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LAND POLICY INITIATIVE

THE IGAD REGIONAL DIALOGUE ON LAND ADMINISTRATION

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GOLDEN TULIP HOTEL – ADDIS ABABA, ETHIOPIA

SYNTHESIS REPORT



Schweizerische Eidgenossenschaft
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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 lining 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.

1.0 Introduction

The mandate for IGAD to convene regional dialogues on land governance is derived from the AU Declaration on land issues and challenges in Africa as a way of fostering an enabling environment for member states to learn from each other and identify possible areas of collaboration and convergence in taking forward innovations in land administration.

The regional dialogue had three key objectives:

1. To enhance experience sharing from recent land reforms and emerging challenges at country level,
2. To establish an IGAD regional multi-stakeholder platform for learning and knowledge sharing that is grounded in country experiences and realities,
3. To foster partnerships and build synergies among development partners in support of the implementation of the AU Declaration on land, and engage with policy makers and other stakeholders to enhance their commitment and mobilize additional resources.

The Inaugural regional dialogue was limited to the participation of Member states with minimal participation of civil society and private sector as it was a formative dialogue intended to clarify the modus operandi of subsequent dialogues. The Regional dialogue attracted a total of 46 participants (List of participants Annexed as 'AnnexII')

1.1 Opening Session

In His welcoming Remarks, Mr. Mohamed Moussa the Director Agriculture and Environment Division at IGAD Secretariat said *'dialogue to IGAD is a way of furthering the integration goals, taking it off the paper and into practice by convening Member States periodically to discuss matters of mutual interest. The changes happening in the region have far reaching impacts on how societies are organized which filters to how the region operates. We are seeing a wave of reforms in land governance and related sectors which means that a lot of change is happening not only in the policy and legal realm, but also in the informal institutions that govern how society operates. This means that there is a need to find new ways of doing business and learning from each other. Through this we as a region increase efficiency in managing change but also amplifying the impact of the reforms.'*

Given the importance of land to economic and social development and to ensuring peace and security, the majority of African governments have embarked on land policy and institutional reforms to address land issues in the context of national development. 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.

Land policy needs to secure the rights of all land users and serve the multiple goals of equity, poverty reduction, income growth, economic efficiency and sustainable environmental

management. To facilitate land policy formulation and implementation within the framework of the AU Agenda 2063, the Sustainable Development Goals (Agenda 2030), and New Partnership for Africa's Development (NEPAD).

The need to have efficiently functional land administration systems has never been more apparent given the increasing pressure on land as an engine for growth, the population growth, urbanization, competing land claims and the growth of the land markets in the region. At the center of all these developments are people whose rights and interests must be taken into account.

In his opening statement, Peter Sidler, Programme Officer Global Programme Food Security the Embassy of Switzerland Ethiopia, Djibouti, South Sudan, African Union, said Switzerland collaborates with the African Land Policy Centre 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.

"This regional dialogue platform is a very important step in this regard. On the one hand, the African Union Declaration on Land issues and Challenges requests the RECs together with ECA, the AfDB, and the AUC to establish appropriate institutional frameworks to provide coordination of activities and facilitate mutual learning by member States and convene periodic regional platforms," said Mr. Sidler. Strengthening land tenure security for pastoralist women and youth and sustaining small holder production is critical to Switzerland's support to land governance in Africa. Mindful that many of the IGAD Member States are in the process of reviewing or developing their land policies, support to regional dialogues is critical to ensure synergy and coherence with global frameworks such as the rai, the VGGT and the AU Declaration on Land Issues and Challenges in Africa.

In his Opening remarks, Mr. Stephen Karingi, the Director Capacity Development Division at UNECA said land plays a crucial role in Africa's socio economic development hence the need for the continent to optimally use the resource. *"We are all aware that many of our countries continue to face challenges, which are surmountable, including of poverty, food and nutrition insecurity and natural and environmental degradation; with serious consequences for our people, especially the most vulnerable,"*

One of the root causes was the inefficient and non-inclusive use of the land resources, adding such dialogues would help member States address these challenges which 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. Clearly, Africa is yet to optimally leverage its land resources for its people. This is why land governance and administration are important. It is imperative*

for member States to develop and put in place efficient land administration systems with high quality of service.”

Mr Jonathan Ocran, the Policy Officer Livestock at the Africa Union Commission said land is one of the constraining factors to investment in Africa necessitating to sorting out of that land question. At the center of this is developing pathways for the administration of customary tenure without necessarily converting it to Freehold or leaseholds.

The regional dialogues are important to ensure through experience sharing that progressive approaches and methodologies are developed for tenure security and strengthening land administration to provide cost effective and accessible services to citizens. These regional dialogues must cascade to National level for ensured impact, because it is at country level that change is required.

The Regional Dialogue was officially opened by H.E. Dr. Kaba Urgessa State Minister for Natural resources, Ministry of Agriculture and Natural Resources, Addis Ababa - Ethiopia. In his opening remarks, the Minister acknowledged that this regional dialogue was the first of its kind organized by a regional community to discuss the implementation of the African Union Declaration on Land, especially land governance and administration. He emphasized that land is one critical resource on which Africa’s socio-economic development is anchored and therefore should be properly managed.

“This 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. This is the start, we have to continue strengthening the regional dialogue platform to share our best practices and challenges in the land sector, in particular land harmonizing and integration agenda in the IGAD region,” said Dr. Urgessa.

To solve the land question in African countries however, there is need for commitment among Member states beyond projects. There is need to think through sustainability mechanisms and political commitment. Ethiopia has made progress with land certification because there has been political commitment and will to see through such a complex and expensive process.

2.0 Objective 1: To enhance experience sharing from recent land reforms and emerging challenges at country level

Given the importance of land to economic and social development and to ensuring peace and security, IGAD Member States have embarked on land policy and institutional reforms to address land issues in the context of national development. The Member states are at different levels in this process, with some Member states at implementation, development or just scoping the issues for land policy development.

