Land Use Planning, Kolkata, India

Theme – T2.6: Can we build more inclusive and resilient land tenure systems by understanding social value and climate change?

Abstract:

Introduction

From an ecological point of view, the forest is defined as "a plant community composed mainly of trees and closed canopy woody vegetation". In terms of law, forests are an area of land classified as forest within the meaning of the Forest Law.

Purulia's physical set up is unique as it is a transitional zone between the young alluvial plains of West Bengal (W.B.) and the older plateau of Bihar. Having a funnel like function Purulia has a signature in all over India. Having dense forest, plateau and hilly region, dwellers of Purulia are isolated compared to the other districts of W.B. As the district has poor economy and agricultural background, they are much more dependent on forest and forest produce. Due to this human interferences, Purulia's unique biotic loss its value in last 5 decades. But in modern era, through peoples' awareness and governmental programmes rescue Purulia's forest cover.

This study delves into the intricate relationship between forest resource dynamics and tribal livelihoods in the context of achieving sustainable rural development. We aim to understand the interdependence between these elements and explore challenges and opportunities for fostering a future that benefits both the environment and the well-being of the people at a Geospatial glance.

Primary Literature Review

The paper, "Deforestation in Social Context : A case study of Puruliya district of West Bengal, India" by Anirban Roy discusses about the Purulia's past and present background, forest resources, tribal in colonial era and consequence of deforestation.

"Brief Industrial Profile of Purulia District, West Bengal" published by Government of India, Ministry of MSME, gives a brief overview of Purulia by its location, physical aspect, mineral, forest and industrial scenario.

Statement of Problem

- Vast areas of forest and vested land been converted into cultivated fields
- Huge population Boom and road expansion towards Forestry
- Due to expansion of land and degradation of forest resources causes rapid soil erosion and make huge impacts on rural livelihood

Hypothesis

Environmental degradation like deforestation of any area and its socio-economic conditions are related to each other. Purulia, where high concentration of tribal community is found, have a high dependency on forest and forest produce, but the forest cover is decreasing day by day.

Objectives

The present paper aims to discuss the following aspects:

- To observe the forest cover of Purulia district and its impacts, importance on sustainable rural development.
- To find out the causes of deforestation and examine the relationship between rural livelihood and forest resources of the Purulia district.
- To assess temporal changes of vegetation indices.
- To examine the condition of wasteland of Purulia.
- To observe the activities which helps in forests regeneration.

Study Area

The western most district of West Bengal is Purulia, lies between 23°42´ N and 22°43´ N latitude and 86°54´ E and 85°49´ E longitude. It's surrounded by the state Jharkhand by three sides. On the north side with Hazaribagh and Dhanbad, on the southern side by Singbhum district of Jharkhand, Midnapur and Bankura districts on the eastern side and Ranchi on the western side. At present the district is comprises with 20 CD blocks and 3 municipalities area. Apart from that the district has 170 Gram Panchayats, 2683 Mouzas, 2687 Villages and 7 Census Towns. Purulia is known for its aboriginal Astro Dravidian people habitats from Neolithic period. Some ancient tribal group from Purulia are Santhal, Munda, Bhumji, Oraon, Birhore etc (Basu, 1968). Purulia is a highly drought prone area and backward district of W.B. According to Census-2011, the district has 2nd highest ST population concentration in W.B. where, ST (18.29%) and SC (18.27%) population together form 36% of total population share. The total population of Purulia is 29,27,965 where, 51.15% are males and 48.55% are females. The growth rate of population is also very high (15.52%).

Methodology

The following methodology utilised for this research are presented below.

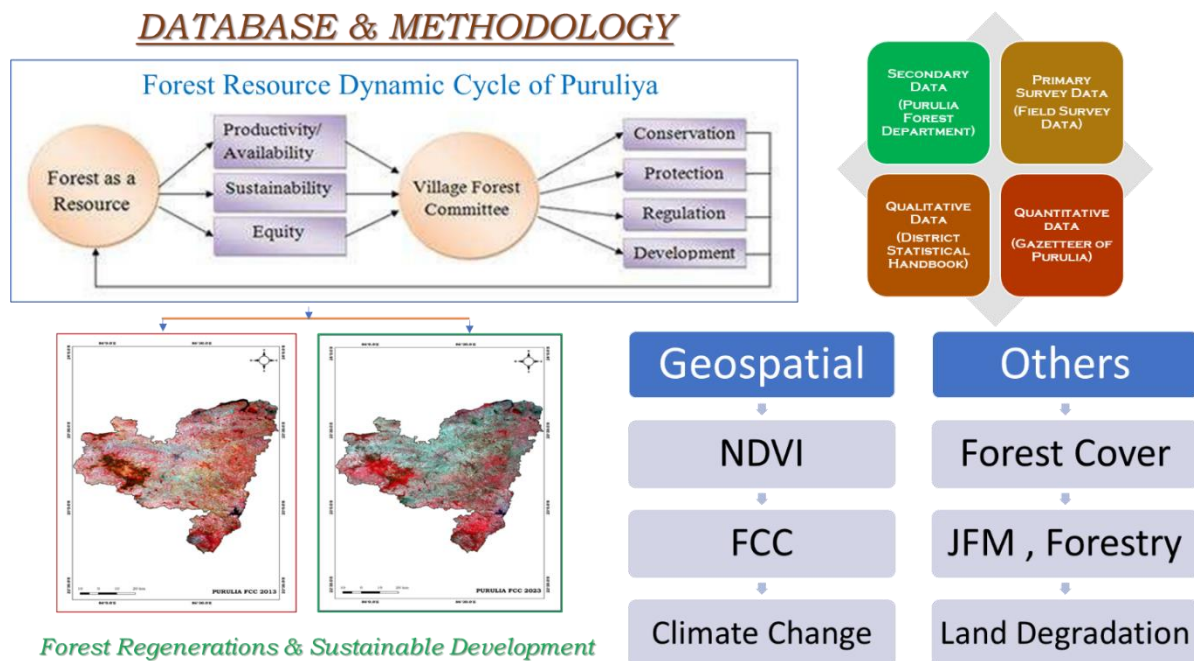


Figure:1 Methodology of Flowchart

Limitations

The present paper have some limitations, such as

- The theme of this paper is a debated issue; very few data were published before.
- In this particular study area, less articles or report was found.
- Primary Survey sample size has small taken.

Results and Discussion

This study has examined the intricate relationship between forest resource dynamics and tribal livelihoods in Purulia district, West Bengal, with a focus on achieving sustainable rural development. Our findings highlight the critical dependence of tribal communities on forest resources for their sustenance, income, and cultural practices. However, unsustainable practices and external pressures pose significant challenges to forest health and tribal livelihoods.

Conclusion

Purulia’s deforestation is a debated matter. If we consider the Census year 2011, then it was found that the population is increased, and if we consider the last 5 decades, then it’s clear that the forest area is degraded compared to the previous years. So, to have a better environment, we have to pay attention towards the neglected forest area. At the end, the present work emphasized the global slogan like –‘Protect the forest; they are the umbrella of our planet’.

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Presenters' details:



Sudip Dey is a dedicated & young professional, cohesive team player in geospatial field. Seeking to combine my academic background in Geography and skills in image processing, environmental mapping and computer with passion for a career in Geographic Information System and Remote Sensing. Around 4 years of Experience in handling software's like, ArcGIS, ERDAS IMAGINE, QGIS, R STUDIO and Python, SQL scripting etc. for creation of maps, models like Drainage, Ground Water Quality Mapping, Land Use Land Cover, Urban Blue print. With a Master of Science in

Geography and a Postgraduate Diploma in Geoinformatics, I currently hold a Project Associate position at ICAR-NBSS&LUP in Kolkata, India.



Vansika Yadav is an independent researcher with Master's degree in Geography with specialization in Advanced Geomorphology. She has more than two years of experience in working with software's like Arc GIS, QGIS, TNT Mips etc for mapping and modelling of data, knowledge of working in Google Earth Pro and proficient in Microsoft Word, Excel and PowerPoint. Her current work includes editing and assisting with the publication of geospatial manuscripts.



Dr **Sudipta Chattaraj** is a Senior Scientist at NBSS&LUP, Kolkata who specializes in soil physics, soil and water conservation, and remote sensing. He has published numerous scientific articles, books, and book chapters. Dr Chattaraj has also received several awards for his research, including the Best Researcher Award in 2021.

Title: Responsible land-based investment governance and climate action: lessons for tenure reform processes

Authors: 1. Lara Fornabaio, 2. Lara Wallis, 3. Nathaniah Jacobs, 4. Emily Polack

Organisation: 1., 2. Columbia Centre for Sustainable Investment, USA, 3., 4. International Institute for Environment and Development, UK

Theme – T2.7: Can we build more inclusive and resilient land tenure systems by understanding social value and climate change?

Abstract:

Introduction

Land systems are complex and context-specific, varying greatly across and within different jurisdictions. Often land tenure reforms have been shaped by dichotomised approaches, which are rarely adapted to the variety of land rights and tenure categories and have not necessarily advanced climate or social justice goals. The role of alternative tenure systems in achieving the goals is being increasingly recognized (e.g. Indigenous Peoples’ and Local Communities pledge), as the tenure systems of Indigenous Peoples and Local Communities have embedded mechanisms to respond to these concerns.

The Advancing Land-Based Investment Governance (ALIGN) project looks at how the issues around the governance of land tenure, climate change and social value interact through the conceptual lens of governance, in particular when challenges arise in connection with large-scale land-based investment (LSLBI) governance. Adopting a “governance lens”, especially when confronted with LSLBI, means interrogating how better governance systems can ensure the integration of climate and social value considerations through, among others, more responsible investor practices, improved benefit sharing, effective and meaningful participation in decision-making processes, and sustainable development for those impacted by planned land interventions.

ALIGN’s Technical Support Facility looks for adaptive and contextually relevant ways of working to deliver support within different contexts and through different entry points for impact. Through the Technical Support Facility the project strives to develop approaches and frameworks on how to integrate climate change and social value considerations into land-based investment governance.

The ALIGN project

Implemented by three consortium partners, the International Institute for Environment and Development (IIED), the Columbia Center on Sustainable Investment (CCSI) and Namati, Advancing Land-based Investment Governance (ALIGN) is a five-year project funded by Foreign, Commonwealth & Development Office (FCDO) and part of FCDO’s Global Land Governance programme. ALIGN’s long-term desired impact is improved governance and practices of land-based investments across multiple countries in Africa and South-East Asia, as well as globally.

ALIGN provides responsive technical support to governments, civil society, communities and peoples, and other relevant actors through trainings, support for improved legal and policy reform, development and implementation, legal empowerment, action research and stakeholder dialogues.

ALIGN framework for understanding land-based investment governance and where climate considerations and social value considerations can be integrated

The consideration that large-scale land-based investment must provide value beyond simple economic returns for an investor underpins the ALIGN framework. To translate into practice this theoretical foundation, ALIGN has developed a framework identifying multiple entry points for potential consideration and integration of, among others, climate change and social value concerns.

Through the lens of the governance of land-based investments, these entry points are identified across the following areas:

- a. Contextual pre-conditions includes overarching strategic national policies or objectives such as climate and energy transition policies and/or Nationally Determined Contributions; institutions and available financial and human resourcing for the effective operationalization and achievements of national objectives; and cross-cutting processes and mechanisms, such as land-use planning processes or strategic environmental assessments.
- b. Governance building blocks refer to the administrative systems which provide the formal regulatory structure for planned land interventions, including in the form of land-based investments. Effective governance building blocks include clear mandates and coordination for institutional actors; meaningful public participation and access to information; respect for tenure and human rights; high degree of environmental protection and climate measures; and economic arrangements such as tax, and benefit-sharing. These building blocks can be self-standing thematic requirements or integrated into specific sectoral laws and policies to ensure that land policy reforms and legal frameworks contribute to creating sustainable and inclusive economies.
- c. The large-scale land-based investment cycle includes multiple steps that allow for the integration of climate and social concerns, such as at the investment contracting phase, within the Environmental and Social Impact Assessment procedures, monitoring mechanisms, and land rehabilitation and restitution processes as elements of the closure phase.
- d. Conducive environment and supporting structures means the supporting space where climate change and social values within land are integrated into planned land interventions. A conducive environment embeds aspects of the political economy, civic space, and rule of law.
- e. Supporting structures encompasses elements of legal empowerment of impacted land users, engaged civil society and advocacy efforts.

The ALIGN Technical Facility recognises that focusing solely on land policy and legal reforms is insufficient if not accompanied by effective governance systems. By leveraging the described entry points, ALIGN has developed a governance framework for large-scale land-based investments that provides multiple opportunities, at various levels, to integrate climate considerations and social value, while remaining agile and adaptable vis a vis contextual needs.

Reflections and lessons learnt

The ALIGN technical support facility has a portfolio of support instances focused on these different entry points and levers for change, allowing the facility to test the governance framework developed. Within each of these instances of support we have explored ways to ensure that social impacts, as well as long-term climate and environmental impacts are considered and included within the decision-making processes of large-scale land-based investments. The ALIGN framework

can be applied also to climate-focused investments, which are increasing in number and often come with a large land footprint. The application of the framework favours reflections that combine the substantive focus on climate with the social value of the land itself.

Thanks to this approach, ALIGN has been able to draw some lessons and insights:

- The effectiveness of climate change policies is hindered by lack of information in decision-making processes, in particular information on tenure security and the complexities that exist within specific geographic areas. Designing truly inclusive participatory mechanisms is an effective tool to ensure that the real challenges faced by communities on the ground emerge, providing institutions with information regarding the most pressing land tenure issues at local level.
- Land tenure reforms should be more deliberate in recognizing existing tenure systems of Indigenous peoples, which often have built in safety nets for climate and include environmental and social value in their constructions.
- Land tenure reforms and planned land interventions should take into account more explicitly the impacts of climate change on communities.
- A lack of institutional capacity, coupled with the absence of coordination across different government institutions, can be a key challenge for addressing land issues in the context of a changing climate.
- Climate and social value within land tenure can be integrated into key administrative and procedural steps within the investment cycle which can have very tangible impacts.

