



Role and Recognition of Land Governance in GIZ Projects in Africa, Counterpart Strategies & Investment Plans

SURVEY RESULTS

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Investment Plans

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Abbreviations

AU	African Union
CAADP	Comprehensive Africa Agriculture Development Program
EU	European Union
LGAF	Land Governance Assessment Framework
NAIP	National Agricultural Investment Program
NELGA	African Network of Excellence on Land Governance
NEPAD	New Economic Partnership for African Development
PPARD	Policy Processes in Agricultural and Rural Development (SNRD Working Group)
REC	Regional Economic Community
SLGA	Strengthening Capacities for Land Governance in Africa
SNRD	Sector Network Rural Development
VGGT	Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests

Preface- SNRD PPARD Land Governance Study

There is evidence that particularly in Africa competition for access to land and natural resources is increasing. Sub-Saharan Africa is home to nearly half of the world's usable, uncultivated land. Land and natural resources lie at the heart of social, political, and economic life in most African countries. They represent fundamental assets—primary sources of livelihood, nutrition, income, and employment for African communities in rural and urban areas alike—and are a basis for security, status, social and cultural identity, and political relations.

In an effort to tackle land-related development obstacles in GIZ-implemented projects and programmes in Africa, the Working Group „Policy Processes in Agricultural and Rural Development“ (PPARD) of the GIZ “Sector Network Rural Development in Africa” (SNRD Africa) commissioned this stocktaking study in 2017.

The purpose of this report is to assess the recognition and relevance of land rights in programmes implemented by GIZ in Africa. The objective is to identify gaps, provide demand-driven information, develop innovative technical solutions and integrate land governance more consistently in programme design and implementation, in order to improve impact on the ground for the benefit of the poor and marginalized in African countries.

Improving the performance and productivity of Africa's agricultural sector, protecting natural resources and sustainable urban development are vital for achieving broad-based growth and translating it into substantially less poverty and more jobs and opportunity for Africans. Land governance is a proven pathway to achieving transformational change and impact that will help secure Africa's future. This has also been duly acknowledged in various international fora, including the Committee on World Food Security, the European Union, the African Union, the G7 and G20 and the Sustainable Development Goals of the United Nations.

In German Development Cooperation many experiences have been gathered, knowledge built up, new challenges arisen and new institutions and activities have been developed. In fact, securing access to land for the rural population in our partner countries has become one of the six pillars of BMZ Special Initiative “One World; No Hunger”. This entails a new focus and more resources committed to this crucial thematic area and, therefore, also a need for appropriate guidance, orientation and knowledge.

Yet, despite the increasingly crucial role of land tenure rights globally and within Africa, they are not always sufficiently addressed in German technical cooperation. According to the 2015 meta evaluation of rural development programs implemented by GIZ, unclear land rights constitute one of the stumbling blocks that has prevented many GIZ programs to unfold their full potential (Querschnittsanalyse Ländliche Entwicklung 2015).

We would like to sincerely thank Antti Seelaff who has prepared this publication for his excellent work, as well as the sectoral department of GIZ in Eschborn for coordinating the process.

This study would not have been possible without the dedicated support of the 48 projects and programmes in 23 African countries. We would like to particularly thank them for their valuable contributions and insights provided in the online survey and during the interviews.

Dr. Thomas Breuer
Speaker of the SNRD Working Group
“Policy Processes in Agricultural and Rural
Development” (PPARD)

Dr. Marc Nolting
Head of Global Programme
“Strengthening Capacities on
Land Governance in Africa
(SLGA)”

Summary

This study was conducted in the context of land policy mainstreaming efforts of the GIZ SNRD Africa Working Group „Policy Processes in Agricultural and Rural Development“ (PPARD). The working group commissioned a stocktaking study of the current recognition and relevance of land rights and land governance in programs implemented by GIZ in Africa, including sectors beyond rural development like governance and urban development as well as sustainable economic development, since land governance is of crosscutting importance.

This report presents the results of an online survey with follow-up interviews that has been conducted between November 2017 and February 2018. A total of 50 respondents from 48 projects in 23 countries participated in the online survey, 21 of them provided more in-depth information in follow-up interviews via telephone. The information gained was not verified through other sources.

