



Economic Commission for Africa
Committee on Regional Cooperation and Integration
Tenth session
Addis Ababa, 1 and 2 November 2017

Item 4 of the provisional agenda*

**Progress in the implementation of the regional
integration and trade programme: (b) progress
on land policy formulation and implementation in Africa**

Progress on land policy formulation and implementation in Africa¹

Introduction and background

1. The present report contains a summary of progress made over the past two years in implementing key decisions on land governance of the African Union and United Nations, including those made under the auspices of the African Union Summit of Heads of State and Government through its endorsement of the implementation plan for Agenda 2063: The Africa We Want,² and the African Union Declaration on Land Issues and Challenges in Africa³ (African Union Declaration on Land). Progress is also reported on efforts aimed at carrying out the recommendations and decisions of the Committee on Regional Cooperation and Integration of the Economic Commission for Africa (ECA) and those of the African Union Specialized Technical Committee on Agriculture, Rural Development, Water and Environment; the Malabo Declaration on Accelerated Agricultural Growth and Transformation for Shared Prosperity and Improved Livelihoods is also reported.⁴ In addition, in the report, key findings of research conducted by the African Union Commission, ECA, and the African Development Bank Land Policy Initiative in the last two years on land, ethnicity and conflict in Africa are highlighted. The report concludes with key recommendations.

* E/ECA/CRCI/10/1

¹ This report was initially prepared for the African Union Specialized Technical Committee on Agriculture, Rural Development, Water and Environment, which met from 2 to 6 October 2017.

² First Ten-Year Implementation Plan 2014-2023: The Africa We Want: A Shared Strategic Framework for Inclusive Growth and Sustainable Development, African Union Commission, September 2015. Available at https://www.uneca.org/sites/default/files/uploaded-documents/CoM/com2016/agenda_2063_final_revised_first_ten_year_implementation_plan_12.10.15.pdf.

³ Declaration on Land Issues and Challenges in Africa, Assembly/AU/Decl./ (XIII) Rev. I, 2009.

⁴ Country CAADP Implementation Guidelines under the Malabo Declaration, 1.

Part I: Key commitments on land governance

Agenda 2063: The Africa We Want and the 2030 Agenda for Sustainable Development

2. Good land governance is cited as critical to achieving Agenda 2063, particularly the goals related to quality of life and well-being (Goal 1), agriculture (Goal 5), environment (Goal 7), peace and security (Goal 13), and gender equality (Goal 17). Similarly, achievement of the Sustainable Development Goals set out in the 2030 Agenda is underpinned by good land governance, especially the goals related to: eliminating poverty (Goal 1); ending hunger and promoting sustainable agriculture (Goal 2); gender equality and women empowerment (Goal 5); inclusive economic growth (Goal 8); productive employment (Goal 8); human settlements (Goal 11), and peaceful and inclusive societies (Goal 16). In the ten-year implementation plan for Agenda 2063, the Land Policy Initiative is cited as an institution for promoting agricultural productivity and production, priority area 1 of Goal 5 (agriculture). The key actions and milestones in this regard include aligning the agriculture investment plans with the targets set out in the Malabo Declaration by 2017. In addition to the goal related to agriculture, in the implementation plan, it is noted that a key strategy for achieving environmentally sustainable climate-resilient economies and communities is to implement fully the African Union Framework and Guidelines on Land Policy in Africa at the national level (and promote the Framework and Guidelines and Guiding Principles at the national level) on Large Scale Land Based Investments in Africa. Key targets and indicators associated with Agenda 2063 (to be achieved by 2023) and the Sustainable Development Goals enshrined in the 2030 Agenda include land governance targets and indicators in the following areas: equitable access to land for women, men and youth; and security of land rights for women and vulnerable groups. For instance, to achieve full gender equality (Agenda 2063, Goal 17), a recommendation in the implementation plan calls for 20 per cent of rural women having access to and control of land by 2023. Similarly, in the 2030 Agenda, the following is called for: “all men and women, in particular the poor and the vulnerable, have equal rights... [of] ownership and control over land”.⁵

African Union Declaration on Land Issues and Challenges in Africa (2009)

