



# FIG Working Week 2024

19-24 May

Accra, Ghana

Your World, Our World:  
Resilient Environment  
and Sustainable  
Resource Management  
for All

Presented at the FIG Working Week 2024,  
19-24 May 2024 in Accra, Ghana

## Land reforms and implementation of the framework for effective land administration (FELA): a case study for customary land registry implementation in the Democratic Republic of Congo

Mamadou Mballo-Land Programme Coordinator, DRC Office, UN-Habitat - GLTN

Hellen Ndungu- Programme Management Officer, UN-Habitat - GLTN

John Gitau-Programme Management Officer, UN-Habitat - GLTN

ORGANISED BY



PLATINUM SPONSORS





# FIG Working Week 2024

19-24 May

Accra, Ghana

Your World, Our World:  
Resilient Environment  
and Sustainable  
Resource Management  
for All

## DRC's Land Context

Since 2012, the Democratic Republic of Congo has been engaged through the support of UN-Habitat and GLTN in a land reform process, which aimed to develop a national land policy and a Land law for effective land management. This land reform is even more justified as the Congolese land tenure system is characterized by the following constraints:

- Dichotomy of land tenure – traditional and modern system
- Legal loopholes leading to land conflict and insecurity
- Limiting enumeration of real rights
- Disfunctionnal institutionnal context of Land Management
- Insufficiently planned and highly complex urban development

*The development of the land information system was one of the innovative outcomes of the process made possible through a Customary Land Registry implementation approach as a tool driver for effective land administration.*



ORGANISED BY



PLATINUM SPONSORS





# FIG Working Week 2024

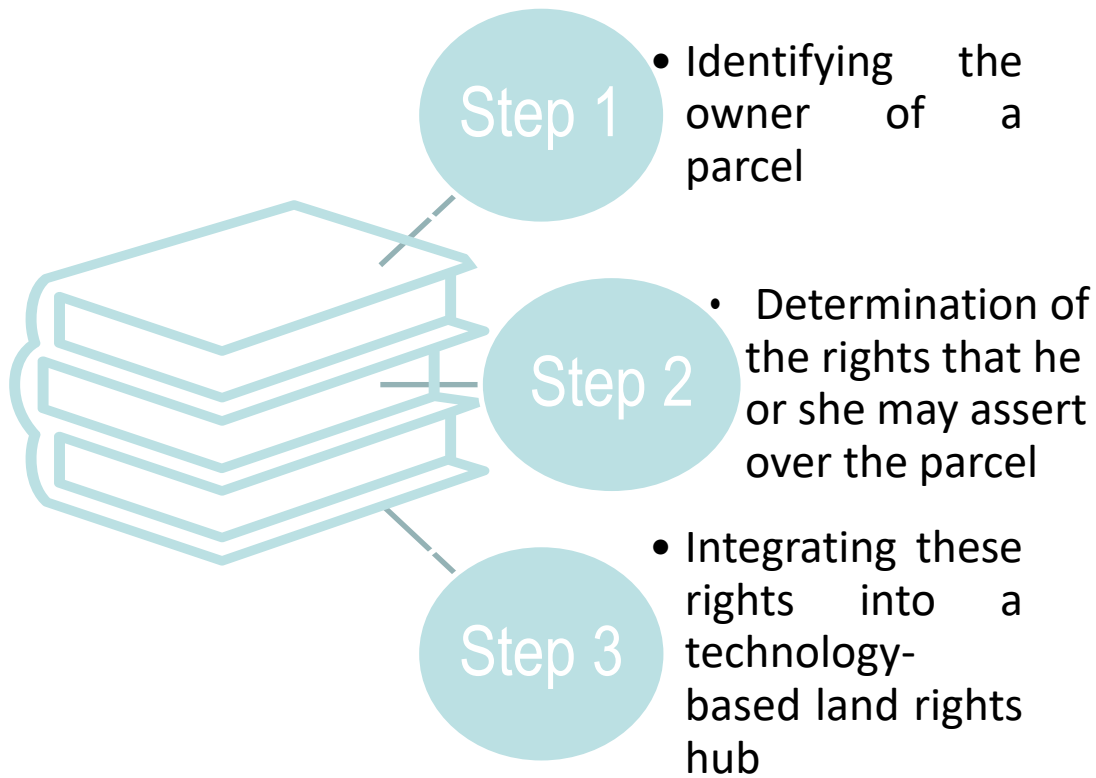
19-24 May

Accra, Ghana

Your World, Our World:  
Resilient Environment  
and Sustainable  
Resource Management  
for All

## The Community Land Registry: An innovative approach to Land Tenure in the DRC

CLR



In fact, the Community Land Registry is understood, in the context of the Land Reform, as a **public land service** at the local level.