Survey results

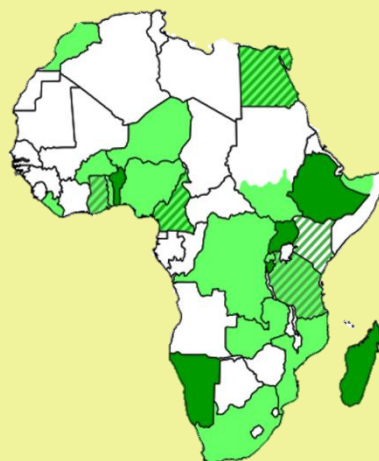
The GIZ land governance portfolio in Africa (see figure 1 on the next page) consists of

- seven (7) projects that entirely focus on land governance issues (dark green). They are implemented in Benin, Burundi, Ethiopia, Madagascar, Namibia, and Uganda.
- fifteen (15) projects that implement activities related to land governance (in 14 countries) but have a different focus (light green). These projects are found in a large variety of sectors such as (professional classification code in brackets)
 - Rural development and agriculture,
 - Decentralization, urban and regional development,
 - Forest, biodiversity and management of natural resources,
 - Crisis, conflicts, disasters,
 - Promotion of the private sector,
 - Climate change, climate protection,
 - Water policy, water resources, urban water supply.
- six (6) projects are interested or consider to initiate activities related to land governance (striped).

According to respondents, land policy and land governance issues are addressed by governments in 15 countries. In all of these 15 countries, GIZ is active in the land governance sector. National initiatives include policy and legal framework development, redistributive land reform, establishment of land registries at different levels (national, municipal), land use / spatial planning at various levels, as well as demarcation and registration of land tenure rights at household/village level. The country (response) profiles in Annex B contain information on ongoing initiatives by governments as well as the relevant legal framework per country.

In ten (10) countries, respondents were not aware of any major ongoing or planned initiative by the government related to land governance.

Figure 1: Overview on the GIZ
„land governance portfolio“ in Africa



Entire Focus	Activity / Component	Interest
Benin Promotion d'une Politique Foncière Responsable	Liberia Capacity Development in the Transport Sector	D.R. Congo Conservation of Biodiversity and Forest Management
Namibia Support to Land Reform	Burkina Faso Soil protection and rehabilitation for food security	South Africa Support to CAADP Programme
Burundi Good governance in the area of land register	Togo ProREDD	South Sudan Food Security and Rural Development
Uganda Responsible Land Policy in Uganda	Benin Soil protection and rehabilitation for food security	Egypt Water Management Reform Programme
Ethiopia Support to Responsible Agricultural Investments	Benin / Togo Transboundary Biosphere Reserve in the Mono Delta	Mozambique Good Financial Governance
Madagascar Programm Politique Fonciere Responsable	Niger Promotion de l'Agriculture Productive	Somaliland Sustainable Land Management
Global Project SLGA ¹ , Ethiopia (Addis)	Nigeria Sustainable Economic Development	Zambia Decentralisation for Development
Sector Project Land Policy and Management, Germany (Eschborn)	Cameroon Forest and Environment Programme	Sector Project Soil protection, desertification, sustainable land management
Global Project Responsible Land Policy ² , Germany (Bonn)	Global Project Soil protection and rehabilitation for food security, Germany (Bonn)	Global Project Green Innovations Centers in Agricultural Systems, Germany (Bonn)
		Benin Green Innovations Centers in Agricultural Systems
		Ghana Support to decentralisation reform in Ghana
		Cameroon Green Innovations Centers in Agricultural Systems
		Egypt Participatory Infrastructure Project
		Tanzania Sustainable Management of Natural Resources
		Kenya Green Innovations Centers in Agricultural Systems
		Kenya Promotion of reconciliation and transitional justice
		Regional Project Competitive African Cotton Initiative (if started again)

Note: The country-level projects shaded grey belong to Global Projects listed under the respective column.

¹ The Global Project "Strengthening Advisory Capacities for Land Governance in Africa" (SLGA), based in Ethiopia, implements activities through regional nodes in Ghana, Cameroon, Morocco, Namibia and Tanzania as well as in Rwanda and South-Africa.