3. In the African Union Declaration on Land, the Heads of State and Government resolved to take ownership of and lead land reform processes by strengthening institutions for effective land governance and allocating adequate budgetary resources for policy development, implementation and tracking of progress. They also resolved to ensure equitable land access for all land users and improve access and security of land tenure for women, as key priorities. Also in the Declaration, member States were urged to “review their land sectors with a view to developing comprehensive policies, which take into account their specific needs”, and build adequate human, financial and technical capacities in accordance with the Framework and Guidelines on Land Policy in Africa.⁶ In addition, in the Declaration, regional economic communities were invited to mainstream land governance issues in common frameworks, policies and protocols, and to convene platforms for disseminating knowledge and sharing best practices, and the African Union Commission, in partnership with the

⁵ See E/CN.3/2016/2/Rev.1.

⁶ Framework and Guidelines on Land Policy in Africa: A framework to Strengthen Land Rights, Enhance Productivity and Secure Livelihood, AU/AUC/AfDB, 2010.

African Development Bank, ECA and regional economic communities, were called on to establish an appropriate institutional mechanism for coordination, a monitoring framework for tracking progress, and a fund to support activities related to the implementation of the African Union Declaration on Land.

Malabo Declaration on Accelerated Agricultural Growth and Transformation for Shared Prosperity and Improved Livelihoods (2014)

4. The Malabo Declaration on Accelerated Agricultural Growth and Transformation for Shared Prosperity and Improved Livelihoods specifies land tenure as one of the commitment areas in agriculture, while recognizing that this is “not (exclusively) under the mandate of the Ministry of Agriculture.”⁷ Good land policies and management are cited as key to achieving agricultural transformation with equitable access to land and secure land rights being critical to investment and sustainable land management. The key performance targets and indicators for monitoring and reporting on the Malabo Declaration include land governance- related targets and indicators. In this regard, the recommendation is that 100 per cent of farm households have ownership or secure land rights by 2025 (see target 3.1vi).⁸

Recommendations of the African Union Specialized Technical Committee on Agriculture, Rural Development, Water and Environment

5. Having considered a previous version of the present report at its inaugural session in 2015, the African Union Specialized Technical Committee on Agriculture, Rural Development, Water and Environment resolved to:⁹ establish and make operational the African Land Policy Centre to provide leadership, coordination, build partnerships and promote policy advocacy; operationalize a comprehensive monitoring and evaluation framework to track progress and share lessons; start mobilizing resources and set up a fund for land policy from partners and member States; and use the guiding principles of the African Union on large-scale land-based investment. The Committee also recommended that member States allocate 30 per cent of documented land rights to women and improve land rights of women through legislation or other mechanisms.

Recommendations of the Committee on Regional Cooperation and Integration

6. At its ninth session, the Committee on Regional Integration reviewed a progress report on the implementation of the African Union Declaration on Land, which was led by the Land Policy Initiative. The Committee took note of the decisions made by the then concluded African Union Specialized Technical Committee on Agriculture, Rural Economy, Water and Environment and made

⁷ Country CAADP Implementation Guidelines under the Malabo Declaration. Available at [file:///C:/Users/Admin/Downloads/CAADP_Implementation%20Guide_ENG%20\(003\).pdf](file:///C:/Users/Admin/Downloads/CAADP_Implementation%20Guide_ENG%20(003).pdf).

⁸ African Union Commission, “Technical guidelines: document for preparing country biennial review report on progress made for achieving the Malabo Declaration Goals and targets”. (Addis Ababa, African Union Commission, 2017). Available at https://au.int/sites/default/files/documents/32377-doc-technical_guidelines_for_reporting_on_malabo_rev2_eng.pdf.

⁹ Report of the Inaugural Conference of the Specialized Technical Committee on Agriculture, Rural Development, Water and Environment, African Union Commission, 2015.

the following recommendations:¹⁰ (a) ECA should provide leadership to guide the transition of the tripartite Land Policy Initiative into the African Land Policy Centre, with a view to enhancing leadership, coordination, advocacy and partnerships in support of the efforts of member States; (b) member States are encouraged to use the guiding principles of the African Union on large-scale land-based investment when negotiating land deals to ensure that Africa harnessed and sustainably utilized its abundant land resources towards the structural transformation of its economy; and (c) member States should move towards achieving the target of women owning 30 per cent of documented land by 2025.

