



UPHOLDING PEACE FOR A PROSPEROUS AND INTEGRATED REGION SINCE 1986
AU SERVICE DE LA PAIX POUR UNE REGION PROSPERE ET INTEGREE DEPUIS 1986

MAPPING OF RESEARCH AND TRAINING INSTITUTIONS ON LAND GOVERNANCE IN IGAD MEMBER STATES 2016



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LIST OF ABBREVIATIONS

AfDB	African Development Bank
ANRC	African Natural Resources Center
AU	African Union
AUC	African Union Commission
CAADP	Comprehensive Africa Agriculture Development Programme
CEDP	Competitiveness and Enterprise Development Project
CSOs	Civil Society Organizations
ECA	Economic Commission for Africa
EEA	Ethiopian Economic Association
EEZ	Exclusive Economic Zone
ENRM	Environment and Natural Resource Management
F&G	Framework and Guidelines
GIZ	Deutsche Gesellschaft für Internationale Zusammenarbeit GmbH
HCENR	Higher Council for Environment and Natural Resources
IGAD	Intergovernmental Authority on Development
IGADD	Intergovernmental Authority on Drought and Development
KLA	Kenya Land Alliance
LPI	Land Policy Initiative
LSLBI	Large scale Land Based Investments
M&E	Monitoring and Evaluation
NLC	National Land Commission
NLIS	National Land Information System
RCMRD	Regional Centre for Mapping of Resources for Development
RECs	Regional Economic Communities
SDC	Swiss Agency for Development and Cooperation
SECS	Sudanese Environment Conservation Society
UNDP	United Nations Development Programme
UNECA	United Nations Economic Commission for Africa

EXECUTIVE SUMMARY

This report was commissioned by the IGAD Secretariat through the Land Policy Initiative (LPI) to review land governance in the IGAD region. The report provides land governance profiles of training and research institutions and assesses their capacities and identifies gaps and challenges that affect achieving good land governance. Specifically, the report reviews the training and research institutions that are relevant to land governance in IGAD member countries.

IGAD region is made up of 8 countries namely: Djibouti, Ethiopia, Kenya, Somalia, South Sudan, Sudan, Eritrea & Uganda. It is a diverse region with abundant natural resources. Land is not only a source for livelihoods in the region but a valuable economic asset. Therefore mismanagement of land resources can result into loss of economic potential and jeopardize peace and security. Some countries such as Somalia and South Sudan are suffering from political strife.

The study has made findings on training and research institutions in IGAD member states and finally provides conclusions and recommendations on how to improve training in land governance. The report provides that apart from Ethiopia, that has a specialized training institution in land administration, in all other countries training in land administration is scattered in various institutions and does not adequately address training needs in the region. In some countries such as Djibouti, training is done abroad which is expensive and does not necessarily cover the local training needs.

It is important therefore at IGAD level to:

- Develop regional platform for dialogue, exchange and learning among states and;
- Develop IGAD land governance training and research program.

1. OVERVIEW

1.1 Introduction

Land governance concerns the rules, processes and structures through which decisions are made about access to land and its use, the manner in which the decisions are implemented and enforced and the way that competing interests in land are managed. It encompasses statutory, customary and religious institutions, as well as informal institutions. Further, it includes state structures such as land agencies, courts, and ministries, local governments, and municipalities responsible for management of land. It also includes informal land developers and traditional bodies. It also covers the legal and policy framework for land, as well as traditional practices governing land transactions, inheritance and dispute resolution. In short, it includes all relevant institutions from the state, civil society and private sectors.

It is important to understand land governance within any jurisdiction, whether it is a community or a country because there are multiple development objectives and multiple stakeholders who have interests that range from basic survival to personal enrichment to societal well-being. As land resources are finite within a jurisdiction, there is often competition between stakeholders over access to and use of the resources. Good land governance principles include the following:

- a) Access to land and natural resources should be equitable. Given the importance of land for a wide range of economic, social and environmental objectives, no group within society should be legally or politically excluded from being able to access to land or related natural resources;