² The Global Project „Responsible Land Policy“ consists of a management unit in Germany and country projects in Benin, Uganda and Madagascar (as well as Laos and Peru)

The most widespread challenges related to land tenure and land governance mentioned by respondents include insecurity of tenure rights (72%). Respondents see several underlying reasons for these challenges, such as a lack of formalization of traditional land rights, transparency and accountability of traditional leaders and authorities, but also corruption, and generally poor governance. Moreover, ineffective government institutions (66%), lack of qualified staff in government (56%), land conflicts (54%) as well as corruption in land administration (52%) have been mentioned by respondents.

More than half (56%) of the respondents consider initiating (or expanding) activities related to land governance in their project. Most of them (19) are working in projects that already cover land governance aspects. Out of these responses, the most prominent activities are to provide specific support to disadvantaged groups such as women, youth, other vulnerable groups (63%), to address land use planning and zoning (59%), land demarcation, adjudication, registration, and cadaster (52%) and supporting the development of policy, legal and organizational frameworks related to tenure (52%).

Colleagues from projects that so far did not address land governance aspects, but consider to do so are working in:

- Green Innovation Centers (Kenya, Benin, Cameroon)
- Urban Development projects (Egypt, Ghana)
- Kenya (Promotion of reconciliation and democratization by strengthening of the Transitional Justice processes in Kenya)
- Tanzania (Sustainable Management of Natural Resources)
- Regional (Cotton Initiative, if started again)

With respect to projects that are not addressing land governance issues, the most stated reason is that the commission documents (offer of implementation) do not include such activities (40%). Limited financial resources (24%), lack of interest on the counterpart side (16%) and a lack of expertise within the GIZ project (16%) were preventing colleagues from introducing activities related to land tenure.

The main requirement for the projects to initiate (or expand) land governance related activities is a corresponding request by the (political counterpart) partners (59%). Slightly over one fifth of the respondents would also require support from sector networks (24%) and/or head office (22%).

With respect to land governance, the respondents expressed the following types of support needed from sector networks and/or headquarter:

- Provision of general information, e.g. related to who is working where on what kind of land governance aspects, but also
- A more intensive working dialogue, exchange and cooperation on details of implementation related to land governance, such as existing and new tools, reporting formats etc.,
- Provision of easily accessible information on project implementation experience (applied approaches, cost, lessons learned from other countries), particularly on
 - participatory land use (or spatial) planning, or,
 - mapping, demarcation and registration of tenure rights;
- Provision of a policy brief with key arguments for, and benefits arising from strengthened tenure rights and tenure administration, to convince high-level government officials to buy-in.

Regional support mechanisms

With respect to potential support from Regional Economic Communities (REC) as well as other regional initiatives such as the NEPAD Agency or the African Union Commission, very little information from country level could be obtained. Except for colleagues directly working with those organizations, no respondent was able to provide specific information related to support from these organizations to land governance related activities at country level. It can be assumed that – with respect to land governance – the support from RECs at country level is, so far, not significant or relevant.

Likewise, almost no information could be gathered on the role of land governance in national agricultural investment plans. The only exceptions were:

- the global project “Soil protection and rehabilitation for food security” in Benin, where colleagues have been supporting the development of the agricultural sector development strategy (as also the corresponding investment plan) that also addresses the strengthening of land tenure rights;
- the regional “Support to Comprehensive Africa Agriculture Development Programme” project, and the Global Project “Strengthening Advisory Capacities for Land Governance in Africa” that jointly support the review of several 2nd generation national agricultural investment plans.

One regional initiative that aims to strengthen human and institutional capacities is the African Network of Excellence on Land Governance (NELGA) under the leadership of African Land Policy Center. NELGA is a partnership of leading African universities and research institutions with education, training and research on land governance. It strengthens land-related capacities in over 30 African countries, coordinated by regional academic centers in Ghana, Cameroon, Morocco, Namibia and Tanzania as well as in Rwanda and South-Africa. NELGA is supported jointly by the World Bank and the German Government under the Global Project “Strengthening capacities for land governance in Africa (SLGA)”.

This study was prepared together with the sectoral department of GIZ in Eschborn. Andreas Lange and Axel Hausin have contributed to the study concept and the development of the questionnaire.

1. Background

Land governance is back on the mainstream agenda. Following a large number of land acquisitions (over 1,500 land acquisitions of more than 200 ha since the year 2000³) through private companies that partly displaced local communities from their land, and several media campaigns against such land deals by civil society organizations, the sensitivity of access to land for local food security has been widely acknowledged.

