

**PROCEEDINGS OF THE 2017 CONFERENCE ON LAND
POLICY IN AFRICA**

Submitted to: African Land Policy Centre (ALPC)

Addis Ababa, Ethiopia

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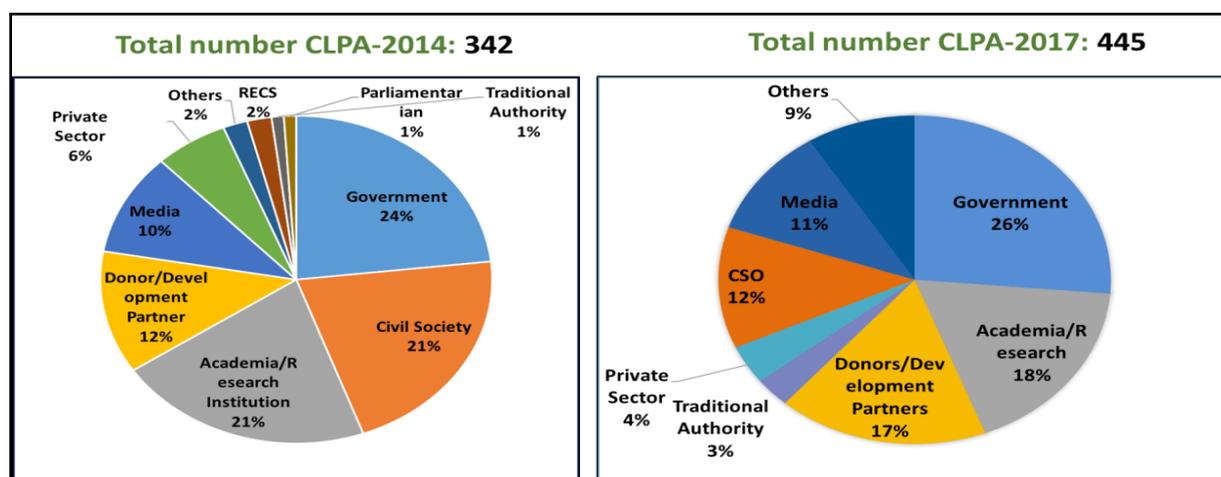
Chapter 1: Summary of key messages

Theme: “*The Africa We Want: Achieving socioeconomic transformation through inclusive and equitable access to land by the youth.*”

The second Conference on Land Policy in Africa (CLPA) took place on 14-17 November 2017 in Addis Ababa, Ethiopia, under the theme: “The Africa We Want: Achieving socioeconomic transformation through inclusive and equitable access to land by the youth.” The conference was hosted by the United Nations Economic Commission for Africa (ECA) in partnership with the African Union Commission (AUC) and the African Development Bank (AfDB). The Conference contributed in the implementation of African Union (AU) *Declaration on Land Issues and Challenges in Africa* which recognizes the importance of convening platforms “to facilitate experience sharing, lessons learning and dissemination of best practices in land policy formulation, implementation and monitoring based on member states experiences.”

Key Messages from the Conference on Land Policy in Africa 14-17 November 2017

- The Conference on Land Policy in Africa (CLPA-2017) needs to be supported and held regularly to deepen capacity for land policy development and implementation in Africa by improving access to knowledge, innovations and networking.** About 450 participants attended the conference, including policymakers, researchers, traditional authorities, media, civil society, private sector, and development partners. They expressed satisfaction with the conference noting, that it is a very unique platform that should continue. Participants expressed appreciation at the variety presented, with over 96 scientific papers presented in plenary and thematic breakout sessions and twenty (20) round table policy dialogues. Eleven (11) side events, three (3) master classes and five (5) pre-conference events took place.



- Equitable and inclusive access to land is key to empowering the youth.** Well-tailored, youth friendly land policy reforms can greatly complement other government efforts in support of youth in Agriculture, including enhanced access to technological inputs, irrigation infrastructure, agro-processing and market access. Many paper presenters emphasized the importance of identifying and understanding the needs, experiences and perspectives of youth in relation to land as a prerequisite to strengthening youth land interventions in Africa. Representatives of the youth expressed a need for including and engaging youth in the advancement of the land agenda in Africa and called for inclusion

in participatory land policy formulation and implementation at national levels. Government representatives reaffirmed their commitment to play their role in addressing the social and economic impediments to youth's access to land.

3. **Ensuring secure and equitable access to land for women and other vulnerable groups is fundamental to unlocking Africa's economic potential and realizing the objectives of Agenda 2063.** Challenges surrounding women's secure access to land was a focus of discussions at the conference. Participants agreed on the urgent need to empower women to ensure they have equal access to land and secure land rights. The leaders of women's organizations highlighted the fact that most challenges that women face are inherently tied to socio-cultural beliefs, hence it is necessary to understand and trigger change in attitude and perceptions. All discussions on the topic of women and land rights concluded that women are the main users of rural land therefore they must be at the center of efforts to address challenges surrounding women's access to- and control over land.
4. **The development and implementation of land policies should take into account customary tenure arrangements and involve traditional authorities.** Given the important role played by traditional authorities in managing Africa's land, the involvement of traditional leaders is central. Africa's traditional leaders were well-represented and in indeed, were a key highlight of the Conference. Africa's customary leaders participated in the discussions in both plenary and break out sessions and acknowledged the importance of building platforms for dialogue and engagement between researchers, land policymakers and traditional leaders to improve land governance. In addition, a call was made for increased involvement of customary leaders in all land policy development processes to ensure that policies and institutional arrangements recognize and adequately take into account the importance of customary tenure systems and governance.
5. **Capacity development and training on land policy and land administration are central to the advancement of the land agenda, and should be a key area of focus for the African Land policy Centre (ALPC).** It was recommended that ALPC develops a training program for legal professionals on land governance and include areas such as land conflicts to enhance legal arbitration and land dispute resolution. Further, improved land administration and information systems were identified as essential to fostering confidence in the land market, minimizing land disputes and supporting poverty alleviation. Country representatives agreed that the AU Framework and Guidelines on Land Policy in Africa and CFS Voluntary Guidelines on the Responsible Governance of Tenure (VGGT) are useful tools in improving land governance and should be utilized as key references in capacity development and awareness raising
6. **Urbanization processes need to be informed by evidence including from impact assessments of various options and follow guidelines to safeguard the continuum of land rights as well as human rights of communities.** With Africa's high rate of urbanization, there is urgent need for Member states to examine viable options for developing vibrant and sustainable urban cities. In many urban and peri-urban areas, communities are threatened by forced evictions, which traumatise and render many homeless and landless. While recognizing that Member States need land for housing, infrastructural development and urban transformation, it is crucial to put people at the centre of zoning and urban planning efforts, Efforts to reduce informal settlements need to consider alternatives instead of engaging in forced evictions in urban and peri-urban areas. AU member states need to rather explore securing tenure, in-site upgrading, land sharing

options and consensual resettlements. It is critical to hold consultations and ensure participation of communities likely to be affected by urbanization processes.

7. **Members States need to develop systematic and coordinated monitoring and evaluation frameworks to collect reliable data and track progress on implementation of the AU Declaration on Land Issues and Challenges in Africa to achieve Agenda 2063 goals and the Sustainable Development Goals (SDGs).** The framework for Monitoring and Evaluation of Land Governance in Africa (MELA) developed by the Land Policy Initiative (LPI), now ALPC, is supporting AU member states to build capacity in data collection, management, analysis, and utilization to enhance tracking of progress on land governance. In addition to government driven monitoring and evaluation, it is vital that civil society organizations provide complementarity through localized people-centered tracking of land governance practices at the level of policy, legislation, implementation, and outcome. Member States are encouraged to document and scale up best practices emanating from the MELA to improve land policy formulation and implementation.

8. **The African Land Policy Centre (ALPC) needs to build on the solid foundation laid by its predecessor, the Land Policy Initiative (LPI), to provide leadership, coordinate and enhance capacity of Member States and other actors to successfully implement the AU Declaration on Land Issues and Challenges in Africa in order to deliver and securing land rights for all land users.** Technical and development partners reaffirmed their engagement in supporting ALPC to advance the African land agenda at continental level. Government representatives also committed to working towards implementing inclusive and equitable land policies, and bridging the gap between policy and reality on the ground. Representatives of CSOs, academia, private sector and other sectors all agreed on the importance of creating spaces for dialogue and working together to achieve a prosperous Africa through equitable access and sustainable utilization of land. Participants expressed their hope that the progress continues in order for the next conference to build more on positive examples and innovations in land policy that will ensure attainment of *“The Africa we want”*.

Chapter 2: Background to the 2017 land policy conference

African Union (AU) *Declaration on Land Issues and Challenges in Africa* notes the importance of convening platforms “to facilitate experience sharing, lessons learning and dissemination of best practices in land policy formulation, implementation and monitoring based on member states experiences.” Responding to this call, the African Land Policy Centre (formerly Land Policy Initiative) has put in place a number of mechanisms for land policy formulation, knowledge generation and capacity development. One of Centre’s objectives is to contribute in knowledge generation, dissemination and management in order to enhance the evidence base for land policy development and implementation. This objective is being achieved through research, publications, and knowledge sharing and learning forums.

To increase knowledge on land governance, the ALPC in November 2014 convened the inaugural Conference on Land Policy in Africa in Addis Ababa, Ethiopia during which three hundred fifty (350) researchers, policymakers and other stakeholders participated. Following this successful event, the second biennial Conference was held on 14-17 November under the theme: “*The Africa We Want: Achieving socioeconomic transformation through inclusive and equitable access to land by the youth.*” The choice of theme was deliberate: **it was** aligned with the African Union declaration of 2017 as African’s year of youth as agents for socioeconomic transformation. This Declaration is realized through the theme “Harnessing Africa’s Demographic Dividend through Investment in youth”. Africa is the most youthful continent characterized by 65% of persons between the productive and employable ages of 15 to 35 years. Inclusive participation of the youth in decision making and empowerment through access to land and other natural resources will unlock Africa’s economic potential by harnessing the demographic dividend. Therefore, enhancing equitable access to land by the youth will significantly contribute towards realization of the “Africa We Want” as envisioned in Agenda 2063.

Conference Objectives

The Conference on Land Policy in Africa was convened as a major policy dialogue, information sharing and learning event. Its overall goal was to deepen capacity for land policy development and implementation with specific focus on emerging issues and AU commitments as well as the contribution of the youth towards socioeconomic development through:

- i) improved access to knowledge and information in support of evidence based land policymaking;
- ii) showcasing promising practices in the field of land policy and governance and;
- iii) facilitating networking amongst land actors in Africa.

Thematic areas

The main theme of the Conference was supported by a number of subthemes which were organized around the following areas;

- Empowerment of women through strengthening the land rights;
- Technology and innovation for securing customary-based land rights for African communities;
- Transparent and sustainable land based investments
- Land Administration –Strengthening land administration institutions at national levels

- Migration, radicalization and violent extremism – linkages to youth employment and access to land for investment

Participants

It was expected that the Conference would have a catalytic effect on land policy development and implementation in Africa by creating space for presenting research findings on land policy and governance and drawing the attention of African researchers, governments, parliamentarians, civil society, private sector and development partners on emerging land issues and challenges that need specific attention in order to achieve the objectives of the development Agenda 2063.

This second convening was attended by over 400 participants representing governments, traditional leaders, development partners, academia, researchers, civil society organizations, private sector and media. Over 100 papers were presented around the theme of the conference and Round Table Discussions and Side Events were held in this extremely vibrant and engaging event. To ensure that the Conference proceedings were disseminated widely, there was a dedicated conference website and social media platforms here.

The conference was an important policy dialogue, information sharing and learning event. It provided an opportunity to build capacity of stakeholders in the land sector for land policy development and implementation. Adopting a scientific approach through the establishment of a Scientific Committee and the involvement of research and academic institutions, the Conference reached out to other constituencies in government, private sector and civil society. It brought to the fore topical land policy issues that are worth urgent consideration and further research. Moreover, it highlighted AU commitments on land use and management; deliberated on ways in which youth can proactively participate in the socioeconomic transformation of Africa through youth friendly land governance policies; captured local knowledge from traditional leaders and researchers; show cased evidence based policy formulation such as in Sierra Leone; and created opportunities for sharing lessons learned, networking and coalition building. Prior to the Conference and following the well-received Call for Abstracts, the Scientific Committee reviewed abstracts and papers from potential presenters. This initial review ensured that the papers were diverse, thorough, and capable to increasing knowledge and understanding of land policy issues on the continent.

Conference presentations and Roundtable Discussions were varied and included empowerment of women through strengthening the land rights; technology and innovation for securing customary-based land rights for African communities; transparent and sustainable land based investments; strengthening of and administration institutions at national levels; land and conflict; and increasing agricultural production. It is important that the Conference Proceedings be published for wider dissemination.

Social media

The Conference had a robust social media presence through a portal and the Twitter activities organized around two hashtags #africalandpolicy (thematic) and #CLPA2017 (event-driven). Journalists were also trained before the Conference so that they would appreciate the issues under discussion.

Objectives of Proceedings

The overall goal of these proceedings is to contribute in knowledge generation, dissemination and management in order to enhance the evidence base for land policy development and implementation. The Proceedings are in the form of contextual information, Conference abstracts, and the Call for Action. Full papers have been left for consideration in the proposed Journal on Land Policy in Africa.

These proceedings have the following objectives:

1. Increase awareness and knowledge about African land policy issues among stakeholders;
2. Expose policy makers and researchers to emerging issues and lessons learned on land policies in Africa;
3. Build support among stakeholders for the biennial Conference on Land Policy in Africa;
4. Support the Network of Excellence on Land Governance in Africa (NELGA) in the establishment of a Journal on Land Policy in Africa.

Chapter 3 : Official opening of the conference

The Conference started with the performance of a poem on land. The poem is available here: http://www.beiramar.com/includes/pdf/Beiramar_News_WhoAmI.pdf

I am the Basis of all Wealth

The heritage of the wise, the thrifty and prudent
I am the poor person's joy and comfort, the rich person's prize, the right hand of capital, the silent partner of thousands of successful people.

I am the solace of the widow, the comfort of old age, the cornerstone of security against misfortune and want. I am handed down through generations, as a possession of great value.

I am the choicest fruit of labour, the safest collateral and yet I am humble. I stand before every person bidding them to know me for what I am and asking them to possess me.

I am quietly growing in value through countless days. Though, I might seem dormant, my worth increases, never failing, never ceasing. Time is my aid and the ever increasing population adds to my gain. I defy fire and the elements, for they cannot destroy me.

My possessors learn to believe in me and invariable they become envied by those that have passed me by. While all other things wither and decay, I alone survive. The centuries find me younger, always increasing in strength. All oil and minerals come from me. I am the producer of food, building materials and the home to every living thing. I serve as the foundation for homes, factories, banks and stores.

I have not been produced for millions of years, yet, I am so common that thousands, unthinking and unknowingly, pass me by.

Who am I? "I AM LAND" - Anonymous

After the performance, there were remarks by H.E. Dr. Eyassu Abraha, Minister of Agriculture and Natural Resources, FDRE; Dr. Abdalla Hamdok, Deputy Executive Secretary and Chief Economist, ECA; Dr. Janet Edeme Edeme, African Union Commission (AUC), Department of Rural Economy and Agriculture, African Union Commission; Matthias Schauer, Deputy Head of Mission, German Embassy and Rachael Mwikali, Women and Youth Representative. In this section we highlight the key messages shared with participants by these dignitaries.

Key Messages by H.E. Dr. Eyassu Abraha, Minister of Agriculture and Natural Resources, FDRE:

Speaking on behalf of the the Federal Democratic Republic of Ethiopia government, the Ministry of Agriculture and Natural Resource, H.E. Dr. Eyassu Abraha, welcomed participants to Addis Ababa and the second biennial Conference on Land Policy in Africa. He congratulated the African Land Policy Center (ALPC) and its partners in for their efforts to help Regional Economic

Communities (RECs) and Member States to develop comprehensive land policies and strategies which promote sustainable and inclusive agricultural development.

- Land is one of the major resources in Africa and should be properly managed and used for the benefit of current and future generations. As agriculture is the mainstay of the majority of the population of Africa, its future development is heavily dependent on designing and implementing appropriate land policies, land use plans and integrated natural resource management systems.
- Effective land policies with appropriate implementation mechanisms promote secure, equitable access to land by an array of beneficiaries including smallholders, pastoralists and agro-pastoralists and women, stimulating economic development.
- The inappropriate land use and misuse of land resources have aggravated soil degradation resulting in the disappearance of biodiversity resources, deforestation and extreme climate change leading to drought and floods.
- The mismanagement of natural resources and the low level of appropriate technology application in farming systems in Africa have contributed to the low level of agricultural production and productivity. This has led to poverty, food insecurity and at times famine. This situation needs to be reversed and Africa has to be in a position to sustainability use its natural resources for the benefit of its population.
- Ethiopia is committed to the implementation of the AU Declaration on land and the Maputo Declaration on CAADP commitments. Ethiopia has mainstreamed land governance in its programmes and strategies and these are reflected in its national agricultural investment plans. Moreover, realizing the importance of the national land use plan, Ethiopia has embarked on designing a road map in developing the national integrated land use plan which is currently coordinated under the Prime Minister's office.
- Another area of achievement is the political commitment of the Ethiopian government to put in place an effective land administration and certification system in rural and urban areas.

Key messages by Dr. Abdalla Hamdok, Deputy Executive Secretary and Chief Economist, ECA

- The theme of the Conference, ***“The Africa We Want: Achieving socioeconomic transformation through inclusive and equitable access to land by the youth*** addresses an important concern related to the realization of the African Union Agenda 2063.
- Land forms the basis for agriculture, forestry, mining, industry, tourism and urban development. But to maximize on the benefits of land and its resources, inclusion of land users in decision making on how land is governed and managed is crucial. Equitable access and utilization of land and its resources is vital for sustainable economic growth, increased agricultural productivity and the development of a robust agribusiness on the continent.
- Africa is experiencing an economic and social reawakening notwithstanding the effects of climate change. The continent is in a hopeful state not only because of its youthfulness but also due to the widespread discovery of land based resources. The 420 million young people aged between 15-35 years can be gainfully involved in the exploitation of these resources especially through agriculture, manufacturing and

industrial sectors. Their creativity and ability to seize opportunities provided by technology can be turned to advantage through rigorous design of income generating programs based on land.

- Africa is home to abundant natural resources accounting for at least 30% of the world's natural resource wealth. Currently 12% of oil reserves in the world, 40% of global gold reserves and 60% of uncultivated lands are in Africa. The continent has 70% of coltan deposits, from which electronic microchips are made. If these resources are put to good use they can secure livelihoods, reduce land related conflicts and transform lives.
- After a sharp drop in economic growth to 1.6 per cent, Africa is rebounding in 2017 with growth rate of 3.1 per cent due to slight increase in commodity prices and strong growth in domestic demand. Fourteen African countries had an impressive performance of growing by 5 per cent and above. All African countries, except eight economies, registered growth rate of 3 per cent and above. Oil importing countries led the continent's growth among economic groupings, reflecting the move towards more diversification and increased public investment especially in infrastructure. Improved macroeconomic management through fiscal consolidation and prudent monetary policies also guided government expenditures and maintained economic stability in most countries.
- Medium term prospects for the continent remain positive. However, this positive growth outlook will depend on the ability to mitigate several internal and external risks and uncertainties. Slow growth recovery in the advanced and emerging economies and tightening financial markets, high fiscal deficits and weather-related shocks remain a threat to the continent's medium-term growth prospects. In order to maintain and enhance the current growth prospects African countries need to focus on medium and long-term strategies to attract private investment, and build infrastructure to boost productivity and competitiveness of their economies. Africa ought to seize the opportunity to invest in its land, through strategies and interventions that focus on the bulk of the continent's population: the youth.
- Industrialization provides a viable solution to the diversification of our economies and expanding employment opportunities for the youth. At the centre of the industrialization agenda should be the conscious involvement of the continent's researchers, professionals and communities so that development strategies are driven by evidence and knowledge.
- The AU Declaration on land issues and challenges emphasizes knowledge generation, dissemination and learning as key to improving land governance. When researchers, policy makers and land professionals converge to share experiences, they are able to come up with viable policy and programmatic solutions to the challenges of land governance.
- The promotion and protection of land and the property rights of marginalized communities, including women, youth and pastoralists, is particularly important. Equally, sustainable land use planning and management, documentation and digitization of records, developing the capacity of land professionals to cater for current and emerging societal needs and utilization of technology for improved agricultural production are a few of the measures that ought to be undertaken.
- Africa ought to see land as a major resource to enhance food security, peace and security and ensure environmental protection. By developing inclusive land policies, we create an opportunity for investment while simultaneously protecting the interests of the African people. Also globalization patterns provide an opportunity as well as a challenge for the continent. With national and global investors developing growing

interest on land and its resources, we must ensure that investment activities are aligned to the needs of the African people. Luckily, the Guidelines on Large Scale Land Based Investments in Africa (LSLBI) provide an opportunity for the continent to promote investments in a responsible and sustainable manner.

Key Messages by Dr. Janet Edeme Edeme, African Union Commission (AUC), Department of Rural Economy and Agriculture, African Union Commission

- Africa stands apart from the rest of the world as the only continent that has defined its own agenda for land policy governance and development. This great achievement came out of the work of the Land Policy Initiative, a tripartite consortium comprising the African Union Commission, the United Nations Economic Commission for Africa and the Africa Development Bank.
- The African Union *Declaration on Land issues and Challenges in Africa* was adopted in 2009, calling on African governments, RECs and stakeholders to prioritise land policy development and implementation, and apply the *Framework and Guidelines on Land Policy in Africa (F&G)* in their land policy processes. Since 2009, the Continent has not looked back in its efforts to confront land related challenges at member state, regional and continental levels.
- Through the Land Policy Initiative, and in close collaboration with Continental institutions such as the NEPAD Agency, the Pan-African Parliament, and the Pan African Farmers Organisation as well as Regional Economic Commissions, member states, civil society, stakeholders and partners, AUC is building consensus, raising awareness, generating evidence, developing capacities and improving coordination to enhance the implementation of the AU *Declaration on Land*, helping to address some of the most daunting challenges. Among the many milestones in this regard is the *Guiding Principles on Large Scale Land Based Investments* which was endorsed by African Ministers responsible for Agriculture in April 2014.
- The drive towards achieving the goals of the AU Agenda on land was given additional boost in 2017 when the AU *Specialized Technical Committee on Agriculture, Rural Development, Water and Environment* at its meeting in October resolved to establish the *African Land Policy Centre (ALPC)* to provide leadership, coordination, build partnerships, and promote policy advocacy on the continent.
- The ALPC which is the successor of the LPI, will undertake the following functions:
 - (a) Set the agenda on land issues, acting as a repository of knowledge and represent Africa on global platforms.
 - (b) Be the driver of continental land policy and advocacy to ensure that land remains a priority in the policy agenda.
 - (c) Create linkages and partnerships to bridge the gap in technical assistance and funding
 - (d) Create continental and regional land platforms that enhance coordination in the land sector.
- African countries have demonstrated the political will and commitment to improve upon the governance of tenure through their commitment to the AU Declaration on Land. This commitment will be sustained through the ALPC, and will bring a new impetus to our collaborative efforts and continue to support member states in the years ahead as we build sustainable institutions, frameworks and systems to improve land governance on the continent.

- The continent has been battling with one of challenges of our time: meeting the aspirations of the youth and combating the challenges they face. Currently, a large proportion of youth are involved in self-employment in the informal and agricultural sectors. But they are not fully absorbed in the economy. Rural-urban migration, as well as migrations to Europe by youth, are very high and are expected to reach 1.2 billion by 2050.
- The theme for this Conference, “*The Africa We Want: Achieving socioeconomic transformation through inclusive and equitable access to land by the youth*” is aligned with the African Union declaration of 2017 as Africa’s year of youth as agents for socioeconomic transformation. This Declaration is realized through the theme “*Harnessing Africa’s Demographic Dividend through Investment in youth*”.
- Africa is the most youthful continent characterized by 65% of persons between the productive and employable ages of 15 to 35 years. Inclusive participation of the youth in decision making and empowerment through access to land and other natural resources will unlock Africa’s economic potential by harnessing the demographic dividend and provide opportunities for gainful employment. Therefore, enhancing equitable access to land by the youth will significantly contribute towards realization of the “*Africa We Want*” as envisioned in Agenda 2063. This shift ought to be well managed for social and political stability on the continent. With a focus on youth involvement in land matters, governments would have to invest in policy oriented research to ensure that training and skills are matched with societal needs especially in enhancing access to land and secure land rights for women and other disadvantaged members of society.
- Reforms that put land in the hands of young people and increase their productivity and relevance in society cannot be delayed any further. Tenure security will give the youth confidence and incentivize them to undertake agriculture and allied activities. It will contribute to reduction of youth unemployment and crime.
- The Conference, as a platform for major policy dialogue, information sharing and learning event has the overall goal to deepen capacity for land policy development and implementation with specific focus on emerging issues, AU commitments, opportunities for the youth: i) improved access to knowledge and information in support of evidence based land policymaking; ii) showcasing promising practices in the field of land policy and governance and; iii) facilitating networking amongst land actors in Africa. The Commission supports and is pleased to work with its tripartite and other partners to ensure this Conference succeeds in availing accurate, objective and timely knowledge which is much needed by all stakeholders in the land sector.
- The AU Commission acknowledges and appreciates the partnerships developed across the continent among stakeholders, and with development partners in support of the implementation of the AU Declaration on land issues and challenges. These include partnerships with the Pan-African Parliament, Farmers Organizations, Civil Society Organizations, the NEPAD Agency, Regional Economic Communities and the Regional Center for Mapping Resources for Development (RCMRD). Other critical partnerships include FAO with whom AUC implements the *Framework and Guidelines (F&G)* and the VGGTs (*Voluntary Guidelines on the responsible Governance of the Tenure of Land, Fisheries and Forests*); UN-Habitat on capacity development work; IFAD on mainstreaming land in National Agricultural Investment Plans (NAIPs) in six countries; IFPRI in work on Monitoring and Evaluation of Land Governance in Africa (MELA) involving 12 pilot countries and the development of the M&E Framework with baseline data to track the implementation of the AU Declaration on land; and many others.

Key Messages by Matthias Schauer, Deputy Head of Mission, German Embassy

In his remarks, Mr Schauer spoke on behalf of the European Union and Switzerland –all of which support the Land Policy Initiative and sustainable land governance on the African Continent.

- Today there are more than 1.2 billion young people in the world, never before has there been such a large number. Africa is the youngest continent of the world; more than 70 % of the population in Sub-Saharan Africa is younger than 30 years. When you come from Europe and enter any African country the most striking feature are the many, many young people. This is an enormous potential.
- The AU had organized a conference on Skills and Employment two weeks ago. And I very well remember that young lady from Nigeria who had set up her own enterprise. She and her team are teaching disadvantaged young people in soft skills to improve their employability. This young lady was a person full of energy and charisma – very impressive and a true role model.
- On the other hand during the same conference a young man from Burkina Faso raised a very challenging question: *Why are we as young people excluded from political and economic power? Why are especially young people unemployed, why is our voice neglected?*
- Access to land can be one solution to the pressing demands of a young and growing continent; access to land means access to production facilities; access to land means economic empowerment. “Access to land” – that sounds so easy but it is extremely difficult to implement.
- “Access to land” has caused wars in Europe and has been one of the reasons for the rural support to the Russian October Revolution 100 years ago. As a consequence of this revolution and in an understandable attempt to distribute land evenly among the population the aristocratic land-owning elite was expropriated. Every kind of private ownership of land was banned.
- After World War II this model of land use was exported to other communist countries, e.g. to Eastern Germany. In Eastern Germany this model of land use was forced upon the population against its will and traditions and caused a long-lasting negative economic impact. In fact, it can still be held accountable for some of the economic disadvantages Eastern Germany is still struggling with today.
- This historic example shows the devastating consequences of land reforms which did not take into account traditions, culture and economic preconditions. They have also neglected one of the most important realities: you need incentives to cultivate the land.
- Nobody would be willing to invest into a piece of land if the profit is taken by others. This shows what it is all about: investment needs clarity and reliability. Without clear ownership and responsibility there will be no investment. Access to land involves so many actors and competing interests – but sustainable access to land is also the solution for pressing development issues.
- Germany supports the establishment of scientific hubs, centres of excellence, in all five African regions. These centres in Morocco, Ghana, Cameroon, Tanzania and Namibia fulfill the following functions: improving research, knowledge and data exchange on land governance on the one hand and bridging the gap between research and science and policy making on the other hand. With this support we strengthen the implementation of the AU agenda on land with the ultimate aim to come to durable solutions for access to land and land tenure.

- To conclude, he quoted from the Kagame report which had been approved by the Heads of State and Government in January 2017: “Tens of thousands of young African bodies have been swallowed by the sea or abandoned in the desert, in pursuit of a decent life for which they are prepared to risk everything, because they believe there is no hope at home. They testify to the urgent need to act. Continuing to defer necessary reforms to the future is an implicit decision to do nothing. It means giving up on ourselves and our people, tolerating our conditions as inevitable, and accepting Africa’s subordinate place in the community of nations as natural.”

Key Messages by Rachael Mwikali, Women and Youth Representative

- Young women and men have limited access to markets making it difficult for them to engage in viable and sustainable agricultural ventures. Access to markets for young women and men is becoming even more difficult due to the growing international influence and the rigorous standards within supply chains. Young women especially in the rural areas in this continent face additional constraints due to retrogressive cultural norms and practices.
- Too often, young people’s voices are not heard during the policy making and implementation processes, and so their complex and multifaceted needs are not addressed. Policies often fail to account for the diversity of young women and men and so do not provide them with necessarily and effective support.
- Young women and men have insufficient access to information. There is a critical and urgent need to improve young rural women’s access to education, and to incorporate agricultural skills. Addressing the land issues among young women and men encourages them to be involved in agriculture and ultimately addressing the significant, untapped potential of this sizeable and growing demographic.
- Improving access to information and participatory research will facilitate youth access to markets; with niche markets offering significant opportunities for young peasant farmers.
- Deliberate efforts must be made to ensure that the voices of young women and men are heard in all policy discussions. Policymakers themselves must also actively engage both youth and grassroots women who are also primary stakeholders in the policymaking process.

These remarks show that Africa has made some progress but much more needs to be done to increase access to land by youth.

Chapter 4: Policy dialogues

1. THE MINISTERIAL DIALOGUE ON LAND POLICY IN AFRICA

A Ministerial Dialogue between Hon. Toni Nujoma, Minister of Ministry of Land Reform, Namibia; Ato Belete Tafere Desta, Head of the National Integrated Land Use Planning and Policy (NILUPP) project under the Prime Minister’s Office, Ethiopia; Mr. Richard Oput, Ministry of Lands, Housing and Urban Development (MLHUD), Uganda and Mr. Edson Myisi, Coordinator, Enable Youth Programme, African Development Bank (AfDB). It was moderated by Professor Rexford Ahene, of the World Bank/FAO and Lafayette College, USA.

It was during this Dialogue Session that the African Land Policy Centre and logo were unveiled by the Coordinator, Dr. Joan Kagwanja. The logo encapsulates the complexity of land policy issues in Africa. The image of a 'person' at the center captures the 'people-centeredness' of land, the 'roots' symbolize culture and resources that define land and how communities relate to it and the various colors represent land based resources: brown for minerals., green for vegetation and blue for water. The ALPC has four key mandates: Providing leadership on land policy issues in Africa, driving land policy formulation and advocacy so that land remains a priority concern, building partnerships and linkages and coordination of land policy activities by providing continental and regional platforms. The ALPC will also provide technical assistance in different areas of land governance as guided by decisions made by the African Union Member States, including ensuring that women have access to land and documented ownership, supporting capacities for monitoring and evaluation of land governance, and advancing the implementation of guidelines related to land policy and use in Africa. The Center will contribute strengthening of linkages and partnerships with institutions of higher learning for knowledge generation and dissemination, mainstreaming of land governance in agricultural development plans and provision of guidelines to help us address land disputes and conflicts related to land and its resources.

In his remarks, Hon. Utoni Nujoma shared the experiences of Namibia in addressing youth concerns about land. He said that land and youth issues are very current and topical nationally, regionally as well as internationally. There is therefore need to prioritize them in order to encourage development and better governance. He emphasized that there is an urgent need to develop clear youth centered strategies and policies. Such strategies and policies, he said, should include the enhancement of the established institutions and include youth as central stakeholders and development partners, especially in the agricultural sector.

Hon. Nujoma said that many youth in Namibia are not literate and face challenges such as lack of employment, access to information and access to land. In curbing this problem interventions through the Land Development Projects have been carried out to accommodate complex issues that surround access to land by youth. There is still urgent need to promote policies and strategies that can prioritize youth concerns over land in the national strategy/agenda and keep them in the public domain. He challenged civil society and private sector to work closely with government to ensure that youth are included in all development programs, considering that the high youth population in the country. It is encouraging that that the current policy and legal framework gives equal opportunities to all Namibians to own land and give access to land.

Mr. Ato Belete Tafere Desta, Head of the National Integrated Land Use Planning and Policy Project (NILUPP), discussed what the government of Ethiopia has been doing to promote the accommodation of youths in development agenda over the last three decades and the role of the business and private sector and different social groups in addressing issues of youth and women at the core of which is land governance. He informed participants that the Ethiopian government is devising strategies to accommodate landless youth.

When discussing about the economy, Mr. Desta, said that Ethiopia is still agrarian based with majority of GDP derived from agriculture. Considering that majority of youth live in the country side, investment in agriculture is a top government priority. In urban areas, urban sprawl is taking over prime agricultural land. Land related challenges include land degradation and drought and famine.

Richard Oput of the Ministry of Lands, Housing and Urban Development (MLHUD), Uganda said that land sector reforms in that country were ushered in by the constitution of 1995. One of the major reforms was the recognition of land as belonging to the citizens and not the state. This brought in a new management regime. Previously from 1975 land was state property but after 1995, it was understood that land belongs to the citizens. He shared that the *mailo* system is unique to Uganda. The basic unit of the *mailo* system is a square mile, hence the derivation of *mailo*, which is also equivalent to 640 acres. The term is used in Uganda to describe a land tenure system that came into effect when the kingdom of Buganda signed an agreement with the British-administered Uganda Protectorate in 1900. The system is complex to manage due to competing interests.

The 1995 Constitution promoted the decentralization of land issues, created new mechanisms for the management of government land and established land tribunals for dispute resolution. The Constitution also built a framework for the development of the national land use policy; updating of laws which were moribund; establishment of a survey inventory of government lands; development and implementation of land information systems; capacity building; establishment of Land Boards; and the training of the new district land boards, as well as new officers. In Uganda 80% of the land is in rural areas and most people live in rural areas and hence the need to focus on land governance..

In his contribution to the dialogue, Edson Mpyisi, Chief Financial Economist and Coordinator of ENABLE Youth at the African Development Bank Group, drew attention to African youth demographics. He said that Africa has 420 million youth Africa aged between 15-35 years, constituting over 65% of the population on the continent. Even with rapid rural-urban migration, more than half of the youth live in rural areas. Whereas the proportion of young people is projected to decline worldwide, Africa is the only region in the world where the population will still be growing over next 20-30 years.

The median age of the population in Sub Saharan Africa is 18.3 years old, in Asia it is 30 years old (37.0 in China, 26.6 in India), and Europe 45+ years old. *Clearly, Africa's rapidly growing youth population could be one of its greatest assets.*

Youth and Employment

There are approximately 11-12 million youth entering the job market every year in Africa – whereas only 3 million jobs are created annually. This leaves a shortfall of 8-9 million youth. Youth are two to three times more likely than adults to be unemployed. Moreover, majority of the employed youth are poor and work in vulnerable and low quality jobs in the informal sector. Today, 35% of Africa's youth, amounting to 143 million people, are underemployed, unemployed or inactive. By 2025, there will be 181 million young people without stable employment. *If properly harnessed, a growing working age population could support increased productivity and stronger economic growth. If not addressed - they could be a threat to social and political stability.*

The AfDB's Response: Agriculture/Agribusiness as a Solution to Youth Employment in Africa

Agriculture and agribusiness are projected to become US\$ 1 trillion industry in Sub-Saharan Africa by 2030. Indeed, the continent is viewed as “the last frontier” with more than half of the world's uncultivated agriculturally suitable land and underutilized water resources. It provides as opportunity for catering towards tremendous growth in global and regional food and

agriculture markets. There is unprecedented interest in African agribusiness by the private sector and we know that agro-based industries bring much needed jobs and incomes. Because majority of the youth are in the rural areas, we need to invest there.

The Bank's ENABLE Youth Program

The Bank's ENABLE Youth Program is empowering youth to establish and run their own agribusiness enterprises along the whole Agricultural Value Chain. **It has three** key components: (i) improve the *Enabling Environment* for decent youth employment in member countries (ii) develop *Agribusiness Incubation*; (iii) facilitate *Access to Finance* for the youth agripreneurs by encouraging enterprises along the whole food system.

There are over 15 job groups along the whole agricultural value chain (farm to fork) and over 30 countries have expressed interest in Bank support to implement ENABLE Youth projects in their countries. Currently, six projects (in 6 countries) addressing ENABLE Youth were approved by the Bank for a total of over USD 500 million.

Land and Youth – Key Issues

Why is it so arduous for young people to access land in Africa?

- The land management system is predominantly customary based. This implies that land and property rights are frequently weak and unclear – inheritance of land is often the preeminent mechanism by which young people obtain access to land.
- The decisions on land use are made by the elderly, rarely involving the youth.
- This leaves them with no real management responsibilities and few opportunities for investment and economic growth.
- However, an important subdivision of the land amongst a large number of siblings can lead to fragmented and unviable land parcels – leaving young people landless or secondary rights users.
- In other parts of Sub-Saharan Africa, especially in arid and semi-arid areas, land is considered a communal property – with little if no fragmentation. In those circumstances, young people are often treated as farm hands or unpaid family workers in the rangelands (in opposition to young farmers in their own right – which greatly affects their tenure security).¹
- When a young farmer is working in a family or a community land parcel, without secure ownership of the land, his/her participation in farmers' organisations is often restricted – as these are generally meant for independent farmers.
- One way to access land: Young people can access land by providing labour in or outside of a family plot through share-cropping arrangements (land management agreements).
- Complexity of the situation: factors such as the sex, marital status, level of education, and legal status need to be considered.
- The lack of knowledge of their rights, including low levels of literacy– especially those related to land – impede their security of tenure. They do not know the appropriate legislation and policies that could facilitate and protect their access to and security of land ownership.

¹ GLTN, *Towards a Youth Agenda for the Global Land Tool Network: A Scoping Study*, by Siraj Sait, 2011.

What are the consequences to this lack/absence of access to land?

- Lack of financial autonomy: can explain why landlessness among rural youth is a primary cause of migration to urban areas, seeking for alternative sources of income.²
- Lacking the necessary assets to leave their original homesteads, it could also impede young people from starting their own families.

What can be done?