Land policy needs to secure the rights of all land users and serve the multiple goals of equity, poverty reduction, income growth, economic efficiency and sustainable environmental management. To facilitate land policy formulation and implementation Member states need to align with the AU Framework and Guidelines on Land Policy Development in Africa as well

as other global frameworks such as the Voluntary guidelines on Responsible Governance of Tenure, the AU Agenda 2063, the Agenda 2030 and the rai.

The need to have efficiently functional land administration systems has never been more apparent given the increasing pressure on land as an engine for growth, the population growth, urbanization, competing land claims and the growth of the land markets in the region. At the center of all these developments are people whose rights and interests must be taken into account.

2.1 Framing the Land Agenda for the IGAD Region

2.1.1 Progress in the Implementation of the AU Agenda on Land and the role of Regional Economic commissions and Member States – Belay Demise (PhD) ALPC

The principle goal of the Land Policy Initiative (LPI) is to assist Member States in implementing the AU Declaration on Land Issues and challenges in Africa in accordance with the Framework and Guidelines on Land Policy in Africa, in order to achieve socio-economic development, peace and security, and environmental sustainability.

In order to achieve this, the Land Policy Initiative works towards advocating for the inclusion of land in the development agenda, strategies and programs of African tripartite organizations, Regional economic communities, African Member States and development Partners. IGAD is one such REC in which LPI with the support of SDC has invested in strengthening the institution in mainstreaming land governance in its strategies and programs.

To date the following results have been registered:

- institutional mapping study for research and training in the IGAD region that will enable determine research and training partners on land governance for the IGAD region
- Status of Land Governance in the IGAD Member States providing insights into the current status of policy development and implementation in the IGAD region.
- Draft strategy to enhance land governance in the region – which gives a roadmap for mainstreaming land governance in IGAD Region in four key areas, improving policy and legal environment, knowledge management, capacity development and, research and Technology Transfer.
- Mainstreaming land governance in Migration and Regional CAADP- RAIP

Further collaboration on rolling pout mainstreaming land governance through development for a policy convergence framework for the IGAD region and implementing the IGAD land governance mainstreaming strategy will be steps forward to realizing the objective of LPI.

2.1.2 Strategy on Land governance in the IGAD Region – Emmanuel Kasimbazi (PhD)

The IGAD Land Governance Strategy derives directly from the IGAD Regional Strategy of 2016-2020 and its accompanying Implementation Plan (2016-2020). Efforts have also been made to link the strategy with other IGAD strategies and processes. The strategy is

significantly influenced by the regional and international development processes like the AU Declaration on Land Issues and Challenges in Africa and the Framework and Guidelines for Land Policy and Land Reform in Africa.

The overall goal is to assist and complement the efforts of the member states in land governance. The strategy envisages to be done by:

- Harmonization of compatible land governance laws and policies;
- Provision of reliable, timely and readily available land governance data and information;
- Capacity building in land governance; and
- Research into and adoption of new, appropriate and affordable technologies.

2.1.3 Progress made and challenges on Monitoring and Evaluation in the IGAD Region – the MELA Experience – Hoseana Ghebru (PhD) IFPRI

The monitoring and evaluation of land policy reform aims to track progress made for part or the whole of the policy cycle, with the focus determined by the purpose and intent of the Africa Land Policy Centre (ALPC).

The main objectives of this MELA are therefore:

- To monitor and track progress on land policy development and implementation as per the *Framework and Guidelines on Land Policy in Africa (F&G)* and report back as required by the AU Declaration. Under the MEF, LPI will design tools to assist AU member states in translating the principles outlined in the F&G and in the Declaration into policy practices;
- To demonstrate public accountability, transparency and value for money by establishing mechanisms for tracking progress on member states' commitments to the AU Declaration and reporting on the achievements.
- To inform and support decision-making in planning and budgeting and the overall resource allocation and management and take appropriate measures to ensure effectiveness of land policy development, implementation, monitoring and review;
- To promote learning and knowledge sharing by providing a platform for sharing of lessons learned, best practices from on-going initiatives and past experiences in land policy review or formulation, land reforms and land management by member states as recommended by the F&G and LPI implementing partners at large.

MELA has a set of core indicators and proposed custom indicators. It is up to the countries to choose the custom indicators that apply to them and create new ones that will capture the performance of their activities if they are different from the ones that have been proposed.

Because countries are in different stages in implementing the declaration, every indicator in the MELA M&E framework needs a baseline at country level, which will be reconstructed by the country coordinator based on the discussions with the land stakeholders, prior to the inception workshop and during subsequent meetings. Benchmarks will be set at continental

level to guide the process of establishing the values of the indicators at country level. All baseline values will be obtained from existing data, if those data are of reasonable quality and not too out of date. The country coordinator will discuss with the MELA team to choose the best way to select their baseline data in case of difficulties. It is expected that baseline data exist for the majority of indicators in all the selected countries based on a preliminary assessment that has been done by the team.

Three IGAD countries have been selected for this. These include Kenya, Ethiopia and Uganda. Country coordinators have been selected for Kenya and Ethiopia and it is hoped that by the close of 2017 inception meetings in these two countries will be held.

2.1.3 Effective Land Administration systems in Africa: Challenges and Prospects - Frank Byamugisha (PhD).

Africa has nearly 60 percent of the world's arable uncultivated land and also the highest agricultural productivity gap among all regions in the world, yet the continent has the highest poverty rate in the world, with 46.8 percent of the population in Sub-Saharan Africa (SSA) living below US\$1.25 a day in 2011. It is clear that, with her abundant land and yet high poverty rate, Africa has not leveraged its land to develop the continent and its people. This suggests that land governance and administration may be at the root of the problem.