- b) Security of tenure should be provided to all members of society. Good governance ensures the legal recognition and protection of a range of land rights, including customary and traditional rights as well as intermediate forms of tenure. Evictions should be avoided wherever possible; where absolutely necessary, they should be carried out according to national law and international standards related to due process and fair and just compensation;
- c) Specific measures should be taken to ensure access to land and the security of land and property rights of women. A gender perspective on land and property rights should be incorporated at all stages of reform analysis, design, implementation and analysis. Data regarding access to land and security of tenure should be gender disaggregated;
- d) Decision-making regarding land and natural resources should be transparent, with processes open to all members of society. Good governance places all decisions on land upon respect for fundamental human rights and ensures that all relevant stakeholders are enabled to effectively participate, particularly women and vulnerable groups;
- e) The rule of law should be applied to all. Good governance requires that no one stands above the law, and that politicians, officials, land professionals and others actors are accountable for their actions. It ensures that rules and procedures are clear, consistent, well understood and applied in a transparent manner. It requires that conflicts are managed effectively and efficiently, including through traditional institutions and through alternative dispute resolution methods;
- f) Land administration should be decentralized based on the principle of subsidiarity, i.e. taken at the lowest appropriate level and based on accountability. Where appropriate, it should build on traditional and informal practices consistent with other governance principles. Inclusive processes are required to ensure the equitable distribution of benefits from land and related natural resources.
- g) Effective and efficient land administration should be provided to all members of society. Services should be responsive to the needs of citizens. Costs of

acquiring services should be affordable, and procedures should be clear and simple. Technical solutions should be based on available capacity and appropriate technology.

- h) Sustainability should be ensured by taking a long term perspective. Good governance requires institutional and financial sustainability. Policy decisions and administrative action should not compromise the social, economic and environmental needs of future generations.

With the support from the Switzerland Development Cooperation (SDC), the IGAD Secretariat through the Land Policy Initiative (LPI) project has commissioned a study aimed at improving land governance in the IGAD region. The study is also intended to develop capacity of academic institutions in the region to promote and undertake land policy related research. The purpose of this report is to identify training and research institutions and assess their capacities and identify gaps and challenges that affect achieving good land governance through training. Specifically, the report reviews and identifies training and research institutions that are relevant to land governance in IGAD member countries.

1.2 Background

In 2006, the AUC, the UNECA and the AfDB initiated a process for the development of a Framework and Guidelines for land policy and land reform in Africa with a view to strengthening land rights, enhancing productivity and securing livelihoods for the majority of the continent's population. The aim of the Land Policy Initiative (LPI) was to examine land policy issues and challenges in Africa with a view to developing a framework to strengthen land rights, enhance productivity and improve livelihoods.

The Framework and Guidelines provide a clear overview of the historical, political, economic and social background of the land question in Africa and elaborates on the

role of land as a valuable natural resource endowment in attaining economic development and poverty reduction.

The Framework and Guidelines promote the need for a shared vision among all stakeholders of a comprehensive and coordinated land policy as a major factor in national development. It urges African governments to pay attention to the status of land administration systems, including land rights delivery systems and land governance structures and institutions, and to ensure adequate budgetary provision to land policy development and implementation. Progress will require the development of tracking systems and mechanisms of land policy formulation and implementation that will enable African governments learn from past successes and setbacks, and make timely readjustments to national land policy processes.

The Land Policy Initiative (LPI) was established in 2006 as a joint initiative of the African Union Commission (AUC), the Economic Commission for Africa (ECA) and the African Development Bank (AfDB). In its first phase (2006-2009) the LPI was successful in developing a Framework and Guidelines (F&G) on Land Policy in Africa, with a view to facilitating national land policy development and implementation processes.

The F&G, 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 States and Governments, through a Declaration on land issues and challenges in Africa, during the 13th Assembly of the African Union in Sirte, Libya, in July 2009.

Given its mandate, in 2012 the LPI developed a five-year strategic plan defining the key elements needed for adequate implementation of the AU Declaration on Land. This five-year strategic plan and roadmap (2012-2016) captured the need for “mainstreaming land in the agenda for Africa’s development”. This objective is being achieved through a

number of interventions including developing of joint projects with RECs and Member States with financial support from development partners. It is within the mandates of the RECs to implement AU Policies, Declarations and Strategies in their respective regions and to provide support to their Member States and coordinating partners' efforts in the implementation of the AU Declaration on Land, guided by the F&G.

In this context, the LPI and the Intergovernmental Authority on Development (IGAD), with support from the Swiss Agency for Development and Cooperation (SDC), developed a three-year project "Improving land governance in the IGAD region."