- The engagement of young people in the political and cultural arena is crucial. They should be included in policy dialogue in the course of the elaboration of land policies and legal frameworks.
- In response to this challenge, the *Voluntary Guidelines on the Responsible Tenure of Land, Fisheries and Forests in the Context of National Food Security* adopted in 2012 state that "effective participation of all members, men, women and youth, in decisions regarding their tenure systems should be promoted through their local or traditional institutions" (section 9.2; see also 3B.3, and 15.5).
- Moreover, the 2006 *African Youth Charter* is a legal instrument for youth empowerment, providing a framework for youth development programming across the member states of the African Union. The *African Youth Charter* calls for providing "grants of land to youth and youth organisations for socioeconomic development purposes" (article 14:2).
- In the AGRA publication "Youth in Agriculture in Sub-Saharan Africa", the following long-term solutions to address the insecure land tenure of young people are highlighted:

Long-term solutions to address the insecure land tenure of young people

Over the longer term, a number of actions can and should be taken to strengthen youth land tenure:

- Youth should have a strong voice in land-related policy decisions and implementation;
- Stronger legislation, local institutions and legal services for youth are needed to ensure that their rights to land are recognized and defended;
- Alternative approaches to ensuring secure youth access to land need to be considered, such as group acquisitions of land, cooperative farming, and the transfer of land *intra-vivo* where feasible;
- Youth-oriented advocacy is needed to improve youth awareness and empowerment;
- Land sales and rental markets need to be adapted to the circumstances of youth, and such arrangements as sharecropping should be facilitated as mechanisms for providing access to land;
- Off-farm economic opportunities or small, land-intensive farming activities targeting young people should be identified and promoted; and
- Rural youth organizations, as well as participation in organizations that enable young people to have a voice in policy-making processes need to be encouraged and strengthened.

² GLTN, *What Land Means to Youth: Securing Land and Property Rights for All*, by Siraj Sait, Toril Iren Pedersen, Jon-Andreas Solberg, Nairobi-Kenya, ISO 14001:2004.

The Session challenged African Union Member states to come up with land governance policies and practices that increase access to land by women and youth and provide employment opportunities through agriculture and agribusiness. It was noted that quite often, youth are not involved in policy and decision making forums on land governance. The involvement of youth in policy formulation would ensure that their interests are catered for. There was consensus that political will and partnerships between stakeholders are core to land policy reform in Africa. Member states were called upon to develop inclusive land policies and invest in tenure security through regulatory frameworks and implementation processes.

2. POLICY DIALOGUE BY AFRICAN TRADITIONAL LEADERS

Large scale land based investments in Africa (LSLBIs) is a topic of major concern to African governments as well as African civil society. The topic is highly controversial as for African governments, the increasing demand of farmlands by foreign investors across the continent is a clear opportunity to accelerate agricultural transformation, provide jobs to the youth and alleviate poverty. However Civil Society Organizations highlight major threats of loss of the land rights of local communities and people, including women and pastoralist communities which are primarily exposed to the detrimental effects of investments. Upon request of AU member states, LPI undertook a series of initiatives aiming at generating evidence on the nature and extent of LSBIs in the continent, advocate for better governance of land investments, develop tools for guiding decision making, prepare training materials and, build the capacity of African actors for better land related negotiations.

In the context of its mandate to facilitate the implementation of the AU Declaration on land issues and challenges in Africa, the LPI benefited from a grant from the African Development Bank (AfDB) aiming at developing capacities for the negotiation of fairer land investments in Africa. Key activities of the AfDB funded project to “support to the implementation of the Nairobi Action plan on large scale and based investments in Africa” included engaging African traditional leaders in improving the governance of Large Scale Land Based Investments (LSLBIs).

In November 2016, around 40 traditional chiefs and community leaders from across the continent were gathered by LPI in Accra, Ghana in a sensitization seminar on LSBIs. The sensitization seminar provided an opportunity for LPI to share its research findings on the nature and extent of LSBIs in the continent; facilitate exchange of experiences and sharing of best practices among traditional leaders. Traditional leaders used the opportunity of this gathering to strategize on follow-up actions toward influencing the governance of LSBIs in Africa and decided to establish a specific platform on land governance.

Key outcomes of the sensitization seminar included: i) a Communique of traditional leaders calling for recognition of the land rights of local communities including women and urging African Governments to improve the governance of investments in the land sector; ii) the decision to establish a Forum of African Traditional Authorities (FATA) with a view to improving good governance in the land sector, including preventing and resolving land related conflicts.

It is within this context that a Policy Dialogue Session with African traditional authorities was held to discuss issues related to the governance of Large Scale Land Based Investments (LSLBIs).

Objectives

The objectives of the Policy Dialogue were to :

- (i) bring in the 2017 conference on Land Policy in Africa (CLPA/2017) the perspective of traditional leaders on the theme: *“the Africa we want: Achieving socio-economic transformation through inclusive and equitable access to land by the youth”*;
- (ii) keep the momentum from the Accra sensitization seminar and follow-up on key recommendations;
- (iii) consolidate the establishment process of the Forum of African Traditional Authorities on land and organize the official launch of the Platform.

The Panelists included:

1. Hajia Azara Bukari Kansawuche, Queen Mother, Ghana
2. HRH Drani Stephen Izakare, Traditional Chief, Uganda
3. Osahene Kwaku Aterkyi II, Traditional Chief, Ghana
4. HRM Mvondo Bruno, Traditional Chief, Cameroon
5. HRM Imfumu Chibesakunda XI, Traditional Chief, Zambia

Other than the above panelists, other traditional leaders will be invited to participate in the session which was moderated by Mr. Ibrahim Mwathane. Key themes that were addressed included:

- Land tenure systems
- The role of youth in development
- Access to land for women
- Increasing levels of investment

Key Messages from Hajia Azara Bukari Kansawuche, Queen Mother, Ghana

- Customary land accounts for 70% of Ghana’s land, through the regional house of chiefs, traditional authorities work with local government even though they don’t engage in party politics. Traditional authorities hold land in trust. Women and youth provide are crucial labour force and their access to resources in key. The Queen mother serves as a repository of knowledge and customs, until recently, the role of Queen Mother was only recognized alongside the chief. Over the years, the role of Queen Mother has gone beyond ceremonial role in local governance. They now hold power and play a critical role in arbitration and are effective partners in development.
- Challenges of the youth are numerous. While youth can access land through verbal agreement without any documentation, this does not grant them tenure security and puts them at risk of being dispossessed of their land by investors and well-to-do farmers.
- The continent is the spiritual, economic and cultural home for all Africans. It is the responsibility of traditional authorities is to improve youth access to land and encourage them to engage in farming and allow them to use the land profitable. Government must promote agriculture through block farming and support of inputs. Customary land tenure systems provide the basis for regulation and managing land, in negotiable terms for both men and women through diverse forms of land access.

- Cultures are dynamic and national governments should afford economic opportunities for all including women and youth. Efforts to stop child marriage should be strengthened.

Key messages by HRH Drani Stephen Izakare, Traditional Chief, Uganda, “Unity and strength”

- In relation to the theme of the conference, I would like to add women, orphans, children and migrants and everyone in the customary land, which accounts for largest land holding today. The duty of all traditional authority is to protect their communities. Young African men and women are being sold for less than the price of 1kg of meat.
- Traditional leaders are players in development and eradication of poverty. Yet, responses to large-scale land investment are focused on administration. Traditional authorities have been working under the banner of Forum for African Traditional Authorities.
- Uganda has a commendable land policy because it recognizes the role of traditional authorities in managing customary land and disputes. In our traditional systems, women are at the centre of land, even though this is not always visible in practice. The challenge faced by traditional leaders is that they are caught in the past and are not rising to modern challenges of population growth, migration and the youth bulge.
- In 2016, in Accra traditional authorities agreed to create a forum for traditional leaders, not only to advance the role of traditional authorities in land governance but also to advance women’s access to land. The authorities set a target to ensure that 30% of land is allocated to women by 2025 and to serve as early warning system in the fight against cultural intolerances and social disputes.

Key Messages by HRM Mvondo Bruno, Traditional Chief, Cameroon

- Land is the fruit of the work of our ancestors. It is a collective asset that cannot be transferred. Cameroon is undergoing a lot of reform in the economy in relation to natural resources including forests and minerals. Traditional authorities are calling for distinction between urban and rural land, and that the first point of administration of land is at the village point by traditional leadership. They are also calling for mapping of customary land.
- We should not link property rights to the need to develop the land. There are different uses of land including customs and rituals. We don’t want to align to property rights that advance the use for land for material gains. The local chief acts on the basis of generational rule and we have to recognize the rights of women, youth, indigenous people and nomadic populations. We are not saying no to investment, but the investment must not work against the environment and the social customs and way of life.

Key Messages by HRM Infumu Chibesakunda XI, Traditional Chief, Zambia

- Ordinary citizens must be granted land, to make use of land to produce goods and services, and emancipate subjects to improve their standard of living. The Forum of African Traditional Authorities in line with the AU land framework must ensure access to land for all.

- The bottom line is that international investors' interest in customary land should not be "anti-poor". Customary land is the greatest asset in Africa and the main source of subsistence for Africans. It is the role of traditional authorities to protect customary land.

Key messages by Osahene Kwaku Aterkyi II, Traditional Chief, Ghana

- Since the largest portion of land mass in Ghana is under customary land, anything that happens on the land must involve traditional authority. Government efforts to address youth development through use of land must involve traditional leaders.
- In May 2017, the Ministry of agriculture and food security registered 200 000 young farmers, all of whom required extensive services and support. The producers are spread across the country, to cultivate a range of crops under new technologies. Each village has come out with 2500 acres to drive access to land for youth as a contribution to the government to support young farmers.
- Traditional authorities are documenting the land that is being granted to young farmers so they can have access to credit and ensure their land tenure security.
- We need a decree on measurement of rural territory, which will help to settle rural conflicts. Also, the Chief made proposals for the reduction of forestation, the last proposals concerns the involvement of investment through shares. My counter proposal is to ensure credit for rural populations in order for them to benefit from land investments.

Key Messages by Traditional Chief, Democratic Republic of Congo

- Following colonization, it is important to ask the question: "who is the state?" The state is the communities who are governed under customary law.
- There is a gap between international laws and policies that are being implemented and the customary land tenure systems and customs of the people inhabiting the land.
- If we are going to reinstate traditional authorities in their rightful place in governance, the role of women and youth is critical. We welcome the contributions of the different multilateral organizations such as the AU and UN and would like to work in partnership with them.

Conclusion

There was consensus that the role of traditional leaders is important and necessary for ensuring social cohesion. In pre-colonial Africa, traditional leaders were protectors of community land and ensured tenure security. There is much that can be learned from them. It was noted that when it comes to the right of women to access and own land, forced marriages and women inheriting land the leaders tended to be noncommittal about fully excising their power and their role in advancing the interests of women. This suggests that advocacy work on women's land rights needs to be undertaken with a particular focus on traditional authorities.

Chapter 5: Thematic sessions: abstracts

Conference Theme: Conference on Land Policy in Africa (CLPA –2017 *Thematic Sessions*)

Theme 2: Youth and Land Reform: A Story of Engagement and Exclusion

Title: Land, Youths and Radical Economic Transformation: Whither South Africa”

Admire Nyamwanza

Abstract

The subject of land has recently assumed centre stage in South Africa with, for example, politicians in both the ruling party and in opposition political movements jostling to provide the loudest of voices on the issue. The ruling African National Congress party has placed the land issue and accelerated land redistribution from the white minority to the black majority at the centre of its intended push to what it is calling “radical economic transformation”, whilst the four-year old opposition Economic Freedom Fighters (EFF) party has gone further and called for the amendment of the Constitution to allow for the expropriation of land without compensation. Other political formations with such names as “Black First Land First” (BLF) have also arisen in the last two years, showing how land has suddenly become a serious political platform two decades since the country attained majority rule. An interesting dimension in all this is that such formations as the EFF and BLF, which have been the most vocal and radical on the land issue are led by young people (below the age of 40). This paper therefore seeks to explore the generational, socio-economic and political contexts within which interest in the “land question” in South Africa has suddenly surged. A key focus of the paper is on the exploration of how the recent radicalization of the land issue can be linked to and be an opportunity for addressing the issues of youth land rights and rising youth unemployment in South Africa. The paper ultimately suggests recommendations for an inclusive and progressive land reform process in South Africa going forward as based on unique historical and contemporary experiences in the country as well as on experiences on resolving the “land question” elsewhere – a process which should take on board generational concerns in addition to the traditionally recognised race, class and gender aspects.

Title: Voices of Youths on Customary Land Rights and Registration in Ohangwena, Kavango East and Zambezi Regions of Namibia

Kletus M. Likuwa

Abstract

Amidst voices of rejections to customary land rights registration in Namibia by some communities, the voices youths, who are expected to be at the forefront of transformations, have been absent from the discourses on customary land rights and registration. Using qualitative methods of interviews and round table discussions with youths and key informants in selected regions, the research aimed to analyse the youths’ interest in acquiring and registering customary land, their participation in the registration process; youths’ perceptions and silence over customary land rights and registration. Evidently, there is a weak interest among the youths to acquire customary land, let alone, participating in the registration process which they believe will benefit them nothing. The study suggests a government implementation process acceptable and beneficial to youths and their communities in the communal areas. It recommends that government and stakeholders increase youths’ programmes to promote their participation and discussions on land rights issues. It suggests exploration of various reasons for why youth need land so that youths

may be supported fittingly and remain useful within their own land settings. Furthermore, there is a need for government and service providers to prioritise service delivery and development to rural areas so that rural youths are encouraged to remain in rural areas and use their energy, knowledge and skills to build up their communities.

Title: Empowering the Zambian youth with land information for sustainable development

Raphael Chikwampu

Abstract

Land being one of the key factors of production, has attracted a lot of attention from various sections of African society for various reasons. Various players have specific interest in land for development in sectors that include agriculture, mining, tourism and infrastructure development. In Zambia, the bulk of the land for such investments is under customary tenure and its use implies that it has to be converted into state land (leasehold) for purposes of tenure security. Consequently, poor and vulnerable people, that include women and youth, are left on the margins and in some cases, end up losing their land through displacements with little or no compensation. This is partially the case because customary land is not fully secured compared to state land. This kind of development that leads to loss of land and disturbance of livelihood for the indigenous local community members is not sustainable and will not adequately address the high poverty levels in the country. Additionally, the long, costly and cumbersome land acquisition procedures in Zambia, inhibits the youth from taking part in the acquisition of land for development. This leaves the young generation frustrated and engagement in negative vices becomes a better option thereby exacerbating their poverty situation and that of the country at large.

In an attempt to address the above stated challenges, the Zambian Government has embarked on the formulation of a land policy through a consultative process with various stakeholders that include civil society, private sector, the church, local communities, and traditional leadership. These consultations have been deliberately targeted at the above stakeholders but little has been done to target the youth as a specific group despite them being the future of the country. No specific study has been done to establish with certainty this lack of active participation by the youth but indications show that the youth remain in the periphery in land policy formulation and management in general. Additionally, youth have not seen and appreciated the value of land for their present and future needs as they have been treated as secondary beneficiaries as they are expected to get land through their parents/families and this has led to many of them being content with the status quo.

The current pilot study to establish the progress in the implementation of land policy in Zambia under the “Monitoring and Evaluation of Land Governance in Africa (MELA)” project, will help assess the extent to which the youth have been engaged in the formulation of the land policy and management of land in the country. These findings will help inform future interventions that will ensure active and comprehensive participation of this key group of stakeholders in the development of Zambia in particular and Africa in general.

Having worked and interacted with youths on various platforms and projects, the social media has proven to be a strategic tool of reaching out to and interacting with the youths on various issues that affect them, beyond the political discussions that take much of their valuable time. The Author of this paper is currently the Country Coordinator of the MELA project and also chairs a social group that is mainly composed of youth with a view to address various issues that affect their former primary school of which land has been identified as an issue. Strategic youth will be

identified and trained on various land issues and these will in turn be assigned to recruit and share with their peers, various pieces of information on land. This will be done through a pilot project that will deliberately target the youth vis-à-vis land management in Zambia.

Title: Securing Land Tenure and Access for the Youth to Modernize Africa”

Frank Byamugisha and Yaw Ansu

Abstract

This paper is based on a recently launched report by ACET titled “Agriculture: Powering Africa’s Economic Transformation”, especially chapter 2: “Securing land rights and easing access to land”. The authors of this paper were members of the Team that wrote the report. The vision of the report is to create a modern agricultural sector; and one of the four fronts to achieve this vision is attracting and assisting some educated youth to take up farming and operate small and medium size commercial farms.

Since agriculture requires access to land, like other farmers the youth have to access it in order to undertake agriculture. And since transforming agriculture requires investments and working capital to raise productivity and run a commercial farm, the youth need secure titles for their land to make the investments worth it and to use their land as security for loans to finance investments and commercial operations. Formalization of land rights to secure titles could also incentivize part-time and low productivity farmers and elderly land owners to rent out their land and look for more rewarding opportunities off the farm. This process will facilitate land consolidation and make it easier for the educated youth who want to consider a farming career to acquire land through rental or outright purchase.

However, there are challenges to accessing land that is secure. The primary challenge is the land tenure system. Historically, land in Africa has been communally owned, with almost every adult in the village having some access rights to some farm land; the youth find it difficult to access it except through inheritance which, itself, is unpredictable and unreliable in terms of timing and the volume and quality of land. Land is also largely unregistered. This tenure system, together with customary practices which favor boys, make it even more difficult for girls and young women to access land. Other challenges include: undeveloped land sales and rental markets; and lack of financial resources to buy or rent land.

This paper presents a menu of policy actions, with 3 components, to overcome these challenges. The **first** is market-improving and aims to develop and make agricultural land sales and rental markets transparent and accessible to all including the youth; it includes land registration for individually owned land like Rwanda has successfully done and for communally owned land like Mexico has done; but it does not target the youth as the primary beneficiaries. The **second** is market-based and aims to augment land and credit markets to deliver agricultural land and production services to the youth to undertake farming. Good practice cases can be found in Latin America, specifically: (i) the Brazil Land Fund Program which supported youth groups with commercial loans to purchase land, and government grants to finance on-farm investments and agro-business training; and (ii) the Mexico Land Fund Program which supported youth with entrepreneurial training, and subsidized (and later commercial) loans to rent or purchase land and make on-farm investments; and also assisted senior farmers to access and participate in social welfare schemes as an incentive to transfer land to young farmers. The **third** is government-based and aims to transfer government-owned or controlled agricultural land to the youth either through

a legal mandate as Ethiopia did, a transfer of state-owned land as Senegal did or a transfer of government-controlled community land as governments of Togo and Gambia did.

Theme 3: Land Access: The Link between Youth Employment and a Prosperous Life

Title: Integration of Land Tenure Monitoring in Agricultural Development Projects in Malawi Using Geo-Spatial Technologies

Kefasi Kamoyo, Solomon Mkumbwa, Rex Baluwa and, Harold Liversage

Abstract

Agriculture plays a significant role in Malawi because it accounts for 30% of Gross Domestic Product (GDP) and generates over 80% of national export earnings. Between 2005 and 2011, over 80% of the country's total exports were agricultural commodities, primarily tobacco, sugar and tea. The agriculture sector in Malawi comprises of smallholder and the estate sub-sectors, with more than 99% of households involved in smallholder subsectors which contribute 80% of overall production and 70% of agricultural GDP. However, sustainable agricultural production and productivity has proven much less pro-poor because of inequitable distribution of land and failure to recognize legitimate land rights for youth, women and subsistence farmers. It depends on land, ownership of, or access to, agricultural land. Many rural people suffer from hunger because either they are landless, they do not hold secure tenure or their properties are so small that they cannot grow enough food to feed themselves. The land tenure system affects agricultural land use, prospects for improvement, productivity and food security.

Many programmes are being implemented in Malawi to improve food security among poor farming households. Sustainable Agricultural Production Programme (SAPP) is one of them. The goal of SAPP is to contribute to reduction of poverty and improved food security by creating a viable smallholder agriculture sector employing good agricultural practices. SAPP is implemented in six districts in Malawi which are: Blantyre, Chiradzulu, Balaka, Lilongwe, Nkhosakota and Chitipa. It is targeting 200,000 poor rural households comprising mainly productive men, women and youths.

During the design of the programme, issues to do with land tenure were not taken into consideration as to see how they can impact on the technology adoption and food security. This paper therefore exams how Geographic Information System (GIS) can be effectively integrated in monitoring land tenure issues in SAPP to ensure that maximum benefits are derived from the interventions i.e how the structure of land tenure system among the beneficiaries of the programme influences technology adoption, agricultural productivity and food security among beneficiary households.

Social Tenure Domain Model (STDM) integrated into Quantum Geographic Information Systems (QGIS) was used. STDM, geospatial pro poor land management tool, was deployed to analysis the georeferenced data for two successive years from Nkhosakota district.

The study found out that the main land tenure risks and problems in the districts were: insecure rented land without documentation, field boundary conflicts, unaffordable tilting of land by many farmers, limited access to land to expand enterprises on the land, lack of land limits access to credit by youth and women, fragmentation of land due to new families and land degradation.

The study found out that 72.5% of farmers renting land were not practicing soil and water conservation measures leading to high rates of soil erosion especially in the north western part of the district with average soil rates of 17 t/ha/year. For those farmers owning land were able to conserve their fields experienced average soil rates of 6 t/ha/year.

It was observed that 47% of farmers renting fields dropped the interventions in the second year leading to decreased rates of adoption among farmers. There were 87% of farmers who owned land that continued implementing the project interventions and even expanding their land for implementing interventions as most of the criteria set for beneficiaries to receive inputs favoured those farmers that owned land.

It was found out that 90 % of interventions were being implemented in the fields which were within a mean road buffer zone of 500 meters. These fields were mainly owned by farmers.

In terms of land tenure security, the study finds that on average there was a high likelihood that female headed households would feel land tenure secure than male headed ones in the matrilineal societies casting doubt as to whether the claim that women may feel more discriminated against and may feel more insecure under the existing customary land tenure regimes is the universal truth. This study also finds that land tenure insecurity was not much of a problem to many households and if there was insecurity at all, then it was men who were likely to feel tenure insecure especially in the matrilineal systems. The fact that more land came from wife's mother implies that marriage was still an important means of gaining access to land.

In conclusion, the paper recommends that for effective and sustainable impact, there is need to integrate GIS as a monitoring tool as it gives spatial linking of land tenure issues and interventions in the programme area. Further the initial analysis of tenure on land and natural resources should be a key component of any design of agricultural development investment programme.

Key words: Food security, Land tenure, Malawi, Geospatial, Youth

Title: The impact of land tenure security on youth employment and economic transformation in Africa: the case of Cameroon

Lucain Nyassi Tchakounte, Jean Brice Teika, Vanessa Ngega Achu

Abstract

Young people often perceive corruption in land administration as an insurmountable obstacle to the entrepreneurial spirit and access to employment. As a result, they often migrate to rapidly growing cities and likely end up being unemployed or in the informal sector.

In most of Africa, poor land governance limits access to land tenure for youths. From a recent survey Transparency International conducted in nine countries in sub-Saharan Africa (Cameroon, Ghana, Kenya, Liberia, Madagascar, Sierra Leone, Uganda, Zambia, Zimbabwe), 13% of under 30 years of age having more than 10 years of studies background, state that their land can be taken away from them at any moment. That ultimately generates negative impact on the agricultural sector, whose promise has been acknowledged as key to boosting the continent's transformation.

Their workforce, innovation and potential to increase agricultural productivity are assets for poverty reduction, especially in Africa's rural areas. However, youth remain disadvantaged and encounter several challenges, including discriminatory land laws, practices and policies that limit their capacity to secure land.

Cameroon's demographic profile and land practices are a case in point. The country has a population estimated at 23 million people, 64.2% of whom are youths (men and women) under the age of 25 with an estimated dependency ratio of 78.4 due to high unemployment rates. From the Transparency International survey, in Cameroon, 21% of educated young people and 17% of non-educated young people don't have their land secured. The agricultural sector, which has the potential of providing jobs, especially to young unemployed men and women witnesses a lack of interest from their part, mainly because of complex, expensive and corrupt land tenure procedures and practices, as well as discriminatory society/traditional norms (especially for female rural youths).

Despite efforts by the Government through the Agricultural Competitiveness project aimed at harnessing the competitiveness of eligible producer organizations (including youth organizations) and working on target value chains, failure by youths to secure land—a necessary initial input—limits their engagement in the agricultural sector, which could contribute to transforming the economy of Cameroon.

Drawing from primary evidence and secondary data, this dialogue seeks to showcase how poor land governance policies and practices hinder youths from maximizing their *agricultural potential* to contribute to the country's economic transformation. It further presents (with case studies) the positive impact of land tenure security in developing social (youth) entrepreneurship, boosting the economy, improving food security and fighting against poverty in Africa.

Title: Measures towards developing appropriate capacity of the youth for land governance in Africa

Ibrahim Mwathane, Joan Kagwanja and Judy Kariuki

Abstract

Since commencement in 2006, the Land Policy Initiative (LPI) has made tremendous progress towards improving land governance in Africa. A Key milestone in this regard is the formulation of a *Framework and Guidelines on Land Policy in Africa*, containing a comprehensive guide for land governance, which provides a context and framework for land policy development, implementation and tracking in Africa. The African Union *Declaration on Land Issues and Challenges in Africa* gives the framework political anchor and authority, committing governments to prioritise and allocate adequate resources to land policy development and implementation in Africa. The AU Declaration further urges AU Member States to build adequate human, financial, technical capacities to support land policy development and implementation as well. The Framework and the Declaration constitute fundamental building stones for good land governance in Africa.

But studies by LPI reveal that the implementation of the AU Declaration on land in Africa will be limited without sufficient country level capacity in land governance. Land professionals are critical to implementation. Their skills are needed for the development and implementation of land policies and their integral programmes. In line with the AU Agenda on land, the studies also identify the need for building capacities for land governance in Africa at a Continental level. To

address the wider AU Agenda on regional integration and development, Networking and collaboration between the African Institutions training on Land Governance is highly recommended. So the question begs whether African Union Member Countries have the sufficient numbers of land professionals, with the needed skills, to adequately drive land policy development and implementation within their jurisdictions in the region. These questions beg good answers. While it is appreciated that some of the technical skills imparted on land professionals to drive colonial Africa may still have relevance, there is need to understand the kind of skills suitable for the land professionals to be entrusted with driving land governance in contemporary Africa.

To be able to do so, it is necessary to have a good understanding of what the land governance industry in today's Africa requires. An understanding of the needs of today's governments, today's private sector, today's civil society and, where applicable, today's traditional authorities, which are key actors in land governance in large parts of Africa. An understanding of such needs helps to reorient the curricula of Africa's Universities and Centers of excellence responsible for training Africa's youth to be more targeted to Africa's current needs. Such an understanding helps to determine the gap, or convergence, of the curricula that has been driving the training of land governance in Africa previously and what may be needed to respond to the current needs of Africa. This would help to ensure that the training of Africa's youth in future is based on curricula whose menu is comprehensive and relevant to country and regional needs.

To be able to determine the gap and/or convergence, the Land Policy Initiative commissioned a study to identify the current and emerging needs of land professionals in Africa. The study helped to assess the skills needed for land professionals who are to be hired to drive land governance for governments, the private sector, civil society organizations, traditional authorities, development partners and universities.

This paper will highlight the key findings from this study. It will highlight areas of convergence such as the hard technical skills needed to drive planning, surveying, mapping and land registration as well as the soft skills in social-economics, communications, dispute resolution and strategic management that land professionals need to possess in order to get around their work within institutional arrangements and communities more effectively. Preferred areas in research, which embrace national and regional needs, will also be highlighted. Since practicing land professionals, and some policy makers need constant brushing and bridging in order to relate well with changes in policy, law and technology, suggestions on suitable generic vocational courses brought out through the study will be highlighted. Suggestions too were made on how the general training of land professionals may be improved. These will be highlighted too. Besides helping to identify the specific needs of the respective consumer categories, the paper is expected to help in sensitizing trainers and policy makers on the current and emerging consumer needs in Africa. In response, Universities, Centers of excellence and governments are expected to jointly respond to these needs by designing new curricula, or reviewing the existing one, to respond to contemporary needs.

The paper will also help to bring out how the results from this study inform the current LPI-GIZ-World Bank driven project on the Network of Excellence on Land Governance in Africa (NELGA). Among other things, NELGA is expected to enhance the role of universities and research institutions in enhancing land governance, develop university curricula and programmes to enhance the caliber /relevance of land professionals to Africa's needs and to develop training programs that will then enhance capacity of land policymakers, practitioners and stakeholders in Africa.

Focused Roundtable Discussion

Theme: Land Policy, Information, Public Education and Communication

Title: How communities can play a role in securing customary land tenure in Zambia, Zambia Land Alliance

Tapuwa W.L. Nzara

Abstract

Community land and natural resources lie at the heart of social, political, and economic life in much of rural Africa. Most community land is held by communities under customary tenure arrangements. While the Zambian government recognizes community land and acknowledges customary tenure, it has not yet established strong legislation needed to secure customary tenure and effectively supported communities in their efforts to protect their lands. As a consequence, many communities continue to lose their land or access to critical natural resources, undermining local livelihoods and triggering conflicts. Traditionally, rights held on customary land have not been documented beyond outdated colonial-era chiefdom maps. Both government and traditional authorities have expressed interest in documenting land and resource rights in these customary areas to support tenure security, and reduce conflicts within communities and even with outside stakeholders.

Documenting rights is within the mandate of chiefs' role as the administrators of customary land, and as a result, civil society organizations have been assisting chiefs in developing customary land certificates (CLC). This paper examines property rights regimes and the different roles played by stakeholders in documenting customary land rights. It also gives a comparison of state tenure based rights and customary tenure based rights. The insights from the case studies and an analysis of institution costs provide a tentative framework for understanding the role of the rural communities and that of the state in the governance and administration of customary land.

Study objectives were formulated on the basis of establishing which mix of rights and definition of characteristics desirable, and who should have the rights, including the objectives of management of the different land uses, the level of technology being used in documenting customary rights, the benefits generated from the land resource, history, and the institutional environment. This paper reviews the relative merits of private, community, and state-based rights and then uses case studies to compare regimes which are being disrupted by the recent global land rush on rural communities under the guise of large scale land investments phenomena sweeping across the Global South. The strength of a targeted country's legal system, the extent of enforcement and the ease for investing countries in navigating its land tenure system also help determine which places are preferentially targeted.³

The paper also explores the conditions for enduring community rights, well-defined geographical boundaries for the resource, rules of access and withdrawal that are accepted by the community, tailored to the resource and institutions, monitoring and enforcement of rules with graduated sanctions against transgressors, resolution mechanisms for disputes among members, participation of communities in changes to collective rules, and recognition by outside authorities of the collective right. The paper hypothesizes that maps composed of easily recognizable information about land use issues affecting the welfare of rural communities and

³ Anseeuw, W., Boche, M., Breu, T., Giger, M., Lay, J. and Messerli, P. Transnational Land Deals for Agriculture in the Global South: Report based on the LandMatrix Database. Hamburg: *The LandMatrix Partnership*; 2012

their natural resources would facilitate technically improved land use decisions and tenure security within the communities.

This paper presents results of a study conducted in 2015, by the Zambia Land Alliance entitled 'The role of communities in securing Customary land tenure in Zambia', which examines through a social survey, purposive sampled ten (10) communities in five districts of Zambia which are piloting and practising participatory land use planning and customary land certification.

The study revealed that potential weakness of any property rights regime is its inability to adapt to changes in the resource and institutional environment. If community land rights are to be successful, collective rules governing the resource must be able to adapt to shocks, changes in technology, encroachment by outsiders and changes in the value of the flow of benefits. If community rights can adjust to these changes but if their rights are not supported by the state, encroachment by outsiders will undermine their effectiveness.

Findings also revealed that community custom designed maps produced by Geographical Information System (GIS) technology were used by traditional leaders to explain and build consensus at community level on ways to resolve land conflicts. Results also demonstrated the pragmatic and cost-effective value of training local communities to participate in the collection of GIS data as a way of making maps more locally acceptable and better focused on relevant issues and needs.

Conclusion drawn from the findings are that in this transition from the old to the new, or from African to more Western values, communal customs are losing appeal as urban based interests seek legal reforms to privatize and commercialize land and other natural resources through large scale land investments. Thus, the urgent need to protect customary land tenure security for rural communities. This paper shares experiences of the community driven mapping and enumerations processes highlighting challenges in learning to use information and communication technology.

Key words: Customary tenure, Statutory tenure, Tenure security, community participation, customary land, land governance, customary land certificates, Geographical Information System, Village land Committee, Para surveyors.

Theme 4: Protection and Support of Tenure Rights to the Commons for Food Security and Livelihoods

Title: Lessons on Successful Utilization of Forest Land for Crop Agriculture: Evidence from Kenyan Community Forest Associations

Boscow Okumuyand Edwin Muchapondwa

Abstract

The broad objective of this paper is to boost the provision of landless communities in land-scarce areas with options to grow appropriate food crops and other related economic activities inside the available forest reserves during early stages of reforestation programmes. In itself, the participation of local communities in management and utilization of forest resources through collective action has become widely accepted as a possible solution to failure of centralized, top-down approaches to forest conservation. Developing countries have thus resorted to devolution of forest management through initiatives such as Participatory Forest Management (PFM) and Joint Forest Management (JFM). In Kenya, under such initiatives, communities have been able to self-organize into community forest associations (CFAs). However, despite these efforts and an increased number of CFAs, the results in terms of ecological outcomes have been mixed, with some CFAs failing and others thriving. Little is known about the factors influencing success of these initiatives. In addition, finding ways of making sure that community participation in forest conservation yields desirable results opens up options for satisfying more land needs using forest reserves in a manner which does not negatively affect their mandate. This is important as in some areas there is no alternative land to allocate to the landless communities.

Using household level data from 518 households and community level data from 22 CFAs from the Mau forest conservancy, the study employed regression techniques to identify factors influencing household participation levels in CFA activities and to further identify the determinants of successful collective management of forest resources, as well as the link between participation level and the success of collective action. The results show that the success of collective action is associated with the level of household participation in CFA activities, distance to the forest resource, institutional quality, group size, and salience of the resource, among other factors. We also found that collective action is more successful when CFAs are formed through users' self-motivation with frequent interaction with government institutions, provision of alternative lands through PELIS and when the forest cover is low. Policy implications are also highlighted. Our findings help inform policy programmes which seek to satisfy some of the community land needs in land-scarce countries through conservation-friendly agricultural use of areas previously demarcated for exclusive use on forests.

Key words: PFM, collective action, participation, CFAs

Title: Emerging and Promising Practices: Securing Rangeland through Youth Pastoral Associations. The case of Pastoralists Programme in Tanzania, and selected synthesizes from Africa

Zakaria Faustin Shayo

Abstract

Rangeland provide unpredictable climate and unproductive nature, a wide variety of goods and services including forage for livestock, habitat for wildlife, water and minerals, woody

products, recreational services, nature conservation as well as acting as carbon sinks. Pastoralists and agro-pastoralists, sedentary farmers, as well as fishermen and hunters depend on these rangelands for their livelihoods.¹

Pastoralists classify and use tenure for rangeland in ways that do not fit easily with government's definitions or processes, in contrary with a way most government thinking on the granting of land rights and provision of titling. This lead to the lack of attention paid to rangelands, resulting in poor investment and support. Despite a wealth of land-related legislations, policy, frameworks, constitutional rights in most African countries pastoralists that are living in rangeland are still considered highly vulnerable in terms of land rights and tenure security. Of particular concern is the youth. There are different initiatives taken by NGOs active in land securing and planning interventions. Positive lessons can be learned from these initiatives including how the youth have been included.

Through a participatory study and the review of various best practices, this paper document how youth pastoralists unions and associations in Tanzania, Cameroon and other African countries have been organized, their power strengthened in securing rangelands and reopening livestock routes that connect and sustain rangelands in different localities. It builds on evidences including innovative pastoralist collectives; and how they have been able to influence rang land governance by pastoralists themselves. This paper concludes on how under the context of rapid land use changes and increasing pressure on rangeland resources and securing range land access, youth associations can be a bridge to guarantee integration and enforcement of customary laws and legal frameworks over their rangeland and livestock corridors including sustainable use and governance structures that protect land tenure on rangeland, for resilience and food security. The paper gives specific recommendations on the best way youth community institutions can secure and manage rangeland accessed collectively, land security, facilitate investment and interventions in improving the productivity of rangelands in line with recently legal frameworks and interventions that seeks to achieve this.

Key words: Securing Rangeland, Youth Pastoral Associations, Pastoralist Unions, Federations

Focused Roundtable Discussions

Theme: Mining, Land Degradation, Access to Water and Climate Change

Title: Sustainable development in the Cameroonian mining sector (Cameroons): A Review
Marc Anselme KAMGA

Abstract

While Cameroon's development vision is still in its nascent stages, Mining has been practiced in Cameroon since before independence. Cameroon has one of the richest sub-soils in sub-Saharan Africa. This rich potential is not yet fully developed but there are huge mining projects underway. Gold in Cameroon was exploited by artisanal mining before, but now major mining companies are conducting semi-industrial exploitation. Positive results have been achieved in eastern region where exploration and mining permits have been granted, according to the government, with about 16,653 kg of gold between 2010 and 2016. Cameroonian mining

¹ Azuhwi B. and Flintan F, February, 2017, A Review Of Good Practice, Making Rangelands More Secure In Cameroon: ILC range land series No.8

sector currently faces poor management, inadequate exploitation techniques, land degradation, soil and water pollution. Healthcare, education and road infrastructure are social amenities that are still lacking. In this study, a review of the current state of sustainable development, mining potential, environmental issues, stakeholder participation, legislation and mining policy in Cameroon mining industry is presented.

Key words: Sustainable development; Cameroon; mining industry; environmental issues; legislation.

Focused Roundtable Discussion

Theme: How Tech Innovation Can Help Secure Land Rights Across Africa

Title: Using an Open Platform to Document Land and Resource Rights

Frank Pichel

Abstract

Cadasta Foundation was launched in January 2015 as a non-profit organization that has developed an open platform for documenting land and resource rights. Through the development of an ecosystem of partners around the world, combined with technology and data, the platform is designed to allow the direct capture and documenting of land rights through a global platform that is secure, cost effective and transparent. The foundation's perspective is informed by years of experience working with formal land administration processes and national-level land information systems, as well as working with volunteered geographic information to develop robust and up-to-date datasets. At Cadasta, the focus is twofold – providing the repository and tools necessary to document the rights of those left out of the formal system (especially women and youth), while also serving as a portal for open datasets in land and other resources, such as extractives, forestry and agricultural investment concessions, where they exist.

Theme 5: Customary Land Administration and Land Records Management

Title: Scaling up pro-poor land recordation: findings and consequences of three peri-urban cases from sub-Saharan Africa

Paul van Asperen, Jaap Zevenbergen and Bob Hendriks

Abstract

The coming decades are challenging for African cities, as they grow at unprecedented speed, partly due to high levels of population growth. Land has to be made available and/or contested for to house the many youths. Insufficient land delivery creates both risks and opportunities for prospective land holders, resulting in a tangle of insecure land rights and claims under often multiple tenure systems. The growth of cities in Africa will to a large extent be absorbed by the development of informal settlements. Recently, pro-poor land recordation tools have been proposed and implemented to formalize land tenure.

GLTN released its pro-poor land recordation tool (PPLRT): a set of design principles for establishing and maintaining land records for a community's poorest members (UN-HABITAT et al., 2012; Zevenbergen, 2013). Recently, the PPLRT system and design elements was improved

and refined based on updated literature review and four rural cases of documentation (Hendriks et al, 2016). This resulted in the following list of design elements:

- Apply macro and micro political-economy analysis
- Enable mobilization
- Build on inclusive community tenure practices
- Introduce acceptable local recognition and a para-legal officer
- Recordation of all tenure forms
- Joint inspection of land records
- Affordable and accessible dispute resolution
- Land records, indexes and a record keeper for a specified area
- Multiple sources of evidence and local weighting
- System ownership and co-management by state and community – as a public good
- Emphasis on continuum of land recording.