Land Administration in Africa is inefficient, providing slow, costly and low quality service. Its coverage is small, limited to only 10 percent of land that is registered in rural areas, leaving out the rest of the 90 percent rural land and the slums in urban areas which are inhabited by 60 percent of the urban population. It does not do justice to women and youth either as it leaves them disadvantaged in land ownership and control. They also lack transparency and are corrupt, lacking up to date information. They are not capable to resolve land disputes fast and cheaply and, have been challenged by the surge in land acquisitions by large scale land-based investors.

African countries can take advantage of the opportunities to invest in improved land administration. This report suggests a series of ten steps, each with policy actions, to increase efficiency and quality of land administration for Africa's development (Table 0.1):

- Improving land tenure security to boost investment and economic growth
- Providing land administration services to all citizens
- Extending coverage of land registration and mapping services to all rural and urban land
- Promoting ownership and control of land by women
- Decentralizing state land administration services closer to users
- Providing cost effective and affordable services
- Modernizing land administration to boost efficiency, transparency and curb corruption
- Strengthening financial sustainability of land administration services
- Resolving land disputes fast and cheaply

- Promoting capacity development

2.2 Progress in Land Policy Development in the IGAD Region

This session focused on country reports on progress in developing and implementing land policies. The need to have efficiently functional land administration systems has never been more apparent given the increasing pressure on land as an engine for growth, the population growth, urbanization, competing land claims and the growth of the land markets in the region. At the centre of all these developments are people whose rights and interests must be taken into account.

Whereas not all countries in the region have developed national land policies increasingly many have or are developing their national land policies. This is also leading to a wave of legal reforms in the region and a search for new pathways of improving land administration in the IGAD region.

2.2.1 The Republic Djibouti

Djibouti is 90% urbanized. The orientation of urbanization is based on the National Master Plan. The objective of the National Land Policy is therefore to The objective of the land policy is to ensure the elimination of precarious housing and to respond in priority to the housing needs of households whose incomes are below 150 000FD (844 \$), by relying on institutional and regulatory reform and an active housing policy.

Despite the progressive aspirations of enhancing urban development through opening up for investments in a bid to modernize the city, land continues to be vested in the State who determines land appropriation for the various uses and interests. The National Land Policy needs to be shaped to meet the short, medium and long term socio-economic requirements of Djibouti. The development of the national land policy should delve into how land can be made accessible to all sections of the populations in Djibouti taking into account individual rights in condominiums. Mechanisms to improve and streamline dispute resolutions mechanisms need to be derived.

The computerization of the Department of Estates and Land Conservation started in the 1990s, in application of the PDUD1. A database on land title management has been set up and we are currently restructuring it. Also, all land titles were scanned. The records are however not disaggregated by gender.

The Directorate of Domains and Land Conservation is supported by the National Budget. It has 98 staff (75 men, 23 women); the Directorate does not have an investment plan.

Djibouti is challenged by illegal occupations of state lands in urban areas. This is compounded by lack of awareness among the population. In some of the towns, temporary occupation permits were issued but these have not been regularized.

Djibouti identifies the need to develop appropriate pathways for the registration of the state lands and eventually transform them into title in a manner that enables the State to recover the costs of the exercise.

2.2.2 The Federal Democratic Republic of Ethiopia

Ethiopia's land administration system is governed by the Constitution that addresses tenure/ownership and the Rural Land Administration and Use Proclamation 456/2005. With the use of these legal regimes Ethiopia embarked on land certification processes, distinctly separated into two phases.

First level registration & certification - a process of land registration in which there was no cadastral surveying and no parcel index maps attached to the certificates. Traditional measurement techniques such as ropes were used to measure parcel areas, boundary positions were agreed by the landholders of adjacent parcels and no maps were produced. The First Level registration was -

- A highly decentralized,
- Participatory (full participation of land holders)
- pro-poor,
- cost effective ,low cost (\$1) and
- rapid registration and certification process was adopted.

1st level land certificates were issued to approximately 98% of households with the following breakdown –Amhara 97.5 %, Tigray 98.9%, Oromyia 98.0% and SNNP 98.2 %. First level registration was not a prerequisite for 2nd level certification. Some of the benefits realized through this process were:

- Developed an increased sense of security of tenure.
- Changing of attitude to the land from short-term exploitation to that of long-term protection & development.
- Increased investment on technologies
- Increased trees and perennial crops planting.
- Increased productivity.
- Increased land rental markets.
- Increased gender benefits with the listing of husband & wife as equal holders of right. / Improved access of women to land.

Efforts are currently underway to pilot the certification of pastoralist lands in Oromiyia and Afar.

The Second level registration & certification - a process which involves producing a map of each land parcel to a defined level of positional accuracy. As part of this process a National Rural Land Administration Information System (NRLAIS) has been under development for the past two years taking a fit for purpose approach to land administration. To date Ethiopia has surveyed and registered approximately 12million parcels with 2nd level certification & registration.

Key ongoing activities are:

- Reviewing rural land proclamation, amendments.
- Assessing different options on how to provide a certificate for Communal lands in Pastoral regions.
- Development of NRLAIS is undergoing.
- Working on the importance of having standalone Integrated Land Use Policy & Plan,
- Regions are covering their lands with Orthophotos.

Ethiopia has also embarked on developing its Land Use Policy and integrated National Land Use Plan to respond to:

- Unregulated land use shifts
- Meeting urbanization demands
- Meeting industrialization demands
- Meeting mining sector demands
- Meeting transport sector demands
- Meeting the demands of rural and agriculture sectors
- Development vs. sustainable development
- Protecting lands under natural resources and ecosystem services
- Protecting heritage
- Inadequate land use planning capacities & others

2.2.3 The Federal Republic Somalia

The Federal Republic of Somalia has had several political transitions that have influenced its land governance structures over time, the latest of these being the which under Article 66 stated that land, being the country's primary resource and the basis of livelihood for the people, shall be held, used and managed in a manner which is equitable, efficient, productive and sustainable.