At the same time, several countries have initiated (Ethiopia, Namibia) or concluded (Rwanda) registration campaigns that survey, document and formalize local, often traditional land tenure rights. New information and communication technologies are used to make this process more precise, at lower cost, or quicker.

Within GIZ's Sector Network Rural Development Africa (SNRD Africa) there is an increasing interest and demand to mainstream land governance approaches into the cooperation framework with partner countries. Also, the 2015 meta-evaluation of rural development programs implemented by GIZ concluded that unclear land rights constitute a critical framework condition that has prevented many GIZ programs to unfold their full potential. Further, rural development programs should consider land and tenure rights as part of their conceptual development and integrate specific activities if possible.

To follow up on these recommendations, the Sector Network Rural Development Africa Working Group „Policy Processes in Agricultural and Rural Development“ (PPARD) has identified land policy mainstreaming as a major activity for its next phase. The working group commissioned this stocktaking study of the current recognition and relevance of land rights and land governance in GIZ programs in Africa to better understand, which projects are already engaged in land governance activities, what kind of activities they conduct as well as what hinders others to address land access issues.

Definition of terms used in this survey

For a common understanding, some key terms used during this survey are explained here (following FAO):

Tenure: rights and duties in relation to a natural resource. Tenure rights can be created under formal legal systems, or arise from customs.

Land governance: describes the way in which a society manages access to and control over land. Governance refers to both, the organizations (governments, courts, agencies) and the rules and processes that regulate land tenure rights. Land governance covers several thematic areas, e.g.:

- Registration of tenure rights, support to land registry and cadastral systems
- Land use planning
- Mediation and dispute/conflict resolution mechanisms
- Legal and policy frameworks
- Human and institutional capacity development

Good or responsible land governance is fair and equitable governance, which seeks to bring the greatest good to the most people, while minimizing adverse impacts on individuals or groups, keeping in mind the principle of sustainability.

³<http://landmatrix.org/en/>

2. Objectives and methodology

2.1 Objectives

As stated in the terms of reference, the survey should answer the following questions:

1. What is the importance of land policy in the country context, where rural development or projects in other sectors are active?
2. To what extent are land policy issues recognized and addressed by GIZ programs (within their operations and project design)?
3. To what extent could GIZ projects incorporate land policy and land governance approaches into their project design and implementation (including gender specific tools and approaches)?
4. What type of cooperation or support from SNRD Africa do GIZ projects need for their specific working environment?
5. What importance do Regional Economic Communities (RECs), and other regional and continental bodies in Africa (such as the NEPAD Agency and the African Union Commission) assign to land policy and how land policy is addressed in their country support programs?

2.2 Survey design and sample

In order to identify potentially relevant projects for the survey, all ongoing GIZ projects in Africa have been analyzed based on information drawn from the internal knowledge management systems (DMS, Wissensspeicher). Criteria for selection included mentioning of “land” in the offer of implementation (Angebot), and possible thematic linkages to land tenure questions.

Following the preparation of the survey in October 2017 (identification of relevant projects, analysis of project documents, conceptual development of the survey, testing of online survey websites), the survey was conducted in two phases:

- a. **Online questionnaire:** (a. project information; b. country context; c. project activities related to land governance; d. areas for possible expansion; e. support needed; for the full online questionnaire see [Annex C](#)).

In total, 135 GIZ projects have been invited via e-mail to participate in the online survey, of which 50 participated.

- b. **Follow-up interviews:** In order to get more detailed information and verify the online responses, (for the guiding questions used in the follow-up interviews see [Annex D](#), and, for a list of follow-up interviewees, [see Annex E](#)).

In total, 21 follow-up interviews have been conducted with selected respondents (via telephone and skype) between November 2017 and February 2018. Main criteria for selection were the intended coverage of wide spectrum of sectors (agriculture, forestry, urban development, etc.) as well as project types (bilateral, various global projects, regional commodity projects).

2.3 Selection of online tool

Since a variety of web-based survey tools are available, most of which offering a free (no cost) version, several tools were tested (Survey Monkey, Typeform, google format)⁴. The free versions of most tools contain only limited features (number of questions, duration of online survey) which is the reason why the team decided to use google format for the survey (see table 1).