This paper will both confirm (or deny) the PPLRT-system and its design elements in (peri) urban contexts and propose improvements or refinements of these elements. Three case studies in Zambia, Namibia and Botswana have been selected. Each case-study is carried out with a literature review and expert interviews regarding the legal and institutional framework, together with semi-structured interviews with poor land holders in the settlements.

In Oshakati (Namibia), interventions relating to proclamation of townlands, recognized occupancy rights, saving schemes and the flexible land tenure system have been studied. In Lusaka (Zambia), the study concerned the conversion of customary rights, declaration of improvement areas and occupancy licenses as defined by the Housing Act. Lastly, tools relating to customary land grants according to Tribal Land Act and the presidential amnesty to ‘self-allocations’ have been studied in peri-urban Gaborone (Botswana).

The findings in the studied cases confirmed the validity of the PPRLT design elements in peri-urban contexts, more specifically peri-urban settlements with population sizes between 30,000 and 50,000 inhabitants. All tenures (including informal and customary tenure) and corresponding land rights are recognized, most of which were recorded along a continuum. It was also found that continuums could differ depending on the tools which were applied. Local practices and local knowledge are usually incorporated in the recordation process, although the process of local weighting was difficult to evaluate.

The majority of design elements focus on co-ownership, co-management and partnership between authorities and the community. In all cases, it is observed that land recordation is mainly imposed by local government, whereby support from the community is organised as much as possible. Co-ownership and co-management is almost non-existent. This most probably relates to the fundamental conflict often found in the peri-urban areas in sub-Saharan Africa: the authority of land is contested by government and the traditional authority. When the authority is not both settled and accepted, co-management and co-ownership of land recordation is difficult to achieve.

The following refinements are proposed:

- To introduce para-professionals as a more generic term for the para-legal officer, the fourth design element would then be rephrased as ‘Introduce acceptable local recognition and a para-professional.’

- To add ‘unambiguous’ at the fifth design element: ‘Unambiguous recordation of all tenures’.
- To add ‘well-informed’ to the seventh design element: ‘Affordable, accessible and well-informed dispute resolution’.

The last two refinements are specifically valid within the peri-urban context: because of the co-existence and contestation of customary and statutory authorities.

Title: Politiques foncières et stratégies géomatiques

Mohamed Timoulali

Résumé

Le rôle d’un cadastre moderne dans la bonne gouvernance du foncier pour le développement durable et donc dans toute politique foncière a été souligné par plusieurs auteurs. Ceci est à situer dans le contexte d’un monde globalisé évoluant vers des sociétés et économies du savoir où l’information Géographique joue un très grand rôle (Spatially Enabled Society).

Des agendas internationaux et régionaux ainsi que diverses initiatives en relation avec ces thématiques (SMSI , UNGGIM , LPI, Mouvement Open Data, la révolution de données en Afrique, Agenda 2030 et Agenda 2063...), on déduit les tendances mondiales qui se dessinent à l’horizon. Celles-ci annoncent une possible transformation des systèmes statistiques nationaux pour faire face aux mutations que connaissent les pays, et les besoins qui en découlent en données statistiques notamment foncières:

- Système statistique national intégré
- L’intégration des données statistiques et géospaciales
- Le recours aux mégadonnées
- Les usages des TIC

On en déduit aussi que l’infrastructure Nationale des Données Géographiques (INDG) est une nécessité, pour mettre en place tout système d’information intégré avec une disponibilité de données harmonisées, et l’interopérabilité entre les des divers systèmes dédiés.

Ceci est tributaire au niveau des pays, de l’efficacité du système national de statistiques, et de la mise en place de stratégies nationales pour la géomatique.

En effet cette démarche permet de répondre aux préoccupations stratégiques suivantes:

- Exploiter les possibilités technologiques pour le développement à l’aide de politiques et stratégies reliant Statistiques, Foncier, TIC et Géomatique.
- Mise en place d’un cadre légal pour l’ouverture des données
- Mise en Oeuvre des possibilités des logiciels libres et ouverts
- Coopération entre toutes les parties prenantes Instituts Nationaux de Statistiques, Agences de

Cartographie/Cadastre, utilisateurs de données dans les secteurs public et privé société civile et académie pour la mise en place d’une plateforme d’exploitation et d’échange de données statistiques de qualité.

Le cas du Maroc est présenté en exemple partant des rapports de la cour des comptes sur le domaine privé de l'état et le rapport sur le fond de développement rural et zones de montagnes, les rapports de Conseil Economique Social et Environnemental sur l'Open Data, la cohérence des stratégies sectorielles, les services administratifs, ainsi que les recommandations des assises sur la politique foncière nationale.

Les défis suivants sont abordés :

- La nécessité de traiter le foncier en tant que ressource stratégique
- Absence de données fiables sur le foncier
- Systèmes d'information sur le foncier non interopérables
- Absence d'une vision INDG supportant les services e-Gouvernement

Les conditions institutionnelles et organisationnelles sur la voie d'une meilleure gouvernance foncière sont examinées avec le lancement du processus de la politique foncière nationale.

L'infrastructure technologique conséquente à envisager est ensuite abordée avec une préoccupation territoriale, prenant en considération les impératifs de la régionalisation avancée adoptée ; et les thèmes en relation avec le foncier.

Title: Application of Unmanned Aerial Vehicles in Strengthening Land Rights for the Youth in Kenya

Peter Odwe, Agnes Mwasumbi, Robert Wayumba

Abstract

This paper explains why and by what means Unmanned Aerial Vehicles (UAVs) can be used to strengthen land rights for the youth in Kenya. In agriculturally viable rural areas of Kenya, land rights are important to the youths since it is the main source of their livelihood, household food security, employment creation and income. The youths normally acquire land through inheritance from their parents. In most cases, the land is subdivided informally hence undocumented. In addition, the process of transfer is bureaucratic and complicated making it difficult to formalize rights to land. Due to the informal transfers, the youth normally lack formal rights to land that are recognized in a register. The lack of formal title deeds also makes it difficult for the youth to acquire credit from financial institutions. In Kenya, like most Sub-Saharan African countries, only about thirty percent of the land is registered. Considering that majority of the population in Kenya are youth, it means that most of them live in the unregistered land. Therefore, there is a need to devise a quick means of documenting property boundaries either through first registration, or updating of changes that have occurred due to the inheritance of land. UAV technology provides a photogrammetric platform that has opened a new means of mapping property boundaries as a step towards land registration. The UAV data is usually acquired real-time, is cost-effective, is of high resolution and can be cloud free. Thus, UAV derived maps can provide a quick means of registration that will enhance land rights for the youth. This paper applies case study methodology to explain why and how UAVs can be used for land registration in Kenya. The results provide an appraisal of the extent of registration in Kenya and how UAVs can be used to produce maps that may be used for registration. The hope is that this paper will contribute towards not only enhancing land rights for the youth in Kenya but also in other African countries.

Key words: Youth, Land Rights, Unmanned Aerial Vehicles

Title: Managing Responsible Agricultural Investments Using an Open Source Based Information System

Mulugeta Tadesse, Tshetayehu Tefera, Bayeh Tiruneh,, Adisu Mera, Dr. Oliver Schönweger, Ayele Gebreamlak

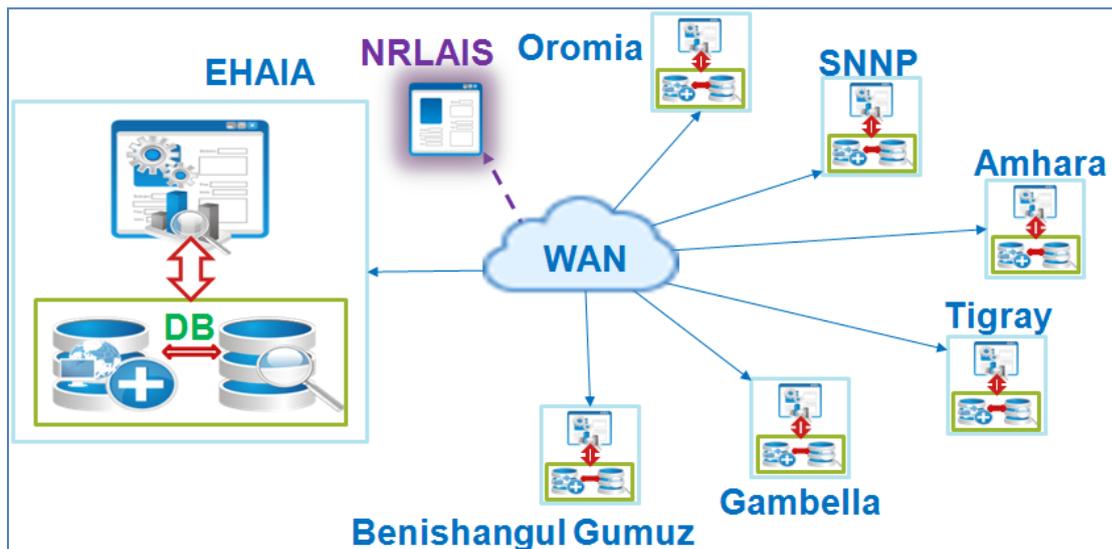
Abstract

Addressing the challenges of food insecurity, promoting agricultural investments to increase production and productivity, creating market access and employment opportunities to its citizen, are key aspects of the agricultural transformation agendas adopted by the Government of Ethiopia. To this end, the government has identified large areas of arable land suitable for commercial crop production (oilseeds, cotton, sugarcane, vegetables, etc.), located mostly in the lowlands of different regional states. Up to now nearly 2.4 million hectares of land have been transferred to investors. In spite of this ambitious move from the government side, the development and the management of these investment projects faced critical challenges and benefits, so far, fell short on expectations. Information on commercial and contract farming arrangements and their performance is fragmented, outdated and unreliable for the businesses and decision makers. Critical spatial and non-spatial datasets on agricultural investment projects are not appropriately captured, managed and analyzed in adequate and timely manner. Moreover, investment land identification, land permits, incentives to new agricultural investors and investment support to commercial farmers are carried out by various federal and regional government institutions independently, which complicates the process. The regional institutions don't have formal reporting relationship with the federal lead institution on agricultural investments.

Such a disconnection between the federal and regional institutions has been exacerbated by the absence of an established modern information system. To curb these problems, the Ethiopian Horticulture and Agricultural Investment Authority (EHAIA) with assistance from the Support to Responsible Agricultural Investment Project (S2RAI) (financed by the EU and Germany and implemented by GIZ), and in collaboration with the Ethiopian Agricultural Transformation Agency (ATA), is currently developing the Agricultural Investment Information Management System for Commercial and Contract farming ((AIIMS-CCF). The AIIMS-CFF is based on a study conducted to map existing institutional business functions and gaps to manage large scale agricultural commercial farms from the point of view of information management.

AIIMS-CFF will be a web based distributed system (Figure 1), providing a range of investment land administration functions: comprehensive database and inventory of agricultural investment projects; electronic land lease management functions including promotion, support, performance monitoring and evaluation of investment projects; different models of contract farming business functions. The land administration functions will be interfaced with the cadaster maintenance sub-system of the National Rural Land Administration Information System (NRLAIS) developed by the Ministry of Agriculture and Rural Development. AIIMS-CCF and its functional components will be developed using well known Open Source software development tools, database management systems and geographical information system that have strong communities and are actively developing and developed. The deployment of AIIMS-CFF will make use of existing wide area network infrastructure called "WoredaNet", government infrastructure that connects institutions from the federal to the Woreda administrative level (*see Figure 1*).

Figure 1
Schematic diagram of AIIMS-CCF Implementation



The benefits of implementing AIIMS-CCF are multifold. It facilitates the management of accurate, consistent and reliable data and information required for land governance and decision making and provides tools for monitoring the performance of agricultural investments in terms of their contributions to the national economy. Furthermore it enables to assessment of contributions to environmental protection and social welfare and creates a common platform for data exchange between federal and regional institutions on land based agricultural investments projects.

Title: The Implications of Social Policies in Enhancing Equality in Peri-Urban Land Market
Nelly John Babere; Agnes Mwakubaku

Abstract

Population increase influence the dynamics in land market and hence agitate land access competition, which results into exclusion of some individuals. Existing inequalities has a link with poverty increase amongst the disadvantaged individuals. Inequality manifests itself in majority of Tanzanians women, youth, children and elderly. It is more evidenced in land markets where rich individuals are more favorable to make choices when it comes to access to land resources than the disadvantaged poor. Global initiatives to facilitate equal right in accessing resources include implementation of policies related and supporting access to resources for example the monetary policy and empowerment strategies that help the people to access income and increase their livelihoods and hence, the ability to access land markets. Owing to potential development in peri-urban areas, there is a rising demand for land for different uses. Peri-urban areas are becoming places where changes in land uses and activities are taking place due to rapid urbanization. Urban centers across Africa are becoming the future habitat for the majority of global population. The rising demand for urban land therefore tends to be met primarily by converting peri-urban agricultural land at the periphery of the existing built-up area.

The growing demand for land is supplied in peri-urban land through formal and informal transactions as urban territory extends into the peri-urban areas adjacent to the municipal boundaries. Land markets intertwine three major actors first land provider, second land acquirer

and third are land losers who are local peri-urban landholders or small farmers. Since land is a valuable resource, land acquirers with enough capital benefit, whether the land provider is government or individual landholder. The disadvantaged poor do not enjoy the same status, power or access to and control over resources despite that the Land policy (1995) statement on equal access to land by all citizens. This situation is unacceptable. Principles of equity and social justice require us to work to ensure that everyone has equal opportunity for expressing and using their potential, irrespective of sex, age, race, color, class, caste, religion, ethnic background, sexual orientation, gender, HIV status or disability. Policies initiated to assist disadvantaged individuals to access the land market. In Tanzania, gender policy was enacted in 2000 to assist in addressing gender issues across sectors. It is so envisaged in this study to investigate the implication of gender policy in enhancing equality in the peri-urban land market.

This study is qualitative in nature. It analyzed how gender policy facilitates access to the land market of the disadvantaged poor in Bagamoyo District. The tools used to reach them included in-depth interviews, focus group discussions and existing secondary data. Purposive sampling was used to identify respondents within the study area. A total of 30 respondents were involved in the in-depth interviews; data related to their understanding of gender policy and its role in their access to land markets was obtained. Focus group discussions were carried out with five, two and three groups of women, youths, and elderly respectively, of which each group has at least four people. Focus group discussions enriched the data by allowing corroboration of information provided during the discussions. The findings show that the disadvantaged poor is the most affected group when it comes to accessing land markets. The demand and supply for land in Bagamoyo indicate that the potential location of Bagamoyo has influenced the high prices from suppliers involved in land transactions. Whether you buy it from a local farmer, middleman or government, prices are high and hence the land market is quite competitive. Since the majority of Bagamoyo residents have low income ranging from T.Sh. 15,000 to 300,000 per month, this shows inability to have access to land which is ten times more than their earning per annum. The indicative price per square meter is between T.Sh. 6,000 to 30,000. Nevertheless, enforcement of Gender policy has a positive influence on the disadvantaged poor with respect to land markets. As part of policy implementation strategy, women, youths, elderly and disabled are advised to join into groups to access credits, which partly could be used in accessing land markets. The District contributes 20% of its budget towards such groups' investment capital as well as allowing the microfinance banks to apply special treatments to the disadvantaged poor in accessing loans. Since the government no longer allocates plots to individuals for free, the study shows that there are more than 10 people who were interviewed and acknowledged accessing land through following such strategies. Moreover, the disadvantaged individuals are provided with entrepreneurship skills, which assist in improving their economic base. The gender policy is an important tool to reduce these inequalities. The Gender policy is being applied to enhance land access through inclusion of the affected in the market. Therefore, the study suggested that more effort should be put to enhance the implementation of gender policy to assist the disadvantaged individual to have equal access to land markets. More emphasis should be put on empowerment and capacity building of the disadvantaged so that they can participate in the land market by utilizing the available opportunities.

Theme 6: Urban and Peri-Urban Land Governance Frameworks

Title: Question foncière au Togo - Espace Vie et Action-Togo

Djamiou Aboudou

Résumé

Les dispositions foncières au Togo remontent au décret sur le foncier de 1906. Ce décret qui était un mélange du système coutumier et du système du droit positif, traitait de toutes les transactions relatives à la terre en terme de dons, legs, achat ou vente ; et disposait que dans tous les cas ces transactions devaient être homologuées par immatriculation. Comme limites ou handicaps de ce décret on peut relever:

- La persistance du droit coutumier en la matière qui relève encore de l'oralité avec comme principaux acteurs les chefs coutumiers, les détenteurs des sols.
- L'Etat lui-même qui n'a pas idée que le foncier peut contribuer au développement du pays: pas de volonté politique depuis 50 ans.
- L'administration s'est habituée à faire de la "routine" et n'est pas dotée d'un conseil juridique dans l'interprétation de la loi.
- Au niveau judiciaire: faible nombre des magistrats, des notaires (78 dans tout le pays).
- Il ne prévoit pas la prescription extinctive qui enlève le droit d'ester en justice après un certain temps et acquisitive qui permet de devenir propriétaire si on est sur des terres depuis plus de 30 ans. Au Togo toutes les terres appartiennent à des personnes ou collectivités.
- Les questions et débats qui s'en sont suivi ont fait ressortir le rôle du notaire dans ce processus. Il doit éviter que le conflit foncier naisse et arrive devant les juridictions mais le constat est que cela est devenu la norme puisque 4 litiges sur 5 en justice relèvent du foncier.
- La réforme doit se fixer des objectifs pour réussir: faire la distinction entre le titre foncier et la propriété foncière. Les réformes aujourd'hui sont faites sur les titres fonciers et non sur la propriété foncière. La réforme doit d'abord concerner la propriété avant de monter au niveau du titre qui constate cette propriété immobilière.
- Le problème de l'accaparement des terres est un sujet qui reste aux mains des OSC, des paysans, des ONG mais non de l'Etat qui en est responsable.
- Egalement, il ressort que si au Togo un étranger doit avoir l'autorisation de l'Etat avant de pouvoir acheter la terre selon le décret de 1963, dans la pratique cette loi n'est pas respectée ou plutôt est contournée. En effet lorsqu'un entrepreneur crée une filiale togolaise il peut acheter les terres en toute légalité selon la loi OHADA. Ainsi une société implantée au Togo peut acheter toutes les terres qu'elle veut.
- Actuellement l'accaparement des terres fait par les particuliers togolais est plus récurrent et constitue de fait une voie de blanchiment d'argent.

Title: Aperçu sur le phénomène d'accaparement des terres au Togo

Title: Agricultural transformation and proximity to urban centres: Exploring win-win options for youth involvement in Ethiopia

Tendayi Gondo and Juliet Akola

Abstract

Urban centres in Africa and their surrounding hinterlands are reeling under the unprecedented influx of new migrants, the majority of who are the unemployed youth. Youth unemployment is not only a challenge threatening the economic performance of centres but a general concern to the overall economic development of the concerned national economies. The burgeoning youthful populations in such centres and associated land scarcity issues present a big challenge in promoting agricultural transformation strategies that seek to absorb the youth into the farming business. While proximity to urban centres is a challenge, this analysis holds that there are certain agricultural transformation based attributes that make certain urban centres more favourable and others less favourable to mainstreaming youth involvement into the farming business in or around urban centres. With no imminent indications of backward migration, questions of where and how actual and aspiring youthful farmers can circumvent agricultural challenges and realize better welfare outcomes need to be addressed. Using secondary data from official government's sources, this analysis evaluates the conduciveness of agricultural business for the youth in 23 Ethiopian cities. It first develops an indicator system that defines conduciveness within the context of farm proximity to urban centres. To develop such an indicator system we borrowed insights from literature on agricultural intensification and agricultural transformation. Prior to analysis we assessed our study constructs for homogeneity and dimensionality. Building on Principal Components Analysis (PCA), we then used a hierarchical segmentation based clustering approach to create unique clusters of cities that depicted different welfare outcomes for the youth involvement in farming business. The relative stability of such clusters was assessed through the Kruskal Wallis H – one way ANOVA test. The relative importance of the welfare defining indicators which ultimately shaped the identification of what we have referred to as win-win options to youth involvement in agricultural transformation was assessed by a combination of hierarchical clustering and two-step clustering technique. The analysis reveals three distinct clusters of urban centres. One cluster relates to densely populated urban centres associated with rapid urbanization trends, with relatively little amount of unused urban land, weak land use and spatial planning policy and weak development control mechanisms. The other cluster is characterised by high urbanization trends, little amount of unused urban land but with relatively better land use and spatial planning policy and better development control. The third and final cluster is made up of small urban centres and some medium sized urban centres and is characterised by low population growth trends, with some pockets of unused land, but with constrained land governance, land use and spatial planning policy as well as weak development control. We observe that such cluster attributes when combined with data on the availability of and pricing of agricultural inputs, the market prices for the produce, the relative connectivity of farmers to markets, water harvesting and energy options for farmers, environmental integrity, the general altitude and pedology of the urban landscape and the prevailing weather conditions, win-win scenarios can be generated. The win-win scenarios generated are such that the positive welfare outcomes of involving the youth as defined by prospects of increasing returns to investment in agriculture are realized without compromising land governance, spatial planning and environmental planning requirements of the concerned urban environments. The analysis concludes with some broad policy implications of the results on the prospects of involving the youth in agricultural transformation efforts in and around urban centres of Ethiopia.

Theme 8: New Laws for Establishing Tax Maps and Improving Property Tax Collection

Title: Property values in Kigali city

Daniel Ali, Klaus Deininger, Marguerite Duponchel

Abstract

Rwanda is the only African country that recently completed a country-wide land regularization exercise. The benefits of this effort on land-related investment, female empowerment and functioning of land markets are well documented. While the speed of program implementation precluded a rigorous evaluation of household-level impacts in urban settings, the program is believed to have generated social benefits in terms of creating opportunities for more rational planning, thereby increasing land values and the scope for market transactions. To study associated effects, this paper explores determinants of subjective land values.

The main data used for this analysis originate from a household survey of resident property owners carried out by the World Bank Research Department, in partnership with the Rwanda National Resource Authority (RNRA), in Kigali City from January to May 2016 aimed at complementing the existing impact evaluations of the Land Tenure Regularization program in rural areas. The focus of this survey was to capture the functioning and dynamics of land markets in Kigali city (urban, peri-urban and rural). This data was complemented by data from the census of establishments as well as localization of schools and health centers. In addition, we overlaid the surveyed parcels with the Kigali City Master Plan.

The empirical approach follows Rosen's 1974 theoretical framework for the identification and estimation of hedonic price models. Results suggest that the denser the neighborhood, and the smaller the parcels, the higher the self-reported value associated to an extra living space. An extra room is likely to add about RWF 4 million at the margin to the self-reported value of a property regardless of its location across the city of Kigali. The quality of building materials and access to better amenities are positively associated with self-reported value of properties, albeit, the magnitude slightly varies across space. Land tenure formalization is positively associated with self-reported property values of residential parcels, but the estimated coefficient is statistically significant only in the case of rural areas of Kigali city. Access to services (electricity, garbage collection) has effects that varies across localities. Better physical connectivity is positively associated with self-reported property values in both urban and peri-urban areas.

Access to local job opportunities, proxied by number of formal and informal workers in establishments located with the cell of residence, is positively associated with self-reported value of residential properties, and its marginal value increases as one moves radially away from the center of the city. While residents of urban Kigali in our sample value an additional 100 jobs at RWF 623,000, it increases to RWF 985,000 in peri-urban areas and RWF 3.415 million in rural Kigali. In terms property values, these marginal values are equivalent to 1.3%, 3.1% and 20.1% in urban, peri-urban and rural areas of Kigali, respectively. This implies that as overall economic activities shrink, local opportunities become more important.

Overall, we do not find systematic relationship between self-reported property values and planned land uses proposed under the masterplan. The only exception is the case of peri-urban areas where residing in proposed commercial area is likely to increase self-reported value while commercial mixed use the reverse effect. One, however, needs to be cautious as descriptive statistics clearly show very low level of landowners' knowledge of either the masterplan itself or

the detailed planning at the local level. Further estimations underline that while designated low-rise residential blocks in peri-urban areas are positively associated with subjective property values (14%), medium-rise residential blocks are the ones that are positively associated with property values in central Kigali (24%) and rural Kigali (58%).

Focused Roundtable Discussion

Theme: Land Policy, Information, Public Education and Communication

Title: Promising Practices and Lessons in Mainstreaming Land Concerns in Agricultural Strategies and Investments Plans in Africa

Harold Livingsage

Abstract

This Session aims to share emerging lessons and challenges as well as propose steps for mainstreaming land governance in agricultural strategies, in particular the National Agriculture Investment Plans (NAIPS) developed in the auspices of the implementation of the comprehensive Africa Agricultural Development Programme (CAADP). In particular, the session will show case results emanating from country level interventions/pilot study to promote synergies in implementation of the 2009 AU Declaration of Land issues and Challenges in Africa and the 2014 Malabo Declaration on Accelerated Agricultural Growth and Transformation.

Land is a fundamental factor of production and wealth creation both in Africa and globally. The majority of Africans rely on agriculture and other land-based sectors for their livelihoods. Improved land governance and management facilitates responsible and innovative investments on land. Improved land governance is an incentive for farmers to adopt productive and sustainable land management practices. Improved land governance promotes effective involvement of private sector players to invest in large-scale land based investments and ensure adoption of practices that ensure environmental stewardship, good practices for climate change mitigation and adaptation.

Progress has been made with over forty countries in Africa having developed CAADP compacts, with of over thirty of these countries having associated National Agriculture Investment Plans (NAIPs). However, the majority of NAIPs have not adequately reflected the importance of addressing land tenure and governance concerns in order to achieve successful agricultural transformation. Worse still, the ministries or departments responsible for land and agriculture continue to operate largely in isolation at country level, devoid of synergies needed to ensure land concerns are addressed in the context of CAADP implementation.

In recognition of this, the Land Policy Initiative (LPI) an initiative of the African Union Commission, UN Economic Commission for Africa (ECA) and the African Development Bank (AfDB), conducted a study in 2013 to examine the potential entry points for mainstreaming land governance in the CAADP/NAIPs at country level. The findings of the study were publicized in the context of the CAADP partnership platform meetings in 2013 and 2014 and validated by a wide range of stakeholders. In that context stakeholders recommended that a pilot study be conducted to raise awareness on the linkages between land governance and agricultural transformation and build commitment of governments to promote mainstreaming of land governance concerns in CAADP implementation.

In view of the above mentioned, the session will showcase, among other things, promising practices and lessons emanating from an LPI-IFAD- EU pilot project in mainstreaming land governance issues in CAADP NAIPs in six countries which are at various stages of CAADP implementation, i.e. Cote d'Ivoire, Democratic Republic of Congo, Madagascar, Malawi, Rwanda and Tanzania. Preliminary results indicate an approach that has great potential to fast-track implementation of both the 2009 AU Declaration of Land issues and Challenges on the one hand, and the 2014 Malabo Declaration on Accelerated Agricultural Growth and Transformation on the other. Emerging elements key to mainstreaming land governance concerns in agricultural investment plans at country level include: a) identification of key sectors/line ministries, actors and stakeholders and establishment/strengthening of a multi-stakeholder platform as a basis for targeted advocacy to raise awareness and build commitment in order to revise agricultural strategies and adjust programmes; b) research to build evidence on the land governance concerns that hamper agriculture with findings validated by relevant actors and stakeholders; c) a strategy and business plan outlining the key actions, plan for implementation, role of actors/stakeholders and associated budget to address land governance issues in agriculture; d) demand-driven capacity development based on an assessment of needs to enhance of the various actors; and e) a monitoring and evaluation framework to track progress made, including by revising results frameworks of the land and agricultural sectors as appropriate. Success in mainstreaming land governance issues in agriculture impinges also hinges on proper timing and alignment to the national planning and budgeting processes is of the country.

Title: Climate Change and Land Degradation in the Savana Region of Togo: What are the Available Useful Adaptation Options?

Mikémina Pilo and Tobias Wünscher

Abstract

West African farmers are among those most likely to suffer from land degradation in terms of productivity lost as the consequence of climate change, partly due to the agro-climatic characteristics of the regional system and to their limited scope for coping with shocks. Climate change adaptation has thus been touted as a necessary path for rural poverty reduction and development in the region. Yet, do farm households taking steps to adapt to climate change experience a higher income? To answer this question in the context of crop and livestock income in the Savana region of Togo we build a bio-economic model based on farm household model theory. Using survey data collected from a representative sample of 450 farm households in the agricultural year 2013/2014, we identify farm-household types through cluster analysis and apply them in the simulation model. From the results, we conclude that at their current costs, soil and water conservation techniques and irrigation can provide higher income even under climate change. The policy message we draw from this study is to encourage Soil and Water Conservation techniques and sustainable irrigation as sound strategies for higher income under climate change in the region. These are “no regret options” with a positive impact on livelihoods while preserving the resource base.

Key words: adaptation, bio-economic model, Savana region of Togo

Theme 9: Inclusive Agricultural Growth, Investment, Productivity and Land Rights

Title: Land acquisitions and Agribusiness in Africa: Towards mapping a new food and biofuel production capacity and possible jobs for the Youth

Mkpado Mmaduabuchukwu and Egbunonu Chinwe Miriam

Abstract

Large scale land acquisitions by investors either foreigners or indigenes has been a controversial issue with mixed experiences in Africa. The phenomenon was most pronounced from 2007 to 2010 which years associated with global financial, economic and food crises. What does the investment trend in Africa reveal with respect to nature of agribusiness? And how can the youth benefit from such investment? The specific objectives of the paper is to examine: the magnitude of land acquired for agribusiness in Africa by sub regions, the hectrage acquired across the sub regions for specific crop or groups of crops cereals; above all examined possible ways for youth empower with such investments. Secondary data were sourced from land matrix data base which contains data on land trade from 2000 to 2017. Descriptive statistics were employed. Results of land trade/leases ranked Central Africa, first with 17737645 hectares; West Africa second with 17467464 hectares and East Africa third with 16003057 hectares. These values represented 27.36%, 26.50% and 24.69% of all hectares of land traded in Africa. Hectares allocation to agro-enterprise investments results reveal that mixture of food crops accounted for 17.21%; mixture of cereals was 4.18%, rice mono-cropping 3.59% and cassava mono-cropping 0.51% while fodder and livestock took 1.88%, acacia and Eucalyptus trees took 3.51%, Jatropa 7.57%, cotton for textiles 3.00%; sugar cane 3.90%, oil palm 8.48%; flowers, fruits and vegetable 2.09% and others non classified 10.90%. The paper draws analogy to illustrate that the magnitude of investments in African land through agribusiness do not automatically mean jobs for African youths. It showed how ensuring youth right on African land can be derived from the traditional share cropping arrangements, real asset option model, local content models, heritage and identity model, as well as share certificates models as in business cooperation. It further cited examples of some implemented land rights for youth via scholarships and other cooperate social responsibility by non agribusiness firms and wonders why agribusiness firms are yet to do the needful. The paper is of the opinion that youth capacity building, empowerment and decent job creation should be part of enforced contract agreement in purchase and lease of African lands.

Key words: Land Investments; Contract Agreements; Youths Right; Empowerment; Africa.

Title: Inclusive, transparent and sustainable land based investments, economic justice and environmental management or monitoring

Michael S. Iyaji, Boyi Mohammed and Joseph Onoja

Abstract

It is now a known fact that the high incidence of poverty and economic exclusion amongst the youth and women in Africa especially in the rural areas is intricately linked to numerous socio-economic and cultural biases against them. Although this group of economically marginalized citizens provides the bulk of labour in agricultural practices, they lack essential resources and assets to effectively undertake businesses related to agriculture which in addition to production - includes processing, marketing and other value-adding services.

A common factor hindering the overall development of agriculture on the continent is the amorphous land administration laws and practices which in certain locations is dominated by traditional systems of administration and inheritance among an ever-increasing number of heirs, leading to fragmentation of available land with very little available for commercial agriculture.

Purpose: The aim of this research is to analyse the causative factors of ineffective land-based investments especially in agricultural production with a view to harnessing the huge potentials of land-based investments on the continent. It probes the contribution of women and the youth to the development of agriculture and the potential benefits to be derived if inputs were made available to them.

Methodology: Using a blend of desk reviews and inferences from previous studies conducted by government agencies, international financial organizations and research institutions as well as a compendium of interviews and testimonies of farmers delivered at various stakeholder fora. It compares these common challenges amongst African countries and provides recommendations for a sustainable resolution of these issues which have hindered inclusive, transparent and sustainable land-based investments, economic justice and improved environmental management on the continent and further makes a compelling argument for the remediation of the socio-cultural land and agricultural management practices skewed against this group of farmers, to ensure efficient, environmentally sustainable and profitable agricultural outputs

Recommendations & Conclusion: This report indicates the potential benefits of instituting contemporary reforms in land administration using frameworks such as the *Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the context of National Food Security* (VGGT), which was developed by the Committee on World Food Security (CFS) in partnership with a range of international, regional and national organizations to enhance global awareness on issues of land governance, gender rights and food security. While some countries have attempted to institute such reforms with mixed results, others are yet to come to terms with the operability of such frameworks for national development. By encouraging more countries to adopt such frameworks, it is believed that there would be improved land rights, access, investments and management.

Title: Technology to Realize a People Centered Land and Food security for the Rural Communities

Otieno P.K., Kibiego M., Ateka A. I., Njuguna P. Nyamongo A

Abstract

To realize food security there must be a system that also ensures land tenure security. Many rural communities have remained outside the production grid and investment in agriculture in large scale and stagnated at the level of production for domestic consumption. The sector directly contributes 24% of the Gross Domestic Product (GDP) and 27% of GDP indirectly through linkages with manufacturing, distribution and other service related sectors. Approximately 45% of Government revenue is derived from agriculture, the sector contributes over 75% of industrial raw materials and more than 50% of the export earnings. The sector is the largest employer in the economy, accounting for 60 per cent of the total employment. Over 80% of the population, especially living in rural areas, derive their livelihoods mainly from agricultural related activities. Information to define proper intervention require data that presents that social and spatial dynamics. Kenya has embraced technology to ensure efficiency in various areas. In 2016, a County Spatial Plan Guidelines that would help map and secure rural resources including water,

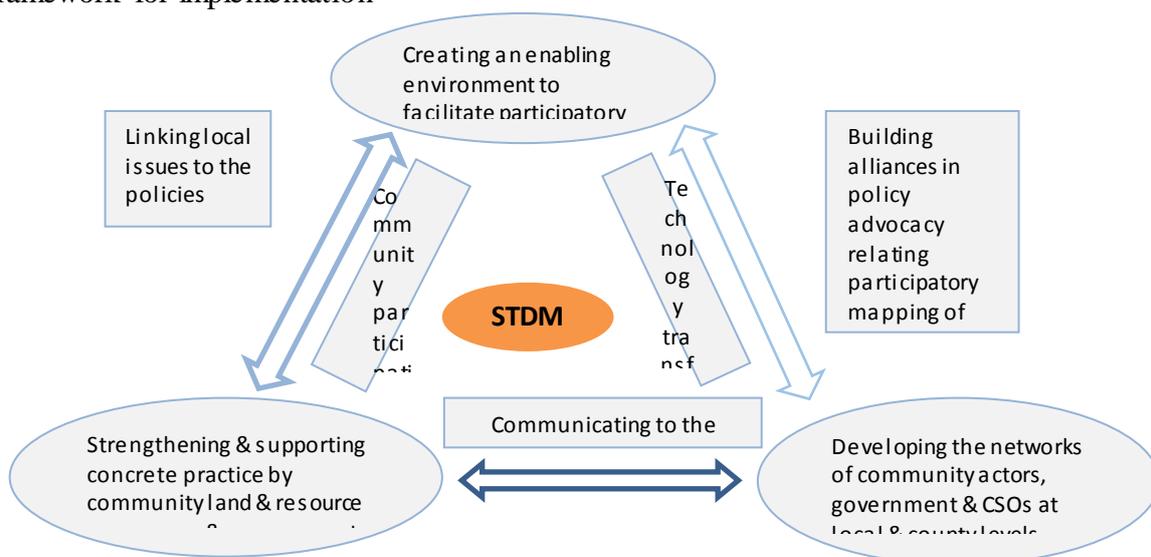
pasture grazing areas, forestry and agricultural production areas. This paper presents a case of practical application of the Social Tenure Domain Model (STDM) as participatory technology oriented approach to secure communal resources the case of Bomet, Kirinyaga and Embu Counties in Kenya.

Impact of mapping and documenting common resources has been important in the sector of livestock production where the rural communities depend on small dairy production system. Applying GIS technology in mapping common resources in Bomet helped the ministry of Agriculture; Fisheries and Livestock development define the intervention with certainty in term of coverage and location and density of livestock. The impact of this is the available statistics of the production of milk in the area such as; an average milk production per household per day was 6.66 liters and 3.8 liters in wet and dry seasons respectively. Out of the total milk production, 62.7% sold while, 30.2% consumed at home.

In using the technology, communities engage not as beneficiaries but as experts designing the process and actual participatory mapping using a range of tools to produce spatial and non-spatial data allowing them to do a 3-dimensional modelling. The use of STDM (*see framework below*) also enhanced communities' access to information, and improved their ability to use information by themselves. Equally important was the active promotion of the roles of women and youths, and the encouragement of their active participation in mapping of land and common resources in both Bomet and Mwea.

Furthermore, the interactions of these communities and other stakeholders and institutions also was important to strengthening a foundation that acknowledges the importance of developing knowledge in a holistic and integrated manner, and to this end supports collaboration between different stakeholders from society and civil society both national and county governments. The participatory mapping of different resources and land in the project areas promoted a sense confidence and transparency with regards public, private and communal resources, policy, and good governance generally, focusing on livelihood, land and natural resources.

Figure 1
Framework for implementation



Key words: Land tenure security, technology, common resources

Title: Customary Tenure System under Scrutiny - How Social and Economic Transformations are Re-defining the Status quo: The Case of Mozambique

Hosaena Ghebru, Fikirke Girmachew

Abstract

This study examined the drivers of tenure insecurity in Mozambique using a gender disaggregated data from National Agricultural Survey (TIA) 2014 and supplemental survey on land tenure. Tenure insecurity is measured based on individual's past exposure to loss of land and perceived risk of losing land. A probit estimation technique is used for the econometric analysis. The result shows that tenure insecurity is higher among male migrants and male and female respondents who are engaged in non-farm activities. On the other hand, positive attitude towards survey and demarcation by male and female respondents, in terms of reducing risk land dispute and increasing the chance of getting compensation in the case of expropriation, is negatively associated with tenure insecurity. Looking into household level factors, regardless of the source of tenure insecurity and gender, household demand for new land demarcation is positively associated with tenure insecurity, whereas, tenure insecurity is lower among households who do not need to obtain DUAT. In addition, tenure insecurity is significantly lower among households who have a DUAT at least for one of their plot. Household's social connection through active participation in community issues significantly reduces tenure insecurity. Whereas, customary means of plot acquisition is positively associated with tenure insecurity. Considering community level factors, land market vibrancy and economic vibrancy are positively associated with tenure insecurity. On the contrary, community level land abundance is negatively associated with tenure insecurity, irrespective of sources of tenure insecurity and gender. The findings from this study reaffirm that formalization of land rights, commodification of land, demographic, social economic and changes have a role in dictating tenure insecurity of land owners/holders. Moreover, even if the direction of the change is similar for most of the determinants, the magnitude of the coefficients differs between male and female respondents within the same household. Hence, policy actions to enhance land tenure insecurity should be responsive to these social, economic and demographic changes and should also consider intra-household variation.