It is the duty of the government to define and keep constant the national land policy and framework of the land in the country, which shall ensure the registration, use, ownership, access, occupation, management rights, security, interests and title of the land. Article 68 proposes the establishment of a Land and Property Disputes Commission.

In 2012 the new constitution was tabled with its chapter 3 focusing on land and environment. The key Article 43 provides:

- (1) Land is Somalia's primary resource and the basis of the people's livelihood.
- (2) Land shall be held, used and managed in an equitable, efficient, productive and sustainable manner.
- (3) The Federal Government shall develop a national land policy, which shall be subject to constant review. That policy shall ensure:
 - (a) Equity in land allocation and the use of its resources;
 - (b) The guarantee of land ownership and registration;
 - (c) That land is utilized without causing harm to the land;

- (d) That any land and property dispute is resolved promptly and satisfactorily for all.
 - (e) That the amount of land that a person or a company can own is specified;
 - (f) That the land and property market is regulated in a manner that prevents violations of the rights of small land owners; and
 - (g) That the Federal Member States may formulate land policies at their level.
- (4) No permit may be granted regarding the permanent use of any portion of the land, sea or air of the territory of the Federal Republic of Somalia. The Federal Parliament shall enact a law regulating the size, timeline and conditions of permits of land use.
- (5) The Federal Government, in consultation with the Federal Member States and other stakeholders, shall regulate land policy, and land control and use measures.

Under the new Government, the Federal Republic of Somalia is in the process of setting up institutional mechanisms to support the land reform processes in the country.

2.2.4 The Republic of South Sudan

Land is now owned by the people (communities) of South Sudan, and its usage shall be regulated by the state in accordance with the law and the constitution. The current crisis in South Sudan that was triggered by the aftermath of the elections of 2010 has had far reaching impacts on land administration. As land is valuable because of the resources it holds, agriculture, fisheries, and livestock plus mineral resources, these resources are at stake when conflict interferes with their exploitation. The armed conflict in South Sudan has affected land and natural resources in the following:

- 1) The Political Effect: The effect of the armed conflict on land natural resources was partly due to the lack of good will from Government. The delay of the Land Policy draft in the parliament after being passed by the Council of Ministers with amendments even before the Referendum in 2011 is a shortcoming. This delay has resulted in escalation of land conflicts especially in urban areas as land grabbing became rampant as a source of income to the vigilant. The delay also made it difficult to review the land law/Act of 2009 which should have paved way for pertinent laws like the Community Land Law that is basic in the new land regime in the country.
- 2) Role of State Institutions: The Armed conflict affected land related institutions including the judiciary, ministries related to land, humanitarian affairs, social welfare, security and local government. This also includes the Ministry of Federal Affairs as the Agreement on the Resolution of the Conflict on South Sudan-ARCISS has added new ministries to the already existing cabinet or Council of Ministers. Land administration organs in the State and the National Government are expected to play a vital role in addressing the problems of IDPS caused by armed conflict and its effect on land and natural resources. The armed conflict and its effect invoked provisions of the constitution in relation to rights and duties and principles that the state should apply.

However, land administration offices were not formed in many areas due to insecurity and because of lack of follow-up mechanisms in areas where there is relative peace. The current legal vacuum on land policy and law has led to inefficient adjudication on land. The long strike by judges made the situation worse.

3) Economic Effect: As agriculture, fisheries and animal husbandry is the livelihood of the biggest population in South Sudan, the armed conflict has drastically affected this sector. For instance in the Sudd Region or Wetlands where fisheries and larger pastures are found was affected by the protracted armed conflict in Greater Upper Nile. The dry fish that used to be transported to other towns including Juba was seriously affected. These fish even used to be transported to the North including Khartoum by boats and roads. The export of gum-Arabic from Upper Nile and parts of Equatoria and Bahr el Ghazal to the markets in Khartoum was drastically affected. The conflict led to inter-tribal and intra-tribal clashes over pastures and water points. For instance, the Bahr el Ghazal Dinka herded their cattle into Western Equatoria thereby causing conflict with the host agrarian communities-the Mundri Crisis.

There is need for support towards the passing of the draft National Land Policy and the accompanied land laws to enable the stabilization of land administration in South Sudan.

2.2.5 The Republic of Sudan

The Republic of Sudan is focusing on increasing investment and sustainable use of its land. The Government is promoting land for investment and is in a bid to attract investments in agriculture.

Whereas this is government policy, The Republic of Sudan has not undertaken land registration. Currently land is administered by the ministry of Environment, Natural Resources and Infrastructure.

The Republic of Sudan is exploring the best approaches to sustain land based investment in a context where land is not registered and how best the rights of its citizens can be protected. Appropriate agricultural investment models would be helpful as Sudan opens up to investors.

2.2.6 The Republic of Uganda

The National Land Policy (NLP) was approved by Cabinet in February 2013 to provide a framework for articulating the role of land in National Development, land ownership, distribution, utilization, alienability, management and control. The policy is intended to ensure that the country transforms from peasant society to modern, industrialized and urbanized society. The Policy is to be implemented in a sequenced and phased manner given the limited resources, a number of activities were prioritized to kick start the implementation process and are highlighted in the table below with an update status.

In its Paragraph 101, the National Land Policy seeks to simplify land administration and states that (a) Government shall restructure the lands rights administration system to enhance efficiency, ease

of access and cost-effectiveness; b) Government shall recognize and harmonize the traditional customary system with the formal statutory system in land administration.

To restructure and re-engineer the land administration system, Government will take measures to:

- Further decentralize land rights administration functions to traditional customary land governance levels;
- Consolidate and rationalize decentralized land rights administration structures set up by the Land Act (Cap 227), in terms of cost, simplicity, efficiency, accessibility and affordability;
- Re-design the hierarchy of the land rights administration to enable traditional customary institutions to operate as the tiers of first instance in respect of land held under customary tenure;
- Develop mechanisms for full and effective participation by land owners and users, especially women, in all land rights administration functions;
- Maintain clear separation between the land rights administration system and public or political administration;
- Recognize and grant legality to operations of customary land administration institutions under the Registration of Titles Act; and
- Provide the land rights administration institutions with resources at all levels of operation.

