



Land Governance in Support of the Global Agenda: The Imperative of Capacity Development in Central Francophone Africa

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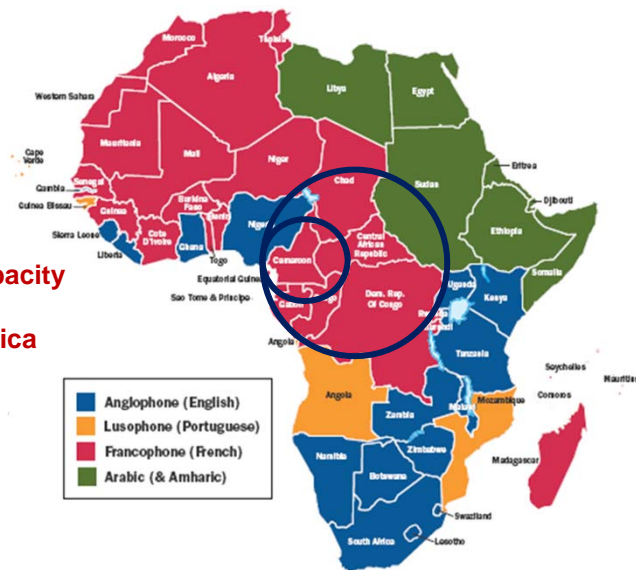


Honorary President
Aalborg University, Denmark

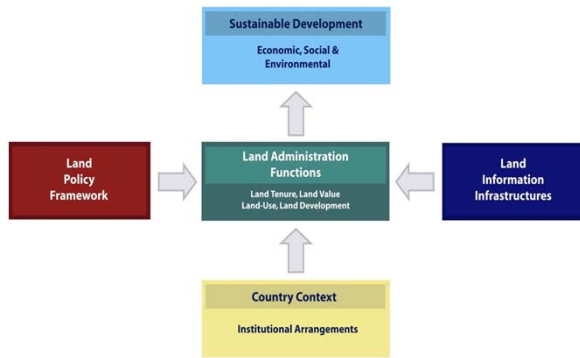
LAND POLICIES AND LAND GOVERNANCE, FIG/FGF INTERNATIONAL SYMPOSIUM AND WORKSHOP:
YAOUNDE, CAMEROUN, 21 – 25 OCTOBER 2013

Cameroun to take a lead ?

**Building institutional capacity
for land management in
Francophone Central Africa**



Land Governance



The land management paradigm

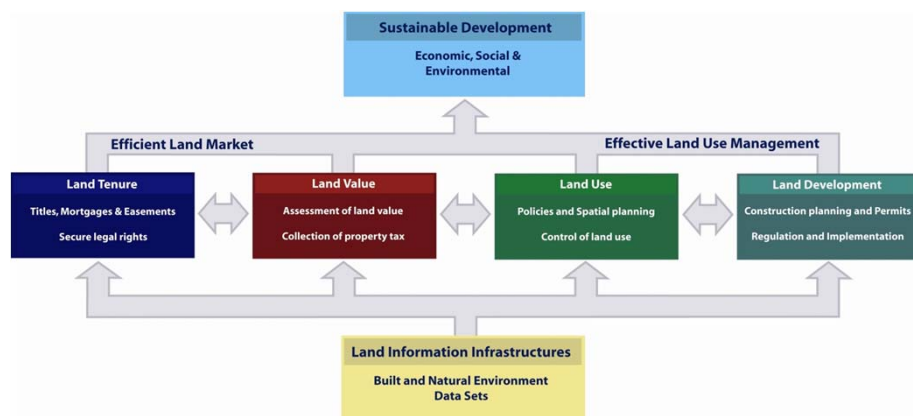
Land governance is about the policies, processes and institutions by which land, property and natural resources are managed.

This includes decisions on access to land; land rights; land use; land development.

Land governance is about determining & implementing sustainable land policies.

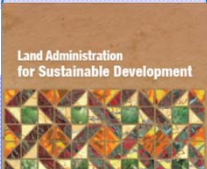
Land Administration Systems

Land Administration Systems provide the infrastructure for implementation of land policies and land management strategies in support of sustainable development.