Theme 10: Evolving Approaches to Formalization of Customary Land Rights

Title: Land Reform in the Context of Devolution

Everlyne Komba, Ali Letura and Kenneth Odary

Abstract

Kenya has an area of approximately 582,646 sq. Km. Nearly 80% of the land is arid or semi-arid. This means that agricultural potential is limited to about 20% of the land. Recent statistics have put absolute poverty in rural areas at 54% of the population and 53% in the urban areas. With high unemployment rates, this means that a huge majority of Kenyans are wholly dependent on land for sustenance and their livelihoods. Consequently land holds immense cultural, spiritual and socio-political significance for nearly all communities. However, Kenya has many historically unresolved land issues. Issues range from huge tracts of land held by absentee landlords, numerous squatters, unregistered land, internally displaced persons who remain un-resettled, and land grabbing especially of public spaces.

The National Land Policy of 2009 further itemized the issues facing the country as deterioration in land quality, squatting and landlessness, disinheritance of some groups and individuals, urban squalor, under-utilization and abandonment of agricultural land, tenure insecurity and conflict. Women and indigenous communities in Africa who depend heavily on land as a resource given their strong socio-cultural relationship to land, are especially affected and discriminated by lack of transparency in land governance and the lack of opportunities for participation in land markets.

Most recently the country has suffered from alienation of large swathes of indigenous peoples' proportions of savannah and semi-desert land held in tenure by pastoralists for purposes unrelated to their livelihoods. This has deprived them of their customary land use of two of their most relevant resources land and water. In the same token only a small percentage of women have secure rights with regard to access to land. Land has also been a primary driver of conflict as seen in the 2007 post-election violence.

Further interrogation of the issues at hand, shows a clear co-relation between management systems of land, lack of transparency and accountability and the resultant land problems. Kenya generally has a history of settler colonialism, labour migration, and land dispossession characterized in the pre-independence period and perhaps even currently by a highly capital intensive settler-owned agricultural land sitting side by side with overcrowded rural reserves or community areas. The colonial tenure system commercialized indigenous land, denying locals their citizenship, livelihoods and dignity. Besides, the urban population in Kenya, according to estimates, has been growing at a rate higher than that of the country's general population growth rate, being estimated at 5.4 during the 1960s, 7.9% between 1969 and 1979; and 8% during the 1980s and currently 15% per annum. By the year 2005, the urban population was expected to rise to 16 million and 41.6 million by the year 2015.

Consequently an urban sprawl growth movement is encroaching towards ecologically fragile areas such as Kajiado County, one of the new 47 devolved units, occupied mostly by the indigenous Maasai thereby decimating rural pastoralist land use. The main problem is that the increasing urbanization is resulting in many negative developments accompanying the urbanization process. Particularly in peri-urban areas of Kajiado County governed by customary title where there are multiple, sometimes competing, and claims to land that lead to conflict. Similarly, land titling has tended to proceed very slowly while fraud has led to costly delays in implementation of other interventions such as infrastructure improvement. In other instances, processes for awarding land rights have been marred by political manipulation which has led to the dispossession of land from the bona fide owners. In the worst cases there has been a manipulation of the legalization process to the disadvantage of vulnerable groups such as youths.

The Constitution of Kenya, 2010 in appreciation of these complex dynamics has sought to provide a blue print of the realization of land reforms. In this regard, the jurisdiction over land though vested at the national and sub national levels of government the management are entrusted to an independent National Land Commission. It is in this context that in 2014, the Kajiado county government undertook the formulation of the Kajiado County Land Policy in partnership with a wide range of stakeholders and included several stages of consultation. The policy identified the critical issues facing Kajiado County's land management and utilization system. It sought to reform long-standing land administration issues of the past and acts of irregular allocation and illegitimate transactions. The policy's new approach to land management utilization for Kajiado County is underpinned by the principles and values as enshrined in Article 10(2) and Article 60

of the Constitution of Kenya, 2010 and the National Land Policy which provide a strong legal foundation for the enhancement of participatory governance through devolved structures.

Title: Towards a Responsive Customary Land Tenure Security in Rural Ghana: Intergrating Local Youth in Innovative Tenure Approaches

Derek Osei Tutu and Elias Danyi Kuusaana

Abstract

In responding to the new paradigms of land tenure security, this study engages the youth of rural Ghana to examine the possibility of using a standalone single frequency GPS (GNSS) receiver in smartphones and a mobile-based application to record rural land rights as a step in promoting tenure security. The choice of youth in the testing of the rubber boot recordation system is to expose them to issues of land rights as a step to improving their tenure security and land access situation. The study employs a case study approach, selecting Atia within the Ejisu-Juaben Municipality in the Ashanti region of Ghana. For this study, both primary and secondary data were collected and presented using descriptive analysis tools. The findings of the study showed that the youth are very enthusiastic to support approaches that are participatory and intended to safeguard tenure security while creating a learning forum in the process insofar as land and its related issues are concerned. In the absence of these approaches, the poor and marginalized especially the youth will be ignored in land administration while reconstructing customary custodians as landowners. The study therefore recommends that more attention be directed towards devising mechanisms that are low-cost, participatory, educative and responsive to tenure security within the customary set-ups rather than continuing to experiment with colonial hand-down system.

Key words: Customary tenure, mobile-based application, pro-poor, tenure security.

Title: L'harmonisation des indicateurs de la sécurité foncière dans les pays Africains: Une approche pluridisciplinaire des régimes institutionnels

Grégoire Mboya de Loubassou, Safa Ben Hadj Mbarek Mkachar

Résumé

En dépit de la robustesse des hypothèses théoriques sur les liens entre la sécurité des tenures foncières et le développement du secteur agricole, les résultats empiriques ne sont pas concluants, voir même contradictoires. En effet, la sécurité foncière a toujours été considérée comme un « *Concept flou* » difficilement mesurable; surtout dans le contexte Africain connu pour sa panoplie des arrangements institutionnels des terres agricole et la prédominance des droits coutumiers (Fenske J.,2011, Place et Migot-Adholla (1998), Place (1995)). Ce dualisme rend complexe l'harmonisation des indicateurs de mesures des tenures foncières et le développement d'indicateurs holistiques qui permettent la prise en compte des spécificités Africaines en la matière. Ce qui peut expliquer la rareté des données sur la sécurité foncière sur le continent.

Dans ce contexte, ce papier a pour objet principal de contribuer au développement des mesures fiables de la sécurité des tenures foncières agricoles dans les pays Africains.

Ces mesures sont d'autant plus nécessaires pour permettre une analyse appropriée des perspectives et limites du développement agricole et rural, pour aider les décideurs politiques dans la formulation des politiques agricoles, alimentaires et rurales ; et pour permettre une meilleure visibilité à la communauté internationale des donateurs et aux institutions financières qui

éprouvent un intérêt croissant aux opérations d'apurement des structures foncières toujours considérées comme conditions préalables à la modernisation des structures agraires.

Spécifiquement, notre travail a pour finalités:

- (i) **Développer un cadre conceptuel permettant la prise en compte de la particularité du foncier agricole dans les pays Africains** ; L'analyse du concept de sécurité foncière en agriculture renvoie à des champs disciplinaires distincts : la sociologie économique de la terre, la théorie des droits de propriété, les institutions formelles et informelles, la gouvernance foncière et l'Etat. C'est ainsi que nous considérons la sécurité des tenures foncières comme étant des configurations composites des institutions primaires (idées, intérêts, histoire et le référentiel international) et des institutions secondaires (les institutions de droits de propriété, les politiques foncières).

Les interactions entre les différentes composantes définissent les mécanismes d'*enforcement* et les jeux d'acteurs et donc les mécanismes de l'accès à la terre, la perception de la sécurité de la tenure foncière et le risque d'expropriation. 2 Notre cadre analytique permet une analyse conjointe des systèmes de droits de propriétés et le système des politiques publiques formant ensemble le régime institutionnel des terres agricoles.

Cette conceptualisation nous permet dans un second temps d'analyser la cohérence entre le système de droit de propriété, les ayants droit et la gouvernance foncière.

- (ii) **Une revue critique des mesures existantes de la sécurité des tenures foncières**: A partir des années 1990, et avec l'emprise de l'économie institutionnelle, plusieurs études se sont efforcées à développer des mesures de la sécurité des tenures foncières au niveau micro-économique (l'exploitation, les ménages agricoles, etc.), méso-économique (Région, commune, la localité, etc.) ou encore macro-économique.

L'intérêt fondamental des indicateurs existants est de mesurer l'efficacité allocative des tenures foncières aux regards des conditions *Pareto optimales*.

La revue critique que nous apportons ici propose d'analyser la pertinence des indicateurs existants en termes d'*efficacité adaptative* des tenures foncières agricoles en nous basant sur les apports de North D., qui démontrent que « la clé de la croissance à long terme réside dans l'efficacité adaptative qu'allocative. Les systèmes qui ont rencontré du succès, ont développé des structures institutionnelles flexibles qui peuvent survivre aux chocs et aux changements. Mais ces systèmes ont été le produit d'une longue gestation. » (D C North 1994pp 367).

En d'autres termes, l'analyse tenue dans notre travail met en exergue l'insuffisance des indicateurs existants pour permettre de prendre les interactions des différentes composantes des configurations institutionnelles des tenures foncières telles que définies dans la première partie de notre travail.

Nous tenons à accorder une attention particulière à l'analyse de la pertinence des indicateurs existants pour mesurer l'accès des jeunes à la terre, l'équité entre les droits des hommes et des femmes et l'accès de la petite exploitation à caractère familial et social à la terre.

- (iii) **Opérationnalisation du cadre conceptuel et définition d'indicateurs**: A partir du cadre conceptuel développé en premier lieu et de la revue critique des indicateurs

existants, les indicateurs développés traiteront le niveau indicateurs micro et méso-économiques de la sécurité des tenures foncières qui permettent de tenir en comptes des différents niveaux d'interactions entre les composantes de la sécurité foncière. Il s'agit de contribuer à l'approfondissement des mesures existantes et le développement d'indicateurs appropriés à la spécificité de la région Africaine.

La finalité de notre travail est de définir une série d'indicateurs multi-niveaux en phase avec le cadre conceptuel et de contribuer à l'harmonisation des définitions et des concepts sous-jacents de la sécurité foncière et ce aux fins de réduire les biais de l'analyse économique.

Title: Securing Communal Land and Natural Resource Rights Through Participatory Governance Methods: Lessons from Sudan

Mia Madsen and Mohammed El Hassan

Abstract

In Sudan competition over land and natural resources has been the source of tension for many decades. Rain-fed and irrigated agriculture is competing increasingly with pastoralism for the land and water resource base. Furthermore, the effects of climate change and continuous land degradation have increased pressure on natural resources and intensified existing conflicts over land and natural resources. In addition to this, encroachment of semi-mechanised farming and private investors and an influx of refugees and internally displaced people as a result of on-going conflicts in the region has increased the competition for land.

The paper highlights good practices in natural resource management implemented under the framework of the IFAD-funded Butana Integrated Rural Development Project (BIRDP) in the Butana region in Sudan. More specifically, the paper highlights experiences in establishing participatory NRM processes at different levels, for instance the establishment of state level NRM foras and the registration and legalization of local community networks. Generally, natural resource management in Sudan offers limited opportunities for communities to influence policies and laws. The paper aims at contributing to the academic discussion on how inclusive and participatory approaches and models to natural resource management can minimise conflicts over natural resources and help build stability in regions where conflicts related to natural resources are growing.

The Butana grazing area hosts approximately 8 million heads of livestock, and 800,000 persons spread over about 700 villages. Butana is also home to many tribal groups who utilize the area on seasonal, occasional and year round basis. Following the abolition of the native administration system and the traditional land use rights (1970s), the entire Butana region was converted to an "open grazing area" to people from within and outside the Butana. This has increased pressure of land in the area and resulted in higher levels of land disputes. The paper highlights experiences from the establishment of a network of community development organisations under BIRDP project. The At-Tasab Network provides an interesting platform for communities to engage and work towards natural resources management by protecting their land as principal source of livelihood; addressing community needs as education and telecommunication services and providing work opportunities for the youth. The network membership is comprised of youth, women and elderly. This inclusiveness has been a major factor in creating buy-in at community level. A practical example is the involvement of women in patrolling range lands to protect them from intrusive pastoralists. Usually women are left out of decision making and security matters at community level. The paper also highlights the experience

of state-level foras in NRM, where local communities are given an opportunity to raise land tenure issues at state level.

The main conclusion of the paper is that the establishment and formalisation of community based networks for NRM is a good practice for fostering community dialogue around sensitive topics like natural resource management, improved land reforms, and harmonization of resources for nomads and farmers, and equitable distribution of resources through, participation of local communities in decision-making and empowerment of women and youth groups. The paper also concludes that state-level foras in NRM provide an innovative platform for local community networks to engage in policy, NRM and land tenure processes at state level as they can contribute to increasing the ability of local communities to influence policy dialogue at federal level.

Theme 11: Promising Practices and Lessons in Mainstreaming Land Governance Concerns in Agricultural Strategies and Investments Plans

Title: Synthesis and Elements of Guidelines for Mainstreaming Land Governance Concerns in Agricultural Strategies and Investment Plans

Joan Kagwanja, Harold Liversage and Robert Kafakoma

Abstract

This presentation outlined the SDGs goals in relation to land, including SDG goal: 1, 2, 6, 13 and 17, and cascading down these land related SDGs to the AU Agenda is one of the core mandates of the LPI. This has been guided by the Malabo Declaration in order to improve access to, and investment on land. LPI activities at the AU level is establishing and implementing monitoring and evaluation framework, establishing a fund to contribute to better land governance and promoting large-scale land based investments. The basis of the land governance and policy M&E efforts are based on the five commitments made by member states in the AU Declaration that was adopted in 2009/2010.

Title: Mainstreaming land governance indicators in results and monitoring frameworks in the agricultural sector at country level

Alexander Diouf, Joan Kagwanja

Abstract

This Session aims to share emerging lessons and challenges as well as propose steps for mainstreaming land governance in agricultural strategies, in particular the National Agriculture Investment Plans (NAIPS) developed in the auspices of the implementation of the comprehensive Africa Agricultural Development Programme (CAADP). In particular, the session will show case results emanating from country level interventions/pilot study to promote synergies in implementation of the 2009 AU Declaration of Land issues and Challenges in Africa and the 2014 Malabo Declaration on Accelerated Agricultural Growth and Transformation.

Land is a fundamental factor of production and wealth creation both in Africa and globally. The majority of Africans rely on agriculture and other land-based sectors for their livelihoods. Improved land governance and management facilitates responsible and innovative investments on land. Improved land governance is an incentive for farmers to adopt productive and sustainable land management practices. Improved land governance promotes effective involvement of private

sector players to invest in large-scale land based investments and ensure adoption of practices that ensure environmental stewardship, good practices for climate change mitigation and adaptation.

Progress has been made with over forty countries in Africa having developed CAADP compacts, with over thirty of these countries having associated National Agricultural Investments Plans (NAIPs). However, the majority of NAIPs have not adequately reflected the importance of addressing land tenure and governance concerns in order to achieve successful agricultural transformation. Worse still, the ministries or departments responsible for land and agriculture continue to operate largely in isolation at country level, devoid of synergies needed to ensure land concerns are addressed in the context of CAADP implementation.

In recognition of this, the Land Policy Initiative (LPI) an initiative of the African Union Commission, UN Economic Commission for Africa (ECA) and the African Development Bank (AfDB), conducted a study in 2013 to examine the potential entry points for mainstreaming land governance in the CAADP/NAIPs at country level. The findings of the study were publicized in the context of the CAADP partnership platform meetings in 2013 and 2014 and validated by a wide range of stakeholders. In that context stakeholders recommended that a pilot study be conducted to raise awareness on the linkages between land governance and agricultural transformation and build commitment of governments to promote mainstreaming of land governance concerns in CAADP implementation.

In view of the above mentioned, the session will showcase, among other things, promising practices and lessons emanating from an LPI-IFAD- EU pilot project in mainstreaming land governance issues in CAADP NAIPs in six countries which are at various stages of CAADP implementation, i.e. Cote d'Ivoire, Democratic Republic of Congo, Madagascar, Malawi, Rwanda and Tanzania. Preliminary results indicate an approach that has great potential to fast-track implementation of both the 2009 AU Declaration of Land issues and Challenges on the one hand, and the 2014 Malabo Declaration on Accelerated Agricultural Growth and Transformation on the other. Emerging elements key to mainstreaming land governance concerns in agricultural investment plans at country level include: a) identification of key sectors/line ministries, actors and stakeholders and establishment/strengthening of a multi-stakeholder platform as a basis for targeted advocacy to raise awareness and build commitment in order to revise agricultural strategies and adjust programmes; b) research to build evidence on the land governance concerns that hamper agriculture with findings validated by relevant actors and stakeholders; c) a strategy and business plan outlining the key actions, plan for implementation, role of actors/stakeholders and associated budget to address land governance issues in agriculture; d) demand-driven capacity development based on an assessment of needs to enhance of the various actors; and e) a monitoring and evaluation framework to track progress made, including by revising results frameworks of the land and agricultural sectors as appropriate. Success in mainstreaming land governance issues in agriculture impinges also hinges on proper timing and alignment to the national planning and budgeting processes of the country.

Theme 12: Land Conflict and Their Socio-Economic Impacts

Title: Etude sur les Déterminants des Conflits Fonciers Ruraux et leur Impact Socio-Economique dans les regions du Burkina Faso : Etat des Lieux, Enjeux et Defis

Ouedraogo, Moussa, Ganou Issifou, Savadogo Kassoum, Traore Oumarou, Nassa Souleymane

Abstract

The aim of This study, entitled "Determinants of Rural Land Conflicts and their Socio-Economic Impact in the Regions of Burkina Faso : Current Situation, Challenges and prospects", is to provide a clear understanding of the causes and effects of social, economic and Rural land conflict. It was conducted on the rural areas of seven regions of Burkina Faso.

The results of the analysis of the data collected show that land conflicts are linked to land tenure insecurity, poorly managed rural land, insufficient concerted in rural land use. The main conflicts are generally between farmers and cattle breeders, between migrants and indigenous peoples, between miners and landowners.

These land conflicts create unceasing quarrels which impede the socio-economic and political development of the regions. They seriously affect life in society in the sense that they undermine social cohesion, which is the basis of development. In any case, rural land conflicts are a real brake on the development of the regions.

To change the curve of land conflicts, bring peace and secure the rural environment in order to increase agricultural productivity and attract investors, the study advocates the involvement of all actors in the application of the law N ° 034-2009 / AN of 16 June 2009 carrying rural land tenure through:

- The establishment and functioning of the land security institutions created by the land legislation ;
- The rural land development ;
- The generalization of the development of local land charters ;
- The generalization of the issuance of the Certificates of Rural Land Possession.

To do so, it is necessary to act in two directions on the basis of the relevant legal and institutional framework available to the country to prevent or reconcile conflicts.

Title: Indigenes Hegemonic Power Over Migrants Citizenships: The Role of Large Scale Agri-Investment in Ghana in local citizen transformation

Richmond Antwi-Bediako and Abubakari Mohammed

Abstract

Land access and utilization are bedrocks to successful rural livelihood sustainability and empowerment. This is based on the fact that the rural folks predominantly depend on land resources for their existence and wellbeing. Accessibility of rural dwellers to land and related resources is influenced by their rights to and security over land. Local citizenship influences land rights and tenure security, in a manner that the indigenous rural members have unrestricted access to land resources for their utilization. These privileged rural groups are able to re-establish connections to other land resources even in the phase of large scale investments which affect their

lands. The rural migrants on the other hand are visualised as ‘local foreigners’ by allodial title holders and indigenes, and their access to and use of lands are characterized by structural constraints such as complex local land-access contract and lack of local citizenship status. In most cases, these disadvantaged groups (migrants) have to establish connections to land and related resources through economic means; but are often times, alienated from their lands once investment opportunities come on board. In the case of Ghana, citizenship identity has featured prominently in land and job claims, especially, during the jatropha periods and its transformation. Both chiefs and indigenous residents have invoked the citizenship concept as the tenet to protect or undermine social identity in land claim-making processes and job-seeking for their benefits. Pre-emption of local citizenship identity has become potential motivations for undermining migrants’ access and control over stool lands as well as job offerings from investments. This motivation is influenced by migrants’ dominance and abilities to generate domestic wealth and national growth which threaten the long term hegemonic power possessed by indigenes over migrants. As a result, the land owning clans have used the emergence large scale investment like jatropha cultivation to invoke the concept of local citizenship on migrants to make way for land deals, and changing migrants’ mobility and connectivity to social and geographical position. With evidence from five case studies during jatropha boom and bust in Ghana, this paper has used qualitative data which were solicited through administration of questionnaires, conduct of interviews, institutional consultation, initiation of focus group discussions and review of documents to provide an overview of the critical route to hegemonic dominance in Ghana and how property and traditional order reveal the *existence* of deep-rooted land insecurity of migrants. It has also showed the stories of migrants alienated from lands on their own motherland and denied investment jobs and as well, how the *local citizenships concept* played stigmatic role and uncertainties for future mobility and connectivity to land resources by the migrants. Based on the study’s revelation, the paper generally recommends institutional support systems, especially for migrants, who are mostly the ‘sufferers’ in large scale land deals through legal incorporation of economic and social benefits arrangements between land investors and the local content.

Key words: Local citizenship, Land, Rights, Investment, Jobs, Ghana.

Title: The Effect of Land Access on Youth Employment and Migration Decisions: Evidence from Rural Ethiopia

Katrina Kosec,*IFPRI; Hosaena Ghebru, IFPRI; Brian Holtemeyer, IFPRI; Valerie Mueller, IFPRI and Emily Schmidt, IFPRI.

Abstract

How does the amount of land youth expect to inherit affect their migration and employment decisions? We explore this question in the context of rural Ethiopia using data on whether youth household members from 2010 had migrated by 2014, and in which sector they work. We estimate a household fixed effects model and exploit exogenous variation in the timing of land redistributions to overcome endogenous household decisions about how much land to bequeath to descendants. We find that larger expected land inheritances significantly lower the likelihood of long-distance permanent migration and of permanent migration to urban areas. Inheriting more land also leads to a significantly higher likelihood of employment in agriculture and a lower likelihood of employment in the non-agricultural sector. Conversely, the decision to attend school is unaffected. These results appear to be most heavily driven by males and by the older half of our youth sample. We also find suggestive evidence that several mediating factors matter. Land inheritance is a much stronger predictor of rural-to-urban permanent migration and nonagricultural-sector employment in areas with less vibrant land markets, in relatively remote

areas (those far from major urban centers), and in areas with lower soil quality. Overall, these results affirm the importance of push factors in dictating occupation and migration decisions in Ethiopia.

Key words: agriculture, employment, land inheritance, migration, youth

Title: A Case for Forceful Eviction as an Intersection between Land Rights, Corruption, and Human Rights

Samuel Kimeu; Benjamin Maina

Abstract

The Land question has always been a thorny issue in Kenya and in this regard, due to its scarcity and appreciation attribute, it has always been prone to corruption which in the long run impacts on essential human rights. With the promulgation of the New Constitution 2010 and entrenchment within it a Chapter on land, it was viewed as a milestone towards curbing land problems including corruption, but the problems still persist as we continue to witness forced evictions which deny the affected persons the right to own property.

The East African Bribery Index 2014 by Transparency International Kenya, ranked land services in Kenya as second highest in average size of bribe paid. In terms of the likelihood of encountering bribery, land services were leading with respondents having a 17% chance of encountering corruption. In the aggregate index for Kenya, land was ranked second with a score of 55.0 rising by 8.3 from 46.7 since 2013. This therefore means that most land rights are abused as a result of corruption. This has led to derogation from fundamental human rights manifested by forced evictions. **Forced eviction** is defined as “the permanent or temporary removal against their will of individuals, families and/or communities from the homes and/or land which they occupy, without the provision of, and access to, appropriate forms of legal or other protection.”¹

Human rights are "commonly understood as inalienable fundamental rights to which a person is inherently entitled because she or he is a human being." Human rights are thus conceived as universal and egalitarian which means that they are the same for everyone. The Universal Declaration of Human rights is one of the major proclamations that provide key guidelines on Human rights. Article 2 of the Declaration provides that everyone is entitled to all the rights and freedoms set forth in this Declaration, without distinction of any kind, such as race, color, sex, language, religion, political or other opinion, national or social origin, property, birth or other status².

Human rights are therefore, fundamental and there should be no given time that they are derogated from; however, corruption has led to derogation from these delineable human rights as we continue to witness forced evictions that displace people from their land, shelter and other entitlements. Some of the cases in Kenya on eviction include Dunga Unuse in Mombasa where some influential wealthy persons have constantly evicted people from their houses by bulldozing them at midnight. Within Nairobi, we have also witnessed forced evictions in Westlands where the original land owners have been forcefully evicted and their houses pulled down while asleep.

¹ Committee on Economic, Social and Cultural Rights, general comment No. 7.

² The Universal Declaration of Human rights (1948).

As a result of forced evictions, people are often left homeless and destitute without means of earning a livelihood and in practice, with no effective access to legal or other remedies. Forced evictions intensify inequality, social conflict, segregation and invariably affect the poorest most socially and economically vulnerable and marginalized sectors of society, especially women, children, minorities and indigenous people. Forced evictions in broader sense constitute gross violations of a range of internationally recognized human rights, including the human rights to adequate housing, food, water, health, education, work, security of the person, freedom from cruel, inhuman and degrading treatment and freedom of movement.

The obligation of states to refrain from and protect against forced evictions from home(s) and land arises from several international legal instruments including the Universal Declaration of Human Rights and the International Covenant on Economic, Social and Cultural Rights. It is worth noting that as a country, we have not been in a position to enact a law governing the issue of evictions and resettlement though there are attempts made from the year 2006 to put in place The Evictions and Resettlement Procedure Bill, the process has faced many challenges. With this state of affairs, we are guided by international instruments and principles by virtue of Article 2(6) of the Constitution 2010, because Kenya as a country ratified the stipulated international instruments as early as 1972 but this avenue has not been fully observed.

Due to corrupt deals and practices that are rampant within the land sector, we have continued to witness forced evictions which touch on the core of the rights relating to land ownership and human rights as a whole. The conference paper will therefore, cover in details the effects of forced evictions as instigated by corruption, the efforts that have been put in place to avert the situation, challenges faced, comparative study and the best practices to be adopted as the way forward in addressing the problem of forced evictions.

Focused Roundtable Discussion

Theme: Contributions of Women's Land Rights to Production, Livelihoods and Food Security

Title: Impact of women's access to and control over land on food security of agricultural households in rural Benin

Boris Odilon Kounagbè Lokonon

Abstract

Land constitutes an important capital (natural capital) for people that draw their livelihoods from agriculture. However, women are mostly left behind in terms of land rights in Sub-Saharan Africa. For instance men dominate women in decision-making with regard to access to and control over land. But women play a key role in farming in Sub-Saharan Africa, and their access to and control over land influence positively food supply, farm household income and welfare including food security status. Nevertheless, empirical analyses are needed to demonstrate whether this assertion holds or not, to guide policy-makers on relevant policies to be implemented to improve food security status and in-fine to reduce poverty and inequality, especially in rural areas. In this paper, we explore the impact of women's access to and control over land on per capita food expenditures and food security status. The paper focusses on agricultural households from rural areas in Benin using data from the Survey of the Overall Analysis of Vulnerability and Food Security carried out in 2013. After cleaning the dataset, it includes 4,426 usable observations (agricultural households from rural areas). Women's access to and control over land is captured

by a binary variable. In 21.19% of the agricultural households included in the sample, women were owner of their personal land.

The paper tests the endogeneity of women's access to and control over land through an instrumental variable approach of the model of per capita food expenditures (paying attention to the fact that the treatment is binary), and through a special regressor method of a binary food security model to avoid a forbidden regression using Lewbel (2012) approach. Ethnicity of household head is used as instrument in the two regressions. However, the Durbin and Wu-Hausman tests indicate the non-acceptance of the hypothesis of endogeneity of women's access to and control over land. Owing to this finding, the paper considers women's access to and control over land as exogenous and estimate by ordinary least squares the model of per capita food expenditures. Two models are estimated for food security status namely a logistic regression and a multinomial logit regression. Per capita food expenditures appear to be positively related to women's access to and control over land, supporting the importance of women empowerment with regards to land rights in improving food consumption. Within a period of 30 days, farm households with women having access to and control over land have on average per capita food expenditures higher of 814.64 CFA F compared with their counterparts. Conversely, farm households in which women have access to and control over land are more likely to be food insecure compared to their counterparts (results of the logistic and the multinomial logit models of food security status). This latter finding raises the issue of inequality in access to resources such as labor, and fertilizers amongst men and women. This inequality in access to resources constraints women's agricultural productivity. The findings suggest that to improve food security the Beninese government should enact policies that facilitate women's access to and control over land and their effective access to resources such as labor, and fertilizers.

Key words: Access to land, control over land, food consumption, food security, agricultural households

Title: Tackling Gender Gaps in the Ethiopian Rural Land Administration System
Selam Gebretson and Yalemzewd Demssie

Abstract

In most of contemporary Africa, men control land because it is believed that it should pass down to the next generation via male heirs. There is a strong belief that, the land would be taken away upon marriage, if a family bequeaths or gives land to women. For this reason, most women in Africa are forced to access land based on their relation to male relations such as their husband, father or brothers.

The case of Ethiopia is not different; many women of rural Ethiopia have had almost no land rights in practical terms due to discriminatory cultural values and belief systems. As the Ethiopian rural society is traditional and patriarchal in nature, men have been controllers of almost every facet of rural life in the country – social, economic, and political. They also have used and administered nearly all the natural resources, including land, that support the livelihood of the community they are part of.

Currently, many countries have released that it is difficult to achieve development without ensuring gender equality. Hence, in areas where women have weaker land and property rights than men, there is even greater interest in the role of policy reforms to strengthen women's property rights as a way to empower women. This is also supported by numerous research that have

identified the correlation of women's land right in increasing food security, better health and nutrition for the whole family.

Recognizing the importance of ensuring women's land rights, the issue is also included under the UN Sustainable Development Goals (SDG). It aims to ensure equal rights to economic resources including land to all men and women by 2030. It also aims to create sound policy frameworks at the national, regional and international levels, based on pro-poor and gender-sensitive development strategies, to support accelerated investment in poverty eradication actions. The African Union has launched a campaign aimed at documented allocation of 30 percent of land to African Women by 2025. Similarly, the Ethiopia government has taken significant steps and commitments. Since, 1993 it has adopted international and regional legal instruments with the aim of protecting women's rights such as; CEDAW, the Protocol to the African Charter on Human and Peoples' Rights on the Rights of Women in Africa. Moreover, the 1995 constitution states that women have the right to acquire, administer, control, use and transfer property.

In conformity with the constitution, federal and regional rural land laws are promulgated. These laws incorporate provisions that explicitly provide the right of women to acquire, inherit, administer and transfer land. They also mandate joint ownership of land by husband and wife.

Currently, the Ethiopian rural land proclamation is going through amendments, after examining the gaps encountered during implementation. The failure to include the concerns of women, elderly, orphan children and other marginalized groups have been identified as one of the gaps that need revision.

The drafting or amending of the rural land legislation passes through various steps of consultation. Usually, women's organizations would be involved in such a process. However, in Ethiopia, there is no single women's group working on policy issues related to women and vulnerable groups land rights issues. Without an active civil society, it is very difficult if not impossible, to advocate on behalf of women's land rights and bring change in policy and law that will improve the women's land rights. To address these challenges, The Land Administration to Nurture Development (LAND) project with Ethiopian the Ministry of Agriculture and Natural Resource initiated the establishment of a Women's Land Rights Task Force, which was launched on February 6, 2015.

The proposed paper discusses the objective, activities, achievements and challenges of the task force in the effort to safeguard women's land rights in Ethiopia. It draws practical recommendations based on the experience gained thus far.

Title: Institutional approaches towards addressing the Challenges facing land ownership among Women in Kenya

Edwin Madegwa

Abstract

This is to study and examine various approaches used by various Institutions in Kenya towards addressing the Challenges facing land ownership among Women in Kenya. Then this can be used to enact a legal and institutional framework to address systematic violation of a basic human right of the women on land ownership. The study targeted 141 institutions, 3 each from the total 47 Counties in the Republic of Kenya and 500 relevant individual stakeholders in all the 47 Counties in Kenya. Both qualitative and quantitative data were collected using interview

schedules consisting of fixed and open-ended questions administered in face to face interviews. Stratified random sampling method was used to select the samples for the study. The quantitative data were analyzed using the statistical package for social scientists (spss) computer package while the qualitative data were analyzed manually. The study showed that a number of approaches were being used in addressing Challenges facing land ownership among Women in Kenya, the major one being; creation of awareness on land rights by the civil society, financial assistance through subsidized loans, abolition of discriminative cultural practices, provision of training and mentorship to women, formulation of policies by both the National and County Government to empower women towards land ownership. The other findings was that most of the approaches being used were generally effective and these includes ; creating awareness on land and human rights among women by various institutions, lowering land rates on lands owned by women, provision of institutional and legislative framework to protect women against violation of their rights, supporting of more women rights associations / NGOs in Kenya e.g Federation of Women Lawyers (FIDA), Kenya Women Chamber of Commerce, Kituo Cha Sheria , Women Parliamentarian Association among others to protect women against violation of their landownership rights. Nevertheless, there are a number of short comings institutions face in addressing the land ownership challenges among women in Kenya and the key ones include ignorance among women, inadequate resources to conduct land rights campaigns among women, low self-esteem, cultural influence, high levels of illiteracy among women, lack of reinforcement of the existing laws and policies, marginalization and discrimination against women in almost all aspects of their lives, religious beliefs & practices, frustrations from their male counterparts and false perceptions e.g a women must not be wealthier than a man. However, from the findings of study, there were viable ways through which these challenges facing women in land ownership in Kenya could be addressed. The key ones included the implementation of the new constitution in Kenya, adopted in 2010, that calls for the elimination of gender discrimination in law, customs and practices related to land in Kenya and enforcement of land legislation act that gives married women a presumption of joint ownership of matrimonial property. This will protect the women against the loss of their matrimonial land and will ensure that women have consented to the sale or mortgage of land in which they have an interest. This study concluded that there were approaches the selected institutions were using in addressing challenges facing women in land ownership and these approaches were generally effective. However, effectiveness of these approaches could be hampered by other constraints.

Key words: Land, Women, Kenya

Title: Women's Right to Land: The Case of Households with Male Migrants in Kankicho Kebele, Dun Woreda, Hadiya Zone-Snnprs, Ethiopia

Assefa Makebo

Abstract

In Ethiopia, speedy population growth, together with slow socioeconomic progress has led to challenges for many in society. The problem is pronounced in both rural and peri-urban areas like Duna Woreda in Hadiya Zone, where awareness regarding women's right to land is very poor and access to land, health, employment and other social services by women is limited. Hadiya Zone is characterized by high population density and a major source of emigration in the Southern Region of Ethiopia.

This paper assesses the impact of husbands' migration on women's rights to access and control land in the study area. The specific objectives of the study are to; (i) assess women's right

of access and control over land in the study area. (ii) examine the impacts of husband's migration on the land accessibility for women in the study area; and (iii) identify alternatives for mitigating the impact of male migration in the study area.

These issues are empirically investigated based on primary household data from a survey and key informant interviews. The survey covers 31 households from Kankicho Kebele where male members of the households have migrated to other places. These households are selected using the snow ball sampling method. Key informants included the community elders, community police officers, Kebele land administrators. Primary data was complemented by secondary data garnered from various policy documents and related research publications. Both quantitative and qualitative analysis is applied to empirically determine changes in women's right to access and control land in the absence of their husbands following migration.

The main finding of the study is that migration of husbands negatively affects women's land rights. Consequently, this creates vulnerability and also affects women's social standing as well as economic empowerment. Based on these findings, the study recommendations include: First, there is need for the Ethiopian government to create awareness of the land proclamation and related legislation to facilitate implementation and ensure benefits accrue at the grass root level. Second, there is need to recognize the impacts of husbands' migration on women and establish strategies that protect their land rights. Third, there is need to facilitate land investments and development of small scale agro-industries to manage/reduce migration; and fourth, the government needs to prioritize its development efforts towards improving the standard of living and working conditions of women in rural Ethiopia.

Key words: women, land rights, migration, Kankicho Kebele, Duna Woreda, Hadiya Zone, SNNPRS, Ethiopia

Title: Gender Dimensions of Youth Access to Agricultural Land under Customary Tenure System in the Techiman Traditional Area of Ghana

Joseph Kwaku Kidido*, John Tiah Bugri and Raphael Kasim Kasanga

Abstract

Youth are an essential human capital resource across the globe. Their sheer numbers, enthusiasm, strength are valuable assets required for economic development. The youth remains and will continue to remain sub-Saharan Africa's abundant asset due to the transition in the demographic structure. Sub-Saharan Africa alone will have more than 295 million people between the ages of 15 and 24 by 2035 and 362 million by 2050 according to the World Bank projections. The youth bulge of the region is expected to grow and the continent will remain youthfully compared with other regions of the world. The large youth numbers described as demographic dividend of resources gives Africa leverage in terms of human resource to drive up food production and supply of industrial labour force. Thus, youth access to agricultural land is crucial in harnessing their potentials for increased agricultural production and for their self-empowerment as well as economic independence. In the case of Ghana which is largely an agrarian economy, youth access to agricultural land is critical to economic progress and the future of agriculture in the country. However, very little has been done in the research arena in Ghana on youth land access especially youth gender land access dynamics. Research on gender land access has largely been skewed towards the adult population with very little attention on the youth. This study thus investigates youth access to agricultural land under the customary land tenure regime in Ghana focusing on gender dimensions. Using the Techiman Traditional Area as a case study, the study

applied multiple sampling techniques in a multi-stage sampling process to select the study communities and the respondents. A total sample of 455 youth respondents comprising 299 males and 156 females were covered in twenty peri-urban and rural communities. The results from the study revealed that majority of the youth, especially female, accessed agricultural land under non-market mechanisms such as licence, gift and inheritance; whiles predominantly male youth also accessed land under market mechanisms such as rentals and sharecropping. The study also revealed that the youth both male and female have limited access to land on permanent basis through gift, inheritance and purchase. It further found that, majority of the youth, both male and female all held small land sizes of 1- 3 acres for farming purposes with the problem been more acute among the female youth respondents. The underlying challenges facing both male and female youth were in two-fold: demand-related such as high cost of accessing land, competition from residential developers and wealthy adult farmers, large scale land acquisitions etc and supply-related such as unwillingness of the elders to release land, scarce productive family land, land rather given out to outsiders among others. The study has developed an intervention model in response to the challenges to enhance youth land access. This model is anchored on improving local land governance to enhance youth access to agricultural land. Specific measures include; managing emerging land demands; legislative support; easing socio-cultural constraints, expanding access to credit and improving local level land governance. The proposed interventions need to function under a land policy which focuses on the youth. The study therefore recommends further research into youth access to agricultural land under the main customary tenure regimes across the country as a means of formulating an evidence-based youth agricultural land access policy in Ghana.

Key words: Gender, Youth, Land, Access, Customary Tenure, Techiman

Theme 13: Agricultural Corridors and Commercialization in Eastern Africa: Case studies from Kenya, Tanzania and Mozambique

Panel Abstract

A number of commercial corridors have been proposed or are being developed along Africa's eastern seaboard, from Kenya to Tanzania to Mozambique. These regional planning efforts are aimed at encouraging investment in infrastructure, minerals and agriculture. Linking transport infrastructure development (roads, rail, ports), with agriculture and mining means that key constraints, particularly of landlocked countries and regions, can be released, and growth potentials enhanced, so the argument goes. These are high-profile interventions, featured prominently in donor investment plans, and each has strong national state-backing.