Table 1: Criteria for tool selection (free versions tested October 2017)

Tool	Limited number of questions	Limited duration of survey	Export of data	Upload of documents
Survey monkey	10	Unlimited	possible	No
Typeform	20	10 days	Possible	No
Google format	unlimited	unlimited	Possible	Yes, but difficult

By using an internet-based survey-tool (google format), considerable time could be saved during the analysis (compared to a questionnaire distributed by e-mail, filled out by the participants, sent back by e-mail, and analyzed one-by-one). With a total of 50 responses, a “manual” analysis would have been a tedious work with quite some potential for human errors during the analysis. Following data protection regulations, the online survey was anonymized.

⁴<http://www.surveymonkey.com/>; <https://www.typeform.com/>; <https://www.google.com/forms/about/>

3. Portfolio analysis

3.1 Key Findings

GIZ's portfolio related to land governance in Sub-Saharan Africa includes, as illustrated in figure 1 on page 4:

- 7 projects (in six countries) focusing entirely on land governance (dark green),
- 15 projects that implement activities (or entail a component) on land governance (light green), and,
- 6 projects are interested or consider initiating activities related to land governance (striped)

Annex A provides more detailed overviews.

At regional and global level, there is one sector project as well as one global project with a clear focus on land governance. Of further relevance are two other global projects, another sector project, as well as several commodity-focused regional projects.

According to the analyzed project's concepts, land tenure issues are of concern to a broad thematic and sectoral variety of interventions, covering rural areas as well as peri-urban and urban:

- a. Land tenure security as a basis for productive agriculture (and forestry)
 - Strengthening rural households and communities through documentation and formalization of customary tenure rights and tenure arrangements (UGA, BEN, BFA)
 - tenure security as incentive for sustainable soil management and enhancing soil fertility for increasing agricultural production and productivity (BEN, BFA, NER)
 - clear and solid land rights as basis and incentive for investments in sustainable agricultural intensification for food security and rural development (ETH, BUR)
 - Community-based afforestation and participatory forest management, climate change mitigation (CAM)
- b. Participatory tenure management of natural resources "under pressure"
 - Conflict prevention between pastoral and farming communities (SSD)
 - Water user associations, rehabilitation of degraded land (BEN, BFA, ETH, SOM)
 - Conservation of biodiversity and forests through benefit sharing in protected area and buffer zone management (CAM, DRC)
- c. Promoting women's land and water tenure rights
 - link to water, irrigation, horticulture, nutrition, food security (EGY)
- d. Urban planning and development
 - Providing secure housing to citizens through the mapping, registration and improvement (if necessary) of informal settlements (NAM, EGY, GHA)
 - Infrastructure development: Avoiding delays, additional cost and illegitimate evictions arising from unclear tenure arrangements

- Private sector development / investment climate: facilitating development control, plot service planning and budgeting (water, electricity) (NIG)
- e. Fiscal cadaster as a basis for municipal revenue collection
 - Increasing importance of property tax, land-related licenses and fees for financing of government agencies (political and financial decentralization in several countries) (MOZ, ZAM)
- f. Global initiatives
 - transparent and inclusive tenure rights and arrangements as precondition for increasing carbon stocks in agricultural soils (“4 per 1000-Initiative”) and forests (REDD+)⁵

As the projects that conduct land governance related activities come from various sectoral backgrounds (agriculture, governance/decentralization, forestry/biodiversity, etc.), the information on who is active in terms of land governance is not necessarily centralized. The various projects do, for the same reason, also belong to different sector networks, e.g.:

- [Sector Network Rural Development Afrika – \(Ländliche Entwicklung Afrika\)](#)
- [Good Governance Afrika](#)
- Sustainable Economic Development in Africa ([NEDA - Nachhaltige Wirtschaftsentwicklung Afrika](#))
- [SOWAS - Services on Water and Sanitation](#)

⁵<https://www.4p1000.org/> and <http://www.un-redd.org/>

3.2 (Respondent) Project Characteristics

After the launch of the online survey beginning of November 2017, a total of 50 respondents filled out the online questionnaire. The responses came from 48 projects in 23 countries, as well as global and regional level. Table 2 provides an overview on the type of responding projects.