- Land Tenure: Allocation and security of rights in lands; legal surveys of boundaries; transfer of property;
- Land Value: Assessment of the value of land and properties; gathering of revenues through taxation;
- Land-Use: Control of land-use through adoption of planning policies and land-use regulations at various levels;
- Land Develop: Building of new infrastructure; implementation of construction works and the change of land-use

Benefits to Society

<ul style="list-style-type: none"> • Support for governance and the rule of law 		<ul style="list-style-type: none"> • Protection of state lands
<ul style="list-style-type: none"> • Alleviation of poverty 		<ul style="list-style-type: none"> • Management of land disputes
<ul style="list-style-type: none"> • Security of tenure 		<ul style="list-style-type: none"> • Improvement of land planning
<ul style="list-style-type: none"> • Support for formal land markets 		<ul style="list-style-type: none"> • Development of infrastructure
<ul style="list-style-type: none"> • Security of credit 		<ul style="list-style-type: none"> • Management of resources and environment
<ul style="list-style-type: none"> • Support for land and property taxation 		<ul style="list-style-type: none"> • Management of information and statistical data

The book is available for free online at <http://www.fig.net/pub/others/index.htm>

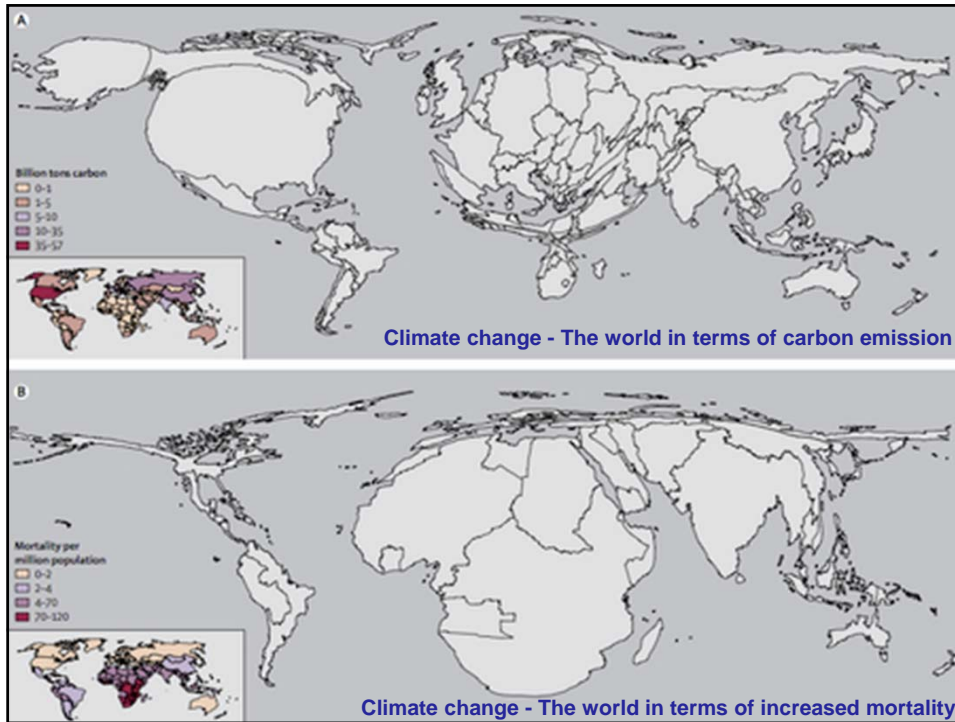
Williamson, Enemark, Wallace, Rajabifard, ESRI Press, 2010, 500 pages.