The Project Objectives are:

- To enhance the capacity of the LPI and the IGAD Secretariat to facilitate and monitor the implementation of the AU Declaration on Land in the region;
- To mainstream land governance issues in programmes and activities of the IGAD Secretariat and its member states;
- To develop capacity of academic institutions in the region to promote and undertake land policy related research taking into account existing IGAD Frameworks;
- To establish / strengthen a regional platform for knowledge sharing and advocacy aimed at promoting good land governance and land policy convergence among IGAD Member States (Djibouti, Ethiopia, Kenya, Somalia, South Sudan, Sudan, and Uganda);
- To improve synergy (partnerships, coordination and alignment) of land governance related programmes in the IGAD region; and
- To facilitate monitoring and evaluation of land policy reform processes based on the overall IGAD M&E Framework.

In view of the above, the LPI in partnership with IGAD commissioned this consultancy to map research and training institutions within the IGAD region.

1.3 Objectives of the assignment

The main objective of this consultancy is to provide land governance profiles of IGAD member countries and identify land administration, training and research institutions and assess their capacities and identify gaps and challenges. The specific objectives are:

- a) To review the land policies and laws in IGAD member countries and identify gaps and challenges that affects the implementation of AU Declaration on Land and possible recommendations for its recommendations;
- b) To identify land administration, training and research institutions and assess their capacities and identify gaps and challenges to implement the AU Declaration on Land and recommendations for strengthening the institutions;
- c) To develop Land Governance Strategy that provides strategies for enhancing policies, laws and administrative, research and training institutions for land governance.

1.4 Methodology

The consultant used the following methods when conducting the study:

(a) Comprehensive Desk review - A comprehensive review of policies and legislation, published and unpublished reports, academic works and studies was conducted.

Through the review, the following were looked at:

- Land rights especially rights of special interest groups such as peasants, women and pastoralists;
- Land tenure systems in the IGAD member countries;

- The status of land governance systems, challenges and conflicts within the systems;
- The existing capacities (Human, technical and financial) and mandate of the land institutions and their challenges and;
- Scope of training and research institutions and their challenges.

(b) IGAD member Countries Visit - The consultant visited five IGAD member countries namely, Djibouti, Ethiopia, Kenya, Sudan and Uganda. South Sudan and Somalia were not visited because of security reasons and Eritrea was not visited because it is suspended from IGAD. During the visits, semi-structured interviews were conducted with Government officials, Civil Society Organizations and Academic, research and training institutions involved in land administration.

(c) The Regional Validation Meeting - The validation meeting is intended to assess the accuracy of the findings, conclusions and recommendations drawn from the study and proposes the way forward for the LPI project.

1.5 Structure of the Report

This report is divided into five sections.

- The first section is an overview. It provides introduction, background to the study, objectives of the assignment and the methodology used.
- The second section provides an overview of the IGAD region. It provides the countries in the IGAD region, the size of the land of the IGAD region, population, the background and its legal status.
- The third section provides country profiles of the IGAD member countries and research and training institutions on land governance found in each of the IGAD member countries.
- The final and fourth section provides conclusions and recommendations.

2. OVERVIEW OF THE IGAD REGION

IGAD region comprises the countries of Djibouti, Eritrea, Ethiopia, Kenya, Somalia, South Sudan, Sudan and Uganda. The region covers an area of about 5.2 million square kilometres. Approximately 80% of the region is arid and semi-arid. The lowlands in these areas receive less than 500 mm of rainfall per year. The rest of the region has diverse climate and landscapes, which includes cool highlands, swamp areas, tropical rain forests and other features typical of an equatorial region. Farmlands account for 7% of the total land area; forests 19% and 28% are permanent pastures. The remaining 46% of the land is considered unproductive. The rainfall pattern is unreliable and variable, both spatially and temporally. The region is prone to recurrent droughts and dry spells, making it one of the most vulnerable regions to climatic variations on the African continent.

The IGAD region has a population of over 221.3 Million people characterized by high growth rates. The average population density is approximately 42 persons/km². There are population density variations between the countries; however, these are substantial, ranging from 15.1 persons per km² in Somalia to above 142.8 per km² in Uganda. These variations are even more pronounced between the different ecological zones. There are deserts with scarcely anybody living in them, and pockets in rural areas with high populations of more than 600 persons living on one km².