It is inspired by the principle of decentralization and a good responsible land practice that considers the the continuum of rights, gender balance among others

**IMPORTANT:** This approach (**Community Land Registry**) is already proposed in the land law currently being adopted by the Congolese parliament.

ORGANISED BY



PLATINUM SPONSORS





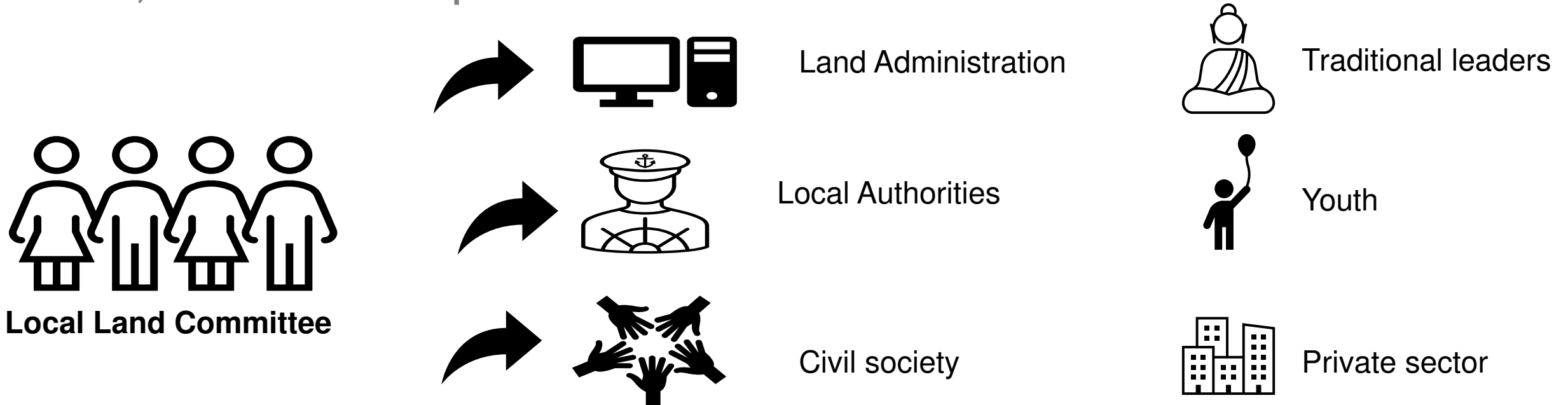
# FIG Working Week 2024

19-24 May

Accra, Ghana

Your World, Our World:  
Resilient Environment  
and Sustainable  
Resource Management  
for All

## The CLR, an institutional response to land issues in rural area



**Innovation:** (i) Integration of participatory mapping technology of village entities and GIS; (ii) establishment of a permanent framework for consultation on land issues; (iii) functional organization of land governance at the lowest possible level, including the management of land-related capital; (iv) Consisting of several institutions that agree to support the implementation of the CLR – Constitutive Act.



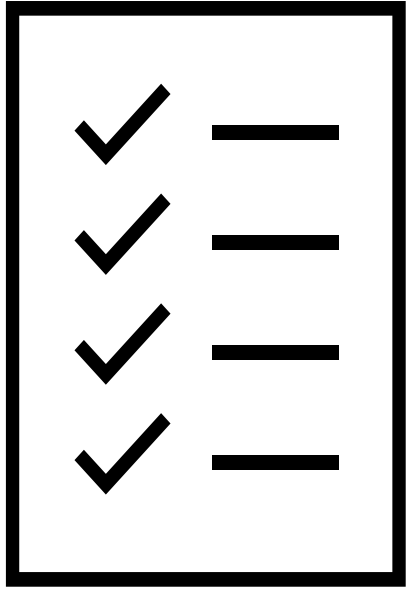
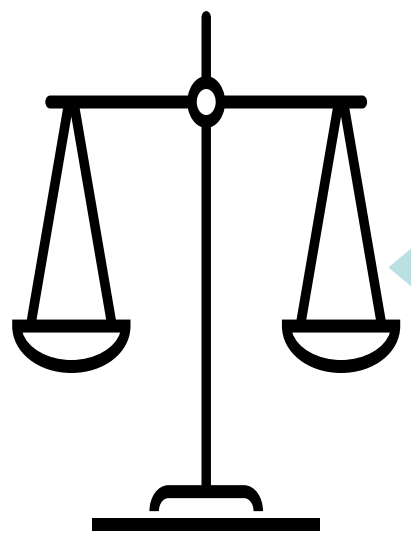
# FIG Working Week 2024