Through four papers in this panel, we will ask: how are investment corridors reshaping agricultural commercialisation pathways and rural livelihoods in marginal, frontier areas, with what impacts for whom? We will explore three country cases: Kenya (the Lamu Port and Lamu-Southern Sudan-Ethiopia Transport (LAPSSET) Corridor), Tanzania (the Southern Agricultural Growth Corridor in Tanzania (SAGCOT)) and Mozambique (the Beira and Nacala corridors).

Corridors are associated with often long-running plans to modernise, transform and develop certain parts of a country, often seen as 'backward' frontier areas. Imbued with visions of modernity, improvement and progress, the corridors thus become symbolic of state and donor social, technical and economic 'imaginaries' of development, and are intimately linked with the intersections of state and corporate power in contemporary development (Moseley and Watson 2016; cf. Li 2007; Scott 1998). Making use of transport infrastructure, often initially linked to

mining development, agricultural investments may involve the establishment of estates/plantations, the creation of block farms and cooperative groups to contract farming arrangements, with or without nucleus estates. All have gendered impacts and may offer jobs to the younger generation while also impeding their access to land for their and their households' livelihoods.

A network of actors comes together around corridors, and include corporate players, government officials, local elites and often relatively elite farmers able to engage in such markets. This creates opportunities for accumulation, but also patronage, and social differentiation. Our case studies involve an exploration of the processes of change that emerge from such investments, tracing the winners and losers. While there is much rhetoric about 'inclusive business models', public, private, even community 'partnerships' and 'win-win' outcomes for economic growth, the papers interrogate these claims through an empirical focus on outcomes in particular places and for particular people – women and men, elites and the poor, old and young. Depending on the business models that emerge, we can expect tensions between corridors as linear routes for the extraction of commodities, and the exploitation of local economies as part of global value chains and as focal points – clusters, hubs, poles – for growth and local economic development and empowerment.

Despite the narrative of transforming 'idle', 'underutilised' land into 'modern', 'productive' agriculture or mining enterprises, of course all these areas in the hinterlands of the new corridor transport infrastructure are already occupied and used. Not surprisingly contests over land and resources become central, with disputes evident even within households and often fanning out into the wider national, sometimes international, politics. The high-profile nature of such investments also means that they sometimes become focal points for insurgent groups, militias and terrorist organisations, influencing the dynamics of conflict in the region. Most corridors envisage trans-national connections, and so planning and implementation processes become embroiled in regional politics, sometimes upsetting the visions of economic integration and regional development.

The grand visions of growth corridors are, however, often not realised; or at least not in ways imagined by their architects. Inevitably, all have changed over time through diverse local, national and international political and economic contestations. Forms of resistance, and the alliances that are generated both for and against such corridors therefore potentially offer important insights into the political economy of agricultural investment and development in the region, with important differences between cases. The papers in this panel trace the contentious politics of corridor development in each case, looking both at local mobilisations and resistances as well as the national political dynamics that drive such investments.

Offering insights into new state-capital alliances, and the role of different investors and donor countries, the panel will go beyond the standard economic framing of 'growth' corridors to look at how such investments restructure the relationships between capital, states and farming populations, transforming landscapes, livelihoods and politics in different ways.

Title: Corridors: Commercialization and Agricultural Change: Political Economy Dynamics

Rebecca Smalley

Abstract

This paper offers an overview of ‘growth corridors’, offering some historical background to their genesis and their role in agricultural commercialisation. The presentation locates corridors within debates about the politics of accumulation and social transformation in Africa, and poses questions for the panel, and the discussion that will follow. These include:

- What is the history of such corridors? How are they wrapped up with competing ‘imaginaries’ of development and progress? How are they embedded in local, national and regional politics?
- What are the political-economic drivers of such investments? How is agriculture seen alongside infrastructure development and mining? What synergies and conflicts are evident? How have plans changed over time?
- Who are the investors, and what are their motivations? What is the involvement of donor and state finance/support? What public-private sector partnerships are being formed, with what results?
- What business models for agricultural commercialisation are envisaged, with what forms of investment and which crops? How is commercial agriculture of different scales, including by smallholders, incorporated into the corridor plan, and in reality?
- What constraints to agricultural investment are evident, including land tenure/property rights, conflicts over land use/ownership and governance issues?
- What types of resistance, mobilisation and forms of ‘contentious politics’ are evident around the corridor investments? What does this reveal about changing state-elite-capital alliances around development efforts?
- What opportunities for accumulation exist from the investments, for whom, and who loses out? What patterns of elite capture, patronage and social differentiation emerge, with what consequences?

Following this overview presentation, the panel will consist of 3 case study presentations, based on research in three countries.

Title: State Visions for Productive Peripheries: The Case of LAPSSET in Kenya

Ngala Chome

Abstract

In Kenya, the emergence of extractive regimes, high-modernist visions and state transformative agendas is best symbolised by the LAPSSET (Lamu Port and South Sudan Ethiopia Transport Corridor) project, which aims to transform a huge part of Northern Kenya, creating a new productive landscape in what has previously been a neglected region. In Lamu County – where construction of the first three berths of a new thirty-two berths deep water port has begun – LAPSSET seeks to create an additional ‘port city’, a new airport, an amusement park, and a corresponding coal-power plant. Whether these proposed infrastructural projects will come into full fruition or not, it is evident that these high-modernist visions have begun interacting with pre-existing and complex tapestries of communal struggles around access to land, power and political representation. In Lamu, the LAPSSET projects will lay claim to vast swathes of land. In addition

to the fact that no land in Lamu had previously been designated as communal land, with the state owning a significant majority of acreage, the LAPSSSET projects have begun accentuating localised communal struggles around access to land. In particular, farming communities, most of whom inhabit the mainland of Lamu, and who have also been politically and economically dominant, have welcomed the LAPSSSET projects; while fishing communities, whose political and economic influence has been modest, and who inhabit the islands of the archipelago, have expressed concern that the LAPSSSET projects pose an existential threat to their way of life. While keeping an eye on the project's policy origins, its design and its architects' intended objectives, this paper goes further to examine local perceptions regarding the project's impact on agricultural activities – farming, fishing, pastoralism, hunting and gathering – and how these perceptions have, in turn, driven localised struggles around access to land and political power. The latter is important, given the fact that since 2010, a new devolved system of governance was established across Kenya, with forty-seven new county governments coming into full operation after the 2013 general-elections. Trends in local elections suggest that these are driven by differing communal opinions regarding the impact of LAPSSSET on agricultural activities, opinions that have also driven localised political responses that have complicated the project's swift implementation. Based on field interviews conducted in Kenya, official and NGO reports, and newspaper sources, this paper illustrates the argument that outcomes in the implementation of high-modernist visions are best explained by how the latter interact with pre-existing economic activities (agriculture) and related localised tensions around access to land.

Title: A plot of land along the corridor: Youth Bureaucracy and planning of land uses in Nampula and Beira, Mozambique

Euclides Goncalves

Abstract

Over the past decade, the idea of development corridors as pathways to development has moved to the centre of multilateral organizations and African governments policy agendas. In Mozambique, as the idea of development corridors moved to the centre of government policy discussion and implementation, the question of land rights and use has become subject to a renewed debate. Scholars researching land related issues in Mozambique have pointed to the innovative and progressive framework regulating land rights and use in the country. While the Mozambican state owns all land, it recognizes land use rights for occupants and users on the basis of a unitary system of tenure. At the centre of this system is the DUAT (document that formalizes the right to use and benefit from the land). In the context of large development projects and urban expansion, land rights and use have been subject to continued debates within government and civil society organizations. This paper looks at the question of urban land in the context of the expansion of Maputo city and province and moves the discussion from the legal framework to the bureaucratic processes and practices that enable the materialization of land rights and use. I focus on young people's quest for plots of land for housing and livelihoods in districts along the development corridors of Nampula and Beira. I show how, while there are clear guidelines and steps in the process of attribution of DUATs, land rights formalization within the development corridors presents various bureaucratic challenges that affect in particular youth seeking plots of land for housing. Applicants often have to go through a long bureaucratic process that may take between two to five years until formalization is complete. As such, both technicians and citizens find creative ways to ensure access to land through means that may be legitimate but are not always legal. Policy makers engaged with the promotion of development corridors need to understand the challenges faced and strategies pursued by young people and to draw lessons from these cases in Mozambique.

Title: The politics of Tanzania's agricultural growth corridor: Implications for small-scale producers and pathways for rural livelihoods

Emmanuel Sulle

Abstract

This paper interrogates the multi-billion dollar development of the Southern Agricultural Growth Corridor of Tanzania (SAGCOT) from its inception in 2010 to date. It examines how the implementation of SAGCOT (which is embedded into national, regional and international initiatives), is reshaping agricultural commercialisation pathways and rural livelihoods in Tanzania's most fertile landscape. SAGCOT aims to create an environment in which agribusiness will operate alongside small-scale-farmers and thus improve food security and environmental sustainability, while eradicating rural poverty. Based on primary research in the SAGCOT region and a review of secondary data, this paper discusses the implications of this agricultural corridor for specific groups of small-scale producers – farmers and pastoralists, with particular attention to women and youth. It explores who the investors are, what business models they adopt, and the gender-differentiated impacts of such models. The paper analyses evident constraints to land-based investments, emerging politics of resistance from below, and existing opportunities for accumulation. The study found that, within SAGCOT, two main forms of agricultural investments are in place. The first, widespread form of investment involves acquiring land rights, often through long-term leases or concessions. In some areas within SAGCOT, large-scale land acquisitions associated with direct or indirect displacement of rural communities have been reported. The second form of investment involves a variety of arrangements (outgrowing and contract farming) between small- and medium- and large-scale producers and or processors. The two forms of investments have different impacts on rural communities and the country's economy at large. The challenge facing Tanzania is not only how to transform its agricultural sector from a subsistence-based production model to a commercial model, but also how to do so in a way that respects legitimate land rights and provides beneficial business arrangements for local people, particularly small-scale farmers and pastoralists. As they stand now, the policy frameworks provided by initiatives such as the 'Southern Agricultural Growth Corridor of Tanzania' do not adequately outline procedures that promote agricultural transformation while protecting land rights of rural women and men. While Tanzania needs strategic and high quality agricultural investments to achieve its development goals (poverty eradication, food security and improved nutrition), land-based investments that displace small-scale producers and turn them into wage labourers do not meet these goals. The present and previous research shows that small-scale farmers drive agricultural growth in Tanzania, but they face unprecedented displacement due to large-scale farming. Small-scale farming will remain critical for Tanzania's development and can perform well with the right support, even in non-traditional, capital-intensive crops for smallholders such as sugarcane. To achieve this, the government needs to facilitate more inclusive policy-making processes and design land-based investment models that promote small-scale producers, while safeguarding their access to land, control and ownership of customary land. New models may be hybrids of existing models (such as partnerships between outgrowers and processors), but there is no blueprint. Business arrangements must be (1) flexibly structured to allow necessary periodic amendment, (2) enforceable by law, and (3) context and crop specific.

Theme 14: Strengthening Land Use Rights, Optimizing Production and Livelihoods
Title: The current and future promise of livelihood generation of CBNRM in Africa, through improved land tenure security

Francesco Rubino, Marie-Lara Hubert Chartier

Abstract

In Sub Saharan Africa, and globally, there has been a shift in the realm of natural resources in the last decades that has brought to the rising of a more devolved scheme of management, come to be known under the name of **Community Based Natural Resource Management (CBNRM)** (Nelson & Sandbrook 2009). CBNRM saw its boost in Africa in the 1980s, with the surge of “structural adjustment” programs fostered by institutions such as the World Bank and the International Monetary Fund (IMF), and the scheme seemed to fit well into these newly donor-driven economic policies across the continent (Nelson & Sandbrook 2009). Though finding its advent in Africa through a program related to wildlife governance (N.B. “CAMPFIRE”), CBNRM has since then widened the scope of use to sectors and people involved in agriculture, land, forestry, fisheries, etc. (Shackleton et al. 2002; The South African Department of Environmental Affairs and Tourism 2003).

This paper theorizes that in a global scenario in which there have been extended acknowledgments of the failures of state management and market-driven policies to, alone, ensure and drive towards a secure and productive land tenure regularization, the necessity to utilize the notion of community (Agrawal 2003) as more than a simple stakeholder-buzzword has become imperative. The different stakeholders in fact, i.e. State and community, have different starting and understanding points of what involvement and devolution truly mean (Shackleton et al. 2002). The necessity to find a shared framework that includes a more declared route towards people’s self-determination is essential (Shackleton et al. 2002), in a model that foresees communities as the “foundation” and the “end-focus” (Soefstestad & Gerrard 1998). CBNRM and livelihood generation stem from secured land tenure rights, and this is more than ever critical to many countries around the continent, both those that have already moved rapidly forward in the regularization process, and those that have recently started or brought back a “momentum” on the topic.

Land tenure security and the “gestion des territoires” (land management) have different connotations based on socio-economic factors and bio-physical contexts. Moreover, the way in which people’s involvement is activated (i.e. more active or more passive), is highly based on their understanding of how land tenure security allows them to access the natural resource base in a secured manner, and how they are prepared and positioned to economically benefit from the aforementioned resources. It becomes crucial for CBNRM to establish significant economic incentives for managing and conserving resources, while promoting adequate and efficient revenue-sharing mechanisms. (Danida, 2007)

It is here theorized that though much has been said about the “rhetoric and reality” that CBNRM has not managed to fully accomplish, many communities still keep a very strong bond with their traditional norms of collective action (Soefstestad & Gerrard 1998), both for planning and livelihood purposes. The wave of institutional reform towards greater devolution since the 1990s has allowed for more autonomous decision-making carved to local needs and circumstances, and an increase in citizen participation, while encouraging downward accountability (Hilhorst, 2010). Often criticized for its narrow perspective on resource management, CBNRM could benefit from accounting the broader economic context. Structural

changes are needed to evolve from the marginal benefits currently witnessed at the local level. (Anderson and Mehta, 2013) Borrowing from Yunus' idea of social business (Yunus, 2007), CBNRM offers bright opportunities to addressing social issues, while communities generating profits through their natural resource base are indeed re-investing in themselves, positively influencing social impacts in their direct realm of influence. This whilst expanding to wider opportunities, diversifying and improving their products.

It is in virtue of the aforementioned diverse scenarios that this paper will seek to discuss a number of examples from across Africa (i.e. from Mozambique, Botswana, Ethiopia, Niger, Madagascar, and Rwanda). Examining CBNRM across the continent, the authors will explore the potentiality to draw from the promising and sustainable shared benefits of social business to rural development. Draft research questions are:

- (i) how effective is the impact of land tenure security regularization for CBNRM initiatives?/ from simple titling to land management and planning;
- (ii) what space through planning for rural African communities in their shift from "resource dependant" to "resource livelihood generating" groups?
- (iii) what space for CBNRM initiatives to be seen as social businesses, and not as stand-alone projects?

Title: When we import goods, we export jobs": An in-depth analysis of the laws and practices related to land expropriation for the Lekki Free Trade Zone in Lagos, Nigeria

N.K. Tagliarino, Y.A Bununu , M.O. Magbagbeola , M. De Maria and A.S. Olusanmi

Abstract

"When we import goods, we export jobs"

An in-depth analysis of the laws and practices related to land expropriation for the Lekki Free Trade Zone in Lagos, Nigeria

By

Nicholas Tagliarino, Yakubu Bununu, Akintobi Olusanmi
Magbagbeola Adebowale, Marcello Demaria

As one of the largest economies in Africa with rich oil and natural resources, Nigeria has the potential to unlock sustainable growth for its people. Yet corruption, poor governance and unsustainable investments have inhibited the realization of Nigeria's potential. Rapid urbanization has led to the expansion of informal sectors and settlements. Nigeria is currently stuck in the bottom half of global rankings on GDP per capita and the Human Development Index.⁷ Sixty eight percent of Nigerians live on less than a dollar per day as of 2010.⁸ The majority of the population does not participate in the formal sectors of the economy.⁹ Due to the collapse in oil prices, inflation is high and the currency gap is widening; as a response, the government invited foreign investors to finance infrastructure projects across Nigeria.¹⁰

⁷See World Bank 2016 GDP per capita data. Available at: <http://data.worldbank.org/indicator/NY.GDP.PCAP.PP.CD?view=chart>

⁸World Bank. 2013. "World Development Indicators 2013." Washington, D.C.: World Bank. <http://data.worldbank.org>. Accessed October, 2013. <http://data.worldbank.org/data-catalog/world-development-indicators>

⁹ Urban Planning Processes in Lagos. 2016. Heinrich Boll Stiftung Nigeria and Fabulous Urban.

¹⁰ Fick, Maggie. 2016. "Nigeria seeks 'cheapest possible money' to finance infrastructure." Available at: <https://www.ft.com/content/5c5133aa-ff24-11e5-ac98-3c15a1aa2e62>.

Chinese investors have been willing to open their deep pockets to Nigerian infrastructure projects.¹¹ Justifying land expropriation as a means of creating jobs and stimulating economic growth, the Lagos government granted 16,500 hectares of land to Chinese investors in 2006 to build the Lekki Free Trade Zone (LFTZ).¹² The LFTZ is meant to attract foreign direct investment and address the concern that importing foreign goods means exporting Nigerian jobs.¹³ However, foreign companies that invest in the LFTZ are freely permitted to use their own workers in the LFTZ and take profits back to their home countries. It is unclear whether there are proper checks in place to ensure the revenues generated from the LFTZ reach the Nigerian people.

In 2007, an MOU between the Chinese investors, the Lagos State government, and nine local communities that were affected by the LFTZ project was signed. Communities were partially compensated in 2009, but this was calculated solely on the basis of cultivated crops. Also, a certificate of occupancy for new land allocation was granted to the affected individuals and communities. However, this resettlement area encroached on other communities' land and protruded into the sea, indicating flaws in the land administration system. Consequently, three other communities were listed as affected communities in a revised MOU. Since then, not all compensation and resettlement requirements established by the MOU have been honored---despite the establishment of a resettlement committee. Many affected landholders are still waiting for their compensation.

Acquiring the land for the LFTZ project required significant displacement and resettlement. The amount of compensation granted to affected communities was insufficient to reconstruct livelihoods. While the act of acquiring land for the LFTZ was justified by the Lagos State government as being in the public interest, the following questions remain: has LFTZ created jobs or otherwise stimulated economic development? Did the government follow best practices in terms of compensating and resettling affected landholders? Do Nigeria's national and state laws that apply in cases of land expropriation comply with internationally recognized standards on expropriation, compensation, and resettlement? How can expropriation be used to effectively balance property rights with the public interest, thus ensuring land acquisition for development projects leads to sustainable development?

To address these research questions, students from the University of Groningen (Netherlands), Ahmadu Bello University Zaria (Nigeria), and the University of Reading (UK) have conducted an in-depth case study of the LFTZ and its implications for land governance. As a product of the Global Land Tool Network Research Program, this study incorporates a detailed analysis of Nigeria's legal provisions on expropriation, compensation, and resettlement that applied to the LFTZ case and finds that Nigerian laws mostly fail to comply with international standards on expropriation, compensation, and resettlement established in Section 16 of the Voluntary Guidelines on the Responsible Governance of Tenure.¹⁴

¹¹ Mthembu-Salter, G. 2009. Elephants, Ants, and Superpowers: Nigeria's Relations with China. China and Africa project. South African Institute of International Affairs.

¹² "BBC Africa Business Report' Lekki Free Trade Zone," accessed February 2, 2016, https://www.youtube.com/watch?v=MV1V_E9yiE4; Urban Planning Processes report p. 213.

¹³ Ibid.

¹⁴ Tagliarino, N. K. 2017. The Status of National Legal Frameworks for Valuing Compensation for Expropriated Land: An Analysis of Whether National Laws in 50 Countries/Regions across Asia, Africa, and Latin America Comply with International Standards on Compensation Valuation. *Land*, 6(2), [37]. Available at: <http://www.mdpi.com/2073-445X/6/2/37/htm> . Tagliarino, N.K. 2016. Encroaching on Land and Livelihoods: How National Expropriation Laws Measure Up Against International Standards. World Resources Institute Working Paper. Available: <http://www.wri.org/publication/encroaching-on-land-and-livelihoods>

This study incorporates an analysis of findings conducted from a survey of the affected communities in the LFTZ. The survey questions ask about the type of compensation and resettlement assistance provided, the process by which compensation was calculated and land was expropriated, and whether the amount given was sufficient to cover income and other livelihood losses. The researchers also conducted interviews with local NGOs, government bodies, and the private sector to better understand the various interests attached to the LFTZ. The report presents a set of recommendations for ensuring Nigerian laws and practices related to expropriation, compensation, and resettlement comply with international standards.

As a consequence of population growth, resource scarcity, urbanization, and climate change, there is likely to be an influx of development projects in Nigeria and other countries in the coming years. Yet development projects initiated without proper consultation, compensation, and resettlement will continue to harm the livelihood and wellbeing of affected landholders. Without strong legal rights to compensation, resettlement, and participation in project decision-making processes, displaced populations will continue to be subject to severe risks, including landlessness, joblessness, food insecurity, and other risks. Fair and robust expropriation and compensation procedures, coupled with effective implementation, are indispensable to ensuring development projects stimulate inclusive growth and development, while not leaving affected landholders impoverished or otherwise vulnerable.

Title: How Gender Parity can lead to Agricultural Based Economic Gains in Malawi, Tanzania and Uganda

Francis Onditi

Abstract

In most countries in Africa, women farmers typically achieve lower productivity in agriculture than men, due to their limited access to –and returns from-- productive resources such as land. This results in an untapped productivity and potential for consolidating peace and stability on the continent. Thus, the dilemma remains, are women capable of engaging in meaningful agricultural activities that could in turn mitigate risks associated with complexities of livelihood related conflicts and absolute poverty? This article presents a methodology that has been used to measure the cost of gender gaps and advocate for redressing these multiple challenges in Malawi. The study established that in Malawi 24 per cent of arable land is controlled by women; even though women's plots are smaller than men's plots, the difference is only 0.05 hectares, pointing to the role of perception in land-related tensions. The data generated evidence in support of the fact that instituting agricultural policies that are more gender-specific and gender-targeted have the potential of not only closing the gender gap, but also ensuring that women are involved in mediation processes arising from land-related customary disputes.

Despite recent positive economic trends, many countries on the African continent face multiple and interlinked resilience and conflict challenges, forcing livelihoods to organize in a context of scarcity, scant resources and a high degree of uncertainty. Indeed, recent studies have shown that lack of gender perspective in agricultural policies may undermine efforts to support local resource management and climate adaptation (Yufang Su et al. 2017). At the same time, agriculture continues to be a main contributor to pro-poor growth and poverty reduction in African economies because it focuses on the parts of the economy in which the poor are active (Xinshen Diao et al. 2010). Majority of low-income development countries are 'agrarian' economies, defined as countries in which 60 percent or more of the population live in rural areas (World

Development Report 2013). Addressing gendered power relations in economic activities such as agriculture is prerequisite to not only challenge the stereotypical view that agriculture is reserved for men, but could also be a strategy for addressing one of the root causes of conflict, including a lack of food, hence preventing women-men tensions at a household level (Kelework Reda 2016).

The agricultural sector is however challenged from multiple fronts. Repeated shocks and chronic stresses challenge the positive trends further, and overwhelm existing coping mechanisms, triggering cycles of fragility which further deplete resources, upset livelihoods and, ultimately, may limit individual aspirations. The devastating effects of drought in the Horn of Africa, and the current drought which is unfolding, has seen most of the pastoral communities competing over scarce resources in Southern parts of Ethiopia, Northern Kenya, parts of Somalia and the Sudan. Indeed, drought and conflict have been shown to be linked (Reda 2016).

Limited market access to land and market variabilities – such as unpredictable staple food prices, coupled with public institutions that require strengthening –constrain the ability of especially poor, rural households to meet their needs. Markets are commonly controlled by few individuals (Mark Duffield 2001). Due to a series of interlinked deprivations and unequal starting points that have been robustly validated elsewhere, rural women are especially vulnerable, even though they represent the majority of smallholder farmers. Women have less access to the range of access to resources as compared to men, and are mostly excluded to benefit from markets. Although shocks strike without discrimination, the resilience of women and girls is particularly tested as women are often in charge of balancing care work and productive engagement, whilst having access to limited resources and opportunities. Climatic stressors add to women's vulnerabilities.

This article is organized in four main sections. Introduction of the article contextualizes the study within the patriarchal society in Malawi, linking this to key concepts such as productivity, growth, gender and women empowerment. The article adopted the Living Standard Measurement Study-Integrated Survey on Agriculture (LSMS-ISA) using the Third Integrated Household Survey (IHS3) to analyze the social, economic and cultural cost of gender gap. Section II, delves into the literature on the linkages between livelihoods, vulnerabilities and shocks emerging from diverse sources such as livelihood-related conflicts. Section III, presents the results and discussion highlighting factors facilitating close of gender gap or barriers to women's access to agricultural productive assets and implications of gender inequalities not only to the agricultural sector, but also other aspects of life such as peaceful co-existence. The article concludes by pointing to the need to design agricultural policies that are more gender-specific as well as gender-targeted as a means to ensuring resilient and stable societies.

Key words: Gender, Land, Agricultural productivity, Malawi, Uganda, Tanzania

Theme 15: Using Satellite Imagery to Analyze the Impact of Sustainable Land Use Investments

Title: Assessing the impact of the Tana Beles Integrated Water Resources Development Project

Daniel Monchuk, Daniel Ali, Klaus Deininger, Marguerite Duponchel

Abstract

The purpose of this paper is to examine the benefits of watershed conservation and environmental land management practices introduced in the Abbay River-Basin of the Amhara and Benishangul Gumuz Regions in Ethiopia from 2009-15 as part of the Tana Beles Integrated Water Resources Development Project (TBIWRD). Specific outputs for this project included: 1/ soil and water conservation measures undertaken on cultivated lands, 2/gully Treatment and Rehabilitation, 3/degraded land (hillside, grazing and forestry land) treated 4/existing natural and planted community forests protected and sustainably managed, 5/ new area planted by community forestry and agro-forestry systems to stabilize landscape and produce fuel wood and timber.

This paper examines the impact of project interventions on vegetative intensity as measured by the Normalized Difference Vegetation Index (NDVI). The Google Earth Engine developer platform is used to process 11 years of Landsat 7 imagery to compute seasonal average NDVI values at the pixel level (30m resolution) in project areas as well as proximate, non-intervention (control) areas. A panel dataset is constructed combining pixel-level NDVI with micro-watershed-level detailed monitoring and evaluation activity data. Controlling for pixel characteristics by way of a fixed-effects regression model, we find TBIWRD has had a positive impact on vegetation outcomes as measured by NDVI. These results are found to be robust to various specifications.

This paper shows that ex-post evaluation is possible at low cost using available free imagery and can be replicated anywhere, anytime as long as good detailed intervention data was collected.

Theme 16: Africa's Youth and Rural Futures: Critical Perspectives from Young African Academics (YARA)

Title: Farming is our Future": Rural youth discourse on commercial agriculture in the Kwaebirem District in Ghana

Gertrude Dzifa Torvikey, Faustina Oben Adomaa, Dzodzi Tsikata

Abstract

Africa and many developing countries entered the 21st century with immense challenges with agriculture production, food security and high rates of youth unemployment. These challenges deepened at the back of a neo-liberal paradigm shift in the 1980s when states withdrew from the provision of social services to their citizens. Even when growth figures pointed upwards, there is a bewilderment in academic and policy circles on how to explain the jobless growth phenomenon amidst concerns about whether or not the region would enjoy its demographic dividend. A study by Filmer and Fox (2014) demonstrated how agriculture has become a

proverbial milk cow which is destined to solve multiple developmental issues in Africa. Policies were fashioned on using youth as vehicles for achieving a plethora of developmental objectives.

In Ghana, these concerns have animated discussions about the possibility of returning to agriculture as a possible way of creating jobs for the youth. The Youth in Agriculture Programme (YIAP) and Youth in Cocoa Production (YICP) are examples of programmes that are designed to solve two main interconnected problems- unemployment and unsustainability of agriculture production due to concerns that farmers are aging (Anyidoho, Leavy & Asenso-Okyere, 2012). The YIAP targeted educated unemployed urban youth who are to be allocated essential productive resources such as land in recognition of the apparent constraints in the agriculture sector. While rural youth have always engaged in agriculture, they are hardly the target for the new agricultural related employment programmes. However, with deteriorating rural conditions and lack of basic social infrastructure, there are concerns that agricultural production would further decline as youth out-migrate from rural areas. While these assumptions about youth migration are observable, Amanor (2006) notes that discussions about rural youth overly focused on the migrating youth who are thought to be 'lazy' and 'quick money loving'. Youth who remain in rural areas are hardly the focus. Where rural youth are discussed, they are labelled as not interested in agriculture and even if they do, lack of productive resource constrains them from engaging in agriculture production. Earlier studies that discussed the dynamics of youth involvement in agriculture in Ghana presented the phenomenon as emanating from tensions and disputations over inheritance rights in farm families (Okali, 1983; Mikel, 1992; Amanor, 2006; 2010) and changing labour relations. While this is an important pedestal on which one can stand to understand the current dynamics, changing rural conditions in terms of agriculture commercialization, marketing, processing, the emergence of new commercial crops and policies, provide a new lead for discussing youth involvement in commercial agriculture.

This study moves away from the add-youth-and-stir styled discussion on agrarian change in Ghana to paying particular attention to rural youth who are engaged in autonomous agricultural production at Abaam and Bomso in the Kwaebibirem District of the Eastern Region of Ghana. The Kwaebibirem District is one of the oldest commercial oil palm producing areas in Ghana although cocoa production has caught up in recent years. Ultimately, commercial agriculture is supposed to be the preserve of resource endowed farmers who are older and wealthier with youth providing wage and family labour. We observed that youth engage in both wage and family labour in the two communities as a means of getting access to land and other resources to enable them participate in full time commercial production. The local context and narratives that suggest that youth could only engage in commercial agriculture if it is economically viable animate this paper. The study sought to answer three questions: 1) how has the history of commercial agriculture in the Kwaebibirem District influenced youth participation in the sector? 2) Who are these youth and what material conditions predispose them to engage in commercial agriculture? 3) From where do youth draw productive resources for their agricultural activities? The data for the paper are drawn from both qualitative and quantitative interviews conducted between May 2015 and March 2017 in the Kwaebibirem District of Ghana.

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Title: Agro-food systems change and intergenerational transfers: Beyond the “land grab” discourse

Refiloe Joala

Abstract

African food systems are undergoing profound transformations evidenced by, on the one hand, increasing levels of investment in consumer markets and on the other hand, the growing financialisation and commoditisation of natural resources. We argue that large-scale land acquisitions and agricultural investments in Gurue district, Zambezia province in northern Mozambique are rapidly reconfiguring the institutional framework of input supply, agro-extension services and access to markets for small-scale farmers through the promotion of flex crops, and the introduction of modern technologies based on the Green Revolution package of hybrid or improved open pollinated variety (OPV) seed and synthetic fertiliser. The promotion of soybean production to provide animal feed in national and regional value chains is affecting local food production practices and strategies, and how people now access food. Despite having one most progressive land laws, the rights of rural people in Mozambique are being undermined due to poorly developed land administration systems and lack of capacity. Increasing levels of land-based investments for capital-intensive large-scale commercial agriculture have led to a significant reduction in crop and food production diversity among affected small-scale farmers, increased pressures on rural land and displacements not only from farmland, but from grazing land and perennial water sources. All these processes of change have profound implications for young people. By examining in which nodes investment is taking place in the value chains of principal cash crops and staple crops for small-scale farmers in Gurue, this paper provides an overview of how the local agro-food system is being reshaped and the implications for rural youth. It also presents an analysis of the impact of these changes on local food production and consumption patterns. The paper is based on qualitative research that was conducted in Gurue district in two phases, in June and August, 2016.

Title: Participation des jeunes à l'élaboration des politiques publiques: analyse à partir de la réforme foncière au Sénégal

Ibrahima KA

Abstract

Dans cette communication, nous voulons traiter de la participation des jeunes à l'élaboration de politiques publiques, plus particulièrement les politiques publiques en matière foncière. En effet, depuis le milieu des années 1990, le thème de la réforme foncière est omniprésent. Tous les régimes qui se sont succédé au pouvoir ont cherché chacun à dérouler et consolider un processus de relecture de la gouvernance foncière. La dernière initiative remonte au lendemain de la seconde alternance en 2012 avec la mise en place d'une Commission Nationale de Réforme Foncière (CNRF) chargée de mener un travail qui devait aboutir à la prochaine réforme foncière qui est tant attendue, qui a tant mobilisé mais malheureusement qui n'a jamais abouti. Cette nouvelle initiative a le mérite d'être arrivé à un niveau jamais égalé. Dans la mise en oeuvre de la réforme, la CNRF décide, conformément à la nouvelle ingénierie en matière de fabrication de politiques publiques dans le domaine du foncier, de placer le processus sous le signe de la démarche participative et inclusive en impliquant toutes les parties prenantes. Un document de politique foncière nationale a été élaboré et validé depuis le 17 octobre 2016. La prochaine étape consistera dans la transformation du document en textes législatifs et réglementaires. Les questions principales alors qu'on se pose sont de savoir: quelle a été la voix des jeunes dans le

processus de réforme foncière au Sénégal ? Comment les jeunes se sont-ils mobilisés pour participer à la réforme? Quelles sont les leçons apprises ? Pour répondre à cette question, nous avons analysé le déroulé de la réforme. Nous avons mis l'accent sur une revue de la littérature qui nous a permis de repréciser les termes clés de la recherche : qu'est-ce qu'un jeune ? Qu'est-ce que la participation? Qu'est-ce qu'une politique foncière ? Nous avons également exploré le cadre juridique de gouvernance foncière pour revenir sur la place que le droit donne au jeune en matière d'accès et de contrôle de la terre. Quant à la participation des jeunes dans l'élaboration du document de politique, nous avons exploré tout le processus de consultation en amont en mettant le focus le repérage de voix des jeunes. La difficulté consiste dans le fait que sur les 108 réunions organisées à l'échelle du pays qui ont enregistré environ 38 000 participants, nous n'avons pas de données statistiques désagrégées. C'est pourquoi, nous avons fait une analyse autour des différentes instances de participations à savoir le Collège des Jeunes du Conseil National de Concertation et de Coopération des Ruraux (CNCR) et l'association à but non lucratif Action Solidaire International (ASI). En faisant l'analyse autour de ces deux canons de transmission de la voix des jeunes, l'on se rend compte de la diversité des enjeux et des perspectives. Cette étude a permis d'arriver à certaines conclusions fortes, parmi lesquelles: 1) à la suite de la seconde alternance intervenue en 2012, la réflexion sur la réforme foncière a été renouvelée. Une Commission nationale de réforme foncière a été mise en place. L'on constate qu'elle n'a impliqué aucune organisation dont la cible est les jeunes. 2) Le CNCR, en tant que faitière nationale paysanne, héberge en son sein un Collège National des Jeunes. Ce cadre national de jeunes ruraux ne s'est pas fait entendre dans la réflexion car la voix des jeunes du CNCR est convié au CNCR même dont le plaidoyer tourne autour de la sécurisation de l'exploitation familiale, étant entendu que le jeune évolue au sein de cette exploitation familiale. Pour autant, les jeunes cherchent à faire comme le collège des femmes du CNCR pour disposer d'une stratégie nationale d'accès des jeunes à la terre autour de trois thématiques majeures : Foncier, Financement, Formation. 3) L'ASI, comme une association à but non lucratif, s'est saisie du plaidoyer pour organiser des rencontres sur l'ensemble du territoire national afin de faire entendre la voix des jeunes. Des recommandations ont été formulées, mais au final le document de politique foncière ne réserve aucun traitement spécifique aux jeunes, si ce n'est la proposition d'un quota pour les jeunes limité dans les zones aménagées par l'Etat.

Theme 17: Evolution of Customary Land Governance: Status and Land Use Management Responsibilities

Title: The evolution of land governance in three Western African countries- “Burkina Faso, Ivory Coast and Nigeria”

Samuel Ibayato

Abstract

The West African region comprises sixteen countries: Benin, Burkina Faso, Cape Verde, Chad, Cote D'Ivoire, Gambia, Ghana, Guinea, Guinea Bissau, Liberia, Mali, Niger, Nigeria, Senegal Sierra Leone and Togo. Land laws in the region are driven by both colonial and post-independence policy makers, which sought to reorganize land access frameworks and local institutions to their own advantage.

The major colonial powers in the region were Britain, France and Portugal, which designed the public service as a control mechanism over several issues of national interest, including land. Land ownership or accessibility to land has assumed increasing dimensions across the region over the past few decades, particularly as people migrated from the drier Sahelian ecological zones to coastal areas with higher economic potential. The development has shaped the pattern of land-use and crop production, while contributing to conflict. In addition, land issues have been increasingly politicized along ethnic lines, aggravating event more conflict.

Since political independence, however, it has become imperative to embrace land reform initiatives across the region in order to meet multi-faceted objectives. Among other things, new land legislation has been created, supporting customary land tenure; with clauses recognizing women's right to land. Land registration is recognized as a major tool for creating empowerment, which has been embraced across the region. It is also critical for determining tenurial rights and market potentials.

The region embraced global models of property rights, particularly associated with the economic reform agenda. The early 1990s emerged as a period, when several countries in the region embraced the concept of property rights, which were domesticated in legislative instruments. Among others, Guinea, Guinea Bissau and Burkina Faso adopted land reform measures aimed at easing access to landed property. The development led to even more land reform measures in French-speaking West Africa, characterized by codification (Niger), instrumental measures (cartography and judicial recognition of rights in the rural land plans of Cote D'Ivoire, Benin, Guinea and Burkina Faso), decentralized land management to local authorities (Senegal) and the creation of Land Observation Posts in Mali. In a paradigm shift, economic reforms have driven several countries in the region to adopt market liberalization to spur both domestic and foreign investments.

In Anglophone West African countries, land reforms have also been embraced in the post-independence era. In Ghana, different land tenure and management systems have existed since the colonial era, with relevant amendments to the 1962, 1969, 1979 and 1992 constitutions. In the Gambia, the land tenure systems have also been shaped by the British colonial legacy, Islamic religious values and jurisprudence, as well as traditional beliefs and practices of different ethnic communities.

However, elements of the West African society have suffered perennial marginalization in both access to, and ownership of, land. Women and youth are of particular concern. While women's rights have been largely addressed in several countries through land reform initiatives; the youth continue to be marginalized, with grave consequences for inclusive growth and poverty reduction. Yet, the youth (aged 15-29 years) represent a large segment of the African society, estimated at more than 20% of the population. Indeed, Africa's demographic profile reveals a 'youth bulge', making the continent home to the largest population of youth among the world's major regions. However, there is a consensus among development experts that Africa's population profile can only be accompanied by demographic dividend, when conscious investments are made on health and human capital, as well as skills acquisition for youth, who represent the future of Africa. Meanwhile, youth unemployment has emerged as major development issue, estimated at over 30% in the region.

The paper adopts Burkina Faso, Cote D'Ivoire and Nigeria in a multi-country study of land reforms in West Africa. Burkina Faso, a land-locked country, measures 274,000km²; with 10,000,000ha of agricultural land, of which 4,800,000ha are arable. From the nation's independence in 1960, land access and use are characterized, until recently, by the principle of legal dualism, embracing the statutory land legislation inherited from the French colonial administration, as well as customary land laws and practices. However, in 1984, the *Reorganization Agraire et fonciere (RAF)* was passed by the national government, with amendments in 1991 and 1996 fostering private property rights regime for land, but also vesting control of land throughout the country on the state, regardless of customary status. The RAF and its amendments were subjects of considerable controversy, particularly on accessibility and rights issues on land, prompting the adoption, in 2009, of the New Rural Land Tenure Law. The statutory law aims at: ensuring equitable access to rural land; promoting investments in agriculture, forestry and pastoralism; reducing poverty in rural areas; and promoting sustainable management of natural resources. While Burkina Faso relies on agriculture for economic growth, the sector accounts for about 33% of the nation's annual Gross Domestic Product (GDP), while about 85% of its population derives its livelihood from the sector. Yet, the youth have difficulty accessing land for farming. This development fuels rural poverty, which is endemic across the nation.