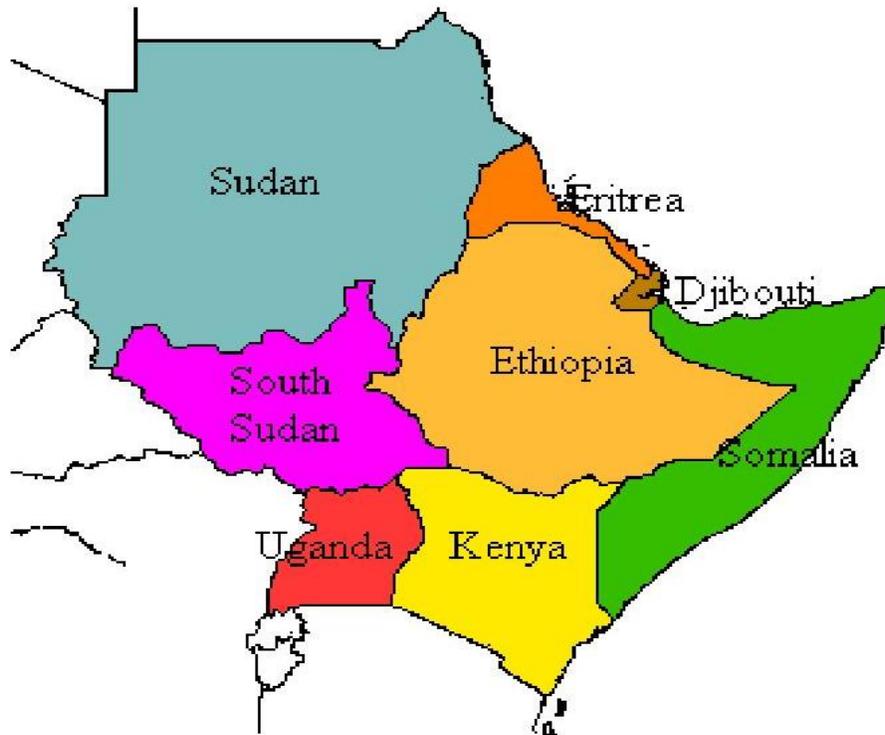


Figure 1: Map of IGAD Region

IGAD was established in 1986 as the InterGovernmental Authority on Drought and Development (IGADD) to co-ordinate the efforts of the member states in combating desertification and promoting efforts to mitigate the effects of drought. Thereafter, at an extra-ordinary Summit held on 18th April 1995, the Heads of State and Government resolved to re-vitalize the Authority and to expand its mandate to cover political as well as economic issues. Consequently, the Authority was re-named the InterGovernmental Authority on Development in 1996 and the Agreement Establishing IGAD was amended accordingly. The new Agreement gave IGAD an expanded mandate that includes inter alia, the following areas of cooperation among the member states:

- Enhancing cooperation and co-ordinating their macro-economic policies;
- Promoting sustainable agriculture development and food security;
- Conserving, protecting and improving the quality of the environment;
- Ensuring the prudent and rational utilization of natural resources;

- Cooperating in increased sustainable utilization and development of energy resources in the sub-region, and in the gradual harmonization of their national energy policies and energy development plans; and
- Cooperating in the gradual harmonization of their national policies in scientific and technological research and development, transfer of technology, and their policies on capacity building in science and technology in the sub-region.

While the new Agreement Establishing IGAD identified some twenty areas of cooperation among the member states, the following three priority areas were selected as the immediate entry points for cooperation:

- Food security and environmental protection;
- Conflict prevention, management and resolution; and
- Economic cooperation and integration.

3. ASSESSMENT OF RESEARCH AND TRAINING INSTITUTIONS ON LAND GOVERNANCE IN IGAD MEMBER COUNTRIES

3.1 Djibouti

3.1.1 Country Context

The Republic of Djibouti is located in the Horn of Africa between longitudes 41°8 ' and 43°4' E and the latitudes 10°9 ' and 12°7' N. It is bordered to the north by Eritrea, to the south-east by Somalia and to the west by Ethiopia. In the east, the country benefits from a seaside coast divided between the Red Sea and the Gulf of Aden and which extends on more than 372 km. It covers a surface area of 23 200 km² and has an estimated population of 900 000 people according to the United Nations Development Programme (UNDP, 2014), growing at 2.9% per annum. More than 70% of the population lives in urban areas, with nearly 60% in the capital and about only 16.3 per cent of the population lives in the rural areas.

The country is divided into five regions: Ali Sabieh, Dikhil, Obock, Tadjourah and Arta. The city of Djibouti has a special status. The biggest part of the land is pastoral and agricultural lands account for only 0.5% of the country. Djibouti has only 10,000 hectares of arable land, of which 1,000 are cultivated. Some 9.5 per cent of the land

under cultivation is irrigated. Half of the arable land is in the north; the majority of crops are grown in the south, however, mainly in the districts of Ali-Sabieh, Dikhil and Djibouti. There are around 1,600 farms in Djibouti, employing an approximate total of 3,600 people. The average area of farms is one and a half hectares.