Conclusions

Drawing continuous learnings from experiences on the ground allows the development of a body of knowledge addressing the complex nexus of land tenure security and climate vulnerability. Projects such as ALIGN can contribute to increasing knowledge on the trade-offs between enhanced land tenure security and climate change adaptation and mitigation. These learnings can act as a springboard for identifying critical questions for deeper exploration, to allow practitioners across sectors to interrogate past assumptions and propose meaningful, context-specific reforms.

Presenters' details:



Lara Fornabaio is a Senior Legal Researcher at CCSI, focusing on sustainable investment in land, agriculture, and food systems. Prior to joining CCSI, she worked at the environmental law charity ClientEarth, where she led the work on agriculture and food systems and managed a team responsible for the delivery of a broad portfolio of projects on clean air, water, and soil. She has extensive experience in designing advocacy strategies at the European Union level and in bringing legal challenges aimed at better implementation and enforcement of environmental laws.

She holds an LLM from the University of Torino (Italy) and a PhD in EU Food Law from the University of Ferrara (Italy). She carried out research as a visiting scholar at Wageningen University (The Netherlands), the University of Nantes (France), and the Swiss Institute of Comparative Law (Switzerland).



Nathaniah Jacobs is a Senior Researcher in the Law, Economics, and Justice Programme of the International Institute for Environment and Development (IIED). Before joining IIED she worked in the Land and Housing Unit of Lawyers for Human Rights in South Africa where she led several successful public interest litigation challenges to advance land reform, tenure security, and gender rights. As an Oxford Policy Fellow within the Ethiopian Environment, Forest, and Climate Change Commission she worked on environmental rule of law strategies as well as various regulatory frameworks around land use planning and environmental protection. She holds an LLB from the University of Pretoria (South Africa), an LLM in Public International Law from the University of Leiden (The Netherlands), and an MPhil in Development Studies from Cambridge University (United Kingdom).

Session Three: What approaches can Development Partners use to help achieve more successful Land Administration sector reform?

Session lead: Richard Baldwin, Lorenzo Cotula, Esther Obaikol		
1	Christian Mesmer and Yaman Hebbo	Role of International Cooperation and Development in Strengthening Land Administration Reform in Partner Countries
2	Lisette Meij	Holistic approaches to land administration: lessons learned from the LAND-at-scale program
3	Chris Penrose Buckley	Rethinking DP entry points to land tenure reform: political engagement and the business case
4	Anthony F. Burns, Abbas Rajabifard, Davood Shojaei	Adopting a politically informed approach to the design of land administration reform
5	Yeukai Chigodora	Development Partners' role in promoting efficient land administration changes in Africa
6	Andrew M Smith	Improving overall donor development strategy by reinforcing the pertinence of the VGGTs
7	Nishimwe Marie Grace, Biraro Sam, Muyombano Sylvain	Engagement With Development Partners To Achieve More Successful Land Administration Sector Reform, Experience From Rwanda

Title: Role of International Cooperation and Development in Strengthening Land Administration Reform in Partner Countries

Authors: Christian Mesmer and Yaman Hebbo

Organisation: Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) GmbH, Germany

Theme – T3.1: What approaches can Development Partners use to help achieve more successful Land Administration sector reform?

Abstract:

Land administration reform is essential for effective governance, economic development and social justice in many countries. It involves the management and regulation of land use, ownership and valuation, which are critical for sustainable development and poverty alleviation. Development partners play a pivotal role in these reforms, bringing international expertise, resources and best practices to the table. Their involvement is instrumental in shaping policies, building institutional capacities and ensuring that reforms are inclusive and aligned with global agendas. Through close cooperation, they assist development measures that are tailored to the unique contexts of hosting countries, ensuring that they are effective, equitable and sustainable. They facilitate dialogues across sectors, incorporate gender-sensitive approaches and leverage networks for knowledge exchange and capacity building.

The following points, therefore, highlight the intervention areas or fields of action where development partners can assist in the reform of the land administration sector in partner countries:

- **Capacity Building:** Provide training and capacity-building programs for government officials and relevant stakeholders to enhance their skills in land administration, including surveying, mapping and legal frameworks.
- **Technical Assistance:** Offer technical expertise and assistance in designing and implementing effective land information systems, cadastral mapping and other essential components of land administration.
- **Policy, Legal Support and Advocacy:** Assist in the development and review of land-related policies and legal frameworks, ensuring they are transparent, fair and conducive to sustainable land management. Also, promote action and mobilize decision makers to conduct necessary adjustments.
- **Stakeholder Engagement:** Facilitate inclusive and participatory processes involving local communities, indigenous groups, and other stakeholders to ensure their voices are heard in the reform process.
- **Financial Support:** Provide financial resources to support the implementation of land administration reforms, including investment in technology, infrastructure, and capacity-building initiatives.
- **Monitoring and Evaluation:** Establish mechanisms for monitoring and evaluating the progress of land administration reforms, with a focus on key performance indicators and impact assessment.
- **Knowledge Sharing and Best Practices:** Foster (international) knowledge exchange platforms to share best practices, lessons learned, and successful models from other regions that have undergone successful land administration reforms.

- **Conflict Resolution Mechanisms:** Support the development of effective conflict resolution mechanisms to address land disputes and ensure fair and timely resolution.
- **Public Awareness and Education:** Promote public awareness and education campaigns to inform citizens about their land rights, the reform process, and the benefits of a well-functioning land administration system.
- **Gender Mainstreaming:** Integrate gender considerations into land administration reforms, ensuring equal land rights and opportunities for both men and women.
- **Environmental Sustainability:** Incorporate environmentally sustainable practices into land administration reforms, promoting responsible land use and management.
- **Digitalization:** Leverage digital technologies to enhance efficiency, transparency and accessibility of land services. This extends from digital land records, using GIS for mapping and offering online services to applying blockchain for secure transactions and utilizing mobile technologies.

In advancing development through the aforementioned areas of engagement, international cooperation considers a development framework that goes hand in hand with the applicable international standards, national priorities and local demands. It is important to deploy a set of reference points that are considered during the conceptualizing, strategy formulation and implementation of land administration reform, as in the following:

- **Voluntary Guidelines on Responsible Governance of Tenure (VGGT):** Incorporating VGGT in land administration reforms aligns with international standards, ensuring fair and sustainable land governance. The GIZ's approach involves aligning national policies with VGGT principles, focusing on secure tenure rights and environmental sustainability. We prioritize capacity building of officials and stakeholders in VGGT principles, promoting a rights-based approach. Engaging diverse stakeholders ensures inclusive policy development. Establishing monitoring mechanisms helps assess reforms against VGGT benchmarks, ensuring equitable and sustainable outcomes in land administration.
- **Human Rights-Based Approach (HRBA):** Incorporating the Human Rights-Based Approach (HRBA) into land administration reform is essential for equitable and sustainable outcomes. For GIZ, this approach ensures access to information, enabling informed decision-making, and fosters meaningful participation, ensuring the inclusion of diverse community voices, particularly marginalized groups. It emphasizes accountability and justice, building trust in the land administration system. Integrating HRBA involves advocating for transparent policies, enforcing land rights through strengthened legal frameworks and capacity-building for officials and civil society in HRBA principles, thereby enhancing rights-based land governance.
- **National Land Dialogues:** Promoting integrated, trans-sectorial dialogue is key for effective land administration reform. National-level dialogues ensure cohesive land governance strategies by bridging sectoral divides and incorporating diverse technical perspectives. Such dialogues help in harmonizing policies across different sectors, leading to more coherent and comprehensive land governance frameworks. For GIZ, facilitating these dialogues involves creating platforms for cross-sector communication, engaging stakeholders from government, civil society, academia and the private sector, and employing participatory workshops and consultative forums. This approach ensures that land governance strategies are well-rounded, inclusive and representative of varied interests and needs.
- **Feminist Development Concept:** Incorporating a Feminist Development Concept in GIZ's land administration reform projects emphasize inclusivity, addressing not only women's

rights but also the needs of marginalized and disadvantaged groups. This approach involves advocating for legal and policy reforms that eliminate barriers to land access for all underrepresented groups. It also includes targeted capacity building to ensure equitable participation and establishing participatory mechanisms for stakeholder engagement. This inclusive strategy ensures that land governance reforms are comprehensive, addressing the diverse needs and rights of all societal segments, thereby contributing to a more equitable and sustainable land administration system.

- **Regional Integration:** Collaborating with regional organizations like IGAD initiatives (e.g., on NELGA) is crucial for GIZ projects in land administration reform. This partnership brings regional expertise, aligns efforts with broader African land governance objectives and fosters a unified approach to challenges that transcend national borders. Key steps include aligning reform with regional development goals, engaging in knowledge-sharing and capacity-building activities and leveraging available regional networks for broader stakeholder engagement. Such collaborations ensure that land administration reforms are regionally coherent, locally relevant and aligned with continental land policy frameworks.
- **Global Conventions:** Development partners in land administration reform should integrate the objectives of the three Rio Conventions for sustainable environmental governance. This involves supporting sustainable land use for climate change adaptation under UNFCCC, promoting biodiversity conservation in line with CBD, and implementing strategies for land degradation neutrality as per UNCCD. Additionally, aligning with GBF's "30x30" target is crucial for protecting ecosystems while respecting community rights. Implementing these frameworks through policy advice, stakeholder collaboration and sustainable land management practices is essential for global environmental and sustainability goals, as well as for achieving the goals of Agenda 2030 on a wider perspective.

All in all, international cooperation can support inclusive and integrated national land reform processes in Africa through various efforts, focusing on multi-stakeholder dialogues, strengthening legal frameworks and enhancing community participation in policy-making. In this regard, there should be an emphasis on the importance of resolving conflicts, training on human rights-based approaches and leveraging technology for land management. Further, all reform measures should consider upscaling efforts through tenure-responsive planning and strengthening women's land rights. At the global level, development partners should advocate rethinking land use in the Anthropocene, addressing land access for refugees and leveraging digitization for land management.

Also, as a thought for future land sector development, international cooperation could reimagine land reform projects through a sales and investment pipeline perspective, emphasizing the commercial potential of land data for private sector use. Since traditional mass titling efforts come often with limited socio-economic impact, a shift towards creating investment opportunities that leverage land data for economic growth becomes inevitable. Therefore, development partners should take a step forward towards the integration of land registration with market and investment strategies to drive inclusive growth, highlighting the need for land reform initiatives and providing comprehensive demographic and geographic data to attract private investment and promote sustainable development.



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.



Yaman Hebbo is an architect, urban and regional planner holding degrees. He worked extensively on urban and infrastructure planning and development, focusing on innovative approaches to data generation, mapping, trans-sectorial planning and informed decision-making in various international contexts. Currently, as a GIZ Advisor on Responsible Land Policy, Yaman works on enhancing land governance, strengthening sustainable and efficient administration, planning and development of land at the national, regional and local levels. He supports the human rights-based, participatory and integrated land use planning as well as responsible agricultural investments in many regions in Ethiopia. As a Gender Focal Person of the GIZ Land Projects in Ethiopia, he promotes gender-transformative approaches to strengthen women's land rights and enhance their agency in the land sector. He seeks to leverage integrated spatial planning to bridge urban-rural development gaps, aiming for equitable, sustainable and resilient growth that uplifts communities, ensures environmental protection and fosters socio-economic inclusivity.

Title: Holistic approaches to land administration: lessons learned from the LAND-at-scale program

Authors: Lisette Meij

Organisation: Netherlands Enterprise Agency

Theme – T3.2: What approaches can Development Partners use to help achieve more successful Land Administration sector reform?

Abstract:

Land administration is a vital component of good land governance. Having accurate and up-to-date data on land rights, value, development and use of land and its associated resources, is crucial for sustainable socio-economic development, food security and conflict-prevention, amongst many other benefits. Having such land data requires systematic collection (determining, recording, validating) as well as continuous updating, processing and publication of the data. With 70% of the world's land reportedly undocumented, many donor-funded land interventions focus on recording land rights and associated data. This is no different in the LAND-at-scale (LAS) portfolio; land registration and administration are indeed vital components of many different intervention strategies.

The rationale behind LAS was (and is) to achieve structural change at scale. The focus of the program is on land governance, which includes but is notably not limited to land administration. The belief of the LAS program is that this is one of the key factors in the existing structures and practices that should be regarded when determining the focus of a project. With a total budget of 37,5 million Euros and a portfolio that is currently active in 11 countries, this is an ambitious goal, and requires very strategic and targeted investments.

The program underwent a mid-term review in 2023, conducted by Mokoro Ltd. The main question was to test the Proof of Concept of the program to achieve the objectives it set out to achieve. There are a number of key lessons learned that are useful in light of the question of the conference: What approaches can Development Partners use to help achieve more successful Land Administration sector reform?

LAS process

To understand the lessons learned, it is important to firstly reflect on how the portfolio came about. The process was perhaps unique in the land sector. At the start of the program, Dutch embassies could submit ideas for projects to the Netherlands Enterprise Agency (RVO), who manages the program. The ideas could be one of two categories, namely scaling a successful pilot on land governance or an innovation on land governance with upscaling potential. The ideas were assessed by the LAS Committee, consisting of representatives of different thematic and geographic departments of the NL Ministry of Foreign Affairs, as well as independent external individuals, with an expertise on specific key land governance themes (i.e. conflict, gender or land administration).

Following the selection by the LAS Committee, RVO further developed the ideas into a 'formulation plan'. In this process, which was conducted in close collaboration with the respective embassies, RVO undertook field visits, talked to local government, other development partners, and any relevant stakeholders. This helped identify the ongoing processes, and where LAS could add value rather than duplicate efforts. And build on what exists and has been done. This provided the framework for a LAS intervention, for which subsequently, the right type of implementer could be sought.

Ultimately, this has now led to 11 highly diverse projects, all tailored to the specific needs and context in the individual countries. A knowledge management pillar of the program then serves as the ‘glue of the program’, bringing the experiences in those highly diverse projects together to capture general lessons learned on key themes, to share and subsequently scale the impact of the program further.