Côte D'Ivoire, a coastal nation in West Africa, measures 322,500km²; with 19,900,000ha of agricultural land, of which 3,300,000ha is arable. Like other Francophone West African countries, Cote D'Ivoire inherited land laws from the French Colonial administration, with its attendant challenges. Land reform was first attempted in 1963, but was aborted due to the fierce opposition from traditional institutions. However, customary land rights and practices have been curtailed, but continue to be applied in rural areas, in adaptation to changing social trends. In 1990, the government initiated a land administration project aimed at recording land rights as perceived in the field. Lessons emanating from the initiative were applied to develop comprehensive land legislation, the 1998 Rural Land Law. The framework divided land into two categories: the permanent domain on which the state, other public bodies and individuals have property rights; and the traditional domain on which customary rights are exercised and concessions may be granted by the state. However, land issues have fueled political crisis in Cote D'Ivoire, in a development partly blamed for the conflict that undermined political stability between 2002 and 2011. Issues relating the security of land tenure and accessibility to land in rural areas have been identified as challenges in need of mitigation. Cote D'Ivoire has a huge agriculture potential, accounting for 37% of global output. The nation's cocoa production is largely driven by immigrant labour, working the nation's cocoa farms located in the Southern parts of the country. A considerable proportion of the workforce in the nation's cocoa farm is dominated by youth, with little access to land rights under the nation's land laws. This development has been blamed for the

successful recruitment of large numbers of youth for combat in Cote D'Ivoire's armed conflict between 2002 and 2011.

Nigeria, like other West African countries, inherited colonial land laws in 1960, when it gained political independence from Britain. Located on Atlantic coast in an area measuring 923,800km²; the country features 72,600,000ha of agricultural land, of which 30,500,000 ha is arable. The first land reform was undertaken in 1962, when the Northern Regional Government enacted a land tenure law vesting control of land in the Government, which held and administered same for the use and common benefit of the region. However, rapid urbanization presented challenges associated with accessibility. This development prompted the Federal Military Government, in 1978, to adopt the Land Use Act, which effectively nationalized all lands across the country. The Land Use Act also vested all lands in the territory of each state (except land vested in the Federal Government or its agencies) exclusively in the Governor of the state. The Governor has power to issue Certificate of Occupancy over land for agricultural, residential or commercial purposes. In order to ensure that the land use Act remains a permanent feature of the nation's law, it was incorporated into both the 1979 and 1999 constitutions. However, the land use Act, in its present form leave owners and occupiers of land anywhere in Nigeria vulnerable to the claim of any other individuals who may succeed in obtaining a statutory right of occupancy over the same piece of land. Consequently, in April, 2009, A Presidential Technical Committee on Land Reform was inaugurated, among other things, to: collaborate and provide technical assistance to states and local governments to undertake land cadastral nationwide; determine individuals' "possessory" rights, using best practice and most appropriate technologies with respect to locations and registrations of title holding; and ensure that land cadastral boundaries and title holdings are demarcated in a manner that communities, villages, towns and cities are recognizable. Nigeria's economy is driven by its huge endowment in natural resources. Prior to the nation's reliance on crude oil production and exports for government revenue and foreign exchange since the early 1970s; agriculture was the cornerstone of the economy, generating employment for the majority of its population and sustaining economic growth from the 1960s to the early 1970s. In an effort to revive the nation's agricultural sector and make it attractive to the nation's youth; the Federal Government, in 2015, launched the Youth Employment in Agriculture Programme (YEAP). The novel initiative aims at developing a dynamic cadre of 740,000 market-oriented young agricultural producers in rural areas in its pilot phase. Comprising school leavers and university graduates, participants were assisted to acquire land and trained in the various segments of agriculture, including food and livestock production in other to become entrepreneurs along the entire agricultural value chains, ranging from production, processing, storage, marketing and value addition, as well as financial services and logistics. They were also provided with financial resources to purchase farm inputs and acquire working capital to sustain operations along the agricultural value chains.

The major objective of this paper is to shed light on the emergent land reform initiatives in West Africa, with a multi-country study of Burkina Faso, Cote D'Ivoire and Nigeria. The paper also explores potential Youth empowerment programmes aimed at transforming the agricultural sector in the region. It employs empirical data to analyze land reforms and Youth empowerment schemes and reveals that several countries engaged in land reform initiatives to ease accessibility to land guarantee private property rights, in a development aimed at creating investment-friendly frameworks to reinforce economic growth. However, the study also reveals that the Youth have been largely marginalized, with grave consequences for demographic divided. The paper however presents a policy framework anchored in deepening land reform programmes, integrating Youth empowerment in national economic reform agenda and fast tracking poverty reduction strategies.

Title: Securing Customary Land Rights: From Legitimacy to Legality

Wordsworth Odame Larbi

Abstract

Customary land tenure systems, sometimes also referred to as community land tenure regimes, remain the dominant tenure type in Africa constituting on average 70 percent of the bulk of land rights in every country and, supporting multiple livelihood strategies. Dealing with customary lands therefore touches the nerves of one of the very sensitive but equally important land issues confronting the continent. Customary land tenure regimes are characterized by their largely unwritten nature, are based on local practices and norms, and are flexible, negotiable and location specific. Security of tenure is guaranteed more by legitimacy provided by customary institutions and local communities than by legal documents. These functional characteristics largely explain why customary land tenure is viewed as a tenure regime that is not static, but continually evolving in response to multiple factors including, urbanization and demographic change, increasing monetisation of economies, increasing integration with the global economy, political processes and cultural change.

Customary land regimes are not uniform but vary from community to community. Lessons across Africa suggest that the integration of customary land regimes into formal land governance systems is equally not uniform and can be problematic. Some jurisdictions legally recognize customary land tenure regimes, others do not oppose their operation even though they are not legally recognized, whereas others specifically prohibit their existence. Conceptually customary land tenure is an evolving tenure regime, but less clear is what the desired status of the end product should be.

The importance of customary land rights and its resilience in sustaining the livelihoods of millions have been acknowledged by the international development community. For example, The *Framework & Guidelines on Land Policy in Africa (F&G)* notes that a major continual challenge which evolving land policies have to face, especially in sub-Saharan Africa, is the need to blend tradition and modernity in land rights regimes. *The Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security (VGGT)* also note the importance of security of legitimate tenure rights to agricultural productivity, food security and poverty reduction. Many countries have recognized the need to improve security of tenure within customary systems and shift the base of the security from legitimacy to legal recognition.

The paper “**Securing customary land rights: From Legitimacy to Legality**” analyses steps taken by four countries that have enacted laws or proposed Bills to provide legal recognition of customary land rights. These are:

- Ghana – The Lands Bill 2016;
- Kenya – Community Land Act, 2016;
- Malawi – Land Act, 2016; and
- Namibia – Communal Land Reform Act, 2002

The paper analyses on a comparative basis five key thematic areas. These are:

- The position of the law on the state of customary land tenure in terms of security and how they are evolving, including the drivers of change. What is likely to be the impact of these interventions on securing the rights of local communities.
- The governance structures of customary land regimes as provided by the laws and how they are likely to respond to the need to secure land rights. The relevant issues in this respect relate to how decisions are made regarding ownership, control, access to and use of land, how those decisions are implemented and how conflicting interests are resolved.
- The level of accountability and transparency in the decision making process and accounting for the use of and returns from the land.
- How customary land governance structures deal with gender issues and ensure that women's access to land and the security of their tenure rights are assured. To what extent do the laws give recognition to women participation in the land governance structures and the decision-making processes?
- The interface between the customary land regimes and formal land administration systems and how the interface supports land markets operations in customary lands regimes within a framework of decentralization.

The paper draws conclusions from these thematic areas in the light of provisions from the VGGT and F&G, and provide policy directions for dealing with identified deficiencies and gaps in the laws to ensure that the transformation from legitimacy to legality is not flawed, and does not create loopholes likely to be exploited to the disadvantage of local communities and customary institutions.

Key words: Customary tenure, Land law, Land Governance, Access and Control of land, Land market, Security of tenure

Title: Scrutinizing the status quo: Rural transformation and land tenure security in Nigeria
Hosaena Ghebru and Fikirte Girmachew

Abstract

Despite growing consensus on the socio-economic benefits emanating from enhanced land tenure security, issues related to how best to measure it and what constitute universal indicators of tenure (in)security are poorly understood. As a result, issues of what drives tenure security are poorly understood and inconclusive. This study, thus, examines the drivers of perceived tenure insecurity in Nigeria using the Nigeria LSMS-Panel General Household Survey of 2012/13. The determinants of perceived tenure insecurity are assessed across two indicators: private (idiosyncratic) tenure risk and collective (covariate) tenure security risk. The analysis shows that perceived risks of private land dispute are higher for female-headed households, households with lower social/political connectedness, and for land parcels acquired via the traditional/customary system, in contrast to having been purchased. Private tenure risk/insecurity is also higher in communities with vibrant land market and for households that are located close to urban centers, while the opposite is the case in communities with relative ease of land access. On the other hand, collective tenure risk is lower in communities with improved economic status. Finally, signifying the need to account for intra-household dimensions in implementing land reform interventions, results from a more disaggregated analysis show that tenure security is relatively higher on female-

managed plots of female-headed households, while the opposite is the case for female-managed plots of male-headed households.

Title: Non-judicial grievance mechanisms in landrelated disputes in Sierra Leone and Somalia

Sisay Alemahu Yeshanew

Abstract

Land-related grievances and disputes are serious issues that may lead to violent conflicts depending on how they are handled. While dispute resolution mechanism is generally recognized as a main pillar of responsible land governance, it either receives less attention than it deserves in practice or there is overall emphasis on judicial mechanisms of dispute resolution. Particularly in countries where customary land governance is a prevailing or widespread practice, non-judicial dispute resolution mechanisms merit relatively more attention. This is also true with respect to the role of administrative dispute handling mechanisms that are present in almost all countries.

Land policy reforms often grapple with the issue of dispute resolution mechanism. The options available for the provision or recognition of land dispute resolution mechanisms differ from one country to another. But the determination of the option to be followed should be based on proper mapping and evaluation of existing dispute resolution mechanisms and due consideration of principles such as due process, gender equality, impartiality, effective remedies etc.

The proposed presentation will discuss lessons from empirical studies conducted in Sierra Leone and Somalia with a view to provide evidence-based recommendations for the development of land policies in the two countries. It will present the options of “formalization” of customary dispute resolution mechanisms, keeping a dual system of “formal” and customary mechanism, “hybridization” of the two mechanisms, and distinguishing the roles of customary, administrative and judicial dispute resolution mechanisms. In so doing, it will highlight some basic principles of dispute resolution to be kept in mind in the determination of the option/s to be followed along the basic criteria of jurisdiction, procedure of deciding cases and remedies.

Theme 18: Experiences Securing Land Rights Under Different Tenure Regimes

Title: The Fast Track Land Reform Programme, Political Patronage and Guarded Urban Boundaries: Implications for Peri – Urban Land Policy In Zimbabwe

Charles Chavunduka

Abstract

The land use planning of Zimbabwe's peri – urban areas used to be well managed with master and local plans that zoned the land for residential smallholdings where market gardening and horticultural activities thrived. Part of the peri – urban areas was under commercial farms specializing in dairying, poultry and other agricultural activities and part was customary land where people lived in traditional villages. With the coming of the Fast Track Land Reform Programme (FTLRP) in 2000, the invaded peri – urban farmland became state land that was now a resource available to ruling party aligned land barons, cooperatives and other opportunists that parceled out land mostly for low income residential development by ruling party supporters. Instead of the urban councils planning for the use of land that had been acquired by government through the FTLRP, ruling party aligned structures in the form of cooperatives, land barons and developers, sometimes making use of private planning consultants, took control of land demarcation and allocation. The FTLRP rendered official town planning in peri – urban areas irrelevant, more-so given the fact that urban councils were under the control of the main opposition political party. The ruling party sought to control peri – urban areas by managing them under their own parallel structures typically making use of housing cooperatives and land barons. Thus, for political expediency it would seem the ruling party undermined official planning in peri – urban areas. Master and local plans that had previously guided development became irrelevant. The paper will argue that the FTLRP provided land in the periphery of urban areas that got used by the governing party and its parallel structures to reward its supporters. Land has been used as a political instrument in a situation where the weakening central state, poor economic performance, the destruction of squatter settlements in 2005, and dwindling institutional capacity to deliver urban housing; pushed poor households to look for affordable land in the urban periphery where they could build houses without having to comply with building regulations and standards. Before the FTLRP, urban areas used to expand by legally incorporating neighboring farms or communal lands. The government would acquire peri – urban farms and incorporate them into the town boundary for urban development. Incorporation of peri – urban farmlands, enabled urban councils to effectively plan and manage urban growth. Since the 2002 general elections most urban councils fell under the control of the main opposition political party and rural areas remained under the control of the ruling party. And since that time it would seem the government has not been keen to change urban boundaries through incorporation of peri – urban farms, meaning that a lot of new housing development has been taking place outside urban boundaries. There has been a lot of informal and unplanned development in peri – urban areas as people have been building houses without approved building plans, essential infrastructure and social services. Planning authorities have not been able to cope with the impact of the FTLRP and political dynamics have rendered their efforts redundant. While recognizing that the nature of Zimbabwean urban areas has changed since the FTLRP, political and economic crisis; the paper will seek to contribute to future land policy by addressing the issue of land titling as a potential recipe for dealing with peri – urban squatters and those without title. The concern is that titles have no legitimacy in a political climate in which governments fail to support the alleged rights that titles are thought to signify.

Title: Assessing Implementation of the Voluntary Guidelines on the Governance of Tenure: A Toolkit Approach

Catherine Gatundu, Zakaria Sambakhe; Fanta Jatta

Abstract

The livelihoods of hundreds of millions of people, particularly the rural poor, are based on secure and equitable access to and control over land and natural resources which are in turn the source of food and shelter, the basis for social, cultural and religious practices, and a central factor in economic growth. While each country's unique tenure system and challenges require tailored responses, there is a need common across most countries for substantial investments in land management and administration, as well as more focused work to address those sections of society whose tenure rights are the weakest.

With a focus on marginalized communities, women, small-scale food producers and local communities, this paper presents preliminary results from a gender-sensitive toolkit/scorecard that is being piloted by CSOs in Kenya, Malawi, Senegal, the Gambia, the Netherlands, Myanmar, Cambodia, and Australia to assess each country's current legal framework and tenure governance arrangements, and foreign relations policies, against six key principles drawn from the VGGTs and the AU-F&G. The six principles detailed below are:

- 1) Inclusive multi-stakeholder platforms
- 2) Recognition of customary rights and informal tenure
- 3) Gender equality
- 4) Protection from land grabs
- 5) Effective land administration
- 6) Conflict resolution mechanisms

Structure of the toolkit

The toolkit has three components:

Tool 1 records the policy and legal framework currently in place. It examines the current status of existing policies and laws; it follows the 'paper trail' and is an assessment of the processes and outputs. In this tool the six principles are applied to the strengthening of regulation and administration of land rights, examining:

Existing tenure rights

Administration of rights: includes administration and related services provided by governments, capacity and institutional structures, rights registry records and access of information, and conflict resolution mechanisms.

Tool 2 complements this assessment from the ground up, to assess how the legal and regulatory frameworks are operational and implemented at the local level. It is an evidence gathering exercise to assess the outcomes as perceived by people attached to land and identifies gaps for support for vulnerable and marginalised groups to strengthen the democratic control of land. One of the unique features of the VGGT is that it requires affordable and prompt enforcement

of outcomes (General Principle 4) and a holistic and sustainable approach (Implementation Principle 5). Both of these principles are particularly important to the target groups of this toolkit.

Tool 3 Assesses implementation of the VGGTs in foreign policy and donor relations. The aid, trade and foreign policy agendas of northern countries need to be held to the human rights standards outlined in the VGGTs and similar social and environmental safeguards endorsed by the international development community.

Some of the key lessons emerging from the pilot assessment

Senegal: VGGTs and AU F&G were used to train communities on land tenure governance in 5 communities that were also targets of the VGGT analysis. The team was looking at communal tenure and how the VGGTs can be used to better govern tenure for women's rights but also to improve communities' livelihood.

The prior training was really useful in helping the communities do the analysis and have an understanding of their rights to participate in land governance. Similarly, the systems and institutions in place had problems implementing the two guidelines and the training and analysis helps these institutions to understand their duties. The analysis was not a stand-alone process but was anchored on other ongoing work on capacity building for communities especially women in decision making, youth, external context and bad practices impact on land governance eg external pressure, climate change.

Sharing findings with CSO appreciated as the tools can be used to enhance the relationship with the state and the communities in order to improve land governance. The VGGTs Principles are simplified and translate into 5 local languages for communities use and appropriation.

In the Netherlands, NL team looked at the government external policies relating to other governments

The assessment helps to make concrete recommendations on what these policies should contain. As such, It was useful to engage with the government to clarify issues related to such policies, and respond to concerns for example why we are very particular about customary tenure as well as gender

In Australia, The Australian Government makes only part of their policies publicly available and we have to explore that more with them. Yet, it emerged that Trade has a potential effect on land laws, particularly where there are Investment State Dispute Settlement provisions in trade agreements. Similarly, extractive activities have potential to lead to loss of tenure rights for women and communities, yet the tool does not yet consider that.

It was also clear that we have to address the close link between land and natural resource rights (the complexity of it all)

In The Gambia, the assessment provided communities with an opportunity to learn on the use of the tool at the same help them to understand tenure systems and how it affects them. The Gambia Government recognizes the traditional land tenure which does not give space for women to fully participate in decision making regarding land administration. However, the tool provides great potential for women to engage government to demand for their rights, although the multisectoral platform on land which is expected to mobilize action to advance land rights is highly dependent on donor funding.

Title: The Northern Africa Land tenure: challenges and opportunities of sustainable development

El-Ayachi Moha and Bouramdane Lahcen

Abstract

Because, land is among basic resources at the social and economic level, the human societies are interested over several years to develop suitable systems for land governance in an efficient manner. In Northern Africa region, land administration and land management systems are characterized by the existence of various institutions and a diversity of land tenures. In order to meet the requirements of the new era, a series of emerging policies has been developed and implemented according to the national needs and to the international regulations. In terms of historical events, we distinguish in the Northern Africa three different groups state members: (1) Sudan and Egypt, (2) Libya, and (3) Tunisia, Algeria, Morocco, and Mauritania. However, in terms of regulations governing lands, the region has a great opportunity empowering the enhancement of land management because they share same language and civilization. This paper has the aim to outline the diversity of land tenure in northern Africa and to analyze the economic viability of the land governing systems and the key factors that lead to achieving social equity and economical outcomes for the region. The study will highlight features of the adopted and implemented regulations as instruments guarantying land ownerships and tenure security. The formalization of land rights has begun early and allowed significantly increasing the participation of individuals and groups in the formal land and labor markets. Landowners with the lowest incomes can borrow their lands to others without fearing to lose their ownerships. What are the challenges that constrain allowing the existing systems to integrate rights of individuals and groups in formal and informal actions to reduce transactions' costs made by investors? Do the effective land right implemented in the region contribute in reducing the danger of wasting natural resources caused by deforestation or ecological destruction? What are the offered opportunities by the regulations on land governance to enable authorities transferring land to communities and individual farmers and defining the restrictions on using forest and abandoned areas? The paper will be dealt in a form of benchmark study to present the critical determinants of land security and economic investment. The final goal of the study is to outline how the land tenure in Northern Africa is promoting urbanization, social justice, gender equity, and social inclusion. The benchmark on land tenure in the Northern Africa will focus on the impact of land transaction practices. The impact-practice analysis will enable us to identify effectively the best opportunities for investors and for the government from the region states and to facilitate sharing experiences in insuring the achievement of various development projects. Land management is a complex field that directly or indirectly influences different social and economic sectors. The benchmark study will provide a model of land tenure that take into account this complexity. The approach of a land-based benchmark should therefore be oriented towards developing a strategy that ensures good governance of land tenure and land administration.

Key words: Land tenure, formal rights, Northern Africa, ownerships, land governance, benchmark, sustainable development, inclusion, equity.

Title: Do Women's Land Rights Promote Non-Farm Entrepreneurship in Rural Africa: New Evidence from the LSMS-ISA Datas

Beecroft Ibukun, Efobi .R. Uchenna, Atata .N., Scholastica

Abstract

Land rights include the variety of legitimate claims to land and the benefits and products produced on that land (Allendorf, 2007). It is well-established that improving women's control over economic assets like land augments their economic security and bargaining power, which in turn has significant consequences on both the individual and household welfare. For instance, improving land rights of women can increase their chances of obtaining loan as a result of the availability of collaterals, which in turn provides financial means to engage in other entrepreneurial activities. In practical terms and in the context of this study, however, the extent to which women's right over land explains their non-agricultural entrepreneurship activities is not well known. There is limited knowledge on the contribution of women's land right to self-employment and entrepreneurship in the African rural non-farm context, using cross-country and comparable household data. The contribution of this study therefore is two folds. First, we provide a descriptive pattern of the characteristics of women' non-farm entrepreneurship and land rights in rural Africa. Second, we estimate a logistic regression that identifies the marginal likelihood of women with land right engaging in non-farm entrepreneurship. Our analysis is performed for countries in the same period (2010 - 2011) that are covered in the survey of the World Bank Living Standards Measurement Study – Integrated Surveys in Agriculture (LSMS-ISA). Surveys for community, agricultural activities, and household information were used. Some shortcomings of the data, especially when considered for cross-country analysis, are the difference in the availability of certain questions for similar indicators across countries. The countries in our survey are Ethiopia, Malawi, Niger, Nigeria, and Uganda. We use the LSMS-ISA data in two ways: first, we explore the data to identify the different characteristics of non-farm enterprise that are operated by women in rural Africa (and across the sampled countries). Second, we run a number of logistic regressions between women's land rights and non-farm entrepreneurship, while controlling for other covariates as identified from the literature. We follow a more pragmatic approach to capture women land rights by developing an index with dimensions of equal weights to understand both the rights and decisions of the woman over landed properties within the household. Hence, the index runs from 0 (no land right) to 1 (full land right). The different dimensions of interest are:(i) yes/no if the woman owns a land; (ii) yes/no if the woman has the legal title to the property; (iii) yes/no if the woman makes the decision over selling the land; (iv) yes/no if the woman makes decision over the usage of the proceed from the land; (v) yes/no if the woman makes decision over the usage of the land; (vi) yes/no if the woman has right to transfer the land. Non-farm entrepreneurship is measured as a binary variable equal to 1 if the woman operates a non-farm enterprise, and 0 otherwise. We identify specific patterns from the description of rural entrepreneurship among women in Africa, which suggest that enterprise run by women is responsive to country-level, location differences and even individual women characteristics. We find a significant and positive likelihood of a woman operating a non-farm enterprise if she has rights to land. Other policy implications of our result are discussed in the paper.

Key words: Africa; Gender and women; Informal Sector; Land rights; Non-farm entrepreneurship; Rural development

Theme 19: The ‘MATASA FELLOWS’ - Africa’s Youth Employment Challenge: New Perspectives

Panel Session Abstract

Africa is the most ‘youthful’ continent, with about 65% of the total population below the age of 35. Many foresee a bright outlook for this youthful Africa, with investment, gross national product and per capita incomes growing. However, millions of these young people are unemployed or underemployed, even as Africa is said to be ‘rising’. The majority of Africa’s rural youth depend on agriculture for their living, often by contributing to family labour. Many also migrate to urban centres and some even cross countries and continents in search of a better future. Productively engaging youth in agriculture requires overcoming many constraints, including addressing customary and statutory land tenure systems that rarely work in their favour.

The three presentations in this panel critically interrogate how Africa can harness the so-called ‘demographic dividend’ through investment in young people. Presenters address fundamental questions, such as how inclusive and equitable access to land by youth can enhance youth employment. All speakers are members of the Matasa Fellows Network - a joint initiative by the MasterCard Foundation and the Institute of Development Studies (IDS), UK, which has a particular focus on the youth employment challenge in Africa. They will draw from their respective articles recently published in a special issue of the *IDS Bulletin* entitled ‘New Perspectives on Africa’s Youth Employment’ (co-edited by the organiser/chair of this panel, Dr. Seife Ayele). This will be one of the panels organised in partnership with the Future Agricultures Consortium (FAC) and its new Agricultural Policy Research in Africa (APRA) Programme at the CLPA-2017 Conference.

Title: Land Rights and Youth Employment in Uganda

Victoria Namuggala

Abstract

Namuggala’s presentation centres the views of formerly displaced youth in Soroti district of north-eastern Uganda, many of whom have lived their whole lives in internally displaced people’s camps. Drawing from a large qualitative study, she discusses common forms of land conflicts, the causes of such conflicts, the impact these have especially on the youth and their survival mechanisms. She argues that limited access to productive resources especially land, coupled with a lack of viable agricultural skills among the youth has facilitated the embracing of alternative forms of employment. Such options are risky and highly gendered, including sex work, gambling and early marriage. Some of these survival mechanisms are socially and culturally unacceptable and/or criminal offenses. She concludes that while both male and female youth are impacted, young females are affected disproportionately. Formerly displaced youth therefore present a unique case that demands context-specific land use approaches, including the need for community courts to appreciate their views and requirements in relation to land allocation and use.

Title: Youth Participation in Livestock Production and Marketing in Rural Kenya

Edna Mutua

Abstract

The challenges facing young people in marginal rural areas are addressed by Mutua with specific reference to livestock production and marketing in Baringo County, Kenya. Up to 60% of Kenya's livestock are found in arid and semi-arid areas which make up about 80% of the country's land mass. This begs the question: how do land rights affect the ability of young people to engage meaningfully in livestock production and marketing? Survey results are used to explore how social norms and micro-politics enable or constrain youth participation. This analysis indicates a disconnect between Kenya's youth policy, which advocates for equitable distribution of employment opportunities, and the reality at community level, where access to and control over land and livestock resources remains far from equitable. This poses particular challenges for livestock development programmes in remote rural areas. Therefore, this paper seeks to address the question: Can implementation strategies be developed in livestock production and marketing programmes that challenge existing barriers in ways that increase employment opportunities for male and female youth without attracting a backlash from other groups?

Title: Land Rights, Land-Based Innovations, and Diversified Agricultural Livelihoods for Young People in Kenya.

Grace Mwaura

Abstract

Mwaura presents findings on the implications of the current land rights on the perceptions of farming and sustainability of youth agricultural livelihoods in Kenya. Drawing insights from interviews with an array of young men and women farmers in rural, urban and peri-urban regions of the country, the presentation will demonstrate how intergenerational transfer of land rights and innovations have an impact on the diverse ways in which young people engage in agriculture, i.e. the kind of farming practices adopted and how long they remain in farming. Based on this evidence, the author will make recommendations on how improving land-based investments, including access rights and land-based innovations, might accelerate the transition of young people into meaningful agricultural livelihoods in Kenya and elsewhere.

Theme 20: What can we take from the past into the future? Experience as a key to success

Title: Forest Carbon Conservation and Sustainable Agricultural Intensification: An Analysis of Tradeoffs and Synergies at a REDD Pilot Project in Kilosa District, Tanzania

Sheryl Quail, Theron Morgan-Brown, Amartya Saha and Grenville Barnes.

Abstract

The 'Green Economy' (GE) concept emerged in Tanzania in 2010 suggesting that sustainable development and poverty alleviation can be achieved simultaneously (URT 2012). The GE concept makes sense given Tanzania's status as Africa's second largest recipient of foreign aid^[1], its 6-7% annual GDP alongside persistent and widespread poverty and its participation in a number of high profile, well-funded donor initiatives such as Norway's International Climate and Forest Initiative (NICFI) to pilot REDD+, USAID's Feed the Future (FtF), Alliance for a Green Revolution in Africa (AGRA), Power Africa and others (Tripp 2012). As a result of the capacity built for its anticipated national REDD+ program meant to mitigate climate change, forest conservation has become central to Tanzania's GE strategy despite losing its limelight to more recent and larger initiatives to improve agricultural productivity and food

security. This study investigates the efficacy of agricultural intensification using climate smart agriculture (CSA) to constrain extensive agriculture, the crux of the land sparing paradigm, at a REDD+ pilot project in Kilosa District. It combines remote sensing and change detection with 430 household surveys and focus group discussions. Located within the Southern Agriculture Growth Corridor (SAGCOT), where Tanzania's burgeoning bread basket is premised on a green revolution that exists alongside conserved forests and wildlife reserves that form the necessary components of Tanzania's Green Economy (Milder et al. 2013), this study also situates forest conservation within the larger context of development forces and agrarian change at the landscape level. At the project level, adoption of CSA is influenced by the amount of forest allocated for future agricultural expansion, amount of the REDD payment, and perceived project benefit. However, without market access, practices that increase labor costs, soil conservation measures in particular, were abandoned. REDD reduced deforestation by 22%. Deforested areas were visited and approximately half were from migrants who claimed they could no longer farm in their previous locals due to climate change. As high potential valley bottoms are leased to commercial farms, landless farmers are forced to gain access to land by clearing montane forests; yet montane deforestation perturbs hydrological flows commercial farms rely on for irrigation in the dry season.

Title: Rural Land Allocation to Investors and Ensuing land Conflicts: experiences from Tanzania

Hussein Juma Kayera*

Abstract

This paper examines the process of land allocation to investors in rural Tanzania and the land conflicts that result from the process. The paper analyses factors that have been identified by different researchers to cause land conflicts when village land is allocated to investors. The objective of the paper is to identify factors that cause land conflicts and analyse the prevalence of these factors based on findings from different scientific reports on the subject. The paper identifies the prevalence of each the factor that causes land conflict and produces a synthesis of results. The synthesis informs authorities and the public on the most important causes of conflict and the need to direct attention on them in order to mitigate land conflicts.

The paper is divided into four parts. The first part introduces the research problem. The second part discusses the methods that have been employed in the study. The third part presents the results from the study and the last part discusses the findings.

This paper is based on secondary data from published literature. The literature consists of fifteen scientific publications that include journal papers, master's degree thesis, research project reports and conference papers. For each literature, the factors that have been identified to cause land conflict are listed and a matrix summary of all the factors from the different literature is presented. Based on the level of prevalence of each factor, relative weight is given to each factor. A discussion of the factors that cause conflict and why some factors are more prevalent than others is then made. The discussion is guided by property theory.

Findings from the study reveal that there are many factors that are attributed to rural land conflict when village land is taken for agricultural investments. Among the factors are land shortage, land encroachment, unfulfilled promises made by investors, failure of investors to fully utilize land allocated to them and failure to adequately compensate affected persons that vacate their land to free it for investment. Other factors include, failure to compensate affected people on

time, failure of land administrative bodies to enforce the law and weakness in the formal land dispute settlement mechanisms. The factors also include unbalanced redistribution of interests in land when land is taken, non-binding agreements between villagers and investors, restriction to access important resources, lack of transparency in the process of land allocation to investors, failure of land administration bodies to abide to established best practice guidelines, failure to appreciate seasonally used land as occupied and absence of land use plans.

The paper concludes that in the allocation of land to the agricultural investors, authorities must consider all factors that can potentially cause land conflict before allocating the land to investors. This potential risk analysis should be standard practice in all land allocations to investors. The government should also allocate land to investors in phases according to proven ability of particular investor to utilize land that has already been allocated to the investor in order to discourage investors holding large tracts of unused land which encourage encroachment and eventually conflict.

Title: Women's land rights after land titling: Successes and challenges in Rwanda

Jossam Potel

Abstract

For over years, Rwanda like many African countries, rights of women over land was not acknowledged. The right to land was by default men's right. Though different reasons can be attributed to this, the traditional land tenure systems, the societal upbringing and poor and or lack of proper land administration system and equity land policy contributed much to this. In post genocide Rwanda, a law that gave right of inheritance to women and girls was introduced, and different laws that prohibits sexual discrimination were passed in subsequent years, like national land policy in 2004, organic land law in 2005 (repelled by new land law in 2013), all provided for equal rights in as far as access to and land rights are concerned. In 2007, Rwanda started a Land tenure regularization programme (LTRP). It was a programme designed to register land all over the country. The land was registered, women together with their husband got land rights through titling. This study investigates the effects of land titling on the rights, the study investigates if women has the rights to determine land use, transfer of rights or refusal of the transaction if the husband had wanted otherwise? The literature review and data collected from 8 districts of Rwanda were analyzed using qualitative and interpretative methods. Findings proves that good policies and laws have contributed much and are having a good positive impacts defending, protecting and enforcing of land rights for women. Men and the society in general have realized what the law provides in as far as land rights to women is concerned, however, different cases of women harassment and abuse were also noted in different parts of the country, which means that a continuous and successive awareness campaign regarding women rights to land is still needed in almost all parts of the country.

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Title: Institutional and social challenges to land use strategies in a multilevel governance context: the case of southwestern Ethiopia

Tolera Senbeto Jiren*, Ine Dorresteyn, Arvid Bergesten, Jannik Schultner, Jan Hanspach and Joern Fischer

Abstract

Achieving sustainable development goals, and biodiversity related conventions fundamentally rely on effective governance of land use. Ensuring food security and biodiversity conservation are two pressing contemporary global challenges. Coupled with threats of increasing population and climate change, harmonized achievements of these dual goals are crucial. The harmonization, however, largely depends on the effectiveness of land use policy and implementation. Sustainable land use governance faces fierce challenges due to multiple interest over the land resource. Key challenges of land use governance include: structural flaws to incorporate diverse interests and powers; weak institutional capacity to enforce land use policy; process and practice misfits; sectoral policy incoherence, and absence of good governance such as corruption. Identifying these land governance challenges in a contextual setting has a paramount importance to solve development as well as conservation problems. Here, focusing on the harmonization of food security and biodiversity conservation goals, we explored land use governance challenges related to both structural and process dimensions in a multilevel governance context. The study was conducted in Jimma zone, southwestern Ethiopia. Within Jimma zone we selected three woredas (Gumay, Gera, and Setema) and six kebeles (two in each woreda) based on social-ecological gradients. In addition, we considered stakeholders at the zonal, regional and national levels of administration. Using bottom-up snowball sampling technique, 244 stakeholders participated in the study. We used focus group discussion with community and interviews with individuals at key positions (e.g. (deputy) heads of organizations, planners, and experts). First, we used a multi-level social network analyses to investigate how stakeholders harmonize food security and biodiversity governance. Second, using content analysis we analyzed the interviews for institutional and process governance challenges. Our results of social network analysis revealed that the governance of food security and biodiversity was strongly hierarchical. We found that horizontal interaction between stakeholders in different administrative levels were missing, and that interaction was linear to the immediate above or lower levels of administration. For the process dimension, we found that land governance processes were non-participatory. In addition, sectoral policy misfits, diverse and uncoordinated interest on the land use, a mismatch of land use policy with the local conditions and implementation capacity limitation were primarily hampering the land governance. We also found that there was a difference between the policy making levels and policy implementation levels concerning the land use preference. Based on our findings we emphasize the following two issues for further consideration in the governance of land use. First, we stress that a governance structure supporting interactions across multiple layers of governance, and across jurisdictions, would likely improve land use governance. Second, there are mismatches in strategic land use preferences between policy-making stakeholders versus implementing stakeholders. To minimize such mismatches, land use policies should ensure stakeholder participation (both during policy design and implementation) and coordination between sectors (both at policy and implementation levels).

Theme 21: Emerging Best Practice: Encouraging Land-Based Entrepreneurship, Innovation and Inclusive Investment in Agriculture

Title: Le microcrédit et l'accompagnement, moyens d'accès des jeunes et des femmes à la terre **Expérience d'enda en Tunisie**

Par Mabrouka Gasmi

Abstract

Depuis les événements qu'a connus la Tunisie en janvier 2011, plusieurs sujets sont désormais au cœur des débats politiques, suscitant les discussions allant jusqu'à la polémique parfois, et mobilisent la société civile et les réseaux sociaux. L'emploi des jeunes, la répartition équitable des richesses du pays, l'accès à la terre, la question liée de l'héritage, les droits de la femme... en font partie. Or, ces sujets constituent des défis importants pour les Etats africains qui s'inscrivent dans une logique de développement durable et qui aspirent à un avenir meilleur pour leur jeunesse, véritable force vive de ces pays et pour un meilleur statut des femmes. En réponse au thème de notre conférence de 2017 « *land policy in Africa: achieving socioeconomic transformation through inclusive and equitable access to land by the youth* », mon intervention présente l'expérience tunisienne d'une institution de microfinance, **enda**, dont le siège se trouve à Tunis. L'accès des jeunes et des femmes à la terre n'a pas constitué un objectif direct dans la stratégie de enda, du moins pour le moment. Mais l'expérience de cette institution durant dix ans en microcrédit et en accompagnement dans le milieu rural a eu un impact positif sur nombreux jeunes et femmes qui ont réussi à s'investir dans des projets agricoles. Un certain nombre d'entre-eux, femmes et hommes ont loué ou acheté des terres, qui, jadis, furent le témoin de l'exploitation de leurs parents par de riches propriétaires. Les témoignages présentés à la fin de cette présentation traduisent ces changements.

Title: Monitoring Agricultural Investments in Ethiopia: A Remote Sensing Based Approach

Matthias Hack, Fabian Löw, Guido Lemoine, Oliver Schönweger, Mulugeta Tadesse, Felix Rembold, Dimo Dimov.

Abstract

Between 2005 and 2016, the Ethiopian Government leased about 2.4 million hectares of land for commercial agricultural investments to private domestic and foreign investors, while more than 3 million of hectares have been classified as suitable for agricultural investments. Large scale agricultural investments (LSAI) are expected to bring foreign currency as well as technology transfer to the country while the local communities are supposed to benefit from employment, technology and infrastructural improvements. However, progress has been rather limited so far due to a combination of local challenges and global economic trends. In addition to the fact that capacities and accountability of the investors are partly limited, a lack of capacity of the governmental agencies in charge and obstacles in the overall business environment hamper effective investment development. Issues concerning social and environmental sustainability and current global economic trends, geopolitics and security can further keep LSAI from delivering the expected benefits. Due to these uncertainties and in order to steer LSAI towards the envisaged benefits, it is crucial to monitor the investments' implementation progress frequently. Investment projects are dispersed across wide geographic areas, requiring substantial financial and human resources for monitoring the currently more than 5,000 investments across the country. So far, the mandated agencies neither have the resources nor the capacities to check the implementation status

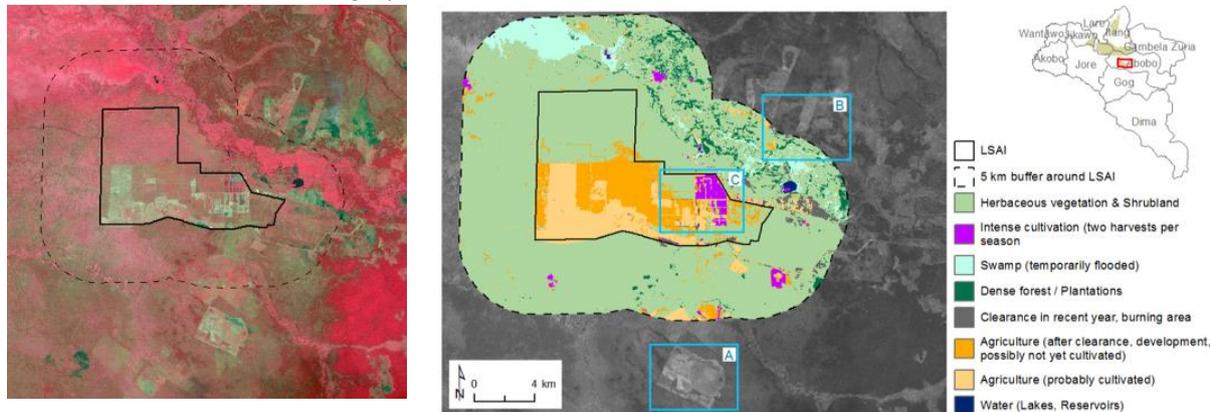
of every contracted investment. Thus, monitoring is limited to field visits of selected single investment sites only.