Three-quarters of the population live in Djibouti city and a few other urban and peri-urban areas. The remaining quarter of the population continues to pursue the traditional transhumant pastoralist lifestyle that predominated in pre-colonial Djibouti. Both the Afar and Issa people are herders of camels, goats, and sheep. The Afar, in the northern region of the country, are part of a larger Afar group located mostly in Ethiopia, while the Issa, who live mostly in the south, are related to the Somalis of neighboring Somalia. In addition, approximately 25,000 Somali refugees currently reside in Djibouti.

3.1.2 Training and Research Institutions

There are some institutions that are relevant in training and research of land administration and the major ones are presented below:

The University of Djibouti (UNiversité de Djibouti)	The University is responsible for offering training programmes in courses related to land. It has a Faculty of Engineering that has a course on land surveying and a Faculty of Law that has a course on Land Law.
Center for Research and Studies of Djibouti (CERD)	<p>The CERD is a public establishment of an administrative character, attached to Higher Education and research. It has the following seven specialized institutes:</p> <ul style="list-style-type: none"> - Institute of Earth Sciences - Life Sciences Institute - Institute of Science and New Technologies

	<ul style="list-style-type: none"> - Institute of Social and Human Sciences - Institute of Languages - Institute of Political Studies - Institute of Medicinal Research <p>It has partnership on a number of programs and projects of importance to land governance. For example the Ministry of Housing, Town Planning, Environment and Spatial Planning. It also provides short courses that are relevant to land administration and offers internship to students to acquire practical skills.</p>
Other Institutions	<p>NGOs: The National Union of Djiboutian Women (NUDW) intervenes in the field of education and training of rural actors (especially women) in agricultural development and environmental management.</p>

3.2 Ethiopia

3.2.1 Country Context

The Federal Democratic Republic of Ethiopia (FDRE) is located in the horn of Africa, bordering with Eritrea in the north, Sudan and South Sudan in the west, Somalia and Kenya in the south and Somalia and Djibouti in the east. The total land area is 999,541 Km² (385,925 sq. miles) and is home to 73 million inhabitants. It covers an area of 1,127,127 square kilometers, of which an estimated 34% is agricultural, 9.6% is arable, an estimated 3.6 is forested, and 48.9% is covered by woodlands and shrubs. Only 4.5% of arable land is irrigated. Protected areas encompass 14% of Ethiopia's land

area. An estimated 15 of Ethiopia's approximately 80.7 million people live in urban areas, making it one of the least urbanized counties in the world.

The Federal Democratic Republic of Ethiopia (FDRE) comprises of the Federal Government and the State members. Ethiopia is a Federal State which is constituted of two special administrative cities (Addis Ababa and Dire Dawa) that are accountable to the Federal Government and nine other administrative national regional states governed by their own State Councils. The powers and responsibilities of the Federal and State Governments are provided in the Constitution. Except for those powers exclusively vested with the Federal Government, Regional States have full power to decide on their internal administrative land matters.

3.2.2 Training and Research Institutions

There are several institutions that are involved in courses that are relevant to land administration and the key ones are:

Bahir Dar University	At Bahir Dar University, there is an Institute of Land Administration (ILA) which offers training in land administration, geodesy and Geomatics at the B.Sc. level with technical assistance of the Royal Institute of Technology (KTH) and financial support of SIDA. The institute also initiated the formation of a national association for land administrators.
Ethiopian Land Research and Development Network (ETHIOLANDNET)	The ETHIOLANDNET was established at BAHIR Dar University by Ethiopian Universities, research institutes, government and non- government organizations to address such gaps by promoting and disseminating research on land tenure, land administration and land management in Ethiopia.

<p>The Ethiopian Economic Policy Research Institute (EEPRI)</p>	<p>The Ethiopian Economic Policy Research Institute (EEPRI) is the research, training, and publication wing of the Ethiopian Economic Association (EEA), a non-profit institution. The Institute's objectives include strengthening research capacity, collecting and compiling macroeconomic and sectoral data, and providing information and analysis on economic policy matters. The Institute also strives to improve the policy environment through informed public debate and enhanced public participation in policy issues. It collaborates with numerous Ethiopian governmental and non-governmental organizations, including ministries and regional government bureaus. It also works with the private sector, including chambers of commerce, national and international universities, multilateral organizations such as the World Bank, and bilateral development partners. EEA/EEPRI also sits on several standing and technical committees managed by governmental and non-governmental organizations.</p>
<p>Ethiopian Civil Service University (ECSU)</p>	<p>The ECSU aims at building the capacity of the civil service at both federal and regional levels through specialized /professional orientation /education, training, research and consultancy programmes and services. It has Land Administration Law as one of the courses.</p>
<p>Other Training and Research Institutions</p>	<p>Other Training and research institutions that have the potential for training and research in land administration are:</p> <ul style="list-style-type: none"> - Addis Ababa University where in the College of Law and Governance Studies, there is a course in land law and Addis Ababa Institute of Technology where there is a land surveying course; - Mekelle University has a Masters course on