Lessons learned

A few lessons learned that have emerged from the 5 years the program has now been active, and came out of the program’s mid-term review, which will be elaborated on during the presentation, are the following:

1. Achieving structural change through targeted and strategic funding.

LAS has a broad interpretation of the concept ‘scaling’. It is notably not only about achieving high numbers. It is really about the broad interpretation, achieving structural change and ensuring that LAS interventions are sustainable in a post-project context without follow-on funding and other support. This is ambitious, particularly in relation to the relatively limited amount of funding the program has.

By focusing on the most pressing bottlenecks in achieving structural change, funding is targeted in a strategic way. An often-seen bottleneck is that of financing of the land services, at two levels: the local population (who pays for a title and is it affordable or not) as well as local land offices (how to ensure there is sufficient funding to continue providing the services). Projects address this in different ways: through including experiences in ongoing national policy dialogues, or the co-development of business plans within government, for example.

One of the outcomes of the program’s MTR has been however that “LAS shows that well-targeted small budgets can achieve considerable impact”. Mokoro underlines the importance of really examining ideas and look for land governance constraints and issues that, if unblocked or resolved, can result in far greater impacts than might otherwise be the case. They describe this as “the essence of the program”.

2. Acknowledge the holistic approach to land governance and land administration.

For LAS, from the beginning it has been evident that land governance is an incredibly broad and complex concept, involving many different stakeholders. Multiple pathways lead towards structural change in land governance and the goal of enhanced livelihoods and other SDGs. There is an increasing recognition that this land administration process goes far beyond the specific surveying activity: is it crucially also a social process. Adjudication efforts often go hand-in-hand with awareness raising on legal rights, gender equality, or conflict prevention for example. Such interventions require a very different type of expertise than the technical land administration work. LAS would like to highlight the importance of holistic partnerships and break through the ‘technical’ and ‘social’ silos to achieve sustainable results.

In the program’s MTR, Mokoro reflected on how LAS is “finding ways to link different activities together, either within LAS consortiums and implementing partnerships, or by aligning with other initiatives and activities supported by other donors”.

3. Monitoring and measuring impact.

Another crucial component to be successful, LAS has found, is to recognize that context are versatile and subject to change, particularly for LAS which is active in many fragile countries. Priorities within governments change (or governments change), and to remain meaningful and relevant it is

important to be able to adapt if new opportunities arise, of course being mindful of the overall long-term outcome or impact a project seeks to achieve.

When it comes to measuring impact, LAS notably does not see ‘tenure security’ as the goal in and of itself. Improved land governance is a crucial enabling factor to achieve other SDGs, relating to food security, rule of law, gender, climate, to name a few. One of the MTR’s findings is that LAS’ impact on those areas is less clear with the quantitative results available using the standard MoFA indicators for those themes. It remains challenging to capture and be able to attribute the inherently qualitative and perhaps indirect result land governance interventions has on these broader development issues. One of the ways LAS is addressing that is through knowledge management, which has a strong focus on reflection and learning. We are currently experimenting with approaches such as outcome harvesting that follow impact pathways highlighted in the Theory of Change, and developing some specific program-level indicators based on the different project-specific indicators.

Presenters’ details:



Lisette Meij is a Program Advisor at the Netherlands Enterprise Agency (RVO) for the LAND-at-scale program. She has a background in Constitutional and Administrative Law. Currently, she manages the projects in Burkina Faso, Mozambique and Rwanda as well as the knowledge management program of LAND-at-scale.

Title: Rethinking DP entry points to land tenure reform: political engagement and the business case

Authors: Chris Penrose Buckley

Organisation: Independent consultant

Theme – T3.3: What approaches can Development Partners use to help achieve more successful Land Administration sector reform?

Abstract:

Over the last two decades many development partner interventions in the land sector have involved technocratic solutions to highly contested political problems. In some cases programmes have been aligned with the political economy, leading to successful reform processes, but more often than not the technical solutions gained little traction or existed in a parallel system. This, alongside financing and other challenges, call for new approaches and entry points to promoting land tenure reform. What can development partners and the land sector learn from how other sectors have drawn on ‘Thinking and Working Politically’ approaches? How can we engage with other line ministries, focus on other uses of land data, and develop a stronger financial case for investment in tenure reform, to catalyse and support reforms that stick, that are financed and that are not dependent on individual champions?

Presenters’ details:



Chris Penrose Buckley 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.

Title: Adopting a politically informed approach to the design of land administration reform

Authors: Anthony Francis Burns, Abbas Rajabifard, Davood Shojaei

Organisation: University of Melbourne, Australia

Theme – T3.4: What approaches can Development Partners use to help achieve more successful Land Administration sector reform?

Abstract:

Land is a finite resource that must be managed well to serve the needs of the current and future citizens but is under mounting pressure due to factors such as increasing population, urbanisation, and climate change. Government establishes a land administration system to formally record property rights and changes in these rights over time. Land administration systems typically operate under policy, legislative and institutional frameworks that have evolved over a prolonged period of time and as a result of this they are hard to reform. The World Bank and other development partners have provided funding to support governments in implementing land administration reform.

Land administration and land administration reform are very broad topics. This presentation focusses on major reform that seeks to make significant reform to systems and the way that land administration services are delivered. Land administration systems and the approach adopted for reform are very context specific. There is no global standard or specification for land administration and there is a broad range of activities that can be undertaken to support reform. There are many existing guidelines and tools that have been used to design land administration reform.

The design of reform concentrates on a set of interventions based on an agreed development objective. The design will make assumptions on the requirements of citizens for reform, such as assumptions on perceptions of tenure security, understanding of the requirements to support the reform and participate in reform activities and seek future services, and interest in investments and accessing institutional credits secured against the property. These assumptions are often untested in project design, and this can lead to problems with public awareness and participation in the reform and the ongoing demand for land administration services.

A political economy model was prepared in a previous paper (Burns, Rajabifard, Shojaei, Ulubasoglu 2023) to facilitate the consideration of political economy in the design of land administration reform. The model highlights several political economy factors that are often not adequately considered in the design of reform. These factors include an assessment of the social feasibility of reform based on the current policy and legal frameworks, a review of current levels of demand for services and the revenue generated from user fees and charges and the projection of future demand for services based on this information, and the potential for opposition from elite landowners and community leaders and resistance to change by existing agencies, staff, and private service suppliers.

The need to assess social feasibility is particularly important where there are multiple formal and informal tenure systems or a continuum of rights. Durand-Lasserre et al (2013) document the existence of three land delivery systems in Bamako in Mali – a customary land delivery channel, a public land delivery channel resulting in individual titles and a formal private land delivery system resulting in property titles, with an active informal market with property owners moving back and forth in the various systems.

There have been concerted efforts to develop more politically informed ways of thinking and working in designing donor-funded interventions using a range of methodologies under a number of labels including Thinking and Working Politically (TWP), Problem Driven Iterative Adaptation (PDIA) and Doing Development Differently (DDD) (Laws and Marquette 2018), (McCulloch and Piron 2019). There are differences in these approaches, but the approaches have much in common (Teskey 2017). There are many different approaches and tools used to support political economy analysis (PEA), but these generally are structured to address three key questions:

1. What is the problem?
2. Why does it happen?
3. How can it be addressed?

The problem or issue is framed in a manner that that can be used to explore long-term drivers and short-term factors (Whaites et al. 2023). The problem or issue may be a specific challenge where technical analysis and intervention has failed (Fritz, Levy, and Ort 2014).

The next step is exploring the underlying drivers and factors that are causing the problem or issue. This involves the investigation of the dynamic interaction of foundations, institutions, and actors (Whaites et al. 2023):

- **Foundations or structural factors** which do not change rapidly and may include history, geography, resource endowments, changing demography and social mores (Whaites et al. 2023; Fritz, Levy, and Ort 2014)
- **Institutions, the formal and informal institutions**, and the power of these institutions (Hudson and Leftwich 2014) as reflected in laws, norms, social values and expected patterns of behaviour (Whaites et al. 2023)
- **Stakeholders or Actors** who can shape the formal institutions and the degree to which informal institutions support or diverge from formal institutions (Fritz, Levy, and Ort 2014). Stakeholders and actors in PEA are individuals, organisation or groups that are relevant to the problem or issue and may be influential or excluded (Whaites et al. 2023).

PEA can be implemented as an in-depth study or as an ongoing activity to support a specific intervention (Whaites et al. 2023). If PEA is going to support the design of land administration reform, then an in-depth PEA study would be required. In-depth PEA can be undertaken at a country level, sector level and project level (Fritz, Kaiser, and Levy 2009). It has also been suggested that PEA can be implemented in parallel to the traditional technical and economic analysis of feasible interventions (Fritz, Levy, and Ort, 2014). There is little evidence that this is happening in practice in the design of land administration reform projects.

The approach to and scope for land administration reform is very context specific so there is no fixed approach to assessing the requirements for PEA in supporting the design of the reform. The political economy model for the design of land administration reform and a review of project experience has identified a set of key political economy issues or problems that may impact on reform outcomes. Based on this model and the review of project experience, the following five questions provide a framework for identifying specific PEA tools that might be utilised in a specific context:

- Is major investment in systematic registration planned?
- Will the reform require the support of key stakeholders?
- Is major investment in technology planned?
- Will the reform require significant changes in work procedures?
- Do private sector actors play a key role in service delivery?

This framework to identify the need for and possible types of PEA tools that might be utilized in designing land administration reform are set out below in Table 1. This table is preliminary and further research is planned to validate the proposed approach with a small group of key land sector specialists.

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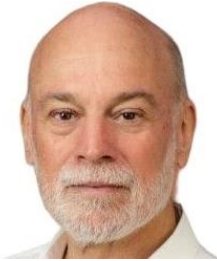
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Table 1 - Ensuring that designs consider all potential political economy issues or problems.

Key question	Potential Issues		Support for Design of Reform		Support for Reform
	Issue	Evidence of Issue	Investigation	Possible PEA Tools	
Is major investment in systematic registration planned?	Procedures do not meet societal needs and/or low demand for services	Limited or no data available on recent transactions. Active informal land markets. Land disputes a major part of active court cases.	Use LGAF land tenure matrix to document tenure. Use land market assessment (LMA) to document formal and informal land markets and test assumptions for systematic registration. Participatory community mapping (PCM) can be used to map tenure in representative pilot areas.	Key informant interviews (KII), focus group discussions (FGD), surveys, PCM.	Support for business-process re-engineering and/or policy to reduce user fees and charges. Adopt a fit-for-purpose approach.
Will reform require the support of key stakeholders?	Opposition from political and landholding elite	Outdated, inconsistent legal framework. Inadequate funding of land sector agencies. Restricted access to key land information and data.	Document current land tenure arrangements using LGAF tenure matrix. Commission socio-economic investigation of the benefits of improved access to land. Design implementation arrangements with a strong link to policy makers.	Stakeholder analysis (SA), KII, survey	Implementation arrangements have strong link to policy makers. Build capacity of civil society. Support a TWP approach for key aspects of land policy and legal reform.
	Opposition from customary and community leaders	Little or no recognition of customary tenure in legal framework. Little or no oversight of the land allocation activity of community leaders.			
	Opposition from other government agencies	Inconsistent legal framework. Lack of clarity in roles and responsibilities. Lack of data shared policy, limited data sharing.			
Is major investment in technology planned?	Technical and financial sustainability not considered.	Unlicensed software being used for core activities. Lack of hardware and software maintenance agreements/contracts. Difficulty in recruiting and retaining ICT staff.	The Total-Cost-of-Ownership tool that is part of the MCC LRTS toolkit could be used to document and cost the full cost of any technology investment. Discussions with finance ministry.	KII	Adopt a fit-for-purpose approach, build private sector capacity.
Will the reform require significant changes in the work procedures?	Resistance from staff to changes in procedures and processes	Restricted access to key land information and data. Little or no data on average time to process applications and work backlog. Limited investment in staff training	The reform project design could set out a comprehensive change management plan supported by an appropriate capacity building program.	SA, KII, FGD, survey	Implement change management plan and capacity building plan.

Presenters' details:



Tony Burns is an Executive Director and founder of LEI with over 40 years' experience, across over 30 countries, in the fields of land policy, land administration and land governance. Tony has extensive experience across challenges in the land sector to do with corruption, women and vulnerable groups, property rights, customary tenure integration with formal systems and institutional and technology system reforms, change management and financial risk and sustainability. Tony's CV is complete with more than 20 on-site consultation and lead land administration project design adviser roles, 5 major research and analytical director roles, as well as long term project oversight from in his capacity as critical technical expert, manager and contractor representative.



Professor **Abbas Rajabifard** is an internationally recognised scholar, and geospatial engineer and is an active leader in land administration system modernisation, sustainability and resilience. He is Geomatics Discipline Leader and Director of Centre for SDIs and Land Administration (CSDILA) at the University of Melbourne. CSDILA is a research partner with World Bank Global Land Unit. Abbas is a Board Member of the United Nations-Academic Network for Global Geospatial Information Management to assist UN member states for their sustainability. He is also a member of UN International Advisory Committee for UN Global Geospatial Knowledge and Innovation Centre.



Davood Shojaei is a senior lecturer within the Department of Infrastructure Engineering at the University of Melbourne. He is also the Manager of Digital Lab. Davood has extensive experience in designing and implementing a variety of research and industry projects, ranging from GIS, Cadastre and BIM to 3D visualisation. He is currently acting as the Visualisation Lead at Centre for Spatial Data Infrastructures & Land Administration (CSDILA). Davood is also a board member of Surveyors Registration Board of Victoria.

Title: Development Partners' role in promoting efficient land administration in Africa

Authors: Yeukai Chigodora

Organisation: University of Zimbabwe / Green Communities Africa, Zimbabwe

Theme – T3.5: What approaches can Development Partners use to help achieve more successful Land Administration sector reform?