To achieve this, the Ministry of Lands, Housing and Urban Development has established 21 with 10 of those operational. The current challenges are:

- Few surveyors in districts resulting in limited private assistance for first registration
- Few advocates in districts zonal offices resulting in limited legal advice and Para-legal support to resolve disputes
- Limited private assistance for subsequent transactions
- Limited land professionals such as professional brokers professional valuers
- LIS is still being rolled out countrywide & CORS under a new Geodetic Network are being established under CEDP.
- The activities and work of CSOs and NGOs are now being coordinated together with the conducting of training, undertaking Pilot studies and support to ensure that the same message and approach is given, regardless of who is giving the message
- Staff at sub county levels have to internalize the Land Act, and receive training on the NLP and be availed copies of these documents in their offices
- Customary institutions lack standard guidelines detailing all possible sources of land conflict and how to address them in the event they occur; and there is no mapping of these customary institutions to know where they are, their composition or set up, the ways they ascend or descend from power

Uganda is seeking mechanisms towards sustainability central to that is the proposal for an Autonomous Agency for land administration, strengthening the decentralized services is critical, increasing and improving training and strengthening M&E mechanisms and follow up.

2.3 Continental Efforts to Strengthening Land Administration Reforms – Best Practices

With the support of LPI, scaling up land administration through capacity building has been central to its work. This has been done not only through research, but through institutionalizing training. For the IGAD region, these efforts are underscored below.

2.3.1 Mapping of research and training institutions in the IGAD region – Emmanuel Kasimbazi PhD.

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.

The review of research and training institutions therefore sought to establish capacity to address the above concerns. The study drew the following conclusions:

- There are no adequate training and research institutions on land governance in the IGAD member states.
- 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 region.
- In some countries such as Djibouti, training is done abroad which is expensive and does not necessarily cover the local training needs.

At IGAD Level it is recommended to:

- Develop regional platform for dialogue, knowledge exchange and learning among states;
- Develop IGAD Land governance training and research program;
- Build capacity of academic institutions in the region to promote and undertake research and advocacy aimed at land policy convergence among member states in the IGAD region;
- Enhance capacity to generate and disseminate knowledge;

- Support land governance curriculum development in training and research institutions;
- Support continuing short courses training of land administrators and professionals;
- Develop training and research programmes coordination among IGAD member states on land policy and governance. For example establish IGAD Land Centre of Excellence
- In addition, a training and research program in land administration should be developed by IGAD to train and build capacity of officials from member states.

At National Level, it is recommended to:

- Establish specialized training and research institutions on land governance;
- Revise curriculum on land governance to address emerging issues;
- Establish national land governance associations that have multidisciplinary membership.
- Develop teaching & training materials on land governance
- Develop specialized training and research programmes

2.3.2 Strengthening research and training through collaboration with Research and academic institutions- SLGA –Belay Demise (ALPC)

The Africa Land Policy Centre together with GIZ and the World Bank are implementing a project “Strengthening Capacities for Land governance in Africa” with the objective to strengthen human and institutional capacities for realizing sustainable land policies in Africa. Its key activities are:

- Enhance training and education capacities in the field of land policy and management
- Strengthening research/analytical capacity as well as knowledge exchange
- Repository for Data to enhance Monitoring and Evaluation of land governance
- Institutional and technical Strengthening in support of/amplify achievements of 1,2,3 above through establishment of NELGA (Network of Excellence on Land Governance in Africa).

NELGA’s establishment roadmap entails:

- Identify institutions/training programs
- Assess strength of institutions to lead in thematic area
- Propose/validate institutions to form NELGA
- Suggest and validate regional nodes for NELGA
- Propose/Validate NELGA organizational structure –including key organs
- Branding of NELGA--logo
- In depth capacity assessment of institution to identify Address areas of need
 - secure office space
 - Recruit NELGA secretariat staff
 - buy equipment
- Establish steering/coordination structure/advisory body as appropriate
- Develop NELGA strategy, business plan, communication, M&E framework (MEF)

For the IGAD Region, Bahir. Dar has been identified as the Regional node

2.3.3 Capacity building for scaling up land administration – Kenneth Mubea (RCMRD)

The Regional Centre for Mapping of Resources for Development (RCMRD) as established in 1975 under the auspices of the United Nations Economic Commission for Africa (UNECA) and the African Union (AU) to be a premier Centre of Excellence in the provision of Geo-Information services. It is an inter-governmental organization and currently has contracting Member States in the Eastern and Southern Africa Regions. All IGAD Member States with the exception of Djibouti are members of RCMRD.

- In its capacity building role, RCMRD is mandated to:
- Build capacity of RCMRD and its member states;
- Facilitate peer learning, partnership and coordination;
- Enhance capacity of institutions;
- Promote monitoring and evaluation of land policy reform
- Evolve in technology

Current partnerships and collaboration are with UNECA/Land Policy Initiative (LPI), UN Habitat, GLTN, and East African Land Administration Network (EALAN)

In its effective Land administration course attended by 17 countries, the following recommendations were made:

- Need for training sessions at country level
- Conference of Ministers - include Minister of Finance is important to increase financing for the land sector in country
- Dialogue on national land issues needs to be encouraged
- Biannual conference in land policy should include participants from Member States
- Knowledge platform should be set up with support from FAO
- Strengthening of partnerships and collaboration on land administration is key

The training on Land Information Management System (LIMS) co –organized with LPI brought together surveyors, engineers, planners, land-valuers and land administrators, geographers, agriculturists. The challenges identified include establish safe mechanisms for data sharing, cost, policy as well as how best to establish public, private partnerships for land administration.