Part II: Progress made in implementing the African Union Declaration on Land

African Land Policy Centre

7. Following the recommendation by the Specialized Technical Committee on Agriculture, Rural Development, Water and Environment at its inaugural session, in 2015, to establish and operationalise the African Land Policy Centre “to provide leadership, coordination, build partnerships and promote policy advocacy in support of member States, and its the further endorsement of by the Committee on Regional Cooperation and Integration, the African Union Commission, under the auspices of the Land Policy Initiative, has made progress in guiding the transition of the Land Policy Initiative to the African Land Policy Centre. In this regard, the African Union Commission along with the African Development Bank and ECA have provided guidance to the secretariat by approving a road map for the transition and helping to refine the strategy and business plan for the African Land Policy Centre, taking into account emerging issues.

8. In that regard, it is proposed that the key interventions of the African Land Policy Centre entail the following: (a) knowledge generation, dissemination and management; (b) advocacy and outreach; (c) capacity development; (d) monitoring and evaluation; and (e) building partnerships, coordination and resource mobilization. The thematic areas of intervention for the Centre, as guided by key commitments, are the following: land policy development; land administration; land information systems; land data, statistics and monitoring; gender, women and land; land investments and agriculture; land, natural resources management and conflicts; land settlement and urban development; and land, youth, migration and employment. A regional focus also is critical in developing the capacity of regional economic commissions and other regional institutions. In addition, pilot studies are to inform the development of guidelines and other tools.

Mainstreaming land governance in the programmes of regional economic communities

9. The Heads of State and Government of the African Union, in their Declaration on Land Issues and Challenges in Africa, invited regional economic communities to “convene periodic regional platforms to facilitate experience sharing, lessons learned and dissemination of best practices in land policy formulation, implementation and monitoring based on member States experiences”. They also invited the regional economic communities to “appropriately capture and address issues of land within their respective

¹⁰ See E/ECA/CRCI/9/11.

common agricultural policy framework”. In an assessment conducted under the auspices of the Land Policy Initiative, entry points for mainstreaming land governance in regional economic commissions were defined. Thus far, the regional economic communities have shown their commitment to land governance through the development of joint projects in that regard.

10. In the past two years, the Land Policy Initiative has supported the Intergovernmental Authority on Development (IGAD) and its member States through a joint project to improve land governance in the IGAD region, with funding from the Swiss Agency for Development Corporation. The key results of the Improving Land Governance in the IGAD Region project are the following: (a) enhanced human and institutional capacity at the IGAD secretariat (through the following activities: developing a strategy for mainstreaming land governance; establishing a steering committee; recruiting staff, and developing a gender mainstreaming training module); (b) mainstreamed land governance issues in the IGAD strategy and programmes, such as the regional implementation plan for the Comprehensive Africa Agricultural Development Programme and a land and migration programme; (c) enhanced the capacity of academic institutions in the IGAD region by linking them to the Network of Excellence on Land Governance in Africa; (d) generated and disseminated knowledge through, for example, a report on mainstreaming land governance in the IGAD secretariat and member States; and (e) enhanced the tracking of land policy reforms in Ethiopia, Kenya and Uganda, which was made possible through the Monitoring and Evaluation of Land in Africa project.

11. The Land Policy Initiative has collaborated with the Common Market for Eastern and Southern Africa (COMESA), the East African Community, the Economic Community of Central African States (ECCAS), the Economic Community of West African States (ECOWAS) and the Southern African Development Community (SADC) on work plans and developing joint project documents related to mainstreaming land governance in regional economic communities. In this regard, resources were mobilized for COMESA and ECOWAS but a firm pledge for funding the Land Policy Initiative was withdrawn, putting on hold the regional economic communities programmes on land governance.