Abstract:

Introduction

The redistribution of land and its administration present serious political challenges. In the majority of African states, pre- and post-independence legislation facilitates for government to expropriate land without adequate compensation. These land grabs have increased informal sales in anticipation of expropriation, weakened tenure security, discouraged investment, and encouraged corruption and dubious real estate transactions involving state institutions. International soft-law instrument such as the Voluntary Guidelines on Responsible Governance of Tenure (VGGT) provide comprehensive guidance for land acquisition and promote responsible governance of tenure of land. Although endorsed by many countries and several development partners, the VGGTs are not legally binding hence there are institutional constraints in their implementation. Effective intervention on the ground requires Development Partners (DP) to be innovative in adopting strategies to help achieve more successful land administration sector reform. Lobbying for legal reforms to replace outdated regulations that make it challenging to use land optimally is the key step to land administration reform. DPs need to position themselves as reliable, non-political results-oriented partners and engage governments to explore possibilities of collaborating with local authorities because efforts of any institutional reform will not be sustainable unless they are homegrown and there is local capacity to maintain them. Legal reform by itself will not be sufficient to improve tenure security and transferability of land. Land administration reform should be inclusive, sustainable, and resilient. [1]

Brief definition

Land administration is the 'process of determining, recording and disseminating information about the ownership, value and use of land. [2] Land administration is critical to economic growth and sustainable development. To effectively meet the social, economic, and environmental needs of the present and future populations, land is a fundamental resource that must be managed responsibly and effectively. When processes and resources are consistently matched with the changing needs of society, land administration is considered as responsible. [3] Land information systems need to incorporate a greater range of data, information, and expertise in order to guarantee that decisions on land administration and management are in line with sustainable development principles. [4]

The current institutional and legal framework and its challenges

The prevailing land laws and land administration in most African countries need reform. Land administration operates within the policy, legal and institutional framework of a country, which in most African countries are rooted in colonial laws. The inherited tenure system vests land rights in the state and is based on western models in areas that were occupied for economic activity and colonial administration. Customary land tenure systems that operate in other places also provide a difficult-to-implement land administration system. [5] The Land Administration System (LAS) in place exclude a sizeable proportion of citizens from the formal system to record and protect property rights. The situation is worsened by institutional uncertainty, and inadequate

coordination amongst different government institutions. Most government institutions cannot cope with the growing demand for land-related services. [6] The effectiveness of land management is severely undermined by outdated and manually handled land information systems, which is why reform is necessary.

Development Partners' role

A comprehensive ICT infrastructure, robust institutional and human resource capacities, sound policy and legislation, and sufficient technical equipment to facilitate record keeping are all necessary for implementing land administration reform. DPs can provide funding to support land administration reform so that governments can formally acknowledge and protect property rights and provide efficient and effective land administration services. [7] LAR is sensitive and closely associated to social, economic, and cultural aspects. Generally, there are challenges in reforming land administration and integrating customary institutions into statutory structures. [8] DPs in land administration must ensure that project concept meets national priorities, objectives, and the public interest.

Land Administration reform require formal approval of government but should be non-political and concerned with putting in place an efficient land administration infrastructure to manage the humankind to land relationship. LAR cannot be achieved without effective cooperation with DPs. However, DP must be flexible and adaptive to the requirements of government. Many DPs have supported LAR projects and lessons from their involvement show that some projects fail to create effective, transformative change in the delivery of land administration services and gain the critical mass, and the community participation, necessary to ensure the sustainability of land administration reform. [9] DP need to develop more politically informed approaches to help governments assess and design land administration reform. DP must agree with respective governments to set out a project concept for the land administration reform and the extent to which the DP should be engaged. The detailed design and costing of the project must be agreed by government and the DP before the project is implemented.

Soft law as a solution?

The rise of international soft-law instruments in a politically sensitive arena such of resource governance provides opportunities to track the life trajectories of those instruments and their ultimate effectiveness in delivering change. Instead of relying on legally binding standards, the VGGT employs an alternative "theory of change" that encourages reform through political consensus, dialogue, and international best practices. VGGTs do not create legal obligations but present elements of normativity and have legal significance, which require governments and DPs to take their guidance seriously. Training by DPs will disperse knowledge about the VGGT to broader audiences. Journalists must also be trained to strengthen media coverage of land governance issues. Advocacy and awareness are an essential element of contemporary land administration project. It is critical for DPs to operate within a supportive institutional environment that will enable service providers to focus on achieving results. This creates a critical mass of beneficiaries with the necessary skills around whom tenure reforms could be woven for long-lasting transformation. LAR cannot succeed without stakeholder acceptance and support across society.

Technical assistance

The emergence of ICT and web technologies challenge centuries old, procedures and techniques. [10] DPs often provide technical assistance where there is low capacity in human, institutional, technological and financial – for effective improvement in LAR. Innovation in land administration is both opportunity and necessity. LAR involves harnessing innovations and new technologies

modernizing public registries, the cadastre and establish the basis for land regularization. GPS and other technology is now increasingly used in Africa. DP can offer assistance to embed technology transfer to land administration institutions and communities to adapt this technology to local social and economic realities in a way that fully realizes its advantages. DPs can provide field surveys, development of land information system, e-services to introduce efficiencies and reduce costs of service delivery. DPs can provide a technical assistance to guide the LAR from inception to completion.

Reforming land administration is highly context specific. Each country and project concept must be taken into consideration separately in order to assess the challenges that DP face and provide possible solutions. In addition to promoting national and regional dialogue on land issues, DP must assist governments in their progressive reform of land rights and raise stakeholder awareness and research. While there is a lot to learn from other people's experiences, ultimately national judgement must determine which system is best suited for any given country recognizing international trends.

Financing approach

DP support may be sought to fund feasibility studies, project identification and planning exercises. Piloting must be done on a very limited scale to fine-tune processes, adapt them to local conditions, and establish targets for a national roll-out. DP need to adopt different financing approaches such as investing larger amounts of money to fund a limited number of projects in countries that are assessed as eligible for investment using criteria largely based on political economy considerations. [11] There are innovative systems being developed for DPs to support land administration reform. [12] The World Bank and FIG have developed the concept of a fit-for-purpose (FFP) approach to land administration. The FFP approach, which elaborates recent good-practice, provides a framework for governments to adopt an approach to land administration reform that provides real results in the short-term but in a manner that can be incrementally improved as societal needs and resources change over time. The IMF is also helping African countries improve their institutional environment by fostering transparency and accountability. [13]

Conclusion

Effective land administration reform in Africa has been impeded by institutional limitations and existing land laws, even in the face of soft law instruments such as the VGGT. The role that development partners play in promoting effective land administration reform cannot be overemphasized. Some African nations have successfully implemented land administration reform as a consequence of development partners' cooperation with their respective governments.

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Presenters' details:



Yeukai (Nee Mafumhe) Chigodora is an attorney with a strong interest in land, climate change, and natural resources governance. Yeukai joined the Judicial Service Commission in 2010 after earning a Bachelor of Laws (Honours) degree from the University of Zimbabwe. She served as a magistrate there until June 2021. She presided over land dispute cases during her 11 years as a magistrate, all of which demonstrated how inadequate and manipulable Zimbabwe's land administration system had become since the country's expedited land reform initiative. After leaving the bench, she went into private practice and is presently an attorney with MD Hungwe Attorneys. She enrolled for her master's degree with the University of Zimbabwe in 2022 where she majored on land law in her thesis topic. Yeukai is an astute legal mind whose practice is largely focused on advocating for land rights. She is also involved in community work with Zimbabwe Women's Bureau.

Title: Improving overall donor development strategy by reinforcing the pertinence of the VGGTs

Authors: Andrew Smith

Organisation: PHF Global Limited, Swansea, UK

Theme – T3.6: What approaches can Development Partners use to help achieve more successful Land Administration sector reform?

Abstract:

Background

The social, environmental and economic transformations that land reforms seek will only be funded through investment.

Evolving approaches to community rights recording and mass titling registration schemes create a foundation for inclusive economic development yet entrepreneurs and investors capable of driving growth are rarely included in strategic project design and implementation.

While land reform serves as the foundation to define the physical geography of a location complementary activity among other disciplines generates a competitive advantage to attract sustainable investment in pursuit of improved livelihoods, food security and environmentally resilient production methods.

Constructing enabling environments based on the VGGTs to attract sustainable investment demands additional donor activity outside land reform. De-risking factors around skills, security, government and health need to be supported by targeted interventions. Donor technical assistance in these areas fails to coordinate with the land reform community or investors to accommodate social and governance constraints within business models despite sharing the conceptual basis of the VGGTs.

To be effective land reform and other TA must therefore be treated as a precursor to investment promotion not only in real estate but in manufacturing, healthcare, education, renewable energy and carbon trading. These sectors empower actors at the base of the pyramid to influence positive social change.

Considerations

The most basic economic concepts of supply and demand also govern the likely success or failure of land reforms.

Donor funded land reforms have delivered mass titling with logframe numbers based on plots recorded/ certificates issued. The expectation that land registration will release de Soto's dead capital diminished as experience revealed low demand for titling at community level, particularly among urban poor. On project closure systems fell into disarray as demand for the end product, registered title, and the associated administrative systems, had not been built.

Community rights recording offered an approach to define locations and reinforce customary tenure whereby participants become better able to resist adverse development or appropriation. Defining the location in law, however, does not necessarily deliver improved livelihoods despite assertions around gender rights or environmental responsibility.

Conversely impact investors are looking for opportunities to deliver decent work within ethical production principles. They lack the definitive knowledge on locations, certainty of legal and

administrative processes and information on demographics and political economy that land reform manifestly addresses. Other donor led technical assistance offers the chance to ‘perfect’ gaps that may hamper successful, inclusive investment.

More collaborative approaches between investors and donor projects can address issues of supply through better coordinated data and technical assistance at national or local level. Contemporary donor reforms in health, education, trade etc. will only be embedded through financial activity driven by the for-profit private sector. The potential for revenue generation by investors thus offers a more persuasive argument for government collaboration on land and other reforms than short-lived, repetitive and often academically focused donor programmes.

Packaging the land reform ‘product’

Despite sharing the same basis in the VGGTs mass titling and community recordation reforms appear to adopt contrary interpretations of the vision of change. At the outset, however, both approaches are typically promoted in pursuit of economic empowerment for participants. When that does not materialise land reform loses influence among change-makers.

From a demand perspective impact investors view the VGGTs as a tool primarily to facilitate responsible outcomes for shareholders. This disparity between donor reform supply and investor demand, and failure to adopt a shared vision, limits opportunities for sustainable growth and creates a lost opportunity to allow land reform activity to serve the needs of investors and financial institutions.

Donors must also coordinate complementary technical assistance within land reform locations to address any additional challenges facing investment. That approach invites strategic collaboration among donors and diverse national stakeholders.

The approach invites transparent, swift due diligence oversight solutions

Before commencing activity donors make assumptions in anticipation of favourable economic outcomes. Land reform is expected to deliver financial, economic and social impact. Before implementation stakeholders should be clear on how goals will be attained, and the essential partnerships required for success. While government institutions are relevant, they are unlikely to be the paramount end-user. If the optimal end-use is the private sector their challenges and capacity need to be evaluated at the outset, continuously monitored and support given to ensure critical administrative function are fit for purpose.

Reducing donor focus on logframe numbers and improving flexibility and clarity of approaches will attract partners capable of delivering positive impact. If donors recognise and address challenges to investment to address skills, legal or administrative challenges within transparent legal frameworks investment is more likely to succeed. These approaches culminate in multi-partite contracts couched in prevailing common and/or customary laws and demonstrate focus-driven donor activity better able to ensure equitable outcomes for vulnerable groups.

The intention is not to support investment likely to create monopolies or facilitate elite capture. Dialogue toward inclusive and responsible outcomes must serve to create a level, transparent playing field for private sector driven reform. Considerations around rights protection, redress and dispute resolution must be fundamental aspects of donor approach. Factors outside land reform must be addressed through specialist interventions to assure defensible solutions.

Increase agility

Strategic management distils to algorithms or checklists employed during planning and implementation to maintain consensual dialogue and retain focus on programme goals. Inclusive

and responsible investment solutions for locations of finite size with a limited range of actors within existing legal frameworks can be achieved more quickly and demonstrate higher economic impact than broad approaches to systemic change. The pathway to transparent investment contracts demands continuous process monitoring and capacity building.

Complementary technical assistance on additional critical factors needs to align to the vision, vocabulary and outcomes implicit in investors interpretation of VGGTs with land reform delivering coherent solutions capable of adoption and integration into local models.

Opportunities lost

GEMS 3 - FCDO funded £50 million 2010-16 to deliver land, tax and investment reform.

Land reform focused on systematic titling with questionable logframe targets. Limited consideration given to capacity of partners to transact or manage the record. Cultural attitudes meant uptake of certificates would never meet logframe expectations thus FCDO approved additional recordation of demographic and social data at household level to serve investment promotion.

120,000 plots recorded offering insight into skills, education, healthcare and education provision, brownfield and political economy of 500,000 people. Simplified property valuation concept developed to fund maintenance of data through revenue.

VGGT approach laid a framework for FCDO tax and investment reforms yet logframe precluded tax or investment activity of the type offered.

On cessation of GEMS3 FCDO employed the same contractor, team and deputy leader and same SRO on a TVET project in the same location. When questioned on whether GEMS3 data would be interrogated to ensure TVET activity aligned with local need FCDO, and contractor responded that TVET is not related to the land data. TVET project closed early because implementation did not satisfy local requirements.

NICOP – GIZ/EU funded \$10 million 2018-2023

Value chain development through capacity building in modern production techniques to improve yield, empower female producers and mitigate climate risk. 4 years activity trained 30,000 farmers in optimal tomato, chili and ginger production. No location record created of ‘clusters’ notwithstanding explicit project goal. Had locations been properly recorded each offered sound investment opportunities to deliver inclusive outcomes and improve food security. Project activity on access to finance limited to awareness building on financial products and services.

Failure to conceive that land data was critical to outcome and excessive focus on logframe targets eliminated the possibility to create an enabling environment essential investment. Poor data strategies failed to address rural poverty or improve access to market yet programme deemed a success because of numbers reached.

Diverse investment pipelines

While a project’s initial focus and partnerships may promote, say, sustainable agricultural the total product achieved by land reform and donor’s ‘squeeze every drop’ approach invites additional outcomes. Analysis of evolving physical and demographic data offers insight into diverse complementary commercial activity that may impact on broader stakeholder groups across the social framework. Programme-derived data invites promotion of various data driven business models for large- or small-scale investment in health, education, governance and commerce.