Table 2: Overall type of responding projects (A4)

Type of program	no.	%
Bilateral program	25	51,02
Special initiative (Global projects)	14	28,57
Regional program	7	14,28
EU cofinanced	2	4,08
Sector Project	1	2,04
Total	49	100

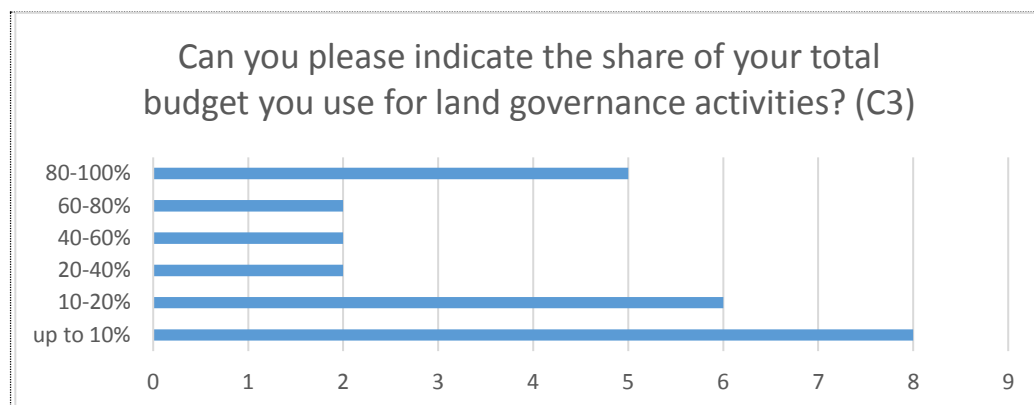
Most of the responses came from colleagues working in projects in agriculture and rural development (30). However, the classification of projects (see table 3 below) shows the diversity of “sectoral backgrounds” that engage or have an interest in land tenure and land governance related topics.

Table 3: Professional classification of responding projects (A3)

Classification	no.	%
Rural development and agriculture (056)	30	61,22
Decentralisation, urban and regional development (061)	8	16,33
Forest, biodiversity and management of natural resources (057)	5	10,20
Crisis, conflicts, disasters (034)	3	6,12
Promotion of the private sector (011)	1	2,04
Climate change, climate protection (065)	1	2,04
Wasserpolitik, Wasserressourcen, Siedlungswasserwirtschaft (026)	1	2,04
Total	49	100

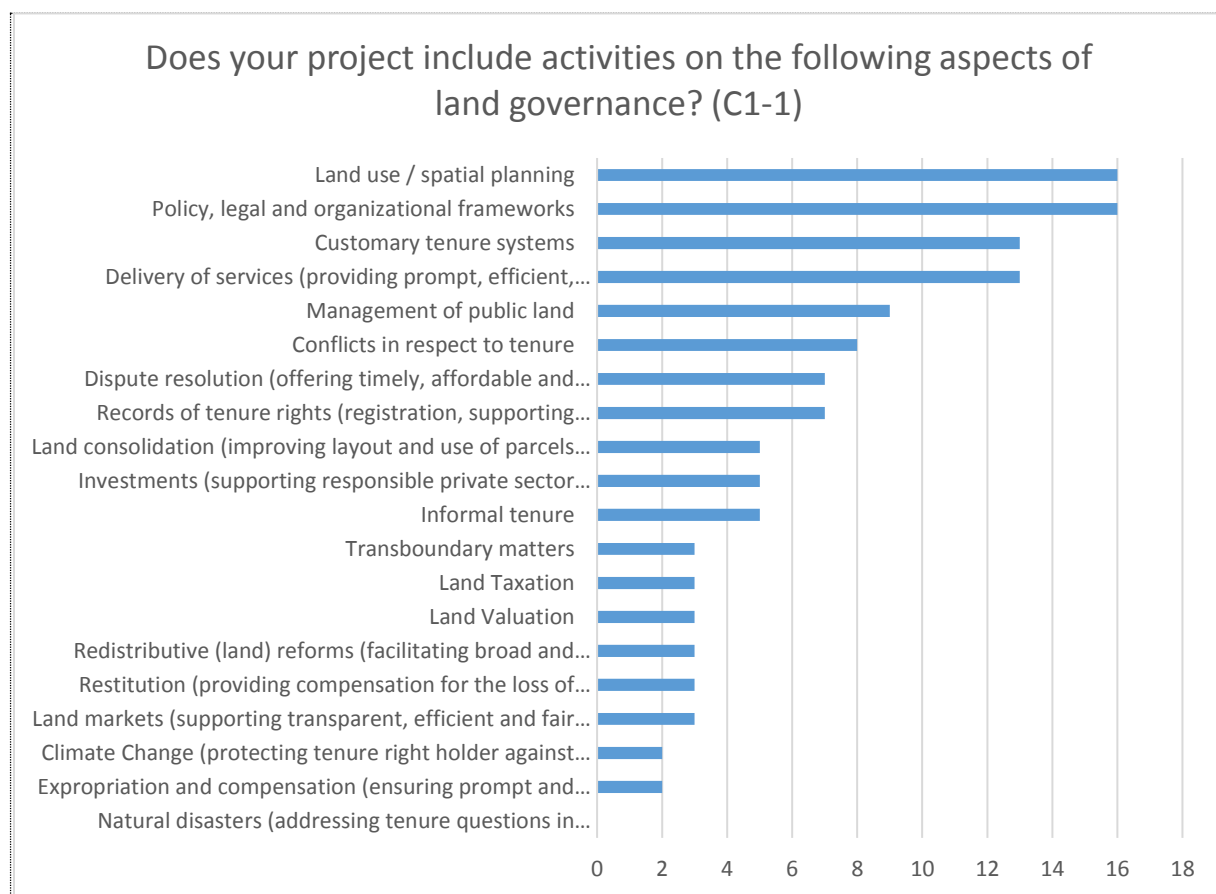
25 out of 50 respondents work in projects that include activities on land governance. Figure 2 below shows the share of budget spent on land governance activities (from 25 responses).