Supporting land policy development and implementation

12. In the African Union Declaration on Land, member States were urged to “review their land sectors with a view to developing comprehensive policies which take into account their peculiar needs” and “take note of the steps outlined in the Framework and Guidelines on Land Policy in Africa for their land policy development and implementation strategies”. The African Union Commission, under the auspices of the Land Policy Initiative has made progress in the past two years in supporting member States’ efforts in developing land policy and implementing it. In that regard, technical assistance was provided. Related key highlights of the results achieved from pilot projects are outlined below.

13. The Land Policy Initiative implemented a project in Zambia to support the review of the national land policy. Zambia operationalized a platform to engage all relevant actors as per the Framework and Guidelines on Land Policy in Africa and Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests. As a result, the Government worked with development partners to secure support for consultations with traditional chiefs and other stakeholders. The lessons learned from Zambia will be used to guide the Framework and Guidelines on Land Policy in Africa and Voluntary

Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests at the country level.

14. Following a request for support from the Liberia Land Authority, the Land Policy Initiative conducted a scoping mission to identify key areas for technical support. The agreed key areas of support are capacity development of the Land Authority to develop a strategic business plan based on an already set terms of reference. The Land Policy Initiative is also mobilizing partners to support the development of a land information system and is working closely with the Land Authority and University of Liberia to develop a graduate programme on land governance.

15. Based on a request by the Government of Kenya, the Land Policy Initiative extended technical assistance to the Kenya Task Force on Land Leases in reviewing the processes for the renewal and extension of leases following the approval of the country's comprehensive land policy in 2010. The support was critical in helping the Task Force successfully complete the review and manage the leaseholds within the framework of continental and global tools for good land governance for economic growth and poverty reduction. The report of the Task Force was recently presented to the Minister overseeing the Task Force. The recommendations in the report, when implemented, will reduce fraud and corruption in land lease management.

Implementation of land governance commitments in agriculture

16. In line with the ten-year implementation plan for Agenda 2063, the Land Policy Initiative has implemented activities in support of efforts addressing challenges related to land governance, with the objective of modernizing agriculture for increased productivity and production (Goal 5). In particular, it supported the efforts of member States to align their national agriculture investment plans with targets set in the 2014 Malabo Declaration. In that regard, the Land Policy Initiative mobilized funding from the International Fund for Agricultural Development (IFAD) and collaborated with the New Partnership for Africa's Development (NEPAD) Planning and Coordinating Agency to develop a multi-country pilot project. The pilot project is being implemented in Côte d'Ivoire, the Democratic Republic of the Congo, Madagascar, Malawi, Rwanda and the United Republic of Tanzania, in line with recommendations made to select countries at various stages of the implementation of the Comprehensive Africa Agriculture Development Programme. Activities initiated under this project include: the convening of multi-stakeholder forums to define key actions and entry points for interventions; development of business plans; strengthening of land-agriculture task forces and committees; and revisions to strategies and investment plans. In addition, training modules are being finalized based on the findings from a rigorous capacity assessment. To enhance tracking, results frameworks for the agricultural and land sectors have been examined and recommendations proposed to integrate land governance results areas and indicators. The six countries are also piloting activities directed towards the monitoring and evaluation of land governance in Africa.

17. The key lessons and recommendations, based on the results of the pilot project to mainstream land in the agricultural sector, include: (a) the need for sustained capacity at the national level to conduct research and training on issues that hamper agriculture and apply promising practices; (b) the land-agriculture task force or committee needs to be institutionalized to ensure sustainability; (c) the business plans that have been developed outlining key actions and associated budgets need to be incorporated in the national agriculture investment plan to secure funding to address land governance issues;

and (d) land-related indicators need to be part of the effort to mainstream land policy in the National Agriculture and Investment Plan in the context of the Comprehensive Africa Agriculture Development Programme and the Malabo Declaration.

18. The Land Policy Initiative and the Food and Agriculture Organization of the United Nations (FAO) continued to implement the 2014 memorandum of understanding to support the implementation of the African Union Declaration on Land by promoting the joint application of the Voluntary Guidelines on the Responsible Governance of Tenure and the Framework and Guidelines on Land Policy at the country level. In particular, meetings to share experiences and lessons learned were held twice a year, bringing together countries that are implementing projects funded by the European Union in a platform to exchange knowledge and identify best practices. Five additional countries (Cameroon, Ghana, Guinea-Bissau, the Sudan, Uganda) were added to the phase I countries (Angola, Burundi, Côte d'Ivoire, Ethiopia, Kenya, Malawi, the Niger, Somalia, South Sudan, Swaziland, Zambia).