AFREF - African Geodetic Reference Frame is a project designed to unify the very many geodetic reference frames of Africa. AFREF uses data from a network of permanent Global Navigation Satellite Systems (GNSS) stations as the primary data source for the realization of such a uniform reference frame. Members include National Mapping Agencies and Universities in Africa, International agencies and organizations.

AFREF has installed suitable geodetic grade GNSS receivers at many locations throughout Africa – CORS.

3.0 Objective 2: To establish an IGAD regional multi-stakeholder platform for learning and knowledge sharing that is grounded in country experiences and realities

3.1 Establishing the IGAD Regional Multi-stakeholder Platform on Land Governance Esther Obaikol IGAD

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.

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

This is reinforced by the Sustainable Development Goals which provide for land management in 7 of its 17 Goals.

The IGAD- Multi-Stakeholder Platform on Land Governance aims to achieve the following specific goals:

- To establish a mechanism for continuous dialogue and co-operation among IGAD Member States on land governance and related issues, enhancing their capacity to manage land within a regional context, consistent with the Africa Framework and Guidelines.
- To enhance knowledge and foster a common understanding by policymakers, technicians, academia and other stakeholders of the causes, dimensions, patterns, future trends and impacts of land governance on broader social, economic and environmental goals in the IGAD Region.
- To help develop and strengthen regional institutional and governmental capacities to address the challenges of land governance in a cooperative and knowledge-based manner.
- To focus on the priority areas identified by the IGAD Member States, namely technical cooperation and capacity building, information collection, dissemination and sharing, and progress toward formulation and harmonization of land policy development, implementation and monitoring in accordance to the AU Declaration on Land Issues and Challenges in Africa.

The Platform will be operationalized in a manner that gives Member States to discuss issues of mutual interest in a safe space at the same time embracing a multi-stakeholder dimension in which civil society, private sector, academia and all interested stakeholders can engage in dialogue. The approach to this will be refined with time.

3.2 Implementation of the National Engagement Strategy – Experience of the International Land Coalition Joseph Jamus, Coordinator ILC Africa

Their overall aim is to influence the formulation and implementation of land-related policies and legal frameworks using the ILC's 10 commitments to people-centred land governance as their compass, and the Voluntary Guidelines for Land Tenure (VGGTs) and the Framework and Guidelines on Land Policy in Africa as the key benchmarks.

NES platforms reflect the diversity of ILC's membership, and are also inclusive of non-members open to a transformative agenda. While they may be initiated by a core group of ILC members, they ideally grow to become multi-stakeholder platforms. This actor-based approach enables members and other change-makers to generate a critical mass for transformation.

NES processes provide a permanent space for interaction between a variety of actors, including civil society organizations, intergovernmental organizations and national governments. With the support of a neutral facilitator, stakeholders are able to build a collective vision for the future of their country's land and natural resources governance, while continuing to monitor progress.

NES process are able to influence the formulation of land-related policies and legal frameworks and support their implementation by:

- Providing a space for national-level stakeholders to develop a common strategy and vision in a **focused and coordinated manner**;
- Being an opportunity for civil society to build links and trust with government officials **for policy engagement**;
- Increasing political **legitimacy of civil society** with governments and promoting **openness** of governments to engage in dialogue;
- Giving leading organizations **visibility, credibility and partnership opportunities**;
- Providing a key space for **solution-oriented sharing of knowledge**;
- **Combine different strategies**, such as policy dialogue, land knowledge and monitoring, capacity building and demonstration projects (farming contracts, unified cadaster, conflict resolution mechanisms, etc.)

All ILC members have the opportunity to propose a NES platform in their own country. Once a proposal is submitted, official criteria is used by the ILC's regional coordination units and steering committees and global secretariat to determine possible support to NES in new countries.

In the IGAD region, Kenya, South Sudan and Uganda are implementing the NES. It is important for the region to learn from the different models and see how best this fits within the IGAD Regional dialogue.

4.0 Objective 3: To foster partnerships and build synergies among development partners in support of the implementation of the AU Declaration on land, and engage with policy makers and other stakeholders to enhance their commitment

The implementation of the AU declaration on land has been supported by different stakeholders including development partners. Different development partners have supported a number of land governance and natural resources management related programmes and projects that are implemented at continental, regional and country levels. Donors have their own policies and strategies to support different aspects of the land governance agenda. Knowing the development partner's priorities of support and mechanism of financing will help LPI, IGAD and other implementing partners to prepare proposal for additional resources mobilization. The IGAD/LPI joint project envisaged the importance of organizing a development partners meeting to share experiences in building synergies, commitment and increase resources towards land policy development and implementation in the region. The meeting aims to foster partnerships and build synergies among development partners in support of the implementation of the AU Declaration on land and mobilize additional resources.

SDC, GIZ and USAID are among the development partners that shared the funding landscape for the land sector in Africa.

4.1 The Swiss Development Cooperation (SDC) – Peter Sidler, Programme Officer Global Programme Food Security. Swiss Cooperation Office Addis Ababa.

The Swiss Government has a new Minister of Foreign Affairs whose priorities have not yet been made clear although it is not anticipated that there will be significant changes from what is currently being implemented. Currently SDC implements eleven different programs in Africa, some bilateral whereas others are regional in nature.

In supporting land governance programs, support for the VGGT and rai is central to SDCs work on global food security and nutrition. To this effect, SDC has committed CHF20 Million towards its global program and CHF 30 million for its bilateral and regional programs.

In Africa, SDC is committed to working with RECs on its land governance agenda. Financial support to IGAD is to develop a model for engagement with RECs. This work will continue into the next phase.

Having said that, it is important to address the current challenges around political commitment to the land agenda. CAADP is a good place to anchor land governance in a bid to give the issues the much needed visibility. The Regional CAADP should clearly articulate land governance challenges as CAADP provides a platform for donor support. Member States should seek to mainstream land governance into CAADP- NAIPs.

It is also really critical that complex land concepts and issues be explained in simple ways and packaged in understandable ways for the general public and for development partner's consumption.