19-24 May

Accra, Ghana

Your World, Our World:  
Resilient Environment  
and Sustainable  
Resource Management  
for All

The CLR, a legal response to land issues in rural area



1

Regulates local good land use practices

2

Establishes rules for the management, access and enjoyment of natural resources at the community level

3

Defines the rules for the management of natural resources, the principles and rules on access and the securing of rights through the establishment of local land titles

**Innovation:** The legal framework for the governance of natural resources establishes and validates both at the local and provincial levels (a provincial decree enshrines a legal character to the charter).



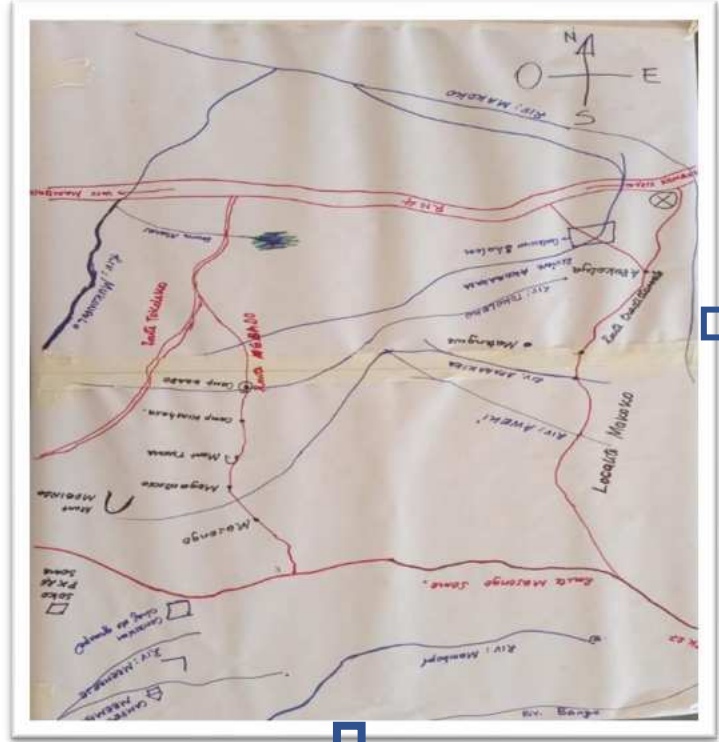
# FIG Working Week 2024

19-24 May

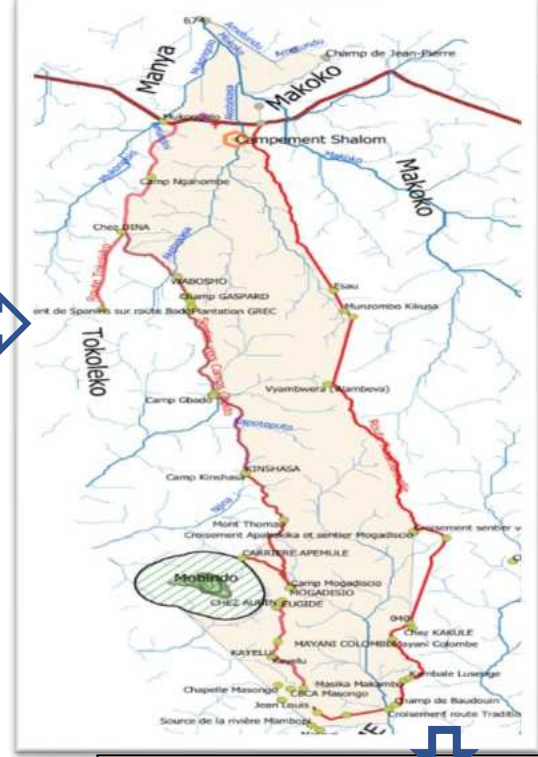
Your World, Our World:  
Resilient Environment  
and Sustainable  
Resource Management  
for All