	<p>“Advanced Approaches to Sustainable Land Management”;</p> <ul style="list-style-type: none">- The Haromaya University’s Department of Law is in the process of establishing a Land Tenure Institute that will conduct research in land tenure and administration issues.
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3.3 Kenya

3.3.1 Country Context

The Republic of Kenya is located in the Eastern part of the African continent lying between latitudes 5° North and 5° South and between longitudes 34° and 42° East. It is almost bisected by the equator, and shares borders with Ethiopia and South Sudan to the North; Uganda to the West; Tanzania to the South; Somalia to the North East; and the Indian Ocean, the natural boundary to the South Eastern side, with a coastline of about 536 Kilometers.

Kenya has an area of approximately 582,646 (Km²) comprising 97.8% land and 2.2% water surface. Only 20% of the land area can be classified as medium to high potential (suitable for arable agricultural) and the rest of the land is mainly arid or semi-arid (suitable for extensive livestock production, wildlife and irrigated farming). Agricultural land makes up 48% of the land area. According to the Kenya National Bureau of Statistics, there were 43 million people in Kenya as 2015. Seventy eight percent of the population is in rural areas.

3.3.2 Training and Research Institutions

There are several institutions involved in land administration training and research.

Regional centre for mapping of Resources for Development	<p>The Regional Centre for Mapping of Resources for Development (RCMRD) is an intergovernmental organization and currently has twenty (20) contracting member States, namely: Botswana, Burundi, Comoros, Ethiopia, Kenya, Lesotho, Malawi, Mauritius, Namibia, Rwanda, Seychelles, Somalia, South Africa, South Sudan, Sudan, Swaziland, Tanzania, Uganda, Zambia and Zimbabwe.</p> <p>It is intended to promote sustainable development through generation, application and dissemination of geo-information and allied ICT services and products in the member States and beyond. The main geo-information technologies promoted by the Centre are Geographic Information System (GIS), Satellite Remote Sensing, Global Positioning System (GPS) and Information Technology (IT). The Centre is also involved in the promotion of the development of National Spatial Data Infrastructure (SDI) in its member states and in Africa. It conducts diploma courses in Land Surveying, Cartography and GIS and in Photo-grammetry and Remote. It also conducts short courses such as Land Survey and Management and qualifying participants become Land surveyors, Geodesist, Engineers, Earth Research Scientists, Cartographers and also a course in Land Management Information System (LMIS). It conducts workshops on strengthening Land Administration Network (EALAN) to build capacity in land administration and land governance.</p>
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Other institutions	<p>There are other institutions which include:</p> <ul style="list-style-type: none"> - Technical University of Kenya which has a School of Surveying and Geospatial Sciences and Faculty of Engineering Sciences and Technology which has a Department of Land Administration and Information that has programmes that cover issues to deal with policy and technical aspects of public land administration including land tenure, cadastral systems, land registration and land information management. - University of Nairobi in the College of Agriculture and veterinary services in the Faculty of Agriculture has a course on Land Resources and Technology Agriculture and in the College of Architecture and Engineering in the Faculty of Built Environment there is a course on Property Law. The Centre for Advanced Studies in Environmental Law and Policy has a course on Land Use and Environmental Policy and the Faculty of Law has Land Use Law and Property Law courses. - Kenya Institute of Surveying and Mapping: specializes in mapping and surveying courses. It was started in the year 1994 as a Government Training Institution, offering courses in land surveying, cartography, photogrammetry and remote sensing as well as map reproduction. With time, it widened the scope of courses offered. It aims at training qualified personnel in the fields of surveying and mapping and currently it offers courses such as application of remote sensing and GIS in natural resources management, higher diploma in printing technology,

	diploma in surveying, diploma in cartography, diploma in land survey, diploma in photogrammetry and remote sensing, diploma in map reproduction, higher diploma in land surveying, higher diploma in cartography higher diploma in photogrammetry and remote sensing, certificate in land surveying among other courses offered.
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3.4 Somalia