Figure 2: Share of budget spent on land governance related activities



As already pointed out, the type of activities related to land governance are very diverse, e.g. covering rural but also urban areas. The most common activity among participating projects is the engagement in land use (spatial) planning activities (16 responses), as well as advice and support to the development of policy, legal and organizational frameworks (16 responses). Figure 3 shows the responses, clustered according to the structure of the Voluntary Guidelines on Responsible Governance of Tenure of Land, Fisheries and Forests (VGGT).

Figure 3: Type of land governance activities implemented by responding projects



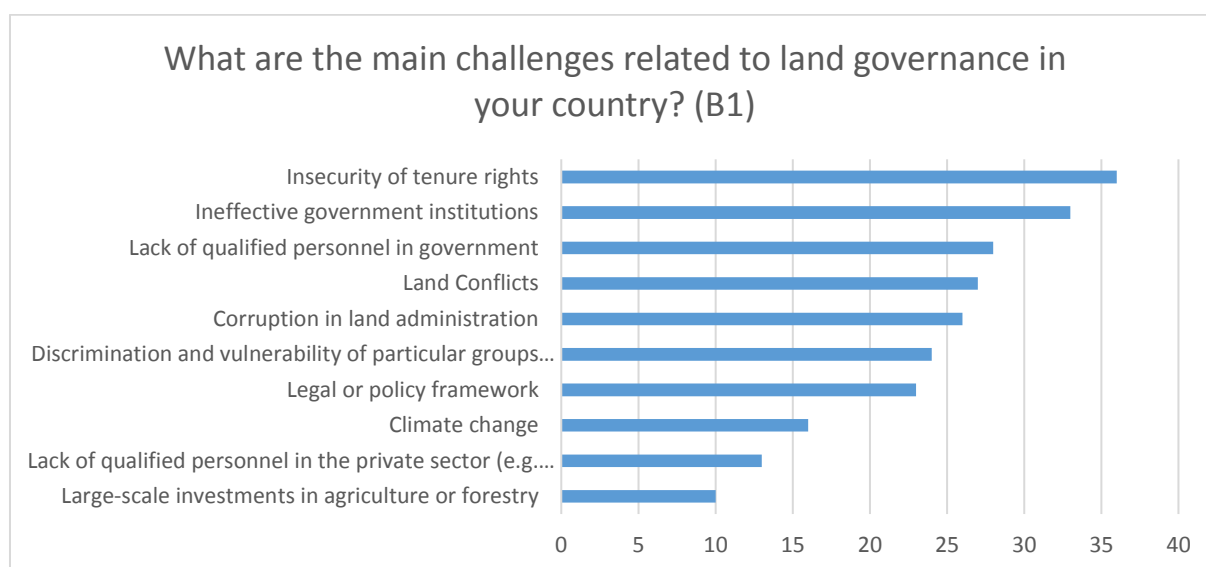
(25 responses)

It is intended to feed this information also into the global donor map⁶(hosted by the Global Donor Platform on Rural Development) where development partners provide information on their land governance related projects globally and at country level.