## The CLR, a spatial response to land issues in rural area

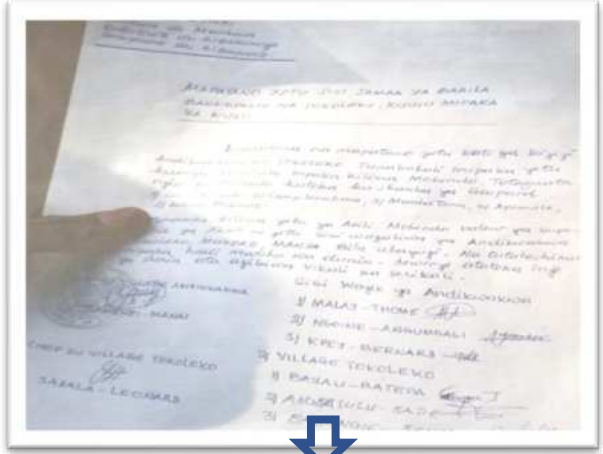
The spatial framework refers to the establishment of a land inventory in a land file: mapping of village land, land use, complex land conflicts, to carry out an inventory of rights and to develop village parcel plans



Participatory mapping process for the delineation of entities (village lands, community-led, community-driven, community-driven, Sketch of the representation of the terroir by the village community of Andikwakwa



Result of the collection of Geospatial data in the village of Andikwakwa. Landmarks, rivers, roads and trails have been mapped out. This process also involves the location of pygmy camps, sacred spaces, land use, etc.



Understood after resolution of disputes between two village lands. The process of clarifying boundaries lays bare conflicts between different entities. This process must include the dispute resolution mechanism. The compromise is sent to the competent authorities to give it the value of a legal judgment



# FIG Working Week 2024

19-24 May

Accra, Ghana

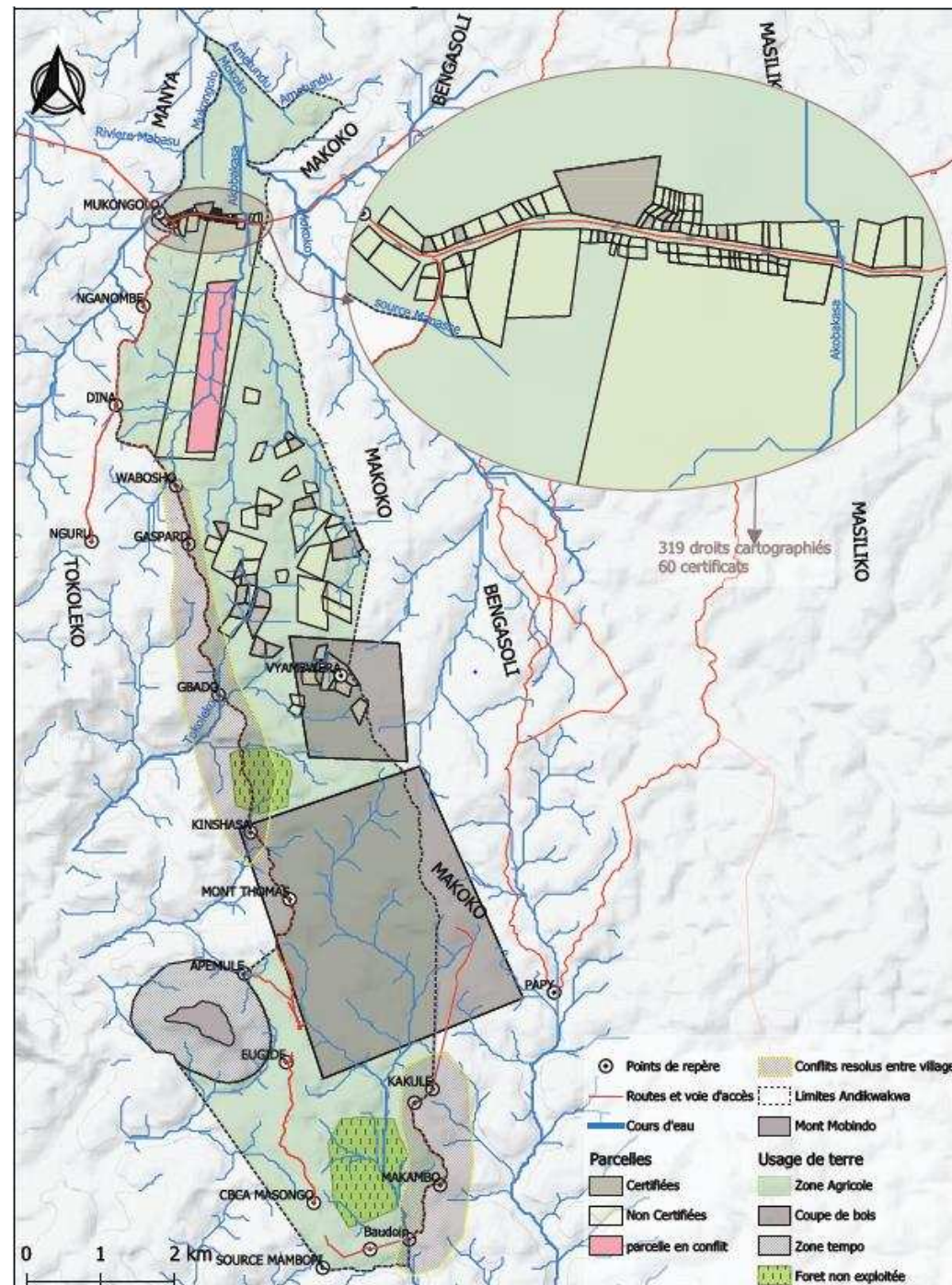
Your World, Our World:  
Resilient Environment  
and Sustainable  
Resource Management  
for All