Building human and technical capacities for land governance

19. The Heads of State and Government of the African Union, in their Declaration on Land Issues and Challenges in Africa, urged member States to “build adequate human, financial and technical capacities to support land policy development and implementation”. The key results of the work of the Land Policy Initiative to support member States in building human resource capacity as per the Declaration include: (a) an assessment of a report on gaps in curricula on land governance in Africa; (b) preparation of guidelines for the development of curricula on land governance in Africa; (c) the launch of the Strengthen Land Governance in Africa project, which is intended to improve training and research capacities and establish the Network of Excellence on Land Governance in Africa. The project is being implemented, in collaboration with the German Agency for International Cooperation and the World Bank, with financial support from the German Federal Ministry for Economic Cooperation and Development. The key results achieved are listed below.

20. The Land Policy Initiative, with funding from the European Union, prepared an assessment report on gaps in curricula on land governance in Africa, based on a comprehensive review of the requirements of the land governance sector, particularly the skills and expertise needed by land professionals to support public and private institutions involved in land management, including traditional authorities. The report provides a synopsis of the current state of land governance training, based on a review of a wide range of institutions of higher learning. The key topics that need to be enhanced in curricula are: the impact of colonialism; State ownership and sovereignty over land; decentralization of land administration; rural and urban land governance; land administration in customary jurisdictions; large-scale land acquisitions; religion and culture; corruption in land management; women's land rights and the rights of vulnerable groups; climate change and natural resource management; innovation and technology; conflict management methods and tools; ethics in the land profession; global and regional instruments relevant to the land sector (such as the 2030 Agenda, Agenda 2063 and the African Union Declaration on Land); and improving skills in designing programmes and conducting research. An overarching recommendation in the report is for the Land Policy Initiative to develop guidelines for the development of curricula on land governance in Africa to expedite changes needed in curricula, modalities for training, research and networking among institutions of higher learning.

21. In response to this recommendation, the Land Policy Initiative developed guidelines for endorsement and use by institutions of higher learning in Africa. The structure of the *Guidelines for the Development of Curriculum on Land Governance in Africa* is presented in table 1. An accompanying flier provides details of the *Guidelines*.

Table 1

Structure of the -*Guidelines for the Development of Curricula on Land Governance in Africa*

Chapter		Guidelines
1.	Introduction	
2.	Evolution of land governance in Africa	Guideline 1
3.	Industry and programmes	Guideline 2
4.	Land governance in rural areas	Guidelines 3,4,5,6
5.	Urban and peri-urban areas	Guidelines 7,8
6.	Women's land rights	Guidelines 9,10
7.	Environment and climate change	Guidelines 11,12,13
8.	Conflicts and land governance	Guidelines 14,15,16,17
9.	Land tenure and property rights	Guidelines 18,19,20
10	Research and innovation	Guidelines 22,23,24,25,26
11.	Operationalizing the Guidelines	

22. The Land Policy Initiative has carried out several key activities, culminating in the establishment of the Network of Excellence on Land Governance. Those activities include: (a) bringing together institutions of higher learning and research to validate a road map for the establishment of the Network; (b) completing a comprehensive mapping of institutions of higher learning that offer training and conduct research on land governance; (c) selecting and validating five regional areas for the Network, namely, Central Africa (Yaoundé 1 University, Cameroon); Eastern Africa (Ardhi University, United Republic of Tanzania); Northern Africa (Institut Agronomique et Vétérinaire Hassan II, Morocco); Southern Africa (Namibia University of Science and Technology, Namibia); and West Africa (Kwame Nkrumah University of Science and Technology, Ghana); (d) carrying out an assessment of the regional land nodes of the Network of Excellence on Land Governance in Africa to identify capacity gaps; and (e) providing technical assistance in the recruitment and induction of regional coordinators. The Land Policy Initiative has supported the development of business plans to guide operations.