Because of the limited Swiss financial support, it is important that counterpart funding be raised to support the work on land. The SDC is willing to take the initiative to convene development partners to discuss possibilities for additional funding.

4.2 Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) GmbH. Marc Nolting (PhD), Head of Program, Strengthening Capacities for Land Governance in Africa (SLGA), GIZ African Union Office Addis Ababa

With the assessment of research and training institutions for the IGAD region, there is an opportunity to develop the initiative further. GIZ has partly contributed to this process through the NELGA program. NELGA is a network of excellence that will focus on capacity development over the next five years. It is true that many land administration institutions lack capacity. The experts at both national and regional level lack the necessary qualifications to match the level of responsibility. At the beginning higher institutions of learning and research were not seen as an important component of policy development and implementation. The multi stakeholder processes now provide a bridge for this to happen.

The GIZ program focuses on strengthening research and training capacity but for this to be sustainable, it does not need to be anchored in donor funding.

GIZ could cooperate more with IGAD in the second phase complementing SDC efforts especially making use of the expertise in the region for research and training. The capacity GIZ is developing currently will be of great use to IGAD Member States in the coming phase.

4.3 USAID - Zemen Haddis (PhD) Senior Agricultural Policy Advisor USAID Ethiopia and East Africa

USAID is a bilateral not a multi-lateral agency. USAID acknowledges that there is growing understanding that development cannot be sustained without addressing the land question. The challenges of land governance create opportunities that require sufficient evidence. Addressing issues of land fragmentation is critical to increasing investment.

In its experience in Ethiopia, USAID has focused on consolidating use rights and supporting the certification of communal lands of pastoralist communities.

Furthermore, USAID is supporting land use policy and land use planning. This now has gained interests within government and mechanisms to institutionalize it are under way.

It is important to note that development gains can be sustained not only by development partners but that these partners can support countries to do the needed reforms by themselves.

4.4 Embassy of France. Bertrand de Seissan de Marignan - Second Counselor, Embassy of France in Ethiopia and to the African Union.

The French Development Cooperation has supported various initiatives on the African continent and has had a lengthy relationships with countries such as Ethiopia and Djibouti.

It is open for partnerships in various sectors. In relation to land governance, the linkage with migration will be an area of interest especially in promoting research in this area.

5.0 Closing Session

Hon. Robert Luki Ladu gave a vote of thanks for the Regional dialogue and urged the deepening of discussions beyond reporting on progress. He asked that support be extended to Member States to enable them realize the vision of the Heads of State when they promulgated the AU Declaration on Land Issues and Challenges in Africa.

Peter Sidler expressed gratitude for the inaugural regional dialogue to have happened with very relevant topics discussed. Dialogue and engagement is important and this energy should be carried forward with the participation of more stakeholders particularly the civil society and the private sector. It is important to have representation of other stakeholders such as farmer and consumer organizations, the academia, as these are all contributors to the land discourse.

Belay Demise on behalf of Joan Kagwanja (PhD), the Chief of the ALPC thanked all Member states and Development Partners for coming to the inaugural regional dialogue. He emphasized the importance of these dialogues for building harmony and synergy in addressing land challenges commonly experienced in the IGAD region. He promised to keep the momentum and work towards impact, but also replicate the IGAD model in other RECs.

Jonathan Ocran on behalf of the AUC thanked the participants for a fruitful two days. He noted that good progress had been made and was certain that the work begun would lead to social economic development in the IGAD region. He expressed AUC's commitment to continue providing guidance through the ALPC which will then cascade to IGAD and the Member States.

Mohamed Moussa emphasized the significance and complexity of the land issue and that dialogue provides an avenue for the safe discussion of this matter. He thanked all participants for their rich contributions, particularly the host government for providing high level support through the Participation of the minister of State for Agriculture. He thanked the Swiss Development Cooperation for the financial support to IGAD and for the continuous engagement and pledge to bring on board other partners to support the work on land governance in IGAD region, of which present are GIZ, USAID, France, IFAD, UNHABITAT, FAO and RCMRD. He continued to thank AUC/AFDB and UNECA who through ALPC/LPI have supported IGAD over the past two years to develop the land governance program.

IGAD will keep the momentum and give all the necessary support to Member States to fulfil their mandate under the AU declaration on Land Issues and Challenges. He urged Member States to disseminate information regarding the Regional dialogue and think of the best ways to keep it vibrant and interactive beyond the meeting room.



LAND POLICY INITIATIVE

ANNEX I

PROGRAM FOR THE IGAD REGIONAL LAND DIALOGUE and Development Partners Meeting
THEME: GOOD GOVERNANCE IN LAND ADMINISTRATION IN IGAD REGION

Session Overview		
	DAY I	
TIME	ACTIVITY	RESPONSIBLE PERSON
8:30- 9:00	Registration of Participants – IGAD/LPI	Tegeste Shimelis
9:00- 9:30	Session I -Opening Session	
	Welcoming Remarks - IGAD	Mohamed Moussa
	Remarks - LPI	Joan Kagwanja
	Remarks - SDC	Peter Sidler
	Remarks - UNECA	Stephen Karingi
	Official Opening – Guest Of Honor/Host Government	The Federal Republic of Ethiopia
9:30 – 11:00	Session II- Framing the Land Agenda For IGAD Region - Plenary	
	Workshop Objectives and Expected Output – IGAD/LPI	Esther Obaikol/Belay Demise
	Progress of the Implementation of the AU Agenda on Land and the role of Regional Economic Commissions and member states: LPI	Joan Kagwanja
	Strategy on Land Governance in IGAD Region	
	Progress Made and Challenges on M&E (MELA) in the IGAD region - IFPRI	Hoseana Ghebru
	The IGAD Land Governance Strategy (2017 - 2021)	Emmanuel Kasimbazi
	Effective land administration systems in Africa: Challenges and Prospects- LPI-	Frank Byamugisha
	Discussions	
11:00 – 11:30	Coffee BREAK& GROUP PHOTO	
11:30 – 1:00P.M	Session III: Progress in Land Policy Development in the IGAD Region – Plenary /Country status reports	Chair Mr. Mohamed Moussa
11:30 – 11:50	Progress in Addressing Land Issues at National level through Applying the Framework and Guideline in Djibouti	Mr. Mohamed Ali Kaourah Mr Houssein Mahamoud Barreh
11:50: - 12:10	Progress in Addressing Land Issues at National level through Applying the Framework and Guideline in Ethiopia	Mr. Tigistu Abza Gebremeskel Mr. Yohannes Redda