3.4.1 Country Context

After the fall of the Siad Barre regime in 1991, the Somali Republic splintered into three autonomous regions: South-Central Somalia, Somaliland, and Puntland. South-Central Somalia lacked a formal government from 1991 until August 2012. The appointment of the new federal government in 2012 is encouraging, and the new administration has made many commitments to passing legislation and policy to ensure a stable nation state governed by the rule of law. However, they too have lacked the capacity to draft, pass and implement legislation. Somaliland has functioned independently since 1991, and formally voted to succeed in 2001, though their sovereignty is not recognized by any country.

Somalia occupies a land area of 637,540 square kilometers and only 13% of Somalia's land is arable, of which only 8% has been cultivated and 98 % is made up of rangelands. Livestock production is the primary economic activity in the country, comprising approximately 50% of the gross domestic products and more than 80% of the export revenue. About 55% of the national population participates in nomadic pastoralism and 80% is engaged in livestock raising of some kind. The use of land for

grazing plays a crucial role in the lives of people and the economy in Somalia, since roughly 55% of the Somali population is pastoralist. It is estimated at a population of roughly 8,050,000 people.

Population estimates for Somalia vary from 6.8 million, according to the Somalia Watching Brief (2003), to 10.3 million, according to the UN (2004) (Table 1). About 65 percent of the population is rural. Population density is 16 inhabitants/km² and the annual population growth rate was 2.3 percent between 1990 and 2002. A majority of the population remains nomadic, either pastoralist or agro-pastoralist. Agriculture is the second most common occupation.

Somalia’s agro-pastoralists and settled farmers live in villages or small settlements where water resources are reliable, while the nomadic pastoralists move seasonally with their livestock depending on the availability of pasture and water. In 2001, Somalia counted about 300 000 internally displaced persons and 264 000 refugees in neighbouring countries. Up to 77 percent of the population is without access to safe water and 49 percent are without access to sanitation (1999). The prevalence of HIV/AIDS is estimated to be less than 1 percent.

3.4.2 Training and Research Institutions

There are not many training or research institutions on land in Somalia. The University of Somalia was established in 2005 and it hasn’t established courses on land administration.

	<ul style="list-style-type: none">- The Faculty of Agriculture and Environmental Science Somali National University: This was established in 1971 with the purpose to generate agricultural experts who are able to provide relevant consultancy services for farmers
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such as soil and water conservation practices among others. Even though more than 85 % of the total landmass of the country is classified as a dry land, the attention and coverage with respect to trained professionals in the area of Dry land crop production was very limited. In addition, as most of the curricula in this area and the different courses in the different departments were not more of competency based and market oriented, it has become imperative to address these issues through curriculum revision and nationwide modularization.

Objectives to provide students with basic knowledge of -- natural resources: soil, water, Rangeland and forestry and their management for appropriate crop production and enable students to understand and comprehend problems in dry land crop production and seek solutions through exposure to research, extension and management

- Faculty of agriculture and environment Amoud University: Among the objectives is to enhance agriculture research capacity of the nation so as to provide input to the development of the agriculture of Somaliland and build a sustainable agricultural economy.

3.5 Sudan

3.5.1 Country Context

The Republic of the Sudan once the largest nation in Africa, is now the third largest country after losing nearly a third of its territory to the newly created nation of South Sudan in 2011. It is located in northeastern Africa and it has a total land area of 1,861,484 square kilometers. It is bordered by Egypt to the north, the Red Sea, Eritrea, and Ethiopia to the east, South Sudan to the south, the Central African Republic to the southwest, and Chad to the west and Libya to the northwest. It has arable land 15.7%; permanent crops 0.2% and permanent pasture 84.2%. As of July 2015, the population was estimated to be 36,108,853 million people and of this, approximately 60% is rural.

3.5.2 Training and Research Institutions

Research and training in land governance is scattered in different institutions. The key institutions are:

- (a) University of Khartoum has the Physical Planning and Urban Design Department, Faculty of Architecture which has a course on physical Planning (covering the whole spectrum of regional, urban and rural planning) and Master of Science in Physical Planning. It has Professional Training Programs on land Utilization and Subdivision, GIS Applications in Physical Planning, Advanced GIS Applications in Physical Planning and Urban Management. At the Faculty of Engineering, there is a Department of Surveying Engineering. The Faculty of Law has a course in Land Law and the Faculty of Agriculture has a course on Agricultural

Policies and Legislations and Land Surveying, Farming and Farm Development, Urban Design and Remote Sensing and Geographic Information Systems.