23. In recognition of the limited comprehensive programmes that address issues pertaining to land governance, the Land Policy Initiative is working with the Institut Agronomique et Vétérinaire Hassan II, and the University of Liberia to develop graduate programmes on land governance. The Land Policy Initiative plans to coordinate technical assistance, drawing in experts and partners to assist those universities based on the *Guidelines for Development of Curricula on Land Governance in Africa*. It is also working closely with Ardhi University and the Institute for Poverty, Land and Agrarian Studies of the University of Western Cape in South Africa to address their requests for support in reviewing the curricula for masters and doctorate programmes.

24. The Land Policy Initiative organized more than 20 trainings and sensitization events for more than 700 professionals involved in land administration. Some 31 per cent of the attendees of the events were women. Among those targeted in the training programmes were land administration professionals in an event organized jointly by the Land Policy Initiative and the Regional Centre for Mapping Resource for Development on effective land administration. Specifically, during the event, training was given to legal professionals, and directors of bureaux of investments and traditional chiefs on the use of guiding principles for large-scale land-based investments in Africa in negotiating and implementing land investment contracts; and land, agriculture and other professionals on mainstreaming land in agriculture. The Land Policy Initiative is collaborating with the Institute for Poverty, Land and Agrarian Studies to develop a series of training programmes for land administration professionals. An assessment of the training needs of such professionals is being conducted.

Platforms for knowledge dissemination and lesson sharing

25. In the Declaration on Land, the Heads of State and Government of the African Union invited the regional economic communities to convene periodic regional platforms “to facilitate experience sharing, lessons learned and dissemination of best practices in land policy formulation, implementation and monitoring, based on member States experiences.” In response to this, the Land Policy Initiative organized 25 events over the past two years to deliberate on relevant topics, disseminate knowledge and share lessons learned and best practices, reaching more than 1,700 key decisionmakers. Examples of some of the events and key stakeholders who participated in the events are as follows:

- (a) **Senior chiefs and traditional authorities** attended a sensitization seminar for 40 senior traditional chiefs, including nine queen mothers. The outcomes of the event included a communiqué supporting the application of the guiding principles for large-scale land-based investments and the establishment of the Forum for African Traditional Authorities;
- (b) **Land commissioners** from 14 African countries¹¹ along with representatives of the Rights and Resources Initiative and the Ministry of Lands and Natural Resources met in Ghana with representatives of 14 African countries to share lessons learned and information on the challenges and opportunities related to securing community land rights. The land commissioners issued a communiqué stressing the importance of sustaining a platform for land commissioners in Africa to meet regularly to exchange information;
- (c) **Central bankers, and representatives of ministries of finance, planning and economic development** met in a side event during the tenth Joint Annual Meetings of the African Union Specialized Technical Committee on Finance, Monetary Affairs, Economic Planning and Integration and the Economic Commission for Africa Conference of African Ministers of Finance, Planning and Economic Development in Dakar in March 2017. The event, entitled, “Invest in Africa’s land to catalyse economic growth and prosperity – A ministerial dialogue”, raised awareness and enhanced knowledge on innovative approaches to boosting land-based investments for inclusive economic growth, social cohesion

¹¹ Burkina Faso, Côte d’Ivoire, Ghana, Kenya, Liberia, Madagascar, Malawi, Mali, the Niger, Nigeria, Uganda, United Republic of Tanzania, Zambia, Zimbabwe.

and sustainable development;

- (d) **Ministers of land** participated in a ministerial dialogue held during the fourth High-level Forum on the United Nations Global Geospatial Information Management, which took place in Addis Ababa from 20 to 22 April 2016. As many as 57 countries were represented at the event.

26. The Land Policy Initiative will host the second Conference on Land Policy in Africa, to be held in Addis Ababa from 14 to 17 November 2017. The Conference is scheduled to take place three years after the successful convening of the inaugural Conference. This event serves as a multi-stakeholder dialogue platform for knowledge and experience sharing, and advocacy on land policy development, implementation and monitoring. The aim of the second Conference, to be held under the theme, “The Africa We Want: achieving socioeconomic transformation through inclusive and equitable access to land by the youth”, is to deepen commitments to and strengthen capacity for land reforms through improved access to knowledge and information for evidence-based land policies. It is hoped that the outcomes of the Conference will contribute to the realization of the “Africa We Want” as envisioned in Agenda 2063. The theme is aligned with the African Union declaration that 2017 is the year of young people as agents for socioeconomic transformation under the theme, “Harnessing Africa’s demographic dividend through investment in youth”.