12:10 – 12:30P.M	Progress in Addressing Land Issues at National level through Applying the Framework and Guideline in Somalia	Mr. Hashi Osman Mohamed Mr Ibrahim Abdi Nur Yakub
12:30-1:00P.M	Discussions	
1:00 – 2:00P.M	LUNCH	
	Session IV: Progress in Land Policy Development in the IGAD Region – Plenary /Country status reports	
2:00 – 2:20P.M	Progress in Addressing Land Issues at National level through Applying the Framework and Guideline in South Sudan	Mr. Robert Ladu Luki Ms. Anita Lubari Ramba
2:20 – 2:40P.M	Progress in Addressing Land Issues at National level through Applying the Framework and Guideline in Sudan	H.E. Aboud Gabir Saeed Fadlalah Mr Abdel Malik M. Osman
2:40 – 3:00P.M	Progress in Addressing Land Issues at National level through Applying the Framework and Guideline in Uganda	Mr. Grace Kagoro
3:00 – 4:00 P.M	Discussions	
4:00- 4:20	BREAK	
3:45 – 4:30P.M	Session VI: Realizing Land Administration Reforms – Best Practices from IGAD Region – Plenary	
	Delivering Land Administration Services at scale: Ethiopian and Kenya	
	Making Decentralized land administration work : Kenya and Djibouti	
	Building institutions for land administration services: Somalia, South Sudan and Sudan	
	Mainstreaming Gender into Land Administration- Uganda and Ethiopia	
4:30 – 5:30.M	Discussions	
	DAY II	
8:30- 9:00 am	Registration	
9:00	Recap of Day 1	
9:00 – 10:30	Continental Efforts to Strengthen Land Administration	
	Institutional Mapping study in the IGAD region: Findings and recommendations- IGAD	
	Strengthening research and Training through collaboration with Research and Academic Institutions – SELGA experience - LPI/GIZ	Joan Kagwanja/Belay Demise
	Capacity building for scaling up land administration - RCMRD	Kenneth Mubea
10:30 – 11:00	Discussions	
11:00 – 11:30	BREAK	

11:30 – 12:30	Establishing the IGAD Regional Multi-Stakeholder Platform on Land Governance –The Roadmap-IGAD Implementation of the National Engagement strategy: Experience from ILC	Esther Obaikol Jamus Joseph
1:00 – 2:00	LUNCH	
2:00 – 4:30	The funding landscape for land governance in the IGAD region – What is needed? (Donor round table) - Funding of the Land Sector: Challenges and prospects for the IGAD Region (Experience from SDC, EU, GIZ, USAID, IFAD, AFDB,DFID, UN Habitat, FAO, WB etc)	
4:00 – 4:30	BREAK	
	The way forward session: Plenary	
	- Reflections and way forward	-
4:30 – 5:00P.M	Closing	
	Closing remarks by AUC/UNECA/LPI	
	Closing remarks IGAD	
	Closing remarks- Host Government	



LAND POLICY INITIATIVE



ANNEX II

LIST OF PARTICIPANTS

IGAD- LPI REGIONAL DIALOGUE & DEVELOPMENT PARTNERS MEETING 8-9 November 2017 Addis Ababa, Ethiopia

No	Name	Job Title	Organization	Country	Contact details
REPRESENTATIVE FROM IGAD MEMBER STATES- SPONSORED					
1.	H.E Dr Kaba Urgessa	State Minister for Natural resources	Ministry of Agriculture and Natural Resources	Addis Ababa Ethiopia	
2.	Tigistu Abza Gebremeskel	Director, Rural Land Administration & Use Directorate	Ministry of Agriculture and Natural Resources	Addis Ababa Ethiopia	Cell: +251-911-121718 Email: tigistug@yahoo.com
3.	Mohamed Ali Kaourah	Deputy Director	Ministry of Habitat, Urbanization and Environment of the Republic of Djibouti	Djibouti, Rep of Djibouti	Tél.: (253) 21 35 62 51: Cell: (253) 77 84 76 26 Email: makdj1@gmail.com
4.	Houssein Mahamoud Barreh	Director of Lands and Land property registration	Ministry of Budget	Djibouti, Rep of Djibouti	00 253 21 325 190 Mobile: 00 253 77 82 52 97 Email : barreh2012@gmail.com barreh2008a@yahoo.fr
5.	Robert Ladu Luki	Chair Person	South Sudan Land Commission	Juba South Sudan	Cell: +211-955246191 Email: lokundurobert@gmail.com
6.	Anita Lubari Ramba	Deputy Director Policy and Law	South Sudan Land Commission	Juba South Sudan	mitikavill@gmail.com
7.	H.E. Aboud Gabir Saeed Fadlalah	State Minister (new)	Ministry of Environment, Natural Resources and physical Development	Sudan, Khartoum	Cell: +249-912 272402 Hanggoy2000@gmail.com
8.	Abdel Malik M. Osman	Land use Specialist	Ministry of Agriculture and forestry	Khartoum, Sudan	Cell: 249-918-2055011 Maliksoil@gmail.com

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10.	Grace Kagoro	Principal Land Officer	Ministry of lands, Housing and Urban Development	Kampala, Uganda	Cell: +256706581455 / +256-712837836 Email: Gracekagoro@hotmail.com
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