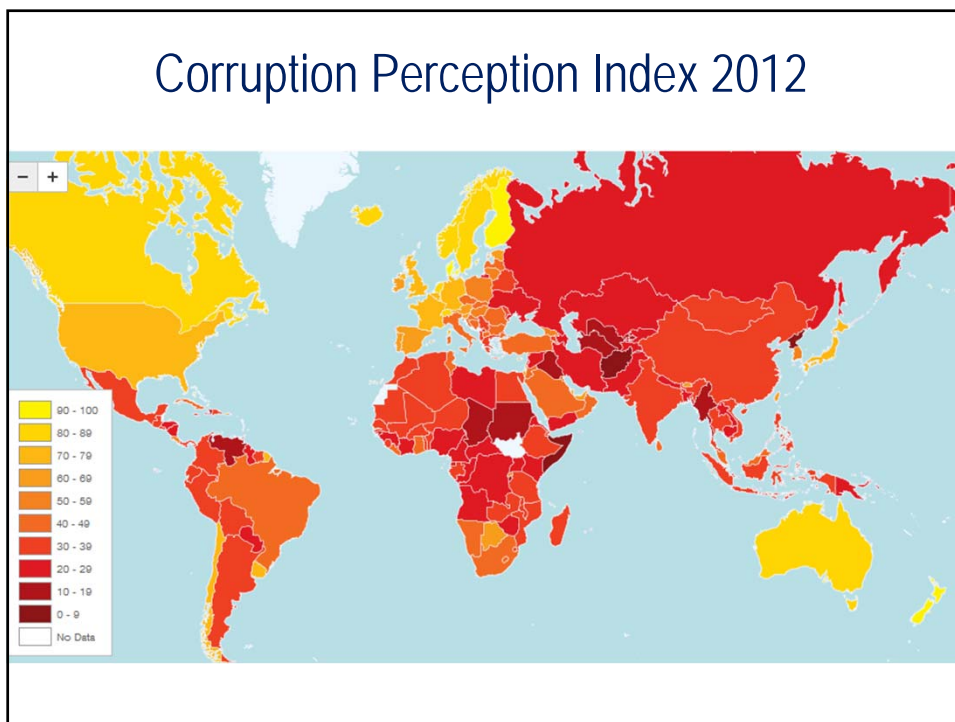
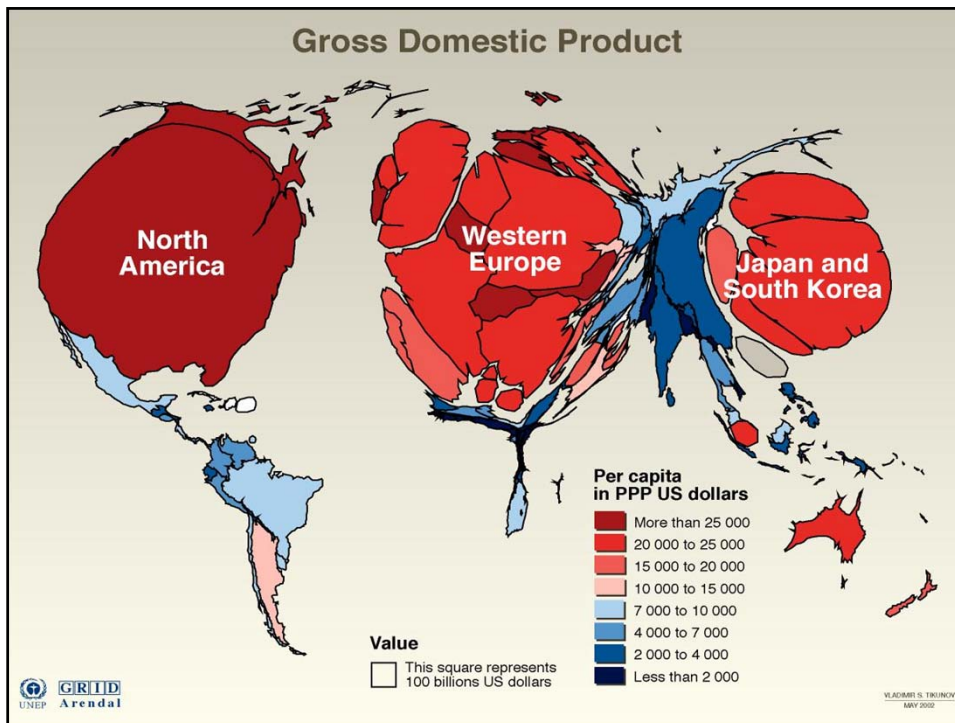
A Land Governance Vision



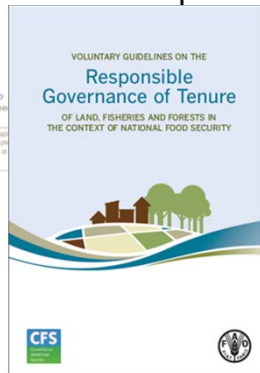
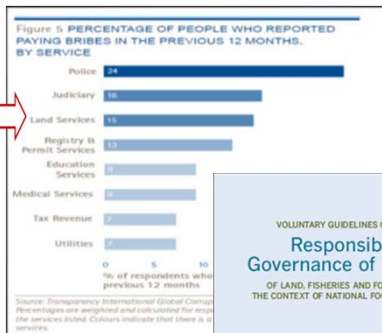
Trustable land information and good land administration is fundamental for:

- Responsible governance of tenure
- Coping with climate change
- Meeting the Millennium Development Goals
- Achieving sustainable development





Responsible Governance of Tenure



www.fao.org/docrep/016/i2801e/i2801e.pdf

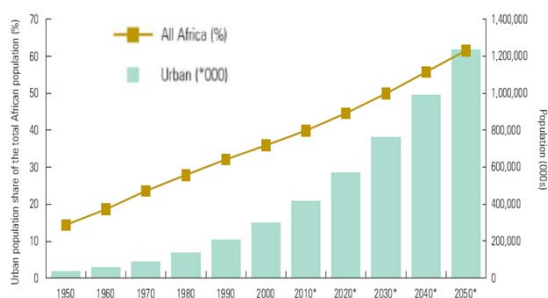
International soft law instrument. The Guidelines represent a global consensus on internationally accepted principles and standards for responsible practices. They provide a framework that States can use when developing their own policies, legislation and programmes.

Human rights based approach. The Guidelines place tenure rights in the context of human rights. Tenure rights and their governance are important for the realization of human rights, such as the rights to adequate food and to adequate housing.

Guidance for a variety of actors. With the help of the Guidelines actors can determine whether their proposed actions and the actions of others constitute acceptable practices.

Africa becomes urbanised

African urban population trend, 1950–2050



UN-Habitat, State of the African Cities 2010

- In 2010 Africa had a population of 1 billion with 40% living in cities
- In 2030 Africa will become urbanised, and in 2050 African cities will host 1,2 billion people – 60% of all Africans.
- A tripled urban population is a huge challenge.
- Mega cities will explode but medium and smaller cities will absorb 70% of the growth.

These trends call for enhanced land governance capacity with land administration systems as the key component.

Land Administration and the Global Agenda

Sustainable **Land Administration Systems** should serve as a basis for poverty reduction, social equity, and economic growth.

Incorporating a pro-poor and environmentally resilient approach into national land policies

Integrate means of climate change adaptation by controlling the use of land in relation to climate change and disaster risks

Incorporating all land into the formal land administration systems - 70% of the land in most developing countries are currently outside.


Incorporating all rights – formal as well as informal – into the land administration systems by adopting innovative approaches such as the STDM.

Avoiding land grabbing and the attached social and economic consequences through participatory approaches.

Avoiding informal development through sustainable land use planning and control.

Guarantee good, transparent, affordable and gender responsive governance of land

Key Message



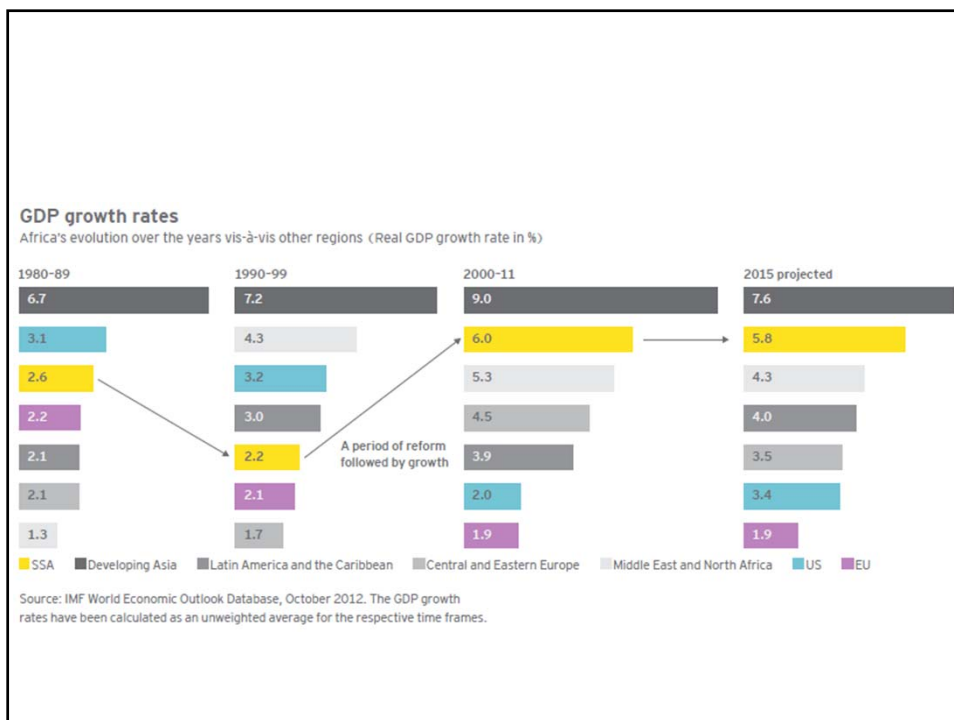
The land professionals must be able to take a lead and explain the relevance of land administration, land parcel mapping, and good land governance in relation to the global agenda.

