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LAND POLICY INITIATIVE



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IGAD Regional Dialogue on Land Governance

Golden Tulip- Addis Ababa Ethiopia
8 – 9 November 2017

OUTCOME OF THE IGAD INAUGURAL REGIONAL DIALOGUE ON LAND GOVERNANCE AND THE PARTNERS MEETING

ACRONYMS

AfDB	Africa Development Bank
AU	African Union
AUC	African Union Commission
CSO	Civil Society Organization
ECA	Economic Commission for Africa
FAO	Food and Agriculture Organization
F&G	Framework and Guidelines
GIZ	Deutsche Gesellschaft für Internationale Zusammenarbeit
IFPRI	International Food Policy Research Institute
IGAD	Inter-Governmental Authority on Development
LPI	Land policy initiative
MELA	Monitoring and Evaluating Land in Africa
M&E	Monitoring and evaluation
NELGA	Network of Excellence on Land Governance in Africa
NEPAD	New Partnership for Africa's Development
RCMRD	Regional Center for Mapping of Resources for Development
RECs	Regional Economic Communities
SDC	Swiss Agency for Development and Cooperation
UN	United Nations
UNECA	United Nations Economic Commission for Africa
UN-Habitat	- United Nations Human Settlements Program

Background

1. The Africa Framework & Guidelines, which was developed through a rigorous roadmap of activities, including regional assessments and consultations on land policy, was adopted by the African Ministers responsible for land in Addis Ababa, Ethiopia, in April 2009. They were further endorsed by the highest level of African governance—the AU Heads of State and Government, through the adoption of a Declaration on Land Issues and challenges in Africa, during the 13th Assembly of the African Union in Sirte, Libya, in July 2009.
2. Regional Economic Communities are mandated under the AU declaration to convene periodic regional platforms to facilitate experience sharing, lessons learnt and dissemination of best practices in land policy formulation, implementation and monitoring based on members states experiences; this is important in enabling the achievement of regional socio-economic development, peace and security, and environmental sustainability.
3. Furthermore the AU Agenda 2063 adopted in 2013 calls for:
 - Sustainable land management practices
 - Reversing land degradation and desertification
 - Equitable access to land by all
 - Security of land tenure for women
4. This is reinforced by the Sustainable Development Goals which provide for land management in 7 of its 17 Goals.
5. IGAD Secretariat together with the UN Economic Commission for Africa (UNECA), AUC and AfDB organized the Inaugural Regional Dialogue on Land Governance in IGAD region. The Dialogue took place, from 8 -9th November 2017, Golden Tulip Hotel Addis Ababa - Ethiopia.
6. The purpose of the Dialogue is to create an enabling dialogue environment for IGAD Member States, regional institutions, development partners, CSO, private sector and other stakeholders to learn from each other and identify possible areas of collaboration and convergence in taking forward the land policy reform agenda at country and regional levels. The Dialogue focused on pathways in land administration in the IGAD region in response to the AU Declaration on Land Issues and Challenges in Africa.
7. The Dialogue was attended by representatives of the following member States: Djibouti, Ethiopia, Somalia, South Sudan, Sudan and Uganda. In addition there were representatives of the IGAD Secretariat and UN Economic Commission for Africa, Africa Union. Bilateral/Multilateral agencies were represented including UN-Habitat, RCMRD, ILC, IFPRI, IFAD, GIZ, USAID, France and SDC.

Opening Session

The regional dialogue is one of the successful achievements of IGAD, member States and development partners in establishing a regional dialogue platform which is one of the calls of the AU Declaration on Land. Land plays a crucial role in Africa's socio-economic development hence the need for the continent to optimally use the resource.

Many of IGAD countries continue to face challenges, which are surmountable, including of poverty, food and nutrition insecurity and natural and environmental degradation; with serious consequences for its people, especially the most vulnerable. One of the root causes is the inefficient and non-inclusive use of the land resources, adding such dialogues would help member States address these challenges.

The challenges are compounded by the reality that many land administration systems are not informed by rigorous research. The result is a system with poor governance and accountability, and as a consequence they do not guarantee security of tenure for the majority of the population including women and vulnerable groups. This should not be the case for a continent with nearly 60 percent of the world's arable uncultivated land.

The key issues that need to be addressed in this context are securing land rights to improve livelihoods and facilitate economic development; the centrality of urban land delivery and urban land development; natural resource access and sustaining common property resources; property rights and environmental sustainability; equitable land distribution and restoring wasted and alienated land; land and gender issues; and land and conflict.

Switzerland collaborates with the African Land Policy Centre (ALPC) in supporting African countries and Regional Economic Communities in integrating both, the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security, known as the VGGT, and the AU Framework and Guidelines for Land Policy in Africa into national legislation and the Responsible Agricultural Principles (Rai).

This regional dialogue platform is therefore a very important step in implementing the African Union Declaration on Land issues and Challenges through the establishment of appropriate institutional frameworks to provide coordination of activities and facilitate mutual learning by Member States as well as convening periodic regional platforms.