(b) Sudan Academy of Sciences is a government University for postgraduate studies. It contributes to enhancing the security and development of national wealth by adopting research projects, studies and programs relevant to the needs of the socioeconomic endeavors of the Sudan. It has courses in Urban Design and Remote Sensing and Geographic Information Systems.

3.6 South Sudan

3.6.1 Country Context

South Sudan is the newest state in the IGAD region that gained its independence from Sudan in 2011. It is a landlocked country bordered by Sudan in the north, Ethiopia in the east, Kenya and Uganda in the south, the Democratic Republic of Congo in the southwest and the Central African Republic in the west. As of 2015, the total population of South Sudan was estimated at 12.3 million people. More than 90 percent of South Sudan's land is arable but only four percent of the land is cultivated. It has agricultural land and has one of the largest populations of pastoralists in the world.

3.6.2 Training and Research Institutions

There are no specific institutions for land administration training. There is only the University of Juba which has College of Law that teaches land law and College of Engineering & Architecture which has some land administration related courses.

3.7 Uganda

3.7.1 Country Context

Uganda is located in East Africa and lies across the equator, about 800 kilometres inland from the Indian Ocean. It lies between 10 29' South and 40 12' North latitude, 290 34 East and 350 0' East longitude. Uganda is a landlocked country located in East Africa. It is bordered by Kenya in the East; South Sudan in the North; Democratic Republic of Congo in the West; Tanzania in the South; and Rwanda in South West. It has a total area of 241,551 square kilometers, of which the land area covers 200,523 square kilometres.

Land is probably the most invaluable asset for the citizens of Uganda. With more than 80% of the population rural and directly deriving livelihoods through subsistence agriculture, land access, ownership and use are core to economic, social and environmental drivers. According to the Uganda Bureau of Statistics report on the National Population and Housing Census 2014, the total population in 2014 was 34.6 million.

3.7.2 Academic and Training Institutions

There are no specific research institutions providing land management studies apart from the following:

- (a) School of Survey and Mapping offering Diploma Courses in land and valuation surveys and physical planning; and

- (b) Makerere University and Kyambogo Universities offering Degrees in Land Surveys and Land Economics.
- (c) A newly established Centre for Urban Governance and Development at Victoria University is in advanced stages of signing a Memorandum of Understanding with Land and Housing Institute an affiliate of Land and Housing Corporation in the Republic of South Korea to introduce research initiatives in land management studies.
- (d) The Institute of Survey and Land Management at Entebbe: the ISLM was started by the Colonial government with the purpose of training specialized technical staff in mapping the country. The school has for long been closed until recently in 2006 when it was reopened. It deals with land economy and valuation, land use and physical planning, land administration and lithography and photogrammetry. The institution offers among others the following courses: diploma in land surveying, diploma in cartography, diploma in physical planning, diploma in land management and valuation and certificate in land management and geomatics

CONCLUSION AND RECOMMENDATIONS

The report provides profiles of IGAD member countries, identifies training and research institutions and assesses their capacities and identifies gaps and challenges that affect achieving good land governance. Specifically, it identifies training and research institutions that are relevant to land governance.

The following conclusion can be drawn from the study:

- There are no adequate training and research institutions on land governance. Apart from Ethiopia, that has a specialized training institution in land administration, in all other countries training in land administration is scattered in various institutions and it is not adequate to address training demands in the region.
- In some countries such as Djibouti, training is done abroad which is expensive and does not necessarily cover the local training needs.

The following recommendations have been made:

- At IGAD level develop regional platform for dialogue, exchange and learning among states;
- Develop IGAD land governance training and research program.

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LIST OF PEOPLE CONSULTED

Table 1: List of People Consulted for IGAD Land Governance Policy

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African Union



African Development Bank



Economic Commission for Africa



UPHOLDING PEACE FOR A PROSPEROUS AND INTEGRATED REGION SINCE 1986
AU SERVICE DE LA PAIX POUR UNE REGION PROSPERE ET INTEGREE DEPUIS 1986

LAND POLICY INITIATIVE

MAPPING OF RESEARCH AND TRAINING INSTITUTIONS ON LAND GOVERNANCE IN IGAD MEMBER STATES



Schweizerische Eidgenossenschaft
Confédération suisse
Confederazione Svizzera
Confederaziun svizra

**Swiss Agency for Development
and Cooperation SDC**