Climate resilient outcomes, renewable energy or carbon trading can also feature with additional opportunities through PPP solutions.

Tenure security is achieved through investment security

Focus on title provision limits impact of land reform. Market activity and tenure security become more defensible in areas that have become economically and socially resilient through investment. Initial ground truthing of extent, occupation and provisional ownership lays the foundation for subsequent delivery of defensible absolute title and legal structures offer superior approaches to improved property and contract laws for equitable growth.

Land reform programmes must recognise that they will not, in themselves, deliver quick economic wins and that registered title is not a transformational solution. Business cases built around land-derived data are the critical pathways to food security, decent work and environmentally resilient futures.

Presenters' details:

Andrew Smith has delivered projects for donors including FCDO, GIZ and the World Bank and has collaborated with state governments in Nigeria to develop agricultural value chains accommodating current approaches on resilient climate management and circular economy models. Initial focus on mass registration projects in urban and rural location to improve land governance highlighted the importance of employing land derived data to facilitate investment. Recent activities have focused on demonstrating how land administration reform creates an enabling environment for inclusive growth when employed in collaboration with donor activity in skills and agricultural development strategies. The synergy between the VGGTs and impact investment invite new donor approaches offering more sustainable, commercially driven outcomes than traditional technical assistance.

Title: Engagement With Development Partners To Achieve More Successful Land Administration Sector Reform, Experience From Rwanda

Authors: Nishimwe Marie Grace, Biraro Sam, Muyombano Sylvain

Organisation: National Land Authority, Rwanda

Theme – T3.7: What approaches can Development Partners use to help achieve more successful Land Administration sector reform?

Abstract:

The Government of Rwanda has developed a comprehensive framework for land ownership, land registration, land use and land management in the country. Land Tenure Regularisation (LTR) programme was undertaken during the period 2009-2013. The land registration covered the whole country and resulted in systematic identification, adjudication and registration of more than 11.4 million parcels. It was expected that the programme would clarify ownership rights and increase the value of land as an instrument of collateral to raise access to financing resources, market transactions and thus boost productivity.

Currently the overall objective of NLA is to implement and disseminate policies, laws, strategies and programs that aim at protecting, developing and ensuring optimal and rational utilisation of Land, efficient land administration system and modernised land mapping and planning tools. Through Land Tenure Regularisation programme, a land registry was created to help in all land transactions and land allocation. Land Administration Information System (LAIS) dash-Board that provides key statistics on state land, district and private lands was also put in place.

LTR program closed in 2019, NLA signed a twinning cooperation for Capacity Development in Land management practices with The Swedish International Development Cooperation Agency (SIDA) on behalf of the Sweden Government and land at scale project supporting Land related disputes and capacity building for sustainability of land systems, both partners are providing only technical support. The current framework of providing only technical support is do not directly impacting or addressing issues related to efficient land use planning, dispute resolutions sustainability of management systems, boundaries correction, conducting research and studies on land related matters is highly needed to deliver the intended objective of ensuring optimization of land for sustainable land management.

Though a lot has been successfully achieved in land sector in Rwanda which led a positive impact toward land reforms, land administration for short-, medium- and long-term transformation through diversification of rural livelihoods supported by the purchase, sale and rental of land, increase in rural people’s wealth through rising land values, market-led changes in agricultural production and Agricultural development funded by land-secured credit and collateral securities.

Rwanda’s Vision 2050 articulates the long-term strategic direction for “the Rwanda we want” and the enabling pathways to achieve this ambition. Rwanda’s biggest aspiration is to transform its economy and modernize the lives of all Rwandans with the target to be a middle-income country by 2035 with GDP per capita of over USD 4,036; and a high-income country by 2050 with GDP per capita of over USD 12,476.

Elaboration of Vision 2050 has taken into consideration the global and regional development agendas, to ensure harmonization of targets and indicators. Those include: The Sustainable Development Goals (SDGs), African Union Agenda 2063, East African Community (EAC) Vision 2050,

and National determined contributions on Paris declaration on climate change among other instruments

The vision 2050 states that the enhanced rural access to credit, tenure security and functioning land markets will become more important” in an economy that want to increase agriculture productivity. And it will enable efficient use of land across sectors will be guided by the National land use and development master plan (2020-2050) will play an important role in guiding on the spatial location and preservation of agricultural land, the aim of building an efficient land management where the security of tenure is enhanced, and land is optimally managed which will support the implementation of the Vision 2050.

In order to implement the above long term strategic objectives, the National Land Authority set key parameters that will enable NLA to reach its intended objectives to:

- Achieve appropriate frameworks, processes, and methods for land management and collection, processing, and dissemination of all land information.
- Promote proper organizational structures and management of participating contributors to ensure cost-effective, sustainable, and reliable land management based on transparency, equality, efficiency, and simplicity.
- To promote and develop digitized solutions for relevant land management processes and services.
- Enhance surveying and mapping tools based on the latest standards to improve data accuracy, quality, and dissemination.
- Create financial autonomy that will promote sustainable land management.
- Consistent and efficient land use planning with strong coordination mechanisms for the implementation.
- In all land management consider the best of the Rwandan people and emphasize the equality of all with no discrimination of what so ever, based on e.g. gender, ethnic origin, social origin, religion, economic status, and culture.

For smooth implementation of the strategic objectives related to land management, there is need to engage development partners like World Bank , UK Aid , USAID, SIDA, Dutch Embassy , AfDB UN agencies to support financially land sector which is the main driver for social economic development as well as achieving National long-term strategies, policies and global agenda.

The effectiveness of the partnership with Development partners in land administration reforms rely on the consideration of country context (cultural and economic) and strategic plans which illustrate the political will of the country.

It is important that, the Government together with the development partners through different platforms re-design appropriate approaches and clear frameworks for collaboration and financial support which will fulfil the institutional mandate.

For sustainability of a land administration reform, it is crucial to include capacity building in terms of technology and leadership to maintain the achievements of the reform and avoid relying on Development partners at all costs. This also necessitates the community and civil society engagement in the process get their buy in and ownership for the success of the project. Different targeted groups such as women, farmers associations, cooperatives, Non-Governmental Organisations on their different missions, environmental activists as they play a big role in land management and environment protection, social and women protection.

Presenters' details:



Sylvain Muyombano is the Acting Head of Land Administration Department and Registrar of Land Titles at National Land Authority in Rwanda. He has 16 years of experience working in land governance (Land registration and titling, land conflict resolution). He actively participated in the land tenure regularization program in Rwanda where 11.4 million parcels covering 99% of the country were registered. He is part of the leading team working on sustaining the land administration and management in Rwanda. He served also as the chairperson of Land Administration Change management and innovation for 8 years up to 2023. He holds a Master's degree of Science in Geo-information Technology Science and Earth Observation applied in Land Administration from at University of Twente/ITC (Netherlands) and a bachelor's degree in Political and Administrative Sciences from The University of Rwanda.

Session Four: LINK – Early Career Professionals and Junior Researchers – Innovations in Land Research and Practice

Session lead: Stig Enemark, Moses Musinguzi		
1	Abebe M Wubie, Walter T. de Vries, Berhanu Alemie	Peri-Urban Land Use Management and Decision Support in Ethiopia: A synthesis towards effective framework
2	Memory Chirima	An independent investigation of the preferred land tenure system in Zimbabwe post Land Reform
3	Evelyne Ajambo, Moses Musinguzi	A Methodology for Re-Tracing Parcel Boundaries Established Using Fit-for-Purpose Land Administration Techniques in Uganda
4	Balla Evangelia, Jaap Zevenbergen, Ana Mafalda Madureira	Land reforms revisited: an emerging perspective of the Hellenic Land Administration Reform as a wicked policy problem
5	Nouhou Zoungrana, Edouard Konan Kouassi, Christian Borgemeister, François Wenemi Kagambèga	Local and traditional knowledge restoration techniques of savanna landscapes for climate change adaptation, Burkina Faso
6	Rory Read	Forest Carbon Markets and IPLC Land Tenure; Issues, Trends and Opportunities
7	Mhd Ekbal Anak	Securing Housing, Land and Property Rights for Syrian Displaced Women: Realities and Perspectives
	Geoffrey Payne	Establishing an “Urban Professional Kickstart Foundation” in support of built environment graduates

Title: Peri-Urban Land Use Management and Decision Support in Ethiopia: A synthesis towards effective framework

Authors: 1. Abebe M Wubie, 2. Walter T. de Vries, 3. Berhanu Alemie

Organisation: 1., 3. Bahir Dar University, Ethiopia, 2. Technical University Munich, Germany

Theme – T4.1: LINK – Early Career Professionals and Junior Researchers – Innovations in Land Research and Practice

Abstract:

Ethiopia faces increasing challenges in coping with high rates of peri-urbanization because the land management institutions are either focused on urban areas or on rural areas. Managing and controlling land use is therefore complex in peri-urban areas, as it is often unclear which rules apply and how to derive effective decisions. The consequence of this uncertainty is a fast-increasing number of land conflicts and fast-growing informal settlements. To handle this situation, there is a need for an effective and efficient framework for land management practitioners in peri-urban areas. Current frameworks for land management include the land management paradigm (Enemark, 2005), responsible land administration (Zevenbergen, de Vries, & Bennett, 2015) and responsible land management (Walter T. de Vries & Chigbu, 2017; Walter Timo de Vries & Rudiarto, 2023). Although useful to design and evaluate multiple types of land management projects and interventions, these frameworks are not specifically customized for managing and assessing projects and interventions in peri-urban areas. The core research question of this research is thus how to develop and test a framework for peri-urban land management, using best practices of other countries dealing with peri-urban land and situating these in the Ethiopian context.

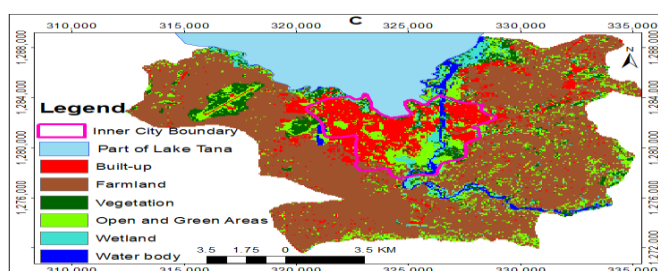
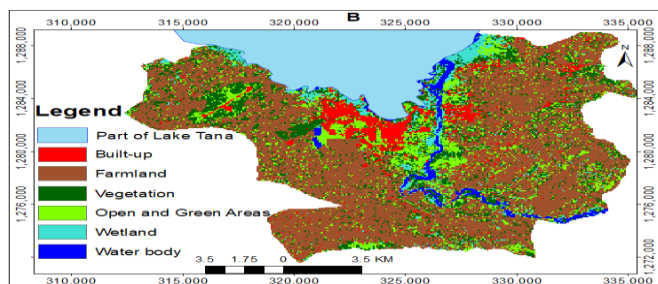
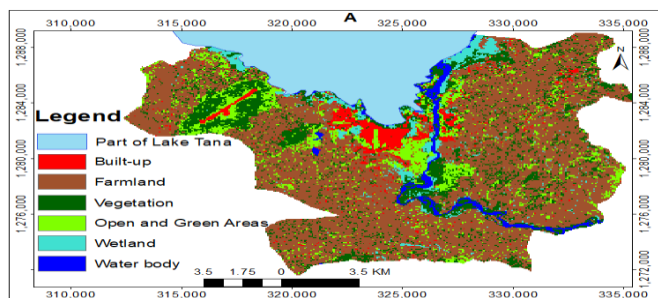
The research approach was to rely on a convergent mixed method approach, drawing on (Creswell, 1994). This approach consisted of zooming in to one particular area in Ethiopia where peri-urbanisation is prominent, which is Bahir Dar in Ethiopia. Immediate knowledge and experience of this area was one factor which played a role in the selection of this case area, as access to institutional agencies and movement within the country was hampered at the time of the research, whereas Bahir Dar was within the vicinity of the researchers. More specifically, Bahir Dar has relatively a high prevalence of peri-urban areas, expanding and recurring informal settlement areas, and documented statistics on disputes over land. It was thus considered a representative sample for the Ethiopian context. Collecting the data consisted of administering a questionnaire among residents and authorities and holding interviews with key stakeholders in the area. Additionally, geospatial data were collected using various geoportals. The data were validated by checking the facts in other documented sources, by triangulating responses, and by crosschecking socio-economic with geospatial data. After the collection the findings were presented to stakeholders and interviewees to further validate the accuracy and reliability. For the analysis and interpretation, we used both descriptive and inferential statistics with the SPSS software, whereas the spatial data were processed using QGIS and ArcGIS.

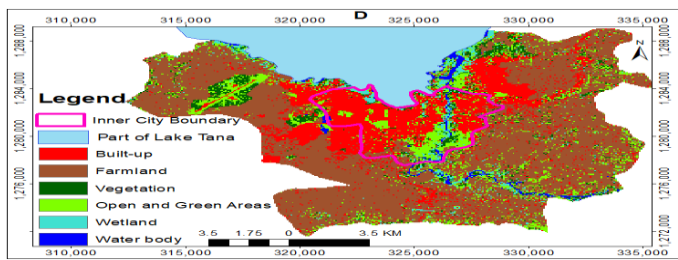
The synthesis of findings demonstrates that existing institutional and legal frameworks in Ethiopia are indeed perceived as conflicting and fragmented. For many stakeholders and beneficiaries, it remains often unclear which agencies to address for their problems and claims. The mandates and activities of urban and rural agencies are both overlapping and contradicting. The immediate consequence is that resident as well as managers of peri-urban land often perceive problems in solving conflicts. Secondly, there is uncertainty in the extent of administrative boundaries of urban,

peri-urban and rural areas. Both the geospatial data and the perceived territories of authority are overlapping. From the perspective of peri-urban citizens, this leads to contradicting instructions, guidelines and permissions regarding their rights, restrictions and responsibilities. This uncertainty is also visible in the spatial patterns of the informal settlements, which appear as random and scattered, and not aligned with any sort of master plan. This in turn also makes the management of the area more complex, as boundaries of peri-urban areas continue to shift, which in turn additionally make the question on where exactly territorial boundaries are or should be more complex.