“Building the capacity for facing the global agenda”

Africa on the Move...

- Africa has a growth rate of 5% over the last decade and is expected to continue to grow twice as fast as the global economy
- Africa has been left behind and is struggling with insecurity of tenure, informal settlements, urban slums, and degrading of natural resources
- Africa is still mostly poor – and has not been able to convert the growth into rapid poverty reduction
- These issues indicate that poor land governance may be root of the problem

A recent and promising African agenda is focusing on good land governance



The Africa Land Policy Initiative



http://www.uneca.org/sites/default/files/uploaded-documents/au_declaration_on_land_issues_eng.pdf
www.achpr.org/instruments/framework-guidelines-land-policy

A commitment from African leaders to

- Prioritise land policy development and implementation
- Develop appropriate institutional framework for land policy
- Allocate adequate budgetary resources for land policy
- Ensure equitable access to land for all land users
- Strengthen woman´s land rights
- Develop adequate human, financial and technical capacity to support of land policy development, implementation and monitoring through

A Capacity Development Framework .

The Capacity Development Concept

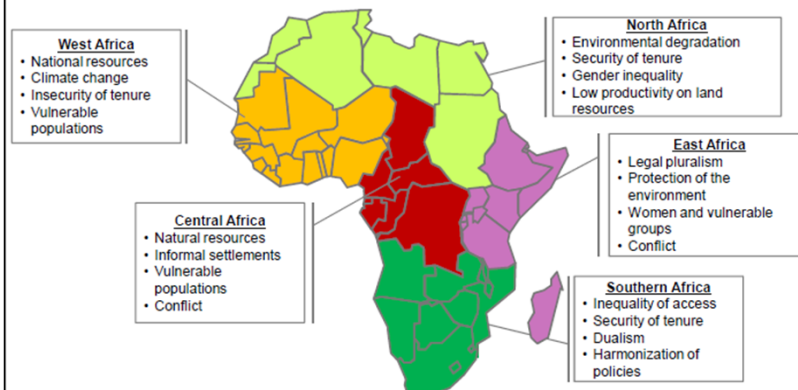
”Capacity Development within LPI refers to the continual and comprehensive learning and change processes by which African governments, organisations and people identify, strengthen, adapt, create and retain the needed capacity for effective land policy development, implementation and tracking for the resolution of priority land challenges facing the continent.”



Regional Land Issues across Africa

Land Issues: Complexity and diversity of land issues across the continent--continental prioritization of issues is problematic

Land governance priorities across regions

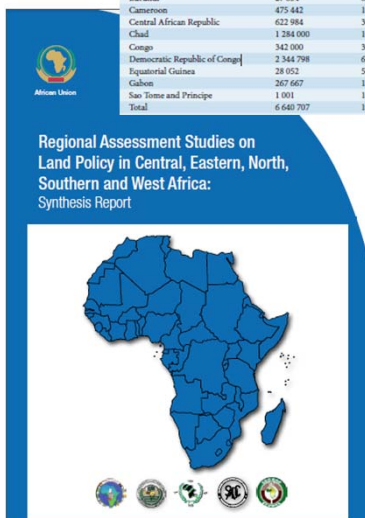


Though there are areas of commonality across the continent such as gender issues and tenure systems, the focus issues for land governance reform will vary by region, country, making a continental prioritization of limited utility

Source: Dalberg analysis

Regional Assessment Studies

Country	Surface area (km ²)	Population
Angola	1 246 700	12 127 100
Burundi	27 834	8 691 005
Cameroon	475 442	17 000 000
Central African Republic	622 984	3 895 139
Chad	1 284 000	10 542 141
Congo	342 000	3 768 000
Democratic Republic of Congo	2 344 798	62 660 551
Equatorial Guinea	28 052	523 051
Guinea	367 667	1 424 906
Sao Tome and Principe	1 001	188 000
Total	6 640 707	120 819 893