To overcome this bottleneck, the *Ethiopian Horticulture and Agricultural Investment Authority* in cooperation with the Support to Responsible Agricultural Investment Project (S2RAI) (*financed by the European Union and Germany and implemented by GIZ*) is currently developing a monitoring tool, based on satellite remote sensing data, which will facilitate the regular assessment of the implementation of agricultural investment projects for low costs.

The monitoring tool will make use of high resolution satellite imagery from the Copernicus earth observation program of the European Commission, namely Sentinel-1 and Sentinel-2 satellites. The major functionalities of the monitoring tool will consist in downloading satellite images, pre-processing these data sets, and transforming the satellite data into information related to the actual land use and land use change within LSAI. The latter can either be done by visual interpretation of Sentinel satellite images, occasionally supplemented by purchasing high resolution imagery (1-3 m), or using advanced machine learning algorithms for crop type recognition (“supervised image classification”). Finally, the results are visualized and provided as digital maps, reports, and statistics. With the use of geographical information systems (GIS), changes in the land use and land cover can be monitored regularly (e.g. weekly, monthly or annually). The tool can be applied on country-level for the monitoring of all LSAI or for monitoring of specific LSAI on-demand.

Figure 1

From data to information for decision making. **Left:** Sentinel-2 image of an investment site in Gambella. The LSAI (black contour) stands out thanks to its regular structure, indicative for extensive irrigation infrastructure, and its bright colors, which relate to different rice cultivars at various stages in the growth cycle or bare soils after clearance. Dark red colors in the east are dense forests. **Right:** Land use maps created from the satellite imagery.



The added value of such a tool is that each LSAI can be monitored with objective spatial data, without spatial limitations (view from space, independent from access on ground) and with a scientifically sound and accurate methodology. The tool can provide accurate indication whether or not an investor of a LSAI is compliant to contractual agreed implementation schedules. In addition, such a tool is cost-effective due to the fact that Sentinel satellite images are free and openly accessible. Thus, considerable cost savings can be achieved by reducing comprehensive and regular in-situ ground control by survey teams to a minimal amount necessary for the validation of the results.

The tool is based on a modular development approach: Whereas the very basic option currently under development is based on visual interpretation of satellite images and facilitates to monitor the spatial implementation progress of a LSAI, it can be potentially extended to other fields of application or other spatial planning contexts (e.g. forest management, environmental monitoring, drought early warning, etc.). A more sophisticated version can be extended up to complex automated, algorithm-based data processing and analyses. Copernicus offers a long term perspective, as Sentinel satellites operate at least until the year 2027. This enables systematically collecting and archiving information, e.g. a documentation of land use change and the assessment of socio-economic and environmental impacts of land conversion.

The various modules require IT infrastructure and qualified staff that will be developed in coordination with the responsible Government agencies. Whereas the initial tool will be based on the basic option it should grow and be further extended in line with the capacity of the appointed operators within the responsible Government agency.

Title: Exploring community-based ecotourism development in land reform communities in Zimbabwe: A case study of Masera community in Beitbridge district

Mtulisi Moyo and Brian Boshoff

Abstract

The aim of this paper is to review empirical evidence concerning community-based land use in Zimbabwe and its potential to contribute to alleviate poverty in communal areas. This paper explores how community-based ecotourism was developed and managed as a strategy to alleviate poverty in Masera community, Beitbridge district. The paper identified key players, analyzed their role in the management of the farm under community-based ecotourism, particular attention was focused on the contribution of the project on the livelihoods of the beneficiaries. The paper identified both monetary and non-monetary benefits of the project. Qualitative analysis was deemed the most appropriate, given the exploratory and evaluative nature of the research. A combination of observation, semi-structured interviews, focus group discussion and document review were used to collect data for this research. Secondary data was derived from textbooks, journals, reports, magazines, wildlife survey reports and newspapers among others. The data collected was centred on the sources of revenue from wildlife land use, total revenue collected, sharing of project benefits and general problems encountered from wildlife land use. The findings of the study confirmed that community-based ecotourism can bring financial benefits for households as well as biodiversity conservation, although economic growth for the community has been very limited. The study is envisaged to be valuable to a variety of institutions, such as the central government, land policy-makers, land use and other planners, environmental awareness groups, civic organizations, researchers and tourism operators. Findings and recommendations are expected to be utilized in reviewing and re-thinking land reform and rural development approaches in agricultural marginal areas.

Theme 22: Implementing Land Administration Systems to Fit their Purpose

Title: A Fit-For-Purpose approach to Land Administration in Africa in support of the new 2030 Global Agenda

Stig Enemark

Abstract

Most less developed countries are struggling to find remedies for their many land problems that are often causing land conflicts, reducing investments and economic development, and preventing countries reaching their true potential. Existing investments in land administration have been built on legacy approaches, have been fragmented and have not delivered the required pervasive changes and improvements at scale. The solutions have not helped the most needy - the poor and disadvantaged that have no security of tenure. In fact the beneficiaries have often been the elite and organizations involved in land grabbing. It is time to rethink the approaches. New solutions are required that can deliver security of tenure for all, are affordable and can be quickly developed and incrementally improved over time. The Fit-For-Purpose (FFP) approach to land administration has emerged to meet these simple, but challenging requirements.

This paper describes the key principles for building sustainable and FFP land administration systems in African countries where often less than 10 per cent of the land and population is included in the formal systems. It is argued that building such FFP land administration systems is the only viable solution to solving the global security of tenure divide. The FFP approach is flexible and includes the adaptability to meet the actual and basic needs of society today and having the capability to be incrementally improved over time. This will be triggered in response to social and legal needs of economic development, investments and financial opportunities that may emerge over the longer term. In this FFP approach, land rights can be secured for all in a timely and affordable way.

The core elements of the FFP approach were laid down in joint FIG/WB declaration (Enemark, et al., 2014) that includes the following statement: In 2014 UN-Habitat / Global Land Tool Network (GLTN) decided to elaborate this approach further by initiating a project in cooperation with Dutch Kadaster on developing a Guide for FFP Land Administration in collaboration with key partners. This should underpin the GLTN land tool development activities and enable implementation of sustainable land administration systems in developing countries at scale.

Title: Slow, stealthy and steady – capacity development to address land tenure issues in development programs: experiences of the IFAD/GLTN TSLI-ESA Project

Solomon Mkumbwa, Harold Liversage and Oumar Sylla

Abstract

Land and natural resource tenure security is a central yet often neglected area for economic development and poverty reduction in the developing world. Land is fundamental to the lives of poor rural people. It is a source of food, shelter, income and social identity. Secure access to land reduces vulnerability to hunger and poverty. There are some 1.3 billion extremely poor people in the world, struggling to survive on less than US\$1.25 a day, and close to a billion continue to suffer from chronic under-nourishment. About 70 per cent of these people live in the rural areas of developing countries. In most rural societies, the poorest people often have weak or unprotected

tenure rights. This condition undermines them from using their land resource effectively. They also risk losing land they depend on to more powerful groups including private investors.

Women and youth are particularly vulnerable because their land rights may be obtained through kinship relationships with men or families. If those links are severed, women and youth can lose their rights. When insufficient attention is paid to secure access by small-scale producers and to land tenure issues, development projects can become part of the problem. Most development programmes continue to eschew land tenure issues because they are sticky and difficult issues to be addressed, at least, in the timeframe of a classic project. As such, the tenure issues linger around and affect the outcome of the projects. While many other issues are attributed to their failures, again, land tenure issues are swept under the carpet.

This paper presents the experiences of implementing capacity development for strengthening tenure security in IFAD supported projects and programmes in Eastern and Southern Africa. Most of the data was gathered during project missions and many interactions with communities and staff of the about 20 IFAD supported projects and programmes that TSLI-ESA worked with.

In all projects tenure issues were present, albeit to varying extents – be it those projects and programmes promoting sustainable natural resources management, agricultural productivity, agricultural value chain development, and rural finance. Tenure issues were analysed during design missions in all projects and programmes, and if they were predicted to have significant impacts, appropriate interventions were designed and integrated in the project plan documents. The tenure interventions were, however, not the primary objectives of the projects hence, the scope, budget and detail of implementation tended to be less emphasized relative to the other ‘core’ interventions of the projects or programmes.

Furthermore, in some cases, potentially salient tenure issues were not very apparent at the design stage. In such cases land tenure interventions were not explicitly integrated into the project design, mainly because their impacts on the outputs of the project were, at least initially, calculated to be insignificant. Such issues were addressed retrospectively during the project implementation following a programme re-design, an exercise that makes sure the projects/programme bounce back on track.

Key lessons, there is need to exhaustively consider implications of potential land tenure issues from the start including their anticipated consequences, and where possible include them in the project/programme plan. Secondly, there is need to integrate tenure issues in project and programme monitoring and evaluation system to keep track of tenure issues and their potential impact on project delivery. There is need to provide evidence-based report to local and national authorities responsible for administration, management and policy for land and natural resources of any salient tenure security issues that are beyond the scope of, but have significant impact on, the project or programme being implemented. We recommend for establishment of centralized tenure desk at national or local level to attend to tenure issues from the various projects and programmes, both public and private.

Key words: Women, Youth, Poverty, Land tenure, Capacity Development, Government

Title: Variation of Cost, Approaches and Players in Land Tenure Security for Marginalised Communities: A Review of Selected Agro-ecological Zones in Tanzania

Shadrack Stephen Achilla

Abstract

Overhauling land policies and laws in Tanzania have given room for myriad players from Central, Local Government, Civil Societies and Non-Governmental Organizations to implement interventions geared towards land tenure security for marginalized communities. Such operations are characterized by the lack of proper, well-articulated and standardized guidelines. Therefore, resulting in variations on the approaches, required financial resources, and players in village land use planning and issuance of land tenure certificates. Using both qualitative and quantitative data collected in 2017, this study reviews financial costs, approaches and players' variation in securing land for marginalized communities in three agro-ecological zones of Tanzania. Such variation plays a significant role in determining timing and usefulness of the land tenure security intervention to the communities. The longer it takes for the tenure certificate issuance the less useful these certificates are in reaching the goal of securing interests of the communities. Drastic changes can happen in the communities such as death, land parcel subdivision, or planning area declaration (urban center) having negative implication to tenure certificates. Innovative measures such as combining several land use planning stages, involving relevant parties, reducing planning team members and getting the team to work during working hours (to avoid per diem) have proved to drastically reduce the cost in some areas. Such emerging measures to reduce costs both in village land use planning and issuance of tenure certificates are seen as panacea for improving land tenure security for marginalized communities. Given the decreasing trends on financial resources allocation, both from the Government and Civil Society Organizations, the innovative measures for reducing the cost while ensuring land tenure security must be widely disseminated and adopted by players. This will ensure that the majority, but especially the marginalized communities' interest on land are secured.

Theme 23: Harnessing Youth Socio-Economic Potential: Secure Tenure for Employment and Inclusive Growth.

Title: La problématique de l'accès sécurisé de la terre à femme: documentation de la thématique " femme et foncier" au Burkina Faso

Ouedrago

Resumé

L'insécurité foncière est une contrainte majeure pour la plupart des femmes qui vivent dans le milieu rural. Dans toutes les régions, la problématique « femme et foncier » se pose en terme d'accès à la bonne terre et la sécurité sur les terres attribuées alors qu'elles sont les principales actrices de la petite production alimentaire. Au Burkina Faso, malgré l'armature juridique en faveur des plus vulnérables surtout les femmes, l'accès à la terre pour certaines catégories défavorisées est loin d'être acquis.

L'insécurité foncière constitue un obstacle à la sécurisation économique des populations les plus pauvres en pesant insidieusement sur les possibilités d'augmentation de la productivité agricole et d'amélioration des conditions et facteurs d'exploitation.

La prise en compte du genre permet d'envisager l'équité, l'amélioration des conditions de vie de l'ensemble de la société grâce à la capacité de participation des hommes et des femmes à la réflexion et aux actions de développement, tout en analysant objectivement les situations locales et de prendre en compte, les contraintes spécifiques aux hommes et aux femmes. L'équité implique l'égalité des chances d'accès à la terre (à la bonne terre) pour les hommes et les femmes.

Partant de ces constats, l'Observatoire National du Foncier au Burkina Faso (ONF-BF) dans son rôle de veille foncière a choisi dans son plan d'action quinquennale d'observation des phénomènes fonciers au Burkina Faso de documenter périodiquement la thématique « femme et foncier »

Cette note est une analyse croisée des diverses expériences de sécurisation foncière au Burkina Faso en termes d'amélioration de la gouvernance des terres par une réduction des inégalités d'accès et d'exploitation en vue de réduire les obstacles à la croissance économique.

En termes d'approche méthodologique, la documentation de la thématique « femme et foncier » s'est faite à travers le suivi des indicateurs sont associés à la problématique. Le renseignement de ces indicateurs par, l'ONF-BF s'est fait par le biais d'un dispositif de collecte de données auprès des ministères de la chaîne foncière, des collectivités territoriales, des projets et programmes de développement, des ONG et associations. Aussi, la réalisation d'études thématiques spécifiques est un moyen pour l'ONF-BF d'élargir son champ d'observation de la gouvernance foncière au-delà des thématiques foncières prioritaires.

Du suivi de la thématique « femme et foncier » par l'ONF-BF, les constats suivants se dégagent :

- La cartographie des zones favorables à un accès sécurisé de la terre à la femme au Burkina Faso d'une zone socio-foncière à l'autre,
- Dans la plus grande partie du territoire Burkinabè, le système traditionnel d'exploitation des terres ne favorise le niveau d'accès et de contrôle des terres au profit des femmes,
- La persistance des pesanteurs socioculturelles handicape encore un accès sécurisé de la terre à la femme.

Cependant dans une démarche d'analyse rétrospective des années 2000 à nos jours, il se dégage les constats suivants :

- Des changements de perceptions favorables de l'accès sécurisé de la terre aux femmes
- Amélioration du cadre institutionnel : la fixation d'un quota d'au moins 30% des terres pour les femmes sur les périmètres aménagés de l'Etat et la mise en place d'un dispositif de suivi de cette mesure, l'adoption de la Stratégie Nationale de Promotion de l'Entrepreneuriat Féminin (SNPEF) dont l'axe 2 porte sur la promotion de l'accès des femmes et des filles aux moyens de production à savoir les ressources naturelles, financières, technologiques, aux infrastructures et aux équipements,
- Amélioration de la délivrance de titres de jouissances à des femmes sur des terres rurales : En juin 2017, environ 1700 Attestations de Possessions Foncières Rurales (APFR). Après la clôture du PSF/MCA-BF, cette dynamique n'a fait que croître avec les appuis divers des partenaires au développement.

De ces constats et analyses, des avancées significatives sont à noter quant à une certaine amélioration de la situation foncière des femmes surtout en milieu rural en termes de maîtrise et de contrôle de la terre. Cette situation augure des lendemains meilleurs dans les changements de mentalité. Mais dans le court terme, il est recommandé d'intensifier les actions programmatiques et catalytiques suivantes :

- Le plaidoyer pour un accès sécurisé de la terre à la femme au Burkina Faso,
- La communication, l'information et la sensibilisation pour un accès sécurisé de la terre à la femme au Burkina Faso,
- Le développement et/ou le renforcement du partenariat pour un accès sécurisé de la terre à la femme au Burkina Faso,
- Le renforcement du leadership et du positionnement des femmes dans les instances de gouvernance foncière aux niveaux local, intermédiaire et national,
- La mise en œuvre effective de la Loi 034-2009, à travers sa généralisation sur tout le territoire national (actuellement 62 communes sur 351 sont traitées).

Title: Harnessing Youth Socio-economic Potential through Optimum Utilization of User Rights Under Customary tenure: Uganda

Rebecca Atayo

Abstract

With a population projected to be around 36.6 million by Midyear 2016, Uganda is famed for having the world's youngest population with 80% of this being under 35 years of age.¹⁵ According to a 2008 World Bank Report, Uganda is among the countries with the youngest population and the highest youth unemployment rate of 83%.¹⁶ To further lend credibility to these findings, in the 2011/2012 budget of Uganda, the Minister of Finance recognised that because of the high levels of unemployment, the Ugandan economy can only absorb 20% of its youth. Owing to this, this demographic has often been described as a ticking time bomb waiting to explode.

The above notwithstanding, Uganda is blessed with an abundance of land and land based resources which remain largely underutilized. Land has continually been recognized as a fundamentally important resource in Uganda, and is the basis of income, sustenance, and identity for the majority of Ugandans. Agriculture dominates the country's economy, and accounts for 80% of export earnings and an estimated 80% of employment nationwide.¹⁷ Despite this, evidence reveals that youth engagement in agriculture is declining amidst rising youth unemployment yet the services and industrial sectors which are preferred despite growing at considerably faster rates have not created enough jobs for the burgeoning youthful labour force. This may have negative implications on food security, poverty reduction and economic prosperity.

Land in Uganda belongs to the citizens and vests in them in accordance with the stipulated land tenure systems¹⁸. They include; Mailo, Freehold, Leasehold and Customary tenure.

¹⁵ The Uganda Youth Survey Report by Aga Khan University, August 2016.

¹⁶ World Bank Annual Report, 2008.

¹⁷ Ministry of Finance, Planning, and Economic Development, Population Secretariat website. Also available at: <http://www.popsec.org>.

¹⁸ Article 237 (1) of the 1995 Constitution of Uganda.

Land held under Customary tenure accounts for 80% of all land held in the country and under this tenure, land rights are acquired through birth rights and they are traced through the patrilineal descent although statutory legislation has sought to iron this out by expressly stating that there should be no discrimination on the basis of sex.

Customary tenure is also unique because it is governed by both the Land Act 1998 and custom all at the same time. In Uganda, Customary tenure as provided for in the Land Act 1998 exists in three forms namely: Individual ownership, Family land and Communal land. With family held land taking the largest proportion of the pie.

Land governed under customary tenure has often been labeled a hindrance to youth accessibility of land and the resources held therein because of among other things; its unregistered nature makes it difficult to access to credit, youth often only have user rights and no control over land, inheritance also seems to be the major mechanism youth can use to access this land but due to the high life expectancy now, inheritance comes at a much later stage, the dual legal approach used for land administration creates more confusion than clarity, to this day in some parts of the country women don't inherit land and only enjoy the rights through a male relative etc.

This paper seeks to discuss how in fact customary tenure may be the avenue through which youth can access land for socio-economic empowerment. Under customary tenure, a good proportion of youth are guaranteed access to land without the need to purchase it. Given that the youth are already economically disadvantaged and the ever growing market for the dwindling resource, this advantage cannot be ignored. Land that is customarily owned is often governed by clan and tribal administration structures making this equally more accessible to the youth. Finally, the paper discusses how land under customary tenure is reserved as a basic social security for the youth in their later years in a country where formal social security is a reserve for very few.

Although the paper is cognizant of the numerous challenges youth encounter in accessing land under customary tenure, it dwells more on the positives and how we can mitigate the negatives for improved food security, employment rates and more economically empowered and self reliant youth.

Title: Land is out of the reach for many of us: Rural youth's access to succession and 'umunani' in Rwanda

Jeannette Bayasenge

Abstract

Like in other developing countries, the young population makes a large share of Rwandan population and agriculture remains the world's single biggest source of livelihoods for this population. There may be different ways for the youth to get access to land and in Rwanda succession and *umunani* have been and are still on the top. However these practices are being challenged by land scarcity as well as new land related laws. In 2016, the Government adopted a new law governing matrimonial regime, donations and successions that removed in the law the provision on the obligation of parents to give *umunani* (ascending partition) to their children. These changes compliment the provision from Land law that forbids the partition of land when this results into pieces of less than 1 ha. This study aims at discussing youth's land rights in Rwanda by exploring their attitudes and perceptions of succession and *umunani*.

The empirical data from this study were collected through a mixed method approach including both qualitative and quantitative data collection tools in three districts during January–March 2017. Quantitative data were collected through a questionnaire with 150 youth from different background and qualitative data through Focus Group Discussions with youth members of associations and semi-structured interviews with youth leaders at local level.

Youth in this study expressed mixed feelings about the changes in the new law. On one hand, some have negative feelings said that these changes are in the interests of the parents and do not do justice to the youth's survival. On the other hand, some youth consider the changes as something that may motivate them to work hard, and not always wait what their parents or someone else may give them. In addition, some think that the piece of land that they used to get from parents as *umunani* is now equal to the school fees that parents pay for them. Therefore, they urge continuous sensitization of parents about their role in educating their children but also severe sanctions to parents who may willingly dodge their responsibility of taking care of their children. They also request the youth to develop a habit of working hard, innovating, saving, working together in cooperatives and not migrate to urban areas thinking that the solutions to all problems are there.

Keywords: Rural youth, succession, ascending partition (*umunani*), Rwanda

Title: La réforme foncière pour soutenir les jeunes et les femmes et favoriser la sécurité alimentaire au Bénin. (Land reform to support young people and women and promote food security in Benin)

Xavier ZOLA

Resume

Depuis août 2013 avec l'adoption et la mise en œuvre du Code Foncier et Domanial, la réforme foncière et domaniale engagée par le Bénin est entrée dans sa phase active. Avant cette date, la situation était caractérisée par un dualisme juridique qui faisait cohabiter les textes juridiques hérités de la colonisation et les coutumes. Il y avait aussi plusieurs acteurs qui intervenaient chacun de son côté sans une coordination. Cela posait bien évidemment des difficultés sur les aspects techniques qui pouvaient varier d'un acteur à un autre et aussi dans la conduite des dossiers. Cet état de chose créait de l'instabilité au plan social, constituait un obstacle pour les investisseurs, multipliait les litiges et les procès et favorisait la pauvreté.

Le Code Foncier et Domanial a apporté des réponses précises aux préoccupations de toutes les parties prenantes : Etat, Communes, professionnels du secteur, populations, ... Il a replacé l'Etat dans l'administration et la gestion du foncier en garantissant le droit de propriété des personnes physiques et morales, publiques ou privées, acquis aussi bien selon les lois et règlements que selon la coutume pour leur exploitation et leur mise en valeur.

L'accès au droit de propriété ou au droit d'exploitation est sécurisé avec un cadre institutionnel adéquat qui met des organes locaux au cœur de la gestion foncière. Le titre foncier est totalement sécurisé et délivré au terme d'une procédure contradictoire de confirmation de droits fonciers. Le coût pour sa délivrance est considérablement réduit comme le délai qui est très encadré. Pour l'obtenir, il faut, entre autres, en zone lotie une attestation de recasement et en zone non lotie une attestation de détention coutumière. Cette dernière est délivrée au niveau de la commune après une enquête conduite par la section villageoise de gestion foncière. Le cadastre est institué et est en cours de réalisation. L'enregistrement foncier a démarré avec la numérisation

des 45000 titres existants et la prise en charge des dossiers pour la délivrance des nouveaux titres fonciers. Cela facilite la mise en place progressive et efficace du système national d'information foncière.

Le foncier n'est plus considéré seulement comme un bien marchand mais comme un outil de cohésion sociale. Particulièrement en milieu rural, la délivrance du titre de propriété sur une terre rurale est subordonnée à la présentation d'un projet de mise en valeur qui doit être exécuté sous peine de sanction et nécessite plusieurs niveaux d'avis et d'approbation au niveau local et/ou national selon le cas. Cela est de nature à empêcher le bradage et l'accaparement des terres rurales qui ne permettraient pas aux moins nantis et aux couches vulnérables d'avoir accès même à un lopin de terre pour l'agriculture ou une autre activité. Les femmes, les jeunes et de manière générale les couches défavorisées ont la possibilité d'avoir accès au foncier et au droit de propriété, ce qui favorise les projets et investissements pour la production agricole de manière à contribuer à la sécurité alimentaire. A travers ce choix stratégique, les femmes et les jeunes entrepreneurs agricoles ont aussi la possibilité de disposer du droit d'exploitation des terres rurales sans avoir obligatoirement le droit de propriété. Différents contrats d'exploitation sont institués à travers divers baux pour permettre aux femmes et aux jeunes d'avoir accès à la terre, de soutenir leurs activités et de voir leurs investissements sécurisés pour favoriser la productivité et la rentabilité de leurs activités.

Theme 24: Poor Urban Spatial Planning and Land Use Management systems

Title: Securing Land for Public Space in Bamenda City, Cameroon

Kinyanjui Michael, K; Sietchiping, R.; Woldesenbet, M; Njang M.

Abstract

Good practices requires that at least 50 percent urban land be allocated to common goods, including streets, squares, markets and parks. To achieve Sustainable Development Goals 11.7 by 2030, a total of 3.5 km² to 4.9km² of land each year need to be reserved for public space for the next 13 years. Studies conducted in several urban areas in Africa showed that land for the commons are limited, unsecured, more prone for land 'grabbing', lack formal tenure documents, not sufficiently allocated in planning schemes and not protected. For examples, recent studies had shown that land allocated to public spaces is quite limited and it's across the urban areas quite imbalanced. Further conditions of public spaces are highly inadequate and unsatisfactory. Moreover, poor planning, unsustainable land use and land management systems aggravate the problem with many cities, including Bamenda in Cameroon lacking proper mechanisms to ensure its creation, protection and maintenance.

The importance of securing and maintaining a well-designed network of public spaces in cities cannot be overstated. Public spaces define identity and character, and enhance efficient connectivity for urban dwellers. They are lifeline of city life: recreation, mobility and interaction. They are a common good and key enabler in fulfillment of human rights by building socially and gender inclusive cities. Therefore, to advocate and provide tenure security for the commons in urban areas has become an urgent land policy intervention.

This paper highlights the unique nature of land for public spaces. We explains how public space discourse often originates from "the urban planning process", which through complex social, political and technical relationships, together with the creativity of residents, generates the form of the city. We show how land allocated to public space provides conditions for healthy and

creative ways of life and work, particularly for women, youth and children. We propose that urban authorities be encouraged to allocate, protect and legally secure tenure for public space by designing network of public space together with their development plans. We recommend that urban authorities should develop and implement land use plans that give guarantee sufficient amounts of well-connected and adequately proportioned public spaces.

To kick start the public space programme in Bamenda city in Cameroon, we worked with the city to legally secure a land tenure document for the public space. To investigate the issues across the city, we used a combination Geographic Information System (GIS) and Kobo tool box to collect information and data, a spatial analysis, assessment and inventory of land use for public open spaces. Using a digital smart phone data collection tools, young people were trained to undertake a city wide open public and market places assessment and inventory. Data collected were systematically uploaded in a server, was configured and analyzed. Every public space and market place was identified, recorded and analyzed from different perspectives. Using quality and spatial analysis matrix, data on individual public spaces and marketplaces, and consequently a citywide analysis was done. All maps were analyzed using GIS software, ArcGIS and QGIS. Relations and correlation were determined using SPSS and excel analyzer. Raw data with interactive maps for easy access by researchers and future public land management practices is available on the web reference.

The analysis of 184 public space data points showed that the land share for public space within the urban footprint in Bamenda city is only 1.15 km² accounting to 2.5 percent of the total urban land, way below the international recommended standard of 15 percent as well as UN-Habitat's recommendation of between 15-20 percent. Further, the public space per capita in the Bamenda city is 3m² per inhabitant, three times less than the minimum international standard set by WHO (9m²) for a healthy urban environment. These findings have been useful for land management and different urban planning, policy designs and implementation public space projects in Bamenda city.

Largely informed by this research, and to guarantee development of well-planned and developed network of public open spaces and as the first step to accelerate the implementation of SDG 11.7 and the New Urban Agenda on public spaces, Bamenda City in Cameroon has now prioritized development of a public space strategy. It has embarked on promoting participation in public space formulation, design and planning making urban planning and governance responsive, transparent and accountable. We also found that public participation in a secured public space empowers communities, builds social capital, and leads to better design of urban projects. Using Minecraft as a primary design and participation tool, the Bamenda city community already initiated redesign public spaces in the city. This has given them a chance not only to plan and design to determine their use. The findings are also informing the inclusion of public space into the ongoing national urban policy process in Cameroon.

Key words: Public space, tenure security, land use, data, youth, spatial planning, Bamenda, Cameroon

Title: Joint Village land Use Planning in Tanzania: A Process to enhance the securing of rangeland and resolving land use Conflicts

Victor Caleb Mwita, Deus Kalenzi , Fiona Flintan

Abstract

In Tanzania, ongoing land insecurity is a structural cause of food insecurity particularly for pastoralists, agro-pastoralists and small-scale crop farmers leading to land use conflicts, compromised access to resources including grazing and water and rangeland degradation. Land tenure security and management can be improved through village land use planning (VLUP) and land certification – namely the issuing of certificates of customary rights of occupancy (CCROs). In situations where villages share resources such as grazing areas and water, *joint* village land use planning and the provision of *group* CCROs are more appropriate. Due to a lack of resources and capacity the implementation of these has been limited to date and particularly in ‘difficult’ areas where land use conflicts occur. Indeed only about 1.28 million hectares or 2.1% of the 60 million hectares of rangelands is protected as grazing in village land use plans [in 479 villages in 69 districts] (21 regions) (Ministry of Lands 2015). Between 2010-2015 the Sustainable Rangeland Management Project (SRMP) assisted nine villages to carry out village land use planning, and successfully piloted the implementation of *joint* village planning across three of these, leading to the protection through certification of a shared grazing area called OLENGAPA, found in Kiteto District, Manyara Region. This paper describes these experiences, and the opportunities for scaling-up and eventually mainstreaming.

Key words: Tanzania, pastoralism, rangelands, land use planning, governance, livestock

Title: Compliance with Planning Regulations in hazardous Areas: A Case of Msasani Bonde la Mpunga in Dar-es-Salaam City, Tanzania

Najum Juma

Abstract

Spatial expansion in urban centers is one of the major outcomes of urbanization. In most of developing countries and other Sub Saharan countries urbanization is coupled with informal land development in non-designated areas including hazardous lands. Tanzania is also confronted with an increasing informal land development in hazardous area. This study investigate the processes of land development in the marginal areas and their impacts on the land management since the climate change which is going on currently on these settlements and other similar settlements on hazardous land keeping these settlements more prone to flooding disasters. Based on official and household survey, non-participant observation and documentary review, the study identified the land use changes on the study site, process used by settlers on the land acquisition and the impacts of establishing settlement on the study site. The findings show that there was no inclusive and participatory planning in the spatial development that took place in the study site. Different authorities from central and local government responsible for managing spatial growth seemed to have conflicting roles in the decision making thus increase the risk and disasters related to floods during the rain seasons. The study recommend the need to enforce land use laws and regulations, and insisting inclusive planning which means the integration of key actors in land use planning and also in decision making on the land use change.

Key words: Planning Regulations and Hazardous area

Chapter 6: Closing ceremony: stakeholder policy priorities

During the closing ceremony stakeholders shared what they considered to be policy priorities, identified during Stakeholder Round Table Discussions. The stakeholders were drawn from technical and development partners; research and academia; non-state actors; and private sector.

Key Messages from technical and development partners

- There are capacity needs on land governance and ALPC ought to continue identifying and addressing them. For example, ALPC could consider:
 - (a) Developing a legal mechanism to address dated land cases and building capacity for legal arbitration;
 - (b) Developing a training programme for government lawyers on evictions, resettlements and land related conflicts (AfDB, Omidyar).
- The involvement of traditional authorities in land policy reforms is crucial and ALPC ought to continue creating more spaces for engagement.
- There is need to support innovations to address land related challenges in urban areas. This might involve the use of technology to capture land related data.
- To enhance the role of legislators and communication specialists, ALPC should invite more lawyers, parliamentarians and journalists to its forums.
- There is need concretize approaches related to land based financing, share inspiring practices, and develop tools on how to implement land based financing.
- Considering the many initiatives on monitoring, there is need to coordinate, identify value addition opportunities and minimize duplication of effort
- Going forward, there is value in identifying positive examples, solutions and innovations on land policy formulation and implementation in Africa. This is vital for learning and problem solving (ALPC)
- ALPC should strengthen networks of civil society organizations, and journalists and link them with the legal fraternity (ALPC)
- Pay attention to social social and environmental safeguards regarding expropriation /evictions (World Bank)
- Undertake needs assessment to determine priorities and where development partners can plug in and support (ALPC, Omidyar)
- Develop a land policy implementation strategy and strengthen steering committee (ALPC with support of consortium)
- Map donors interventions in Africa to minimize overlap and strengthen country level coordination (technical and development partners)
- Enhance Africa donors group and undertake regular communication (technical and development partners)

Key messages from the private sector

- While there is some information on the role of the private sector on land policy reforms, it is insufficient. There are also differences of models of private sector in agriculture. These include plantations, medium sized farming and contract farming all of which require policy direction.
- It is vital that the private sector is more engaged in land reforms, especially in the formulation of national land strategies.

- Land policy reform processes ought to be inclusive and involve all stakeholders.
- Land policies ought to pay particular attention to agricultural practices, inputs and access to credit. They should incorporate contract farming.
- The private sector should be targeted in future conferences.

Key messages from Non-State Actors

- In order to track progress, ALPC should accelerate the monitoring and publication of the status of the implementation of the AU Declaration on land.
- There is need to build a multistakeholder platform which is inclusive, taking all players on board, especially the private sector, research institutions and academia.
- ALPC ought to embark on advocacy work around agro-ecology and land.
- Non-State actors will work closely with ALPC and governments to bring about behavior change on the rights to land by women and youth
- In order to effectively deliver on its mandate, ALPC ought to continue working with civil society organizations at all levels.
- Going forward, ALPC needs to design a program to support countries from theory to practice; enhance good governance practices; articulate the role of religious leaders; build a communication platform to bridge the gap between national and regional interventions and recognize best achievers through an award scheme.

Key messages from research and academia

- Capacity development is a key element in advancing the agenda of youth, land and employment but is often connected to specific projects. Though useful, this is not enough. There is a need for more general initiatives such as NELGA. However, the mandate of NELGA should be further expanded/ defined to be able to facilitate ongoing capacity development initiatives, based on a given demand.
- There is need for multi-disciplinary, technical and functional capacity development at various stages of educational and professional life; from more practice oriented education to higher-level education. Capacity development should include training at various levels:
 - Of existing institutions:
 - Formal education.
 - Training of trainers: There should be training of trainers in order to utilize the curriculum effectively and also be able to train others to use the curriculum effectively.
 - Professional training for the existing work force. Otherwise, you will not change the status quo in the foreseeable future.
 - Design short courses that facilitate the opportunity for professionals to update themselves to the latest standard on specific skills.
- Undertake Context-relevant research: Capacity development should also include strengthening:
 - analytical capacities for research.
 - research and translating research to inputs for policy development and practice. That includes deliberate effort of the universities to partner with CSOs, the private sector, Government institutions and others.

- Enhance partnerships to provide meaning:
 - To influence policies and programmes;
 - To enhance curricula design, legitimacy and usefulness;
 - To offer links to employment opportunities for students.
- Develop Contextualized and modern solutions including indigenous knowledge and innovations:
 - Universities should explore ways in which the guidelines relate to their specific context. Paying particular attention to the research and innovation component of the guidelines.
 - Universities need to also focus on research on indigenous knowledge systems and how they may provide a solution to some of the challenges we face in the area of land governance, assessing whether they are relevant to the contemporary situation.
- Assessing the gaps: There is a need to identify general gaps and also identify gaps within institutions that are already working on land governance. In some regions there are very concrete needs that should be met, such as universities, books, materials, qualified professors, etc. Universities that are already working on land governance, gaps should be identified particularly in the area of research and innovations, i.e. how are universities being resourced to do research, what technology etc. are being used?
- Providing job opportunities: Students institutions and faculties are motivated and driven by what demand exists for. Capacity development needs to be accompanied by job creation, creating opportunities and absorbing the graduates. Alternatively, the developed capacity is lost.
- Mobilize resources are needed to cater for research and capacity development activities.
- Build into processes the Sustainability/internal administrative systems: NELGA nodes ought to partner with universities and ensure buy-in from accreditation institutions.
- ALPC should identify land related professions, build partnerships and develop collaborative platforms.

Closing Speech

After the stakeholder presentations, the Conference was addressed by Mr. Collen V. Kelapile, Chief of Staff, ECA. In his remarks, he noted that there were about 490 participants from 50 different countries. Participants included traditional authorities, academia and research institutions, government officials, civil society, private sector, local communities, development partners and the diplomatic community.

- He noted that the Conference had 96 scientific papers, 20 round table/policy dialogues, 11 side-events and three Master classes. It generated deep policy dialogues, and recommendations, knowledge, learning and information-sharing, discussions and facilitated networking.
- Most of the papers and discussions focused on the youth, recognizing them as the pivot around which social and economic development of African countries should revolve.

- Africa will continue to lag behind other continents, if the tremendous potential of the youth are not harnessed in and mainstreamed in our decision-making processes and development programmes.
- He challenged participants to make productive use of the outcomes to improve land governance; effectively utilize the evidence that has been provided for us through the various research findings; as well as implement the policy recommendations that have been made.
- Participants are going back armed with the knowledge and evidence which they will use to make a difference and improve upon our land governance systems. There is the urgency to deal with challenges of land governance and turn them into opportunities. Economic growth in Africa can be propelled when the majority of the youth are gainfully employed.
- The GDP of many countries will go up when the appropriate opportunities are provided. The entire value chain in agriculture offers the biggest opportunity for doing this. Without adequate access to land and secured tenure, this dream will be a mirage. The challenges are there, but so too are the opportunities and the benefits which outweigh the challenges. Together we can go far.

Chapter 7: Africa call for action

The African Land Policy Centre (formerly the Land Policy Initiative) was established by African Union Commission (AUC), the United Nations Economic Commission for Africa (UNECA) and the African Development Bank (AfDB) to enhance the role land plays in the development of the African continent. It supports African Union Member States to review, formulate and implement land policies and contributes to the economic transformation of Africa in line with the AU Agenda 2063 and Agenda 2030 (SDGs).

The African Union (AU) *Declaration on Land Issues and Challenges in Africa* notes the importance of convening platforms “to facilitate experience sharing, lessons learning and dissemination of best practices in land policy formulation, implementation and monitoring based on member states experiences.” Responding to this call, the African Land Policy Centre (ALPC) has put in place a number of mechanisms for land policy development and implementation including establishing or reinforcing existing platforms, generating knowledge and developing capacity. One of Centre’s objectives is to contribute to knowledge generation, dissemination and management in order to enhance the evidence base for land policy development and implementation. This objective is being achieved through research, publications, and knowledge sharing and learning forums.