Monitoring and evaluation of land governance in Africa

27. The Heads of State and Government of the African Union, in their Declaration on Land, requested the African Union Commission, in collaboration with the regional economic communities, ECA and the African Development Bank, to “undertake measures for the establishment of mechanisms for progress tracking and periodic reporting by member States on progress achieved”. That was following the endorsement of a monitoring and evaluation framework for land policy in Africa by the Specialized Technical Committee on Agriculture, Rural Development, Water and Environment at their inaugural conference in 2015 and by the Committee for Regional Cooperation and Integration. Also in 2015, the Land Policy Initiative partnered with the International Food Policy Research Institute to implement a pilot project on monitoring and evaluation on land governance in Africa. The first phase of the project is being supported by the European Union and the Government of Germany. It is being implemented in 12 countries: Côte d’Ivoire; Democratic Republic of the Congo; Ethiopia; Kenya; Madagascar; Malawi; the Niger; Nigeria; Rwanda; Uganda; United Republic of Tanzania and Zambia. The selection of the countries was done to, among other things, leverage resources from other initiatives of the Land Policy Initiative and partners on land at country level.

Gender, women and land

28. In endorsing the 2009 African Union Declaration on Land, the African Heads of State and Government resolved to “ensure that land laws provide for equitable access to land and related resources” and “strengthen security of land tenure for women which require special attention”. Following a review of the findings and recommendations from the Land Policy Initiative assessment study on the status of women’s land rights, the Specialized Technical Committee on Agriculture, Rural Development, Water and Environment, at its inaugural session, recommended that member States allocate 30 per cent of documented land rights to women and improve the land rights of women through legislation

and other mechanisms. This recommendation was endorsed by the Committee for Regional Cooperation and Integration in 2015.

29. Over the last two years, as the result of advocacy by the Land Policy Initiative for the 30 per cent target for women's land rights, the following has been achieved:

- (a) Launch of the 30 per cent campaign for women's land rights alongside the twenty-seventh African Union Summit, held in Kigali from 10 to 18 July 2016;
- (b) A push for women's land rights in "Women's Charter", an outcome of the Kilimanjaro Initiative, a meeting of grassroots women, held in Kilimanjaro, United Republic of Tanzania, in October 2016;
- (c) A global commitment for women's land rights undertaken at an event at the Committee on World Food Security in October 2016, in Rome;
- (d) A side event during the sixty-first session of the Committee on the Status of Women, held in New York from 13 to 24 March 2017, was organized to raise awareness about the "30 per cent campaign" for women's land rights;
- (e) The issue was discussed during a pan-African Parliament session held in August 2017.

30. Also of note, in 2016, the Land Policy Initiative and Landesa Rural Development Institute began to implement a project to promote gender and women's land rights, including the allocation of 30 per cent of documented land rights to women. For this project, a land expert was seconded by the Landesa Rural Development Institute to the Land Policy Initiative through a grant by the Packard Foundation. In addition to advocacy for the 30 per cent campaign, other results included: development of a training module on gender mainstreaming in land governance; the mainstreaming of gender issues in the *Guidelines for Development of Curricula on Land Governance in Africa*, and a monitoring and evaluation framework for land governance.

31. In recognition of the need for sustained support to achieve the 30 per cent target, a gender, women and land programme has been incorporated in the structure of the Asian Land Policy Centre to coordinate implementation of gender and women's land rights commitments.

Part III: Key research findings on land governance in Africa

Land, ethnicity and conflict in Africa

32. The Land Policy Initiative has conducted a study on land, ethnicity and conflicts in Africa to increase knowledge on land-related ethnic conflicts and enhance peace and security. Findings in the study will contribute towards addressing the root causes of conflicts, through the development of land policies based on equity and equality principles embedded in the *Framework and Guidelines on Land Policy in Africa*. The report of the study contains recommendations on the best practices in formulating land policies that take into account ethnic diversity with the objective of achieving sustainable socioeconomic and livelihoods development, and promote peace and social cohesion.