## Specific results achieved

- ❑ In Mambasa : (i) 340 families in Ituri identified and mapped (2021 – 2022); (ii) 100 land conflicts identified and resolved (2021 – 2022); (iii) 60 land certificates have been generated and issued (2021 – 2022)
- ❑ Mai Ndombe: 250 families enumerated, and 60 land conflicts were identified and about 60% addressed – (2021 – 2022)
- ❑ A classification of rights exercised over land according to the different registers kept at different levels: at the level of the villages, the group, the chiefdom as well as the land administration.
- ❑ Overlapping rights between farmers and loggers: the charter has set up dispute resolution mechanisms.



A map generated from geospatial data from Andikwakwa village







# FIG Working Week 2024

19-24 May

Accra, Ghana

Your World, Our World:  
Resilient Environment  
and Sustainable  
Resource Management  
for All

## Challenges

- Accessibility and security risk
- Human and technical capacities
- Limited role of women and youths
- Political uncertainty and goodwill
- Tension between the provincial and local authorities/communities between « competing » options
- Limited infrastructure, power and internet connection
- Good innovations; difficult realities - how to scale up?





# FIG Working Week 2024

19-24 May

Accra, Ghana

Your World, Our World:  
Resilient Environment  
and Sustainable  
Resource Management  
for All

## Lessons Learned

1

Working with partners with local knowledge, particularly in land, large works and complex environments, is essential for the continuity of work. Important also to consider language complexity, and cultural issues that may affect project outcomes .

2

Working with the government mainly on national projects may be affected by the short deadline, political outcomes. The project should be flexible to adhere to required changes and requests.

3

Success in the implementation of LIS in DRC required a large pool of human resources of the land administration. It's important that these officer have basic IT skills.

4

Supporting local communities in securing their land rights is a long and slow process. Its success is largely dependent on communities acceptance, including customary chiefs and provincial authorities

ORGANISED BY



PLATINUM SPONSORS





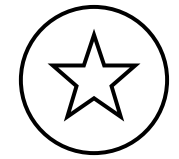
# FIG Working Week 2024

19-24 May

Accra, Ghana

Your World, Our World:  
Resilient Environment  
and Sustainable  
Resource Management  
for All

## Outcomes and Opportunities



The project has built robust capacity within the sites that can be tapped for subsequent work and upscaling to other sites.



A strong relationship with the current government and the uptake of changes in the legal framework provides a robust opportunity for national land reform and donor mobilization to scale up the good work.



Beneficiaries appreciate the achievements made from land reform work and the splendid outcome of the project through the issuance of land certificates and the establishment of land committees that support dispute resolutions and land allocation in a transparent process.





# FIG Working Week 2024

19-24 May

Accra, Ghana

Your World, Our World:  
Resilient Environment  
and Sustainable  
Resource Management  
for All

## THANK YOU FOR YOUR ATTENTION!

GLTN Secretariat  
UN-Habitat, P.O Box 30030, Nairobi 00100, Kenya

[gltn@unhabitat.org](mailto:gltn@unhabitat.org)  
[www.gltn.net](http://www.gltn.net)

ORGANISED BY



PLATINUM SPONSORS