A further finding is land tenure or landholding modalities are complex. They differ in type and location and may also differ in time. This affects the conventional logic in which land administration systems are designed. The static basic logic of recording subjects (parties)-right (restriction & responsibilities)-object (areas, plots) representing the people to land relations is not effective in such situations. Instead, there is a need to design a system which represents the dynamics of how the parties hold the land and shift in the way they hold. The type of rights and conversion (transfer) of rights also differ in urban from rural areas. For peri-urban areas this creates confusion on which rules for use, transfer and control rights (on the entire scale of the continuum of land rights) apply. Responses furthermore indicate that peri-urban land use intervention processes in Ethiopia are neither participatory nor supportive of local communities.

The spatial patterns of per-urbanization were evaluated in terms of changes in land use and effectiveness of the actual land intervention processes, based on data from 4 points in time - (A) (1993), (B) (2001), (C) (2011) and (D) (2020).





What is clear from analysing these data is that there has been substantial changes in land use. The built-up areas are drastically increasing. There are several common phenomena, but with irregular and dynamic patterns that lead to informality. This has a massive impact on the ecosystem services and the livelihoods of local communities.

In numbers, the table presents the results:

Developmental Corridors	Spatial Expansion of Built-Up Areas in ha			
	1993–2001	2001–2011	2011–2020	1993–2020
Within the inner city	260.7	640	234.2	1134.9
Towards West	16	297.5	632.2	945.7
Towards East	155	258.9	751.1	1165.1
Towards South	21.5	32	265	318.5
Total	453.2	1228.4	1882.5	3564.2
Average annual expansion rate (%)	5.01	7.75	7.44	6.73

The data show the variations among the developmental corridors. They are high in the west and east developmental corridors, but highly irregular patterns were observed towards the south, and following/away from the main roads in the west and east development corridors.

On the qualitative side respondents indicated that the effectiveness of peri-urban land use interventions depends on how effective regional/local level land authorities are able to organize and steer land matters. The current perception remains that this is a government tasks, but at the same time the rules in use, being the local regulations and directives, tend to be interpreted in discretionary manners, and are thus highly subjective to changes across time and space. Moreover, there are so many changes and modifications of land use plans that it remains unclear which land use plan is currently operational and valid. There is a strong perception that politics plays a too dominant role in any type of land intervention. Hence, the perception is that there is a need for better institutional and legal foundations to guide peri-urban land interventions, such that stakeholders can be better involved and informed. Finally, there are critical concerns about the information access and transparency. The majority of the respondents indicated that the provision and dissemination of land information for land-related decision making is ineffective, and that data sharing is difficult because the agencies rely on different data standards.

From these observations, we designed the following framework requirements:

1. There needs to be an improved and concrete legal representation of peri-urban space.
2. Workflows and operational authorities to intervene in peri-urban land need to be aligned.
3. The types of land tenure systems and operations in land tenure (transfer, use, control, recordation, registration) need to be consistently applied and made more uniform.
4. There needs to be better assessment of the peri-urban land use capabilities.
5. Improved compliance procedures (to land use plans, land use zoning) need to be based on better tracking and monitoring platforms.
6. An overall land policy is needed for peri-urban areas.

Further research is still necessary to test and validate to which extent the findings are similar in other parts of in other cases both in and outside of Ethiopia. Moreover, the issues of land value and land development have emerged significantly during the empirical research work which were not part of this research work yet would be relevant to research further using a more empirical modelling approach.

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Presenters' details:



Abebe Mengaw Wubie (PhD) is an Assistant Professor and Director for Internal Research Project, Bahir Dar University. He has been working as a university lecturer and researcher since 2007. He has teaching/training and project management experience in GIS, remote sensing, photogrammetry, Web GIS, 3D mapping, land registration, land use, and land governance strategies. His work has also been published in reputable journals. In the future, he is interested in researching land governance, land information/cadastre, and geospatial science. He received his first degree in Geography and Environmental Studies from Jimma University in 2007, MSc in Geo-information System from Bahir Dar University in 2010, and Doctor of Philosophy in Land Policy and Governance: Specialized in Land Use Management and Decision Support System in 2021.



Prof. dr. ir. **Walter Timo de Vries** is full professor and Chair of Land Management at School of Engineering and Design of the Technical University of Munich (TUM). His current research interests include smart and responsible land management, urban and rural development, public restrictions cadastres and capacity development for land policy. As part of that he is currently supervising projects dealing with spatial development strategies, land tenure arrangements, spatial justice, collective land tenure, nomadic-pastoralist land tenure and land consolidation amongst others. With a particular focus on countries in transition, new concepts and theories include merged cadastres, neocadastres, public right restrictions cadastre, social values in land consolidation, and Human Geodesy.



Dr **Berhanu Kefale** is an Associate Professor at the Institute of Land Administration, Bahir Dar University, Ethiopia. His educational background and research interests cover a broad range of related themes such as land information, innovative technology for land mapping, land use and land cover, land consolidation, and so on. He has a PhD Degree in Land Information Management: focusing on Socio-technical aspects of urban cadastre, from ITC faculty, University of Twente, The Netherlands and MSc Degree in Geoinformatics from the same university. Dr Berhanu has nearly 20 years of profound professional, academic, research, and consultancy experiences in the fields of Land Administration, cadastre and earth sciences. Dr Berhanu has also published numerous scientific articles in peer-reviewed and reputable and internationally recognized journals.

Title: An independent investigation of the preferred land tenure system in Zimbabwe post Land Reform

Authors: Memory Chirima

Organisation: Ministry of Lands, Agriculture, Fisheries, Water and Rural Development, Zimbabwe

Theme – T4.2: LINK – Early Career Professionals and Junior Researchers – Innovations in Land Research and Practice

Abstract:

1.0 Introduction

Zimbabwe has an agriculture-based economy hence land is a fundamental pillar for economic growth and employment creation. The country has a total land area of 39.6 million hectares and of these, 33.4 million hectares are reserved for agriculture while the rest is reserved for national parks, forests and urban settlements. Post-Independence, Government of Zimbabwe embarked on a Land Reform Programme which led to the adoption of two farming models; namely Model A1 and Model A2. Model A1 was meant to decongest the communal lands, while Model A2 created a new set up for commercial agriculture. To date, approximately 162 000 A1 farmers have been settled on 5 979 million hectares and 22 600 A2 farmers on 2 978 million hectares.

The land tenure system in Zimbabwe dates back to the colonial era during which it was customarily owned. In 1980, Zimbabwe inherited a land tenure system which recognized both public and private ownership of land. FAO (2002) defines land tenure as the relationship, whether legally or customarily defined, among people, as individuals or groups, with respect to land. It defines how access is granted to rights to use, control, and transfer land, as well as associated responsibilities and restraints.

2.0 Literature review

Tenure security promotes investment and productivity of land (Jacoby, 2007) but possession of a formal document is not necessarily equivalent to higher levels of tenure security (Atwood 1990). (Domeher & Abdulai, 2012), in their research established that the links between landed property registration and agricultural investments are made defective in Africa by factors such as poverty, lack of appropriate agro-based infrastructure and the fact that land registration per se does not improve the profitability of agriculture, neither does it improve access to credit.

In rural Burkina Faso studies have shown that increased land-attached investment have resulted from stronger land rights and that land investment has positive and negative effect on stronger and weaker land rights, respectively (Yiriyibin & Salim, 2018). It is prudent to understand that the case for strengthening tenure security in Africa the will require clear understanding of existing tenure conditions rather than an undifferentiated application of generic principles such as land registration (Deininger & Ali, 2008).

3.0 Justification of the study

Zimbabwe like other African countries has experienced an evolution of tenure systems in the agricultural sector. However, there is not much rigorous scholarly research work, which focus primarily on preferences of Land Tenure Systems in the country and their effects on investments in agriculture in recent times. For as long as this pertinent issue is not adequately and objectively addressed, Zimbabwe's supposedly to be successful land reform programme may remain in a limbo

or comatose into the unforeseeable future. In addition, the effectiveness of policy on tenure requires a solid buy-in from all stakeholders for its success (Tatsvarei, Mushunje, Matsvai, & Ngarava, 2018).

4.0 Research findings and discussion

Below is a summary of the current tenure issued to farmers according to different land categories.

Land tenure models:

Land Category	Tenure type
A2 farming model	99-year leases issued in accordance with the Zimbabwe Land Commission Act
A1 farming model	A1 Settlement permit issued in accordance with Statutory Instrument 53 of 2014
Small scale commercial farming schemes	99-year lease (Statutory Instrument 62 of 2020)

4.1 Perceptions on tenure systems in Zimbabwe

Responses were grouped according the various land categories as shown in the table below:

4.1.1 Perceptions by A2 land beneficiaries on 99-year leases

Success	Challenges	Opportunities	Tenure preferences & recommendations
<p>Application process simplified-based on submission of annual productivity returns. Lease constantly under review to make it transferable. Lease recognizes gender-issued to both spouses jointly or to women in their own right.</p> <p>Reduced costs of lease registration- only pay for lease rentals and conveyancing fees.</p>	<p>Most of the resettled farms are not surveyed for lease registration.</p> <p>Some financial institutions request for title deeds as collateral.</p>	<p>Ownership for a long period guaranteed opened avenues to secure agricultural inputs, Joint Ventures & farm implements can be used as collateral Joint ownership motivates most women.</p> <p>Title surveys assure the plot holder of the farm boundaries.</p> <p>Tenure security promotes increased production.</p> <p>Rights: acquire, hold, occupy, use and partially hypothecate.</p>	<p>Review lease to cater for other land rights - right to sell, right to lease right to mortgage.</p> <p>Policy to ensure that improvements by farmers can be transferable with limited interference of the state.</p> <p>Proposed leases be replaced by Title deeds.</p>

4.1.2 Perceptions by A1 land beneficiaries on A1 settlement Permits

Success	Challenges	Opportunities	Tenure preferences & recommendations
<p>Recognizes gender - issued to both spouses jointly or to women in their own right.</p> <p>It recognizes polygamous marriages.</p> <p>Reduced conflicts on inheritance- all beneficiaries recorded.</p> <p>Layouts show clear boundaries.</p>	<p>Government initiates issuance of A1 settlement permits not farmers.</p> <p>Polygamous marriages with disputes hinders processing of permits.</p>	<p>Secured ownership of land which motivates investment.</p> <p>Issued for a life time.</p> <p>Rights: acquire, hold, occupy, use and partially hypothecate.</p>	<p>A greater percentage of A1 farmers appreciated tenure issued.</p> <p>Government to expedite issuance of A1 settlement permits.</p>

4.1.3 Perceptions by farmers from Small Scale Commercial Farms

Evidence gathered indicates that a greater percentage of land occupants under this farming model were issued Deed of Grants before the emergence of the Statutory Instrument 62 of 2020. Those with title deeds confirm access to full basket of rights. These include the right to acquire, hold, occupy, use, transfer, hypothecate, lease and dispose. According to the 2022 National land audit, about 80% of farmers under freehold indicated that they are secure with the deeds they hold. Those who have not obtained Deed of Grants are grudgingly being issued 99-year leases and are of the view that they are ultimately deprived of some of the rights they were supposed to enjoy.

5.0 Conclusion

Land holders under the land reform program notably the A2 and small-scale commercial farmers have shown that they are more inclined to issuance of title deeds which give them outright ownership unlike the leases being issued. They expressed some deep reservations on the departure from the tried and trusted freehold title deed form of ownership to introduction of other land tenure ownership arrangement by the government. To this end it is sufficient to say that there is need for a comprehensive stakeholder engagement and consultation process before the land tenure policy in Zimbabwe is finalised. From the observations of this preliminary study, it is evident that it could be in the best interest of country's economic and agriculture transformation agenda to maintain a hybrid, mix of land tenure regimes ranging from freehold title deed, state, leasehold, customary tenure and permits depending on the circumstances and conditions imposed. My wish is to extend this topic for PhD studies, and most preferable with a reputable university on the subject of land management, real estate and the built environment such as the University of West of England, Reading University, Oxford Brookes University, Bath University and the Royal Agricultural University, core supervised by Professor Maxwell Mutema, who has been mentoring me on the topic and is a renowned land management, real estate and the built environment expert, researcher and consultant, not only in Zimbabwe but in the entire Southern and Eastern African Region.

Farmers interviewed expressed their gratitude for the opportunity to reclaim their land through the agrarian reform and that this achievement cannot be reversed. Going forward, strategies should be

put in place such that land holders receive appropriate tenure documents timeously. There is therefore needed to further interrogate how the gaps identified can be addressed in order to advice policy makers on future tenure reforms. Further research can also incorporate the plight of communal farmers with regards to their perceptions of tenure security as they currently use an undocumented system.

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Model: Its impact on livelihoods of small holder farmers in Zimbabwe following the Land Reform Programme.

Title: A Methodology for Re-Tracing Parcel Boundaries Established Using Fit-for-Purpose Land Administration Techniques in Uganda

Authors: Evelyne Ajambo, Moses Musinguzi

Organisation: Makerere University in Uganda

Theme – T4.3: LINK – Early Career Professionals and Junior Researchers – Innovations in Land Research and Practice

Abstract:

Introduction

The Fit for Purpose Land Administration (FFP LA) concept has provided a cheaper, faster, flexible and affordable alternative to traditional land administration systems. According to Enemark et al (2010), traditional land administrations methods are often involved with a lot of paperwork and bureaucratic procedures, leading to inefficiencies and delays in property transactions and disputes resolution. Using the conventional LA system for land registration involves approvals and reviews from several officials hence making the process so long and tedious. The costs associated with maintaining and updating conventional land administration systems can be prohibitive, especially in developing countries with limited resources (Lemmen and van der Molen, 2005). FFP-LA therefore has created opportunities for developing countries to adjudicate, map and register land rights of their citizens more comprehensively. The Fit for Purpose Land Administration approach is built on three interrelated basic principles namely; the spatial, legal and institutional frameworks (Enemark, McLaren, & Lemmen, 2016). The spatial framework shows recording the way in which land is occupied and used. The scale and accuracy of this representation depends on various kinds of legal rights and tenure forms recognized through the legal framework. The institutional framework manages land rights and delivers services to the rights holders. Musinguzi and Enemark (2019) conjure that implementation of Fit for Purpose Land Administration approach requires political support at national and local level, to facilitate the change process, and in embedding FFP LA provisions into national and local laws. The legal procedure is key to secure land tenure rights for effective Land Administration. There is no doubt that FFP LA approach is destined to become a widely used method for securing tenure rights for all especially in developing countries where the existing land administration systems have not been able to register the largest percentage of the land.

