

# Land Policy Options:

## *Lessons Learned & Best Practices*

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# Presentation outline

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1. Highlight the importance of land tenure security and equitable access of land for development and poverty eradication.
2. Identify some of the challenges and risks to people's land rights and opportunities for strengthening.
3. Identify some policy options and actions for strengthening land rights.



# Importance of land tenure security

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- Central to poverty reduction & economic growth  
– the elephant in the room
- Land management and conservation
- Uptake of new technologies and access to credit
- Social equality and political stability
- Local government revenues
- Equitable access and economic growth rates



# Whose land?

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- Small-scale producers in rural areas, mainly women.
- People living in informal settlements.
- Women typically have weaker land rights.
- Pastoralists use large percentages of what is often considered marginal land.
- ***De jure*** the state owns most land but ***de facto*** most land is owned under diverse tenure systems.
- While land may be under-utilised, very little is not owned, vacant or unused.



# Challenges & Risks

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Increasing competition for dwindling land resources as a result of:

- Growing populations
  - Urbanization
  - Land degradation & climatic change
  - Energy demand
  - Increased demand for land from large foreign and domestic investors
- Resulting in a threat to food security and land rights



# Opportunities

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- A growing recognition of the need for fundamental change.
- We have the knowledge, technology and management practices to meet our challenges
- New opportunities for FDI, infrastructure development, technology transfer, increased employment & income generation & increased tax revenue.



# Possible Land Policy Options & Actions

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## Some Guiding “Principles”:

- Multi-stakeholder consultative and evidence based policy formulation.
- Balance social equity, economic development and environmental sustainability.
- No “one size fits all”.
- Not just formulation of good policies – the real challenge lies in implementation.
- Requires sustained, long term investment.
- But even modest investment in Land Policy implementation can have a significant positive impact on development and poverty eradication.



# Possible Land Policy Options & Actions.

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## **1. *Recognise the centrality of land tenure security for economic growth & poverty reduction:***

- Develop guidelines for analysing land governance and land tenure security issues and include issues in development strategies - eg: Uganda and Mozambique.
- Set government investment targets for the Land Sector, similar to targets set for the Agricultural Sector – eg: CAADP.
- Strengthen global & regional guidelines for land policy development - eg: FAO-led global voluntary land governance guidelines & AUC/UNECA/AfDB-led pan-African land policy guidelines.





# Possible Land Policy Options & Actions.

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## 2. ***Strengthen the land rights of poor & vulnerable people.***

- Recognise a diversity of tenure systems, balanced with principles of social equity – eg: Kenya.
- Secure women's land rights – eg: co-titling (Ethiopia), spousal consent (Rwanda), strengthening women's representation in decision making (Tanzania), wills & inheritance (Zambia), preferential registration fees (Nepal), sensitising traditional authorities (Kenya).
- Information dissemination and civic education on land rights.
- Support land redistribution for landless and land-poor (Namibia, Philippines).
- Provide access to legal aid and develop mechanisms for poor people to defend their rights, including legal aid clinics/centres (Uganda) and training of magistrates & lawyers (Mozambique).



# Possible Land Policy Options & Actions.

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- 3. *Develop accessible, affordable & transparent land administration systems***
- Balance cost recovery with affordability for all users (Madagascar)
  - Integrate land rights recognition with participatory land use planning (Tanzania)
  - Utilise a mix of low-cost GIS, aerial photography/satellite imagery, GPS and PRA methods (Rwanda)
  - Recognise local & customary dispute resolution mechanisms
  - Development of local capacity – multi-disciplinary skills.
  - Strengthen role of private sector & civil society service providers (Kenya).

# Possible Land Policy Options & Actions.

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## **4. *Promote community – investor partnerships.***

- Develop guidelines for sustainable partnerships.
- Make community consultation a requirement for the granting of land rights to outsiders (Mozambique).
- Strengthen community enterprise development and negotiation capacity (Mozambique).
- Recognise land and assets developed with government support as community share equity contribution (Mali, Ghana, Laos).
- Monitor the implementation of agreements.

# Possible Land Policy Options & Actions

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## ***5. Policy review and M&E.***

- Periodic, multi-stakeholder multi-level reviews.
- Strengthen both government and independent systems for M&E – foster dialogue between perspectives.
- Strengthen cross-country research and lesson sharing.
- Develop set of global land policy indicators