To promote knowledge and experience sharing on land governance in Africa, the ALPC convened the inaugural Conference on Land Policy in Africa in Addis Ababa, Ethiopia, in November 2014. Following this event, the second biennial Conference was held on 14-17 November 2017 under the theme: “*The Africa We Want: Achieving socioeconomic transformation through inclusive and equitable access to land by the youth.*” The choice of theme was deliberate: it was aligned with the African Union Declaration of 2017 as African’s year of youth as agents for socioeconomic transformation. This Declaration is realized through the theme “*Harnessing Africa’s Demographic Dividend through Investment in youth*”. The deliberations focused on women’s empowerment and land tenure security; technology and innovation for securing customary-based land rights for communities; transparent and sustainable land based investments; strengthening of land administration institutions at national levels; land and conflict; and increasing agricultural production.

The conference was an important policy dialogue, information sharing and learning event. It provided an opportunity to further develop capacity of stakeholders in the land sector for land policy development and implementation. The Conference adopted a scientific approach through the establishment of a Scientific Committee and the involvement of research and academic institutions. It also reached out to other constituencies in government, private sector and civil society and encouraged deliberations on persistent and emerging and policy issues and research agendas. Moreover, it highlighted AU commitments on land governance and management; reflected on ways in which youth can proactively contribute to the socioeconomic transformation of Africa through youth friendly and gender responsive land governance policies; discussed the importance of land governance curricula reforms to meet the needs of the continent including responding to the needs of women; underlined the significant role of local knowledge, traditional leaders and cultural institutions; showcased evidence based policy formulation; and created opportunities for sharing lessons, networking and coalition building.

This Call for Action is issued on behalf of the more than 400 delegates representing governments, traditional leaders, academia, researchers, civil society organizations, private sector, development partners and media.

1. Message to African Governments:

- ***Accelerate implementation and Monitoring of the AU commitments on land and related resources:*** The delegates strongly urge all AU Member States to accelerate the implementation of commitments and aspirations embedded in the *African Union Declaration on Land Issues and Challenges in Africa* and relevant international instruments. They further urge Member States to monitor and report on the progress made on these commitments. Governments are also urged to develop, adopt, utilize and refine tools that would ensure the protection of communities' rights to access land and its resources.
- ***Prioritize review/ development of national land policies and implementation mechanisms:*** Land governance practices in Africa are complex and layered. They have evolved through a wide range of pre-colonial, colonial and post-colonial experiences. During this evolution, the land rights of the poor, women and other marginalized members of society have been undermined and their tenure rights are often insecure. African governments are called upon to undertake concrete measures to review land sectors by developing comprehensive policies and implementation strategies that are appropriate, equitable, inclusive, participatory, accountable, transparent and respond to the needs of men and women in line with the *Framework and Guidelines on Land Policy in Africa* and the *Voluntary Guidelines on the Responsible Governance of Tenure of Land Fisheries and Forests in the Context of National Food Security*. Moreover, Member States should adopt innovative hybrid approaches that combine the best in community and statutory land systems by drawing from community experiences in order to buttress customary land rights while, at the same time, ensuring that the rights of women and other marginalized groups are respected and protected.
- ***Develop and implement appropriate legal and institutional frameworks for land reforms:*** African countries are confronting numerous land related challenges including inter-ethnic and cross-border land related conflicts, tenure insecurity especially for women, ineffective service delivery, inadequate coordination of actors in the land sector, insufficient allocation of budgetary resources, and centralization of land matters. Inadequate political will and commitment also impede reforms in the land sector. Governments are called upon to put in place progressive and gender responsive legislative and institutional frameworks to propel land reform agendas that are equitable, inclusive and sustainable.
- ***Build human, financial and technical capacities for land policy formulation and implementation:*** The need for professionals that can guide the land reform agenda, meet the needs of various sectors, and develop innovative approaches to increase agricultural production, ensure food security and minimize land related conflicts has been growing. Governments ought to avail resources to meet the capacity development needs of land professionals and support institutions of higher learning to equip graduates with the requisite knowledge, skills and attitude to respond to industry needs.
- ***Collect National Statistics on Land:*** Availability of national data on land and related resources is vital for policy development, implementation and monitoring. It

is important that governments work with relevant stakeholders including communities to collect sex disaggregated data and map, demarcate and document land rights and claims. Data that is disaggregated by sex, age and marital status would contribute in ensuring inclusion of groups who often have limited access to land or otherwise tenure insecure.

- ***Promote and Protect Women's Land Tenure Security:*** The AU Declaration on Land calls on governments to ensure access to all land users and strengthen women's land tenure security . Furthermore, the Specialized Technical Committee on Agriculture, Rural Development, Water and Environment urges Member States to allocate at least 30% of documented land rights to women and improve land rights of women through legislative and other mechanisms. Governments should review their policies to ensure policy provisions have pathways for increasing access to land and strengthening land tenure security for women. This would include gender-sensitive and responsive legal frameworks to promote and protect women's land rights. Member States ought to review their respective land policies and programs to facilitate achievement of the 30% target for women's documented land rights by 2025.
- ***Involve Youth in Land Governance:*** Africa is the oldest continent with the youngest population with 65% of persons between the productive and employable ages of 15 to 35 years. Inclusive participation of the youth in decision making and empowerment through access to land and other natural resources will unlock Africa's economic potential by harnessing the demographic dividend. Therefore, enhancing equitable access to land by the youth will significantly contribute towards realization of the "Africa We Want" as envisioned in Agenda 2063.
- ***Build cross-border platforms for knowledge generation, sharing and learning:*** Cross-border platforms, such as the Regional Economic Commissions, are critical to addressing land issues within common agricultural and natural resources. Governments ought to establish and strengthen the regional platforms so that they serve to generate, share and disseminate knowledge and best practices.

2. Messages to Researchers and Academia:

- ***Support multi-disciplinary, technical and functional capacity development on land policy and implementation:*** Researchers and academia have an opportunity to contribute to the land reform agenda in Africa by identifying and addressing curricula gaps within institutions and the industry to enable land professionals to better serve the industry. They are called upon to undertake context-relevant research to meet the unique needs of industry, build analytical and innovation capacities among land professionals and translate research into inputs for policy development and practice. Academic and research institutions should seize opportunities provided by information technology to innovatively align their professional training curricula and organize short courses for knowledge and skills enhancement. Teaching should also effectively mainstream adaptability to technology, innovation, inclusion, gender equity, non-discrimination, conservation, sustainable land management and the need for flexibility with changing jurisdictions.

- ***Invest in Action Research and Innovation:*** Institutions of higher learning are mandated to impart knowledge, undertake research, publish and experiment with new approaches to problem solving. It is only through research and innovation that the continent can contextualize land concerns and identify the achievements and shortcomings of existing land administration policies, systems and programs and generate innovative mechanisms, capacities and tools needed to improve, supplement and develop those policies, systems and programs. This can contextualize and bolster teaching and programs while contributing to the requisite paradigm shift to address the complexity of land challenges facing governments, other stakeholders and ultimately landholders and users. But research and innovation in Africa is often under resourced. Learning institutions are called upon to invest in research and innovation in land in order to improve understanding, problem solving and the promotion of responsible and effective land governance policies and practices.
- ***Design and package messages in youth friendly formats:*** Youth need land related information that is written, designed and packaged in youth friendly formats. The dissemination of such messages ought to be through channels used by youth. The use of social media outlets, film, music, graphics, theatre and others ought to be considered because of their appeal and appropriateness to the youth.
- ***Build partnerships with stakeholders:*** Researchers and academia can influence the design and implementation of land policies and programs that are appropriate to specific contexts. This requires that they build or enhance partnerships with civil society organizations, the private sector, government institutions and development partners. The partnerships will also have the effect of enhancing curricula design, legitimacy and usefulness. They will offer links for internships, mentorship and employment opportunities.
- ***Institutional monitoring and evaluation:*** To remain relevant, institutions of higher learning will need to continuously assess their curricula and establish a well-coordinated, harmonized system that provides timely and accurate strategic information to support the implementation of institutional and societal land policy needs.

3. Messages to Non-State Actors:

- ***Develop interventions that support implementation of the African Union Declaration on Land Issues and Challenges in Africa:*** Non-state actors are well situated to work directly with communities to develop programs that raise awareness and sensitize stakeholders to facilitate equitable and inclusive land governance. They are also well positioned to generate innovate advocacy strategies to influence decision making at national and local levels. They are called upon to develop interventions and build platforms to support laws and regulations which advance equitable access to land and strengthen youth and women's land rights.
- ***Build Partnerships:*** Non-state actors will be more effective if they work in partnership with government, private, public and community institutions and agencies. Through partnerships they can monitor progress in land policy formulation, implementation and review. They can also demand accountability and

transparency in the use of land related resources. Non-state actors are called upon to contribute to good land governance by building strategic partnerships with stakeholders in their areas of work.

- **Support the African Land Policy Centre:** The African Land Policy Centre is the continental platform for dialogue, consultation and consensus building on land issues in Africa. Non-state actors should support ALPC by engaging with their respective national governments in the development of land policies and institutions. They can also support ALPC as it works to increase access to land and tenure security among the poor and vulnerable members of society, improve efficiency and transparency in land administration and develop frameworks for prevention and mitigation of land related conflicts in Africa.
- **Design platforms for collaboration:** In order to be effective, non-state actors ought to build communication platforms to build the gap between regional, national and local levels. The platform could also be used to simplify scientific research and present it in formats appropriate for use at the community level.

4. Messages to Traditional Authorities

- ***Strengthen the Forum of African Traditional Authorities (FATA):*** Cognizance of the central role of Traditional Authorities in land governance and administration, there is need to further strengthen their Forum through experience sharing on inclusive land governance and administration, partnerships and financing in order to facilitate inclusive and equitable and reforms.
- ***Support Africa's socio-economic transformation by promoting and protecting access, control and ownership of land by women and youth:*** Most of the land mass in Africa is under customary tenure and is held in trust by traditional authorities. However, patterns of land access, control and ownership often limit the ability of women and youth to enjoy the bundle of rights enjoyed by some members of community. Traditional authorities are called upon to use their influence to enhance access to land and strengthen tenure security for women, girls, and male youth.
- ***Build partnerships with governments, private sector, researchers and civil society:*** Through strategic partnerships, traditional authorities can contribute in rural infrastructural development, financing and the provision of agricultural technology and mechanization, including irrigation, for agriculture and agribusiness.
- ***Improve rural infrastructure:*** Better infrastructure in rural areas is important and will encourage young people to embrace agriculture and agribusiness. Traditional authorities ought to use their power and influence to prioritize improved road networks and bridges, electricity and water supply and the construction of health centres and schools.
- ***Participate in preventing land related conflicts:*** Land related conflicts, many with an ethnic and clan dimension, are common throughout Africa. When they occur, lives are lost, women and children suffer immensely, property is destroyed and livelihoods are jeopardized. The resolution of the root causes of these conflicts would save lives, stabilize regions, enhance agricultural production, increase food security

and ensure that communities live peaceful and fulfilling lives. Traditional authorities are called upon to use their influence to prevent, mitigate and resolve land related conflicts through alternative and traditional dispute resolution mechanisms.

5. Messages to Technical and Development Partners

- ***Provide technical and financial support for land policy formulation and implementation:*** African countries are at different stages in their land reform agenda. Governments require national land policies, independent land institutions, funding for mapping, registration and digitization of records and enactment of legislation for implementing reforms. Development partners are called upon to support governments and agencies to develop and implement policies and institutions that enhance equity in access to land and promote increased agricultural production.
- ***Support research and innovations in land governance:*** Research and innovations in Africa are underfunded despite their importance in the socio-economic transformation of the continent. By supporting research and innovation and building the capacity of land professionals to use technology in data collection and analysis, development partners will contribute to poverty reduction, peace and security.
- ***Support coordination at the continental level:*** A number of development partners are providing support to land related programs. It is important to map these interventions and develop country level coordination mechanisms and communication platforms to minimize duplication and maximize effectiveness. At the continental level, establish an African Donors Group to systematically inform the African Land Policy Centre of donor supported land interventions in Africa.

6. Messages to Private Sector

- ***Establish linkages with research and higher learning institutions:*** Research and learning institutions teach and train professionals who serve the private sector. In order to enhance the caliber of land professionals and equip them with the requisite skills to respond to market demands, the private sector ought to build appropriate linkages and express their needs. The linkages could be in the form of joint research, internship, mentorship and scholarships.
- ***Engage in responsible investment including supporting security of tenure for marginalized groups including women, persons with disability, indigenous peoples, fishing communities, peasants and the rural landless:*** In undertaking investment ventures, a considerable number of private sector actors violate the tenure rights of vulnerable communities in rural and peri-urban areas. The private sector should take steps to ensure that the collective rights as well as the rights of women and other vulnerable members of the community interests in land and related natural resources are not violated in the pursuit of profits or development.
- ***Use guidelines to promote, uphold land right of women and men as provided for by the African Union Guiding principles on LSLBI, FPIC and other IFI safeguards:*** The *Guiding Principles on Large Scale Land Based Investments* in

Africa facilitate responsible, viable and inclusive LSLBIs by outlining clear principles and approaches that identify the varying responsibilities of key stakeholders including investors. These include recognition of legitimate land rights, transparency and meaningful participation of male and female land users in domestic and foreign/international land acquisition/investment; well-defined compensation procedures including terms for transferring land; when and where to undertake land redistribution; contractual obligations with regard to the employment of local men and women and the nature and quality of infrastructure provision. The *Guidelines on Free, Prior and Informed Consent (FPIC)* and safeguards on international financial institutions are vital for sustainable development that is sensitive to community interests. The private sector actors investing in Africa should utilize these guidelines in manner that is consistent with obligations under national, regional and international commitments/laws.

ANNEX 1 REMARKS MADE AT THE OPENING CEREMONY

Remarks by H.E. Dr. Eyassu Abraha, Minister of Agriculture and Natural Resources, FDRE

On behalf of the Federal Democratic Republic of Ethiopia government, the Ministry of Agriculture and Natural Resources and myself, I would like to welcome you all to Ethiopia, Addis Ababa, during this beautiful month of the year where you can see green where ever you go.

I am also pleased to welcome you to the second biennium Conference on Land Policy in Africa and the agenda we have under the theme of “*The Africa We Want: Achieving socioeconomic transformation through inclusive and equitable access to land by the youth*”.

I would like to congratulate all of you who have worked hard to make this second continental conference happen. The conference will create a window of opportunity to discuss and share our countries’ experiences on land governance and related thematic areas which is part and parcel of the evidence based-policy making process in Africa.

I congratulate the organizers and the role played by the Land Policy Initiative- now the African Land Policy Center (ALPC) and its partners in bringing us to this point and for their efforts to help Regional Economic Communities (RECs) and Member States to develop comprehensive land policies and strategies which promote sustainable and inclusive agricultural development.

As you all know land is one of the major resources we have in Africa that should be properly managed and used for the benefit of current and future generation of our people. As agriculture is the main stay of the majority of the population of Africa, and its future development is heavily dependent on designing and implementation of appropriate land policy, land use plans and integrated natural resource management systems. Effective land policy with appropriate implementation mechanisms promotes secure, equitable access to land by array of beneficiaries including smallholders, pastoralists and agro-pastoralists and women, stimulating economic development.

Looking back to our African countries history, the land rights regime varies from country to country that affects the land use types and ownership rights. The inappropriate land use and miss use of our land resources have aggravated the land and soil degradation resulting in the disappearance of our biodiversity resources, deforestation and extreme climate change that causes drought and floods.

This mismanagement of our natural resources and the low level of appropriate technology application in our farming systems in Africa have contributed to the low level of agricultural production and productivity. This is what led our countries to poverty, food insecurity and at times famine. This situation needs to be reversed and Africa has to be in a position to sustainability use its natural resources for the benefit of its population. We all are not new to the land related challenges, we know them well, but we need to join hands to overcome our land degradation and policy challenges in a smart way through the implementation of the AU declaration of land according to the framework and guideline and other important global and regional frameworks and land tools.

Ethiopia is committed to the implementation of the AU declaration on land and the Maputo declaration on CAADP commitments. Our country is among the many countries that signed the CAADP compact and mainstreamed land governance in its programmes and strategies which was reflected in its national agricultural investment plans. Moreover, realizing the importance of the national land use plan, Ethiopia has embarked on designing a road map in developing the national integrated land use plan which is currently coordinated under the Prime Minister's office.

Another area of achievement is the political commitment of the Ethiopian government to put in place an effective land administration and certification system in rural and urban areas. To this effective we have a number of projects undergoing implementation which are supported by our development partners. Regional governments are responsible to administer the land in a decentralized and participatory manner. What we are doing in Ethiopia is not always perfect, but we are ready to learn from our mistakes and also learn from other countries experiences. We are also open for dialogue based on facts on the ground. Therefore, this land policy conference is timely for Ethiopia to take the experiences and recommendations of the different studies and use them as input for our strategy formulation process as we are preparing for the next generation of the growth and transformation plan (GTP III). As you rightly identified the conference thematic focus- youth, agriculture and landlessness- are an emerging challenge to most African countries that our head of states need to be informed and be aware of through the knowledge generation and outreach process to take policy and programmatic actions.

In conclusion, I wish you all a successful deliberation in the coming three days of the conference and benefit from the knowledge generated and shared best practices. Let us strive to jointly strengthen the African owned land policy platform through strengthening the Africa Land Policy Center (ALPC) which is recently launched and institutionalized under the leadership of the three African institutions: AUC, ECA and AFDB.

Finally, let me declare that the Africa Land Policy Conference is officially opened.

I wish you all a pleasant and enjoyable stay in Addis Ababa.

Thank you

Remarks by Dr. Abdalla Hamdok, Deputy Executive Secretary and Chief Economist, ECA

It is indeed an honor and a great pleasure to welcome you on behalf of the UNECA to the Conference on Land Policy which has been organized by the African Union Commission, the African Development Bank and the Economic Commission for Africa under the coordination of the African Land Policy Centre (ALPC). Let me express my gratitude to the Government of the Federal Democratic Republic of Ethiopia, for the generosity and hospitality accorded to the organizers and participants of this Conference.

The theme of the Conference, *“The Africa We Want: Achieving socioeconomic transformation through inclusive and equitable access to land by the youth”* is very appropriate at this time. It addresses an important concern related to the realization of the African Union Agenda 2063. There is no doubt that land is central to livelihoods and sustainable development. It forms the basis for agriculture, forestry, mining, industry, tourism and urban development. But to maximize on the benefits of land and its resources, inclusion of land users in decision making on how land is governed and managed is crucial. Equitable access and utilization of land and its resources is vital

for sustainable economic growth, increased agricultural productivity and the development of a robust agribusiness on the continent.

This Conference is taking place at a time when the continent is experiencing an economic and social reawakening notwithstanding the effects of climate change. Africa is in a hopeful state not only because of its youthfulness but also due to the widespread discovery of land based resources. The 420 million young people aged between 15-35 years can be gainfully involved in the exploitation of these resources especially through agriculture, manufacturing and industrial sectors. Their creativity and ability to seize opportunities provided by technology can be turned to advantage through rigorous design of income generating programs based on land.

Africa is home to abundant natural resources accounting for at least 30% of the world's natural resource wealth. Currently 12% of oil reserves in the world, 40% of global gold reserves and 60% of uncultivated lands are in Africa. The continent has 70% of coltan deposits, from which electronic microchips are made. If these resources are put to good use they can secure livelihoods, reduce land related conflicts and transform lives.

After a sharp drop in economic growth to 1.6 per cent, Africa is rebounding in 2017 with growth rate of 3.1 per cent due to slight increase in commodity prices and strong growth in domestic demand. Fourteen African countries had an impressive performance of growing by 5 per cent and above. All African countries, except eight economies, registered growth rate of 3 per cent and above. Oil importing countries led the continent's growth among economic groupings, reflecting the move towards more diversification and increased public investment especially in infrastructure. Improved macroeconomic management through fiscal consolidation and prudent monetary policies also guided government expenditures and maintained economic stability in most countries.

Medium term prospects for the continent remain positive. However, this positive growth outlook will depend on the ability to mitigate several internal and external risks and uncertainties. Slow growth recovery in the advanced and emerging economies and tightening financial markets, high fiscal deficits and weather-related shocks remain a threat to the continent's medium-term growth prospects. In order to maintain and enhance the current growth prospects African countries need to focus on medium and long-term strategies to attract private investment, and build infrastructure to boost productivity and competitiveness of their economies.

This gives us reason to be optimistic especially if Africa seizes the opportunity to invest in its land, through strategies and interventions that focus on the bulk of the continent's population: the youth. Industrialization provides a viable solution to the diversification of our economies and expanding employment opportunities for the youth. At the centre of the industrialization agenda should be the conscious involvement of the continent's researchers, professionals and communities so that development strategies are driven by evidence and knowledge.

The AU Declaration on land issues and challenges emphasizes knowledge generation, dissemination and learning as key to improving land governance. When researchers, policy makers and land professionals converge to share experiences, they are able to come up with viable policy and programmatic solutions to the challenges of land governance. The decision to adopt a scientific approach at the Conference is appropriate because it provides participants with the opportunity to link research findings and policy making process within the land sector. At the ECA we recognize the value of evidence based policy formulation and implementation processes.

We have an opportunity to propel the continent forward through strategic reforms in land governance policies. The African Land Policy Centre has developed a number of tools that can be used in this regard. The promotion and protection of land and the property rights of marginalized communities, including women, youth and pastoralists, is particularly important. Equally, sustainable land use planning and management, documentation and digitization of records, developing the capacity of land professionals to cater for current and emerging societal needs and utilization of technology for improved agricultural production are a few of the measures that ought to be undertaken.

Africa ought to see land as a major resource to enhance food security, peace and security and ensure environmental protection. By developing inclusive land policies, we create an opportunity for investment while simultaneously protecting the interests of the African people. Also globalization patterns provide an opportunity as well as a challenge for the continent. With national and global investors developing growing interest on land and its resources, we must ensure that investment activities are aligned to the needs of the African people. Luckily, the Guidelines on Large scale land based investments in Africa (LSLBI) provide an opportunity for the continent to promote investments in a responsible and sustainable manner.

In conclusion, let me assure you that ECA is committed to contributing to the implementation of the AU Agenda on land as demonstrated by our support through the hosting of the land policy initiative (LPI) for eleven years and now hosting of the African Land Policy Centre. We commit to provide support to AU Agenda on land including hosting the ALPC and continuing to support this land policy conference.

Let me end by welcoming all of you to take advantage of this important platform to form long lasting networks and partnerships in support of Africa's economic and social transformation. I thank you for your kind attention.

Remarks by Dr. Janet Edeme Edeme, African Union Commission (AUC), Department of Rural Economy and Agriculture, African Union Commission

It gives me great pleasure for me to address you during this opening session of the second Conference on Land Policy in Africa. I add my voice in welcoming you all to Addis Ababa. We have come a long way on the road to finding continent-wide solutions to the challenges of land tenure governance and tenure security which adversely affect efforts towards the socioeconomic development of the continent. Africa stands apart from the rest of the world as the only continent that has defined its own agenda for land policy governance and development. This great achievement came out of the work of the Land Policy Initiative, a tripartite consortium comprising the African Union Commission, the United Nations Economic Commission for Africa and the Africa Development Bank. The African Union *Declaration on Land issues and Challenges in Africa* was adopted in 2009, calling on African governments, RECs and stakeholders to prioritise land policy development and implementation, and apply the *Framework and Guidelines on Land Policy in Africa* (F&G) in their land policy processes. Since 2009, the Continent has not looked back in its efforts to confront land related challenges at member state, regional and continental levels. Through the Land Policy Initiative, and in close collaboration with Continental institutions such as the NEPAD Agency, the Pan-African Parliament, and the Pan African Farmers Organisation as well as Regional Economic Commissions, member states, civil society, stakeholders and partners, we are building consensus, raising awareness, generating evidence, developing capacities and improving coordination to enhance the implementation of the *AU Declaration on Land*, helping to address some of the most daunting challenges. Among the

many milestone in this regard is the *Guiding Principles on Large Scale Land Based Investments* which was endorsed by African Ministers responsible for Agriculture in April 2014.

The drive towards achieving the goals of the AU Agenda on land was given additional boost this year when, the AU *Specialized Technical Committee on Agriculture, Rural Development, Water and Environment* at its meeting in October resolved to establish the *African Land Policy Centre* (ALPC) to provide leadership, coordination, build partnerships, and promote policy advocacy on the continent. The ALPC which is the successor of the LPI, will therefore:

- Set the agenda on land issues, acting as a repository of knowledge and represent Africa on global platforms.
- Be the driver of continental land policy and advocacy to ensure that land remains a priority in the policy agenda.
- Create linkages and partnerships to bridge the gap in technical assistance and funding
- Create continental and regional land platforms that enhance coordination in the land sector.

This is a positive development which will further strengthen land governance on the continent. African countries have demonstrated the political will and commitment to improve upon the governance of tenure through their commitment to the AU Declaration on Land. This commitment will be sustained through the ALPC, and will bring a new impetus to our collaborative efforts and continue to support member states in the years ahead as we build sustainable institutions, frameworks and systems to improve land governance on the continent.

The continent has been battling with one of challenges of our time: meeting the aspirations of the youth and combating the challenges they face. Currently, a large proportion of youth are involved in self-employment in the informal and agricultural sectors. But they are not fully absolved in the economy. Rural-urban migration, as well as migration to Europe by youth is very high and is expected to reach 1.2 billion by 2050. For this reason the theme for this Conference is: “*The Africa We Want: Achieving socioeconomic transformation through inclusive and equitable access to land by the youth.*” This theme is aligned with the African Union declaration of 2017 as Africa’s year of youth as agents for socioeconomic transformation. This Declaration is realized through the theme “*Harnessing Africa’s Demographic Dividend through Investment in youth*”. Africa is the most youthful continent characterized by 65% of persons between the productive and employable ages of 15 to 35 years. Inclusive participation of the youth in decision making and empowerment through access to land and other natural resources will unlock Africa’s economic potential by harnessing the demographic dividend and provide opportunities for gainful employment. Therefore, enhancing equitable access to land by the youth will significantly contribute towards realization of the “*Africa We Want*” as envisioned in Agenda 2063. This shift ought to be well managed for social and political stability on the continent. With a focus on youth involvement in land matters, governments would have to invest in policy oriented research to ensure that training and skills are matched with societal needs especially in enhancing access to land and secure land rights for women and other disadvantaged members of society.

Reforms that put land in the hands of young people and increase their productivity and relevance in society cannot be delayed any further. Tenure security will give the youth confidence and incentivize them to undertake agriculture and allied activities. It will contribute to reduction of youth unemployment and crime. This Conference is expected to have a catalytic effect on land policy development and implementation in Africa through creating space for presenting research findings on land policy and governance and drawing the attention of African researchers,

governments, parliamentarians, civil society, private sector and development partners on emerging land issues and challenges that need specific attention in order to achieve the objectives of the development Agenda 2063.

The Conference, as a platform for major policy dialogue, information sharing and learning event has the overall goal to deepen capacity for land policy development and implementation with specific focus on emerging issues, AU commitments, opportunities for the youth: i) improved access to knowledge and information in support of evidence based land policymaking; ii) showcasing promising practices in the field of land policy and governance and; iii) facilitating networking amongst land actors in Africa. The Commission supports and is pleased to work with its tripartite and other partners to ensure this Conference succeeds in availing accurate, objective and timely knowledge which is much needed by all stakeholders in the land sector.

The AU Commission acknowledges and appreciates the partnerships developed across the continent among stakeholders, and with development partners in support of the implementation of the AU Declaration on land issues and challenges. These include partnerships with the Pan-African Parliament, Farmers Organizations, Civil Society Organizations, the NEPAD Agency, Regional Economic Communities and the Regional Center for Mapping Resources for Development (RCMRD). We are pleased with our partnership with: FAO, as we jointly apply the *Framework and Guidelines (F&G)* and the VGGTs (*Voluntary Guidelines on the responsible Governance of the Tenure of Land, Fisheries and Forests*); UN-Habitat in our work on capacity development; IFAD in our work on mainstreaming land in National Agricultural Investment Plans (NAIPs) in six countries; IFPRI in our work on Monitoring and Evaluation of Land Governance in Africa (MELA) involving 12 pilot countries, through which we are developing the M&E Framework with baseline data to track the implementation of the AU Declaration on land; and indeed many others who are working closely with us. We are also pleased with the support of the European Union-instrumental in building adequate capacity and programs to implement the AU Declaration on land; The Swiss Agency for Development Cooperation (SDC) for targeted support at country and regional levels; and the German government for support to our universities and research institutions on land. I am sure this Conference will strengthen these partnerships and enable us to work more closely to move the African growth and development agenda forward. The AUC will continue to provide leadership for these important processes.

I am very pleased to be joined by our host, the Minister of Agriculture of the Federal Democratic Republic of Ethiopia. We always appreciate the support we get from the Ethiopian government for our work.

Distinguished Guests, Ladies and Gentlemen,

I cannot end without thanking the presenters and speakers in this conference. Your papers were selected from many submissions and they will help lay the foundation for the success of this conference this year and for many years to come. In this regard, let me also acknowledge the work of the Scientific Committee members who worked tirelessly to select the papers and contribute to the program for this conference. As you can imagine, It has not been an easy task organizing this conference especially given the many pre-conference events that have already taken place. Fortunately, with the support of development partners-- represented on this podium and sitting amongst you; and the hard work of the ALPC, we were able to overcome many hurdles. For all outstanding challenges, we ask for your patience as we work together to make this event a success, Distinguished Ladies and Gentlemen

Let me stop here, with a call for a conference that allows open, frank and fruitful exchange and deliberations. I thank you for your attention.

Statement by Matthias Schauer, Deputy Head of Mission, German Embassy

Let me express my sincere gratitude and appreciation to the African Union, the United Nations Economic Commission for Africa and the African Land Policy Initiative for organizing and hosting this important second African Conference on Land Policy.

Today I am not only representing the Federal Republic of Germany but I am also speaking on behalf of the European Union and Switzerland –all of which support the Land Policy Initiative and sustainable land governance on the African Continent significantly.

The overarching topic of this conference is: *“The Africa we want: Achieving socioeconomic transformation through inclusive and equitable access to land by the youth.”* A very lengthy title – but it captures two of the most challenging and most promising topics on the continent: **youth and access to land.**

I would like to start with “Youth”: Today there are more than 1.2 billion young people in the world, never before has there been such a large number. Africa is the youngest continent of the world, more than 70 % of the population in Sub-Saharan Africa is younger than 30 years. When you come from Europe and enter any African country the most striking feature are the many, many young people. This is an enormous potential: The AU had organized a conference on Skills and Employment two weeks ago. And I very well remember that young lady from Nigeria who had set up her own enterprise. She and her team are teaching disadvantaged young people in soft skills to improve their employability. This young lady was a person full of energy and charisma – very impressive and a true role model.

On the other hand during the same conference a young man from Burkina Faso raised a very challenging question: *Why are we as young people excluded from political and economic power? Why are especially young people unemployed, why is our voice neglected?*

There are many answers to these questions – from a political, historical, sociological and economic angle. Today’s conference addresses one answer to this difficult question: inclusive and equitable access to land. Access to land can be one solution to the pressing demands of a young and growing continent; access to land means access to production facilities; access to land means economic empowerment.

“Access to land” – that sounds so easy but it is extremely difficult to implement. From our European experience we know that “access to land” has caused wars, civil wars and has been one of the reasons for the rural support to the Russian October Revolution 100 years ago. As a consequence of this revolution and in an understandable attempt to distribute land evenly among the population the aristocratic land-owning elite was expropriated. Every kind of private ownership of land was banned.

After World War II this model of land use was exported to other communist countries, e.g. to Eastern Germany. In Eastern Germany this model of land use which was forced upon the population against its will and traditions and caused a long-lasting negative economic impact. In fact, it can still be held accountable for some of the economic disadvantages Eastern Germany is still struggling with today.

This historic example shows the devastating consequences of land reforms which did not take into account traditions, culture and economic preconditions. They have also neglected one of the most important realities: you need incentives to cultivate the land. Would any of you invest into a piece of land if the profit is taken by others? Would you build a factory with the risk that somebody else will claim that piece of land? And why put in an extra effort if I cannot pass on this land to my children and grand-children?

This example from our own history shows what it is all about: investment needs clarity and reliability. Without clear ownership and responsibility there will be no investment.

Access to land involves so many actors and competing interests – but sustainable access to land is also the solution for pressing development issues. To come up with tailor-made approaches for each specific situation on the continent is one of the targets of our development programmes. Germany supports the establishment of scientific hubs, centres of excellence, in all five African regions. These centres in Morocco, Ghana, Cameroon, Tanzania and Namibia fulfill the following functions: improving research, knowledge and data exchange on land governance on the one hand and bridging the gap between research and science and policy making on the other hand. With this support we strengthen the implementation of the AU agenda on land with the ultimate aim to come to durable solutions for access to land and land tenure.

To conclude I would like to quote from the Kagame report which had been approved by the Heads of State and Government in January 2017: “Tens of thousands of young African bodies have been swallowed by the sea or abandoned in the desert, in pursuit of a decent life for which they are prepared to risk everything, because they believe there is no hope at home. They testify to the urgent need to act. Continuing to defer necessary reforms to the future is an implicit decision to do nothing. It means giving up ourselves and our people, tolerating our conditions as inevitable, and accepting Africa’s subordinate place in the community of nations as natural.”

These are very harsh and sobering words!

BUT this conference and the AU agenda of Land show that many on this continent are not willing to accept these conditions as inevitable. Therefore I congratulate UNECA, LPI and AUC for convening this conference and encourage each and everybody to come up with creative, convincing solutions and strengthened partnerships to offer the young and creative African population the perspectives for a decent life here on the continent.

Germany, the EU and Switzerland are ready to support you. Thank you very much!

Remarks by Rachael Mwikali, Women and Youth Representative

The Representative from the Africa Union Commission, Dr. Janet Edeme, Deputy Executive Secretary of the United Nations Economic Commission for Africa Dr. Addalla Hamdok, Deputy Director of the Africa Development Bank Mr. Gabriel Hamdok, the Germany Deputy Ambassador His Excellency Matthias Schauer, national governments represent, Civil Society Organizations, development partners, the academia, private sectors, Distinguished ladies and gentlemen, my name is Racheal Mwikali from Nairobi Kenya.

It gives me great pleasure and humility to share this platform with all of you and to make this address on behalf of the youth and women of this great continent.

This year, the Africa Union picked the theme ‘*Harnessing the demographic dividend through investments in the youth.*’ The theme is an acknowledgement of the central yet often ignored role of the youth in defining the development agenda in the continent. Indeed achieving socioeconomic transformation must be inclusive and must ensure that young women and men have secure rights to access and own land. The number of young people (aged 15 to 24) is expected to increase to 1.3 billion by 2050. Most, will be born in developing countries in Africa and Asia, where more than half of the population still lives in rural areas, according to United Nations Department of Economic and Social Affairs, UNDESA, 2011 .

Unfortunately, despite this reality, young women and men have limited access to land which is fundamental for sustainable agriculture; the backbone of our economy. Inheritance laws and customs in some of our countries make the transfer of land to young women problematic.

Young women and men have limited access to markets making it difficult for them to engage in viable and sustainable agricultural ventures. Access to markets for young women and men is becoming even more difficult due to the growing international influence and the rigorous standards within supply chains. Young women especially in the rural areas in this continent face additional constraints due to retrogressive cultural norms and practices. I say ‘retrogressive’ because I know that there are progressive cultural norms and practices

Too often, young people’s voices are not heard during the policy process and implementation, and so their complex and multifaceted needs are not addressed in these processes. Policies often fail to account for the diversity of young women and men and so do not provide them with necessarily and effective support.

Young women and men have insufficient access to information. There is a critical and urgent need to improve young rural women’s access to education, and to incorporate agricultural skills. *How are we packaging our research reports to appeal to the young women and men and encourage dialogue in addressing the numerous challenges related to access and control of land for young women and men?*

Addressing the land issues among young women and men encourages them to be involved in agriculture and ultimately addressing the significant, untapped potential of this sizeable and growing demographic.

Improving access to information and participatory research will facilitate youth access to markets; with niche markets offering significant opportunities for young peasant farmers.

Deliberate efforts must be made to ensure that the voices of young women and men are heard in all policy discussions. Policymakers themselves must also actively engage both youth and grassroots women who are also primary stakeholders in the policymaking process.

With these few remarks, I welcome you all to this great conference, a space that is safe for genuine critical conversations, engagement and constructive feedback on what we must do in the realisation of Agenda 2063 and what we must do now.

Afrika Moja, Afrika Huru. Thank you

ANNEX 2: CLOSING REMARKS

REMARKS BY MR. COLLEN V. KELAPILE CHIEF OF STAFF, ECA CONFERENCE ON LAND POLICY IN AFRICA 17 NOVEMBER 2017

Excellences, Members of the Diplomatic Community;

Heads and representatives of the International Organizations;

Distinguished delegates and other participants;

Members of the Press Corps;

Ladies and Gentlemen;

1. I was not personally present here, but I understand from my colleagues that the Second Conference on Land Policy in Africa started this Tuesday on a very high note and, for good reasons, with high hopes and expectations.
2. Based on the outcomes, I have noted with contentment that the expectations have been met. In all, I am made understand that there were about 490 participants from 50 different countries. Participants included traditional authorities, academia and research institutions, government officials, civil society, private sector, local communities, development partners and the diplomatic community.
3. ECA is proud to have successfully hosted this event. I am informed that the Conference witnessed the presentation of 96 scientific papers, 20 round table/policy dialogues, 11 side-events and three Master classes. In addition to very stimulating Plenary Sessions this Conference has generated deep policy dialogues, and recommendations, knowledge, learning and information-sharing, discussions and facilitated networking that will stay with all of you long after you leave this place.
4. Furthermore, the Conference has indeed lived up to its theme: **‘The Africa we want: achieving socioeconomic transformation through inclusive and equitable access to land by the youth’**. Most of the papers and discussions have really focused on the youth, recognizing them as the pivot around which social and economic development of African countries should revolve.
5. Undoubtedly, the youth --- who are the majority of the population in every African country --- represents the future of our continent. Our continent will continue to drag behind other continents, if the tremendous potential of the youth are not harnessed in and mainstreamed in our decision-making processes and development programmes.

Ladies and Gentlemen,

6. As the Conference draws to a close, the challenge that arises is how to make productive use of the outcomes to improve land governance in our countries; deal with the challenges confronting us; effectively utilize the evidence that has been provided for us through the various research findings; as well as implement the policy recommendations that have been made.

7. It should therefore be the legitimate expectation of all of us --- especially the youth --- that this will not be just one of the usual Conferences where after the event we all retire to our destinations and continue business as usual. Rather, we are going back armed with the knowledge and evidence which we must act on to make a difference and improve upon our land governance systems.
8. As I mentioned, in particular the youth of this continent have high hopes that the numerous challenges they face in accessing economic opportunities will be met by policy makers. There is therefore the urgency to deal with challenges of land governance and turn them into opportunities. We can propel economic growth in Africa when the majority of the youth are gainfully employed.
9. The GDP of many countries will go up when the appropriate opportunities are provided. The entire value chain in agriculture offers the biggest opportunity for doing this. Without adequate access to land and secured tenure, this dream will be a mirage. The challenges are there, but so too are the opportunities and the benefits which outweigh the challenges. Together we can go far.

Ladies and Gentlemen,

10. Again, we have been capacitated in every way to improve upon our land governance. It is now our responsibility to use the knowledge we have gained.
11. In closing, I would like to thank all the delegates and participants, especially our traditional leaders who I understand have actively participated in the Conference, the researchers and presenters, the chairs and rapporteurs of various sessions, and the organizers for an excellent and a job well done.
12. I also thank the development partners who have supported us since the beginning of the land policy initiative up till now. It is the expectation that we will continue to work together to further strengthen our partnerships. I also want to thank all the ECA colleagues who supported the organization of this Conference.
13. I wish you all safe journey back and thank you for your attention.