Despite the many advantages FFP-LA is able to address, FFP LA techniques have been criticized for lack of precise procedures that can be used to retrace boundaries of parcels mapped using these techniques unlike the conventional surveying methods which have well elaborate procedures that can be used for opening boundaries. This leaves FFP LA approach at the risk of not being able to address one of the key benefits of land registration, which is addressing land disputes such as boundary disputes. It is also not clear whether the traditional land surveying techniques which are based on fixed measured boundaries are theoretically suitable for re-tracing boundaries mapped using FFP LA techniques. Without an appropriate methodology for re-tracing boundaries with reasonable certainty, there is a potential risk that FFP LA may fail to achieve the intended benefit of securing tenure rights by minimising land disputes and may face resistance from the professional land surveyors, hence hindering its intended benefits. The general objective of this research is to develop a methodology specifically for retracing boundaries established using three FFP LA techniques in Uganda i.e. Hand-held Global Positioning System (GPS), Satellite imagery embedded into a tablet and an ortho-photo embedded into a tablet. Specific objectives include; i) assessing

the consistency of boundaries established by the three FFP LA methods, ii) exploring the feasibility of using conventional land surveying methods for retracing boundaries established using FFP LA techniques, and iii) developing options for re-establishing parcel boundaries originally mapped using FFP LA techniques.

Methodology

For this research, the methodology employed included taking direct field measurements for 15 parcels randomly selected using each of the three FFP LA techniques employed in Kisoro, Mityana and Kabale districts. To evaluate consistency, the coordinates of each of the 15 parcels were captured twice using the same FFP LA technique that had been originally used by the project. The two measurements together with the original parcel coordinates obtained at the point of establishing parcel boundaries were analysed and compared using Quantum GIS (Q-GIS) and Microsoft Excel (Excel). For feasibility of using conventional methods to retrace boundaries established using FFP-LA techniques, the original parcel coordinates were extracted from the database, and these were fed into the differential GPS and the conventional surveying method of staking was undertaken.

Results and Discussion

The results were analysed using Q-GIS and Ms Excel. To identify options for re-tracing boundaries established using FFP LA techniques, parcel coordinates were extracted from the databases and staked out using the same FFP LA technique that was originally applied in establishing the boundaries. The results were analysed using QGIS and Ms. Excel. For the first objective, results showed that variations in the same parcel point positions was averagely 8.29m 5.29m and 9.44m for the satellite imagery embedded into a tablet, a Handheld GPS and an Ortho-photo embedded into a tablet respectively. For objective two, results indicated that average variations in the same parcel point positions were 5.72m, 8.29m and 9.44m for parcels whose boundaries were established using a handheld GPS, Satellite imagery embedded in a tablet and an Ortho-photo embedded into a tablet respectively and re-traced using a differential GPS. For objective three, the results indicated minimal variations in same parcel point positions of averagely 1.17m, 1.58m and 2.10m while Handheld GPS, satellite imagery embedded on a tablet and an Ortho-photo embedded on a tablet were applied to retrace parcel boundaries earlier established by the same techniques.

Conclusion and Recommendation

In conclusion, the boundaries established through the utilization of FFP-LA techniques were not consistent when measured at different time intervals. Furthermore, the research pointed out that conventional surveying were not feasible in opening parcel boundaries established using FFP LA techniques and in order to retrace parcel boundaries established using FFP LA technologies, one must employ the same FFP LA technique that was used to establish the boundaries. Additionally, various considerations should be taken into account including planting boundary markers at the point of establishing the boundaries, mapping in the presence of all neighbours and witnesses and taking note of the prominent features next to the parcel.

This research recommends that for parcel boundaries established using FFP LA techniques, one can use the same FFP LA technique that was used at the point of establishing the boundaries but must put into consideration other factors at the time of establishing and re-tracing the boundaries. These include participatory enumeration where mapping and retracing of the boundaries is done in the presence of all the neighbours, land owners, witnesses and the Area Land Committee. Additionally, boundary markers should be planted at the point of establishing boundaries. In a nutshell, techniques with higher accuracy should be adopted in establishing the parcel boundaries if their

boundaries are to be efficiently re-traced in future. With all these put into consideration, Fit for Purpose land administration will be able to solve the problem of re-identifying parcel boundaries after first registration.

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Presenters' details:



Evelyne Ajambo is currently pursuing a master of Science degree in Geo-Information Science and Technology at Makerere University, within the College of Engineering Design, Art, and Technology. Her academic journey reflects a dedicated focus on advancing her expertise in the field of technology and land administration. Beyond her commitment to academic pursuits, Ajambo demonstrates a profound passion for issues related to land tenure rights, with a specific emphasis on advocating for women's land rights and Fit-for-purpose land administration takes to enhance tenure security for all. Evelyne Ajambo's dedication to her studies and her commitment to making a positive impact in the realm of land technology and land management underscore her as a promising scholar with a strong sense of purpose in addressing critical societal issues.



Dr. Moses Musinguzi an Associate Professor in the Department of Geomatics and Land Management and Principal of the College of Engineering, Design, Art and Technology at Makerere University in Uganda. He is a registered/licenced Land Surveyor with over 29 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. His research interest are in low-cost approaches for enhancing land tenure security.

Title: Land reforms revisited: an emerging perspective on the Hellenic Land Administration Reform as a wicked policy problem

Authors: 1. Evangelia Balla, 2. Jaap Zevenbergen, 3. Ana Mafalda Madureira

Organisation: University of Twente, Faculty of Geo-information, and Earth Observation, Department of Urban and Regional Planning and Geo-information Management

Theme – T4.4: LINK – Early Career Professionals and Junior Researchers – Innovations in Land Research and Practice

Abstract:

Since the early 1970s, public policy research has focused on complex or intractable policy challenges, also known as "wicked" problems (Newman & Head, 2017). Wicked problems relate to the class of ill-formulated social system problems, where the information is unclear, where there are multiple actors and decision-makers with competing values, and where the consequences in the entire system are utterly confounding (Churchman, 1967). The adjective "wicked" was initially supposed to describe the "mischievous and even evil quality of these problems, where proposed "solutions", often turn out to be worse than the symptom" (Churchman, 1967:B-141). The prominent planning scholars Rittel and Webber, who later elaborated and established the notion of wicked problems, argued that spatial problems are wicked problems and systems analysis is no longer sufficient to tackle issues with a spatial dimension in a rational, straightforward, and systematic way. They contended that spatial problems are related to societal issues fundamentally different from those that scientists and possibly some engineers face; thus, they are intrinsically wicked (Rittel & Webber, 1973). The land-related issues lie at the core of problems with a spatial dimension. These are inherently wicked due to the complex people-to-land relationships and their interrelation with the broader political, socioeconomic, cultural, and historical context (Palmer et al., 2009). Land-related issues are politically contentious when large-scale, as in the case of land administration reforms, making them difficult to deal with and implement. Land administration theory's primary focus on developing, implementing, and monitoring cadastral systems to fulfill specified goals (Williamson et al., 2010) relies on scientific approaches in applied systems and the engineering paradigm without emphasizing land reforms' complex (wicked) nature. A systematic study of the complex nature of land reforms in land administration scholarly literature is missing, especially with a view to "integrate with other domains, incorporate new axioms, and seek out new paradigms and research questions" (Zevenbergen et al., 2015:277).

This paper explores the complex nature of land administration reforms by focusing on the Hellenic Land Administration Reform (HLAR). Previous studies have discussed several characteristics of this reform process that align with those of a wicked policy problem. Balla et al. (2021) theorized the development of Greece's cadastral system from scratch through a state-led large-scale program of formalizing property rights as a third-order policy change, the highest form of policy change in the enactive theory of reforms (Tsoukas, 2012). This policy reform not only formalizes property rights throughout the national territory but also transforms existing land registry systems. Such a paradigmatic shift entails high levels of conflict and complexity. Conflict can range from low to high, depending on how diverse the values, viewpoints, and interests are among those affected by the reform. Complexity is greater because more actors are involved in (and affected by) the change process (Tsoukas, 2012).

Later, Balla et al. (2022) contended that the legislative overregulation during the Greek sovereign debt crisis period in the organizations of the diverse Land Registry Systems of the Land

Administration Policy Domain had on the one hand, further complexified the reform process by bringing premature load bearing in the involved land administration organizations and obstruction in the smooth operation of the real estate market. On the other hand, the legislative overregulation in the diverse LRS (Land Registry Systems) obscured the wicked nature of the problem: the large-scale system change that the HLAR entails, which aims to replace long-standing land registry systems of different legal-administrative traditions to a modern digital cadastral system as well as the formalization of property rights and harmonization of different land tenure regimes in the entire territory, increasing State's legibility over the property domain (Scot, 1998). Lack of consensus on the reform's main policy thrust and the means to achieve it was present either at the reform's onset or during the economic crisis period among the key actors in the reform process (Balla et al., 2023). Additionally, the social and institutional complexity, the unforeseen consequences of the attempts to address the issue, and the restrictions due to the sovereign debt crisis further perplexed the ambitious policy reform.

This is an argumentative paper that contributes to the contemporary scholarly literature on land administration, integrating perspectives from public policy and planning theory on wicked problems (Head, 2019; Head & Alford, 2015; Lönngren & Poeck, 2021; Ritel & Webber, 1973; Skaburskis, 2008) and providing evidence of the complex nature of land administration reforms and the need to incorporate theoretical perspectives and tools to address land-related issues with complex systems thinking (Abraham, 2011; Turner & Baker, 2019; Waddock et al., 2015), especially in times of crisis (Alpaslan & Mitroff, 2011; Mitroff, 2021; Walby, 2015, 2022).

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Greek Ombudsman, as Director of the Regional Centre of Thessaloniki, among others, at the Hellenic Cadastre, as a member of expert committees on planning and land administration reforms of the Greek Ministry of the Environment, and Head of the Real Estate Management Unit of the National Bank of Greece, among other positions in her career.



Ana Mafalda Madureira is an Assistant Professor at the Faculty of Geo-Information Science and Earth Observation (ITC), in the department of Urban and Regional Planning and Geo-Information Management (PGM). Her main research interests lie in Urban Geography, with a particular focus on urban processes linked with public spaces, creative cities, urban fragmentation and inequality. She has been supervising PhD students in issues such as the use of ICTs to support social participation in the planning, design and management of public spaces; how formal and informal practices shape place-making strategies; land administration reforms as a wicked problem, and the institutionalization of a Planning Support System (PSS) in planning practice. Her research often involves other disciplinary fields, such as urban planning and policy, economic geography and regional development.



Jaap Zevenbergen is a professor of Land Administration and Management at the University of Twente, Faculty ITC. His background combines studies in both land surveying and law. He teaches and delivers training to students from all over the world on responsible land administration. He has been and is involved with dozens of PhD candidates in the field, both as a (co) supervisor and external examiner. He has acted as a consultant and researcher linked to land interventions at national and global scales. Since 2019, he has been (co) Editor-in-Chief of the journal *Land Use Policy* and was appointed as an independent member of the Netherlands Council for Real Estate Assessment in late 2022.

Title: Local and traditional knowledge restoration techniques of savanna landscapes for climate change adaptation, Burkina Faso

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Theme – T4.5: LINK – Early Career Professionals and Junior Researchers – Innovations in Land Research and Practice

Abstract:

Land degradation is a major global challenge across terrestrial biomes and agroecosystems, leading to food insecurity and displacement, often intensifying as a result of anthropogenic activities. However, rural populations have developed local and traditional knowledge-based agricultural land restoration techniques in response to the challenges of land degradation, climate change, and biodiversity loss. This research aims to assess the effectiveness of local and traditional knowledge-based agricultural land restoration techniques as an important tool in addressing land degradation in the context of climate change and desertification. This research, conducted in Zitenga (Burkina Faso), seeks to identify applied local and traditional knowledge-based agricultural land restoration techniques, then analyse stakeholder perceptions regarding these agricultural land restoration techniques and to evaluate their effectiveness. The methodology includes a literature review, semi-structured interviews with key informants involved in land restoration, and an onsite survey of smallholder farmers applying agricultural land restoration techniques in Zitenga. From the perspective of farmers and stakeholders, the most effective techniques include zai pits, stone bunds, half-moons, disturbance exclosures, filter dams, and grass strips. The results highlighted the multiple benefits of these techniques, including their ability to significantly increase crop yields (28.1%), improve soil fertility (27.9%) and livelihoods (20%). In addition, 13.2% of respondents recognise the availability of fodder from plant species as an additional benefit, while 10.7% mention ecosystem regeneration as a positive outcome. When correlated with the Sustainable Development Goals (SDGs), the contribution of these agricultural land restoration techniques becomes more significant for farmers: SDG 2 (28.1%), SDG 1 (25.6%), SDG 8 (18.6%), SDG 13 (16.5%), SDG 15 (10.2%), SDG 6 (0.7%) and SDG 14 (0.5%). The ethnobotanical findings reveal that specific plant species have been used for their contributions to soil fertility, shade, medicinal use, cooking fuel, domestic use, fodder production, and agroforestry. These techniques have a wide range of positive impacts, including the creation of jobs, support for food security, and key contributions to climate change adaptation. They play an indispensable role in enhancing the resilience of both ecological and social systems, highlighting the need to integrate local and traditional knowledge into sustainable land management for regenerative agriculture.