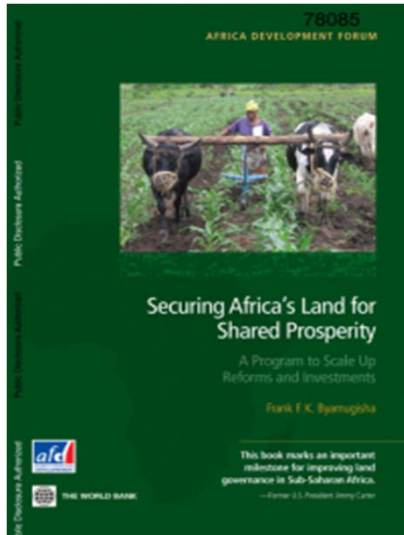
Top five land issues for Central Africa:

- Lack of land policies, inadequate regulations and pluralism of decision making as regards land issues
- Gender issues with special attention to access to land for women and marginalised groups.
- Lack of capacity in land policy development and implementation.
- Lack of financial and human resources for land management
- Centralised land management administration and lack of participation.

Key challenges: Good governance, sustainable resource management, economic growth, poverty alleviation, and secure land rights.

<http://repository.uneca.org/bitstream/handle/123456789/17775/Bib-67927.pdf?sequence=1>

The World Bank Agenda



www.worldbank.org/en/region/afri/publication/securing-africas-land-for-shared-prosperity

A 10-point programme to scale up land policy reforms and investments for improving land governance

- Improving tenure security and land access
- Increasing efficiency and transparency in land administration services
- Developing capacity in land administration,
- Increasing scope and effectiveness of land use planning.

The cost estimate for African countries and their development partners is USD 4,5 billion over 10 years

The Role of Land Professionals

Dealing with the land issue will require skills in the following areas:

- High level geodesy models to predict future change
- Modern surveying and mapping tools to support management and implementation
- Spatial data infrastructures to support decision making on the natural and built environment
- Secure tenure systems and sustainable systems for land valuation, land use management and land development
- Systems for transparency and good governance

Land governance is an interdisciplinary and cross-cutting area mixing technical, natural and social science **It is basically about people**

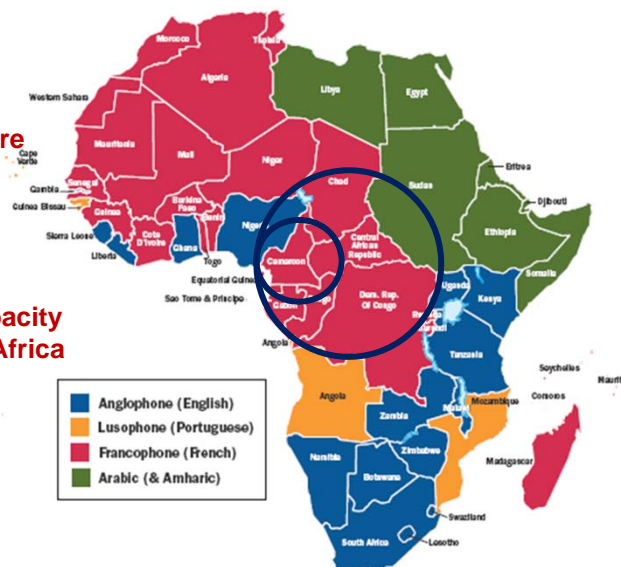


Cameroun to take a lead ?

**A Regional Training Centre
in Yaounde, Cameroun ?**

**University programme
for land professionals**

**Building institutional capacity
In Francophone Central Africa**



The Road Map...



Lack of training opportunities for surveying and land management in Central Francophone Africa.

Establishing a **Regional Training Centre in Cameroun** has been discussed and supported by FIG over recent years. The Centre should provide:

- Bachelor programme in Land Management
- Diploma in Surveying and Land Administration
- One year programme for training of land clerks
- Research and support of land reform programmes, and land policy implementation,
- Institutional development, and short term training programmes
- Monitoring and evaluation of progress

Government commitment and funding is currently pursued in line with the new Africa agenda on land policies and governance.

Simply put,
sustainable development
requires sustainable
land governance



Land professionals have a key role to play