8. The issues covered at the Dialogue included, among others:

- i. The Progress in Implementing the AU Agenda on Land and IGAD's role – Successes and challenge
- ii. Progress and prospects of implementing the AU Agenda in Member States
- iii. Best practices in effective land administration systems in Africa
- iv. Scaling up Land Administration in the IGAD region
- v. The IGAD Land Governance Strategy
- vi. The State of Institutional mapping and capacity development in the IGAD region
- vii. Strengthening research and capacity Development in the IGAD region
- viii. The funding landscape for Land Governance in the IGAD region.

9. **The Emerging issues from the dialogue encompass**

a) Land Tenure:

- Only 10 -20% of Sub-Saharan Africa is registered contrary to North Africa which is 40 - 50%.

- The Lack of common understanding of what customary tenure and communal land is in the African context leading to minimal attention paid to addressing customary land issues.
- Is there a mechanism of addressing customary tenure? (It is important to take into account legal recognition of customary tenure, documentation of rights and the strengthening on customary institutions)

b) Monitoring and Evaluation

- How can the MELA initiative be sustained taking into account the need for it to be grounded in Member states
- It is important to coordinate and link Agenda 2063 and Global frameworks such as the Agenda 2030 to the MELA Framework.

c) Land and conflict in the region raises the following issues –

- Migration – settlement in host communities need to be clarified in relation to legal frameworks in host countries.
- Rural urban migration is leading to food insecurity.
- Building resilient land administration institutions and systems. Is important in addressing migration.

d) Scaling up land administration – It takes piloting to find the right fit.

- Experience in scaling up land governance is resident in the region and needs to be harvested.
- Blending Private contractors with government employees could provide an avenue for increase in documentation of land rights or even efficiency in land administration.
- Linking titling programs to investments is an incentive to increase documentation of land rights.
- Need to figure out the hosting of land in some Member States that do not have a designated Ministry responsible for land.
- There is need to learn from the good practices on cost effective land administration models looking as Ethiopia, Rwanda and Uganda, taking into consideration the nuanced differences in approaches.
- Scaling up decentralization using fit for purpose approaches could be a solution for Africa.
- Can Land governance be viewed in positive light in a manner that exploits existing opportunities on the continent in terms of engaging with the private sector.

e) Capacity Development

- A coordination mechanism for capacity development within the IGAD region is needed to ensure that Member States benefit from the various training programs in the region.
- There is need to explore synergies with other capacity development initiatives such as RCMRD, EALAN, NELGA, GLTN for the benefit of Member States. This includes TVET, short courses and professional courses.

f) **Participation in the regional dialogue**

- Enhancing Civil society and private Sector engagement in the dialogues is critical for enhanced land governance in the IGAD region.
- The academia and Research institutions are very central in generating evidence based information for decision making.

10 RECOMMENDATIONS

Member States are urged to:

- i. use the Regional platform to share experiences and challenges related to effective land administration as land is one critical resource on which Africa's socio-economic development is anchored and therefore should be properly managed.
- ii. Look for local solutions to Africa's land challenges using local experts and exploring synergies with research and training institutions.
- iii. Explore approaches to establish National multi-stakeholder platforms that will feed into the regional dialogue platform.
- iv. Explore the gaining of political commitment to mainstream land governance in CAADP in NAIPS increased financing.
- v. Identify educational/training needs of Member states that can be addressed within SLGA and linking to the Networks of Excellence.
- vi. Explore how best to assemble national resources to address land challenges at country level. Reliance on Development partners need to be reduced.

IGAD Secretariat in collaboration with the ALPC are urged to:

- vii. Research into and invest in land use management and land protection for enhanced livelihood options and reversal of land degradation in the IGAD region.
- viii. Explore mechanisms to integrate land governance capacity development in its land governance programs in a manner that supports skills enhancement of Member States.
- ix. Package land information in simple understandable ways to increase visibility of the subject and to make it easily understandable.
- x. Create an online platform for knowledge sharing on land governance.
- xi. Explore mechanisms to engage the Private Sector on land more strategically to support land administration in the IGAD region.
- xii. Use the existing capacities within the centres of excellence on land governance.

- xiii. convene periodic regional dialogue platforms to facilitate experience sharing, lessons learnt and dissemination of best practices in land policy formulation, implementation and monitoring based on members states experiences.
- xiv. Strengthen the regional dialogue platform to share best practices and challenges in the land sector, in particular land harmonizing and integration agenda in the IGAD region.
- xv. Undertake learning on how National Engagement Strategies have functioned in order to inform the establishment and sustainability of the IGAD regional multi-stakeholder Platform on Land Governance.
 - xvi. Learn from and synergize with the IDDRSI framework and institutional structure on how best to frame the IGAD Multi-stakeholder Platform.
 - xvii. Take into consideration land governance in the revision of the IDDRSI strategy.
 - xviii. Coordinate knowledge exchange and research capacity in the IGAD region according to Member States' needs.