Presenters' details:



Nouhou Zoungrana is a geographer with a master's degree in Climate Change, Biodiversity and Ecosystem Services from the Université Félix Houphouet Boigny, Côte d'Ivoire. She is working mainly on land restoration in savanna ecosystems and related issues.

Title: Forest Carbon Markets and IPLC Land Tenure; Issues, Trends and Opportunities

Authors: Rory Read

Organisation: iLand Consulting, UK / Land Equity International, Australia / Global Forest Futures

Theme - T4.6: LINK – Early Career Professionals and Junior Researchers – Innovations in Land Research and Practice

Abstract:

Purpose and scope

The purpose of this study is to provide an up-to-date analysis of the current state of forest carbon markets, and the impact and opportunities of these markets for land tenure – particularly concerning Indigenous Peoples and Local Communities (IPLCs). A key driver of the research is to understand what synergies there are between the land administration and forest carbon domains, and what opportunities there might be to leverage carbon market momentum to improve the tenure security of IPLCs. The scope of this review is confined to focusing on forest carbon initiatives, particularly on, Reducing Emissions from Deforestation and Forest Degradation (REDD+) schemes within the Voluntary Carbon Market (VCM).

Methodology

This study involved a rapid evidence assessment literature review using Semantic Scholar and Google Scholar database searches to identify academic literature using keywords such as ‘forest’, ‘carbon’, and ‘land-tenure’. After initial filtering, less relevant literature was excluded. The scope of included literature was limited to those written in English. The review focused on peer-reviewed articles but was inclusive of relevant grey literature which represented a significant amount of very recent material. Interviews with relevant experts were also conducted for further insight.

Forest carbon markets and land tenure linkages

Global targets for forest conservation are significantly off track. 6.6 million hectares of forest were lost worldwide in 2022 and the loss of primary tropical forests reached 4.1 million hectares (Forest Declaration Assessment, 2023). These forests, and the forest-dwelling people who inhabit them, are drawing increasing attention from forest carbon initiatives despite often lacking adequate tenure security (Robinson et al., 2014). Forest carbon projects, particularly REDD+, aim to incentivize conservation and drive climate financing through capitalising on expanding carbon markets. Forest carbon credits have faced recent scrutiny and waning public trust surrounding concerns of inaccurate measurements and infringements on the rights of IPLCs (Balmford et al., 2023), (Sarmiento Barletti, J.P., 2023). The market response to such concern is that of a growing demand for high-quality credits. (Donofrio and Procton, 2023). Buyers of forest carbon credits have become wary of association with low-quality/low-integrity credits which could spark claims of ‘greenwashing’ or alignment with social injustice (Thompson et. al., 2022). Credits derived from projects with ‘co-benefits’ such as sustainable development, biodiversity and livelihood components for IPLCs carry a premium price and inversely, projects which face backlash regarding low integrity have been shunned. (Donofrio and Procton) report that ‘projects with at least one of these co-benefit certifications had a 78 per cent premium in 2022’. In such a way, there is an emerging impetus for promoting the strengthening of tenure security for IPLCs in REDD+ projects as a key ‘co-benefit’ stimulating the potential for a market-driven focus on IPLC tenure security. This linkage is significant because the VCM anticipates significant growth by 2030. The VCM is considered

critical for bridging the current climate finance gap and funding the scaling-up of nature-based solutions necessary to meet global climate goals (Gibber, 2023). Securing IPLC land rights is a crucial part of ensuring forest carbon credit integrity and by extension contributes to carbon market sustainability.

Issues

Broadly, the issues surrounding forest carbon projects can be broken down into three categories: Technical, Social and Political. Technical issues encompass Inflated baseline measurements and underreporting of deforestation which can lead to the creation of effectively ‘meaningless’ credits and claims of greenwashing (Loft et al., 2017). Political issues include permanence risks, insufficient national and local capacity, and local opportunity costs for projects. Of particular relevance to this study are the social issues which include land tenure security for IPLCs, lack of IPLC participation in projects, lack of adequate FPIC practice, insufficient benefit sharing for IPLCs, unclear rights to carbon and safeguarding inconsistencies between carbon standards as well as varying national contexts (Sarmiento Barletti, J.P., 2023), (Rights and Resources Initiative, 2021).

Trends

The research identifies a series of trends which correlate to the above issues. In terms of forest carbon projects, there is an emergent slight preference for projects that directly sequester carbon such as ARR (Afforestation, Reforestation and Revegetation) and IFM (Improved Forest Management) rather than projects that solely prevent carbon removals (e.g. traditional REDD) due to the recent integrity concerns (Donofrio & Procton, 2023). Furthermore, hierarchical credits are being generated, whereby some are perceived as having ‘higher integrity’ than others. This is also reflected in the development of new methodologies that supersede existing credits and carry a higher price on the market than old credits under previous methodologies (Donofrio & Procton, 2023). In a similar vein, there is an emergence of ‘co-benefit’ certifications that mitigate buyer risk and carry price premiums. Another way risk is being mitigated is with the trend towards private companies investing directly in forest carbon projects, instead of just purchasing credits, to increase oversight.

Opportunities

Opportunities for IPLC strengthening in a forest carbon project were identified within three stages of a credit-generating forest carbon project. At the project preparation or ‘readiness’ stage, project implementers must assess tenure as required by the carbon standard they aim to adhere to (Sarmiento Barletti, 2023). As implementers may secure funding to establish projects in locations with suitable environmental conditions but insufficient tenure security, there is an incentive to carry out tenure-strengthening activities. Community and social forestry arrangements are a promising route for tenure strengthening in forest carbon projects as a cost-effective investment for reducing deforestation whilst recognising de facto rights (Ding et al., 2016). At the project Implementation stage, forest carbon projects are generally more successful when IPLCs are directly involved as Indigenous peoples are well-documented to be effective land stewards (Fa et al., 2020). Furthermore, tenure security is correlated with a decrease in deforestation (Tseng et al., 2021). The benefits of local participation in a carbon project incentivize tenure-strengthening activities including developing local institutions and capacity through training in reporting and accounting, boundary patrolling as well as establishing office infrastructure. At the distribution phase, ‘co-benefits’ can be increasingly supported through a benefit-sharing mechanism which has both project longevity and ‘co-benefit’ reinvestment components. In supporting the tenure strengthening activities in this way a project may reach a stage of ‘self-financing’.

Recommendations for further study

There is significant breadth within the forest carbon and land tenure topic and this research is not exhaustive, although it has prompted recommendations into avenues of further related study. Notably, an analysis of an economic argument for higher spending on tenure security activities: If the result of poor attention to land tenure issues results in undesirable credits which do not get bought, then there would be an economic case for spending more at the start of a forest carbon project on tenure strengthening activities.

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Presenters' details:



Rory Read is a young professional and University of British Columbia Master of International Forestry graduate with a deep-rooted commitment to championing local communities and sustainable development. Rory holds specialist knowledge in Indigenous peoples and local communities, forest land tenure, nature-based solutions, natural resource management, agroforestry, and forest business enterprise. With a background in Social Anthropology, Rory has field experience working with Indigenous forest-dwelling communities in North Kalimantan and South Papua.

Title: Securing Housing, Land and Property Rights for Syrian Displaced Women: Realities and Perspectives

Authors: Mhd Ekbal Anak

Organisation: Damascus University, Syria

Theme – T4.7: LINK – Early Career Professionals and Junior Researchers – Innovations in Land Research and Practice

Abstract:

This study aims to enhance the understanding of the Women’s Housing, Land and Property (HLP) Rights in Syria as a crucial pillar to ensure social and economic development and increase the enjoyment of human rights. It aims to enhance the understanding of the Syrian HLP rights legal framework and regulation in order to identify the main barriers and obstacles regarding women’s access to housing, land and property. Various studies recognise that women’s HLP rights are the main conditions to guarantee security, economic stability and protection in the context of peace building and recovery. Focusing on internally displaced persons helps to identify specific conditions that need to be met to provide women’s access to justice, economic stability and insure protection of their HLP rights. In a policy reform context in Syria, this research provides advocacy and recommendations to promote and protect women’s HLP rights. The key findings can be used by the national and international actors involved in human rights, post-conflict security and economic recovery in Syria to adapt their interventions and target needs of populations.

The study explores two perspectives to address women’s HLP needs: gender and legal aid services. It also addresses challenges in accessing land that women face in prescribed gender roles, unequal power dynamics, and traditional norms that deny women the chance to access land adequately. According to the Syrian statutory law, women are not prevented from owning land or other assets. The Syrian Constitution guarantees women and men the access to inheritance or property rights. The default marital property regime is separation of the property, and the original owner has the legal right to administer property during marriage. Married and unmarried women have the same rights as men to own, use, and make decisions regarding collateral land and non-land assets. Despite the legal provisions, women’s land ownership in Syria remains overall very low, and men own a great majority of land. Contrary to legal rights protection provided under the Shari’a and in the law, in some areas, women are not allowed to inherit or own the land. The fieldwork research revealed that inheritance rights of women are often limited and violated due to traditional norms and practices. Usually, women relinquish their inheritance parts under pressure to male family members seen as the primary caregivers or lose them in family dispute regulation. In addition, women who own non-land assets or businesses still remain under the control and supervision of male relatives, being insufficiently empowered to manage assets themselves.

Gender inequality results in different structural barriers that limit the access of Syrian women to the HLP rights. It compromises their autonomy especially in case of disputes and inheritance claims. Despite the recent changes induced by the last decade of the Syrian crisis, which pushed women to work outside the home and provide for their families, men are still seen as the only legitimate heads of the households. In the Syrian society, men were always considered the sole breadwinners and protectors of the family, managing all financial matters related to HLP. Furthermore, the continued tradition of men carrying the family’s name and legacy entitles them to several privileges over women, especially in relation with the HLP rights. Families prefer to register their properties under the name of the male members to insure the transfer of inheritance and property within family

members. It is considered that properties registered under the female's name would go to her husband, who is a stranger to the family. On the other hand, women who claim their HLP rights met strong social stigmatisation because they are supposed to follow and obey their husbands or male relatives. All the above-mentioned factors contribute to compromising women's access to HLP rights and increasing their vulnerability in case of loss or separation with male family members.

Syrian women have always experienced challenges in all issues related to inheritance and owning of properties; and today the HLP issues are of critical importance because of increased vulnerability of women and children concerned by resettlement or return to the areas of origin left during the years of conflict. By the law, women don't have the equal inheritance rights to men and in reality, most of them are forced by their relatives to relinquish their rights in favour of the male family members. The pressure of family, society and traditions, constraints, or abuse of the legal illiteracy of women contribute to their loss of the HLP rights. The last decade's crisis exacerbated the challenges already faced by women due to the destruction of social networks and weakening of the State institutions and the rule of law. In the state of emergency, most of Syrian women found themselves without male support and became the main breadwinners for their families. In addition, some areas of Syria are concerned by destruction that limit the available properties and lands. Due to the limited number of available properties and land, men's rights remain prioritized, and women are excluded.

The Syrian recovery after the years of conflict is impossible without the full participation of women, taking into account a high number of men who have died or left the country during the crisis. Therefore, nowadays the number of women in the community is higher than of men which increases their responsibility in rebuilding the country and recovery.

The study findings provide the data-based evidence that gender related issues must be introduced in the cross cutting and transformative perspective in policy planning, governance and through gender-sensitive budgeting. It is urgent to mainstream gender in all humanitarian programmes, and not only programmes targeting women and girls. It is important to consider gender related issues in provision of legal aid services to ensure effective support and protection of women's HLP rights. Perhaps, the most important remains advocacy and change in laws to adapt them to realities and reinforce their enforcement mechanisms to responding to legal and right claims. The campaigns to raise legal awareness of women shall be launched especially in rural areas. Inclusive and multi-level approaches should address structural inequality that contribute to discriminations of women and result from their lower legal, economic or social status. The study concludes on the importance of raising involvement of government and legal institutions to reinforce transformative approach in women's empowerment programmes. In addition, the legal counselling and assistance need to be improved to overcome the barriers and obstacles that Syrian women face in accessing or claiming their HLP rights.

Presenters' details:



Mhd Ekbal Anak is a legal scholar and researcher with a strong focus on human rights, particularly in the context of internally displaced persons. With a Ph.D. in Public Law, an Executive Master's degree in Development Policies and Practices as well as a Master's degree in public Law, Dr. Anak has been working to bring a deep understanding of legal frameworks and policies. His expertise extends to housing, land, and property (HLP) rights and the climate-induced displacement particularly in the MENA region. He is also a member of the Association of Environmental Law Lecturers in



Middle East and North African Universities (ASSELLMU) and a Research Affiliate and core member of the Middle East Research Network on Internal Displacement, at the University of London. Recent publications include legal assistance for women's HLP rights in Syria, COVID-19 and internally displaced persons, and gendered impacts of climate-induced displacement.

Title: Establishing an “Urban Professional Kickstart Foundation” in support of built environment graduates

Authors: Geoffrey Payne

Organisation: Geoffrey Payne & Associates, UK

Theme: LINK – Early Career Professionals and Junior Researchers – Innovations in Land Research and Practice

Abstract:

Demand for land, housing, and services in the urbanising countries of the global South is immense. However, while the number of professionals is insufficient, opportunities for graduates to gain appropriate opportunities are limited.

There is a need to help the coming generation to build their careers and enjoy the opportunities of contributing to managing the urban environment.

With this in mind, efforts are currently being undertaken to establishing an “Urban Professional Kickstart Foundation” supported by a number of highly experienced international experts within the urban land management sector. The idea is to raise funds to provide small grants and mentorship to young graduates from, or working in, the global South. The aim is to have the foundation registered this month and commence fundraising. If all goes well, we hope to announce the first invitation to apply for grants this year. Watch this space!

Presenters’ details:



Geoffrey Payne is a housing and urban development consultant with more than five decades of experience covering all regions of the world. His consultancy, Geoffrey Payne and Associates has undertaken research, consultancy and capacity building assignments for the World Bank, UN-Habitat and other international development agencies, governments and academic institutions. He has published widely and his latest book (‘Somewhere to Live: Rising to the global urban land and housing challenge’, Practical Action Publishing, 2022) addresses these issues in the context of increasing inequality and the climate crisis.