33. Land is at the core of livelihoods in Africa, hence access, control and competition for land-based resources is often used to propagate socioeconomic inequalities. Land-related ethnic conflicts in Africa take different forms. A causal analysis of such conflicts portrays strong interconnections with land grievances, which can be resolved through inclusive land policies and the development of the capacity of land professionals to ensure that conflict-sensitive approaches are applied in the performance of their duties. In the above-mentioned report, it is shown that while some violent conflicts in many parts of Africa may be related to political exclusion, others are linked to climate change, inequitable access to land resources and the way social, economic and cultural concerns are handled by leaders and policymakers.

34. Inclusive land policies are vital in reducing land-related conflicts. A recommendation in the report proposes that member States adopt innovative hybrid approaches, which combine the best community and statutory land systems for securing individual and collective land rights, drawing from community experiences to buttress customary land rights, while ensuring that the rights of women and other marginalized groups are respected. In addition to ensuring that the legal recognition of customary law is compatible with constitutional and statutory safeguards for women's land rights, it is vital to incorporate gender-responsive provisions in the statutory framework recognizing customary law.

Conclusions and key recommendations

African Land Policy Centre

35. In coordination with the African Union Commission and the African Development Bank, ECA needs to implement the 2015 decision of the Specialized Technical Committee on Agriculture, Rural Development, Water and Environment, which was endorsed later that year by the Committee on Regional Cooperation and Integration, to build the capacity of the African Land Policy Centre, enabling it to provide leadership and coordinate the implementation of land governance-related commitments. In line with recommendations made by the Land Policy Initiative Steering Committee and the various evaluation reports, it is critical to institutionalize the Centre in a manner that ensures financial sustainability, operational efficiency and ownership by member States.

Guidelines for development of curricula on land governance in Africa

36. Based on the discussion in the present report, the Committee on Regional Cooperation and Integration may wish to endorse the curricula guidelines for operationalization by regional economic communities and member States and to play a continuous oversight role in ensuring that they are adhered to.

37. In addition, the regional economic communities should inform member States of and sensitize them to the importance of the guidelines and serve as platforms for sharing lessons learned. Member States may wish to enhance financial and human resources in the ministries that are entrusted with handling matters concerning education, and land and natural resources. Universities and other relevant institutions are advised to apply the guidelines in developing new curricula and reviewing existing curricula.

38. The Land Policy Initiative and the African Land Policy Centre are advised to work with the member institutions of the Network of Excellence on Land Governance in Africa to conduct comprehensive mapping that identifies

institutions to be targeted for dissemination of the guidelines, and to complement this effort by uploading the guidelines on strategic websites, such as those of the African Union Commission, the African Development Bank and ECA.

National agriculture investment plans

39. Building on the success achieved, there is a need to develop and implement business plans, and to institutionalize multi-sectoral committees that support the mainstreaming of land governance in national agriculture investment plans, and to mobilize resources in order to scale up interventions, ensuring greater cooperation with broader efforts to align the national agriculture investment plans with the targets set in the Malabo Declaration. It is also important to broaden the mainstreaming of land governance to other land-related sectors.

40. Building on the commitment and momentum gained in integrating land governance issues in the programmes of regional economic communities, it is essential to adopt a more sustainable strategy for funding the joint Land Policy Initiative–regional economic communities projects developed in the last two years. This is critical in view of the shifting priorities of funding partners.

Women’s land rights

41. Governments need to review their policies to guarantee gender-sensitive and responsive legal and institutional frameworks for promoting and protecting women’s land rights. To that end, there is an urgent need for sex-disaggregated data to ascertain the situation of women and track the implementation of the 30 per cent target for women’s land rights.

Land, ethnicity and conflict

42. There is a need to ensure that land policies and land administration are effective in mitigating land- and ethnic-based conflicts. In this regard, guidelines should be developed on land governance, managing ethnicity-related matters, and preventing conflicts in Africa, for use by Governments, peace negotiators and other parties involved in peace building.