3.3 Country Context Perception

When asked about land governance related challenges in their countries of work, the respondents pointed out “insecurity of tenure rights” (72%), ineffective government institutions (66%), lack of qualified staff in government (56%), land conflicts (54%) as well as corruption in land administration (52%) as the most widespread challenges. Countries where large-scale investments in agriculture are regarded as problematic are Ethiopia, Tanzania, Cameroon, Niger, and Congo D.R. Figure 4 provides an overview on all responses.

Figure 4: Main challenges across countries



During the follow-up interviews, respondents were asked to explain the term “Insecurity of tenure rights” which can be caused by various factors. Most widespread were the lacking formalization of traditional land rights, as well as the lacking transparency and accountability of traditional leaders and authorities, but also corruption, and generally poor governance / no rule of law.

Respondents rated the government’s overall commitment to good land governance “high” only for two countries. In several cases, participants from the same country rated differently, so two in-between categories (“low-medium”, and “medium-high”) have been added.

⁶<https://landgov.donorplatform.org/>

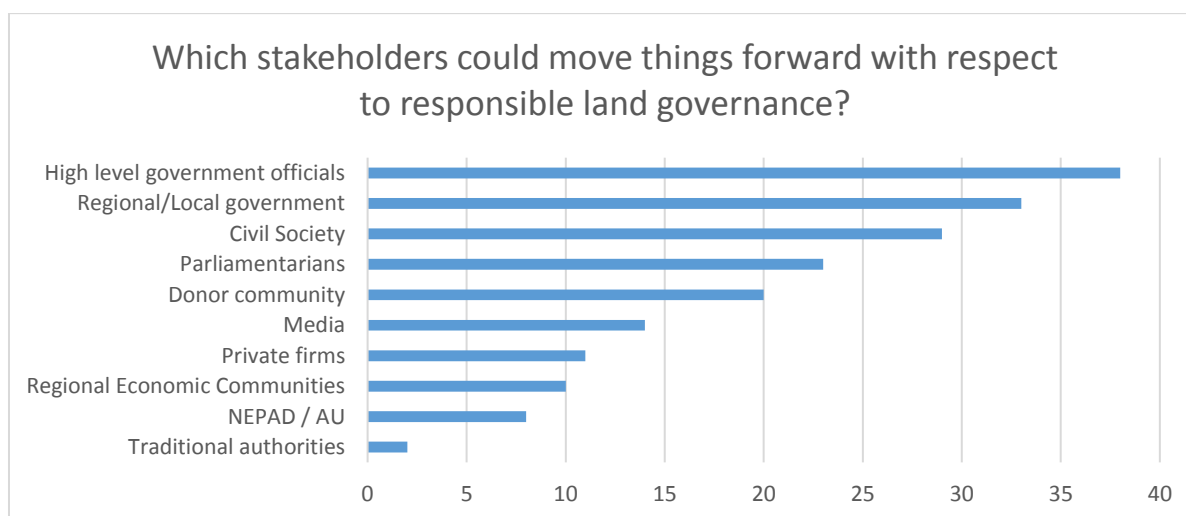
Table 4: Country commitment to good land governance (B2)

High	Medium-high	Medium	Low-medium	Low
Namibia Uganda	Burkina Faso Ethiopia	Cameroon Congo DR Ghana Liberia Malawi Niger Sierra Leone Tanzania (African Union)	Benin Burundi Egypt Mozambique	Chad Kenya Somalia South Sudan Togo Zimbabwe

When asked whether they knew about any major ongoing or planned government initiatives to improve (aspects of) land governance in their country (B3), 29 respondents (58%) did so, and 28 respondents did briefly describe the initiative. The information on these initiatives has been integrated into the country (response) profiles ([Annex B](#)).

Drivers of change towards good land governance are pre-dominantly seen in government officials (at different levels) and elected representatives (parliamentarians), as well as civil society and the media (see figure 5 below).

Figure 5: Drivers of change towards good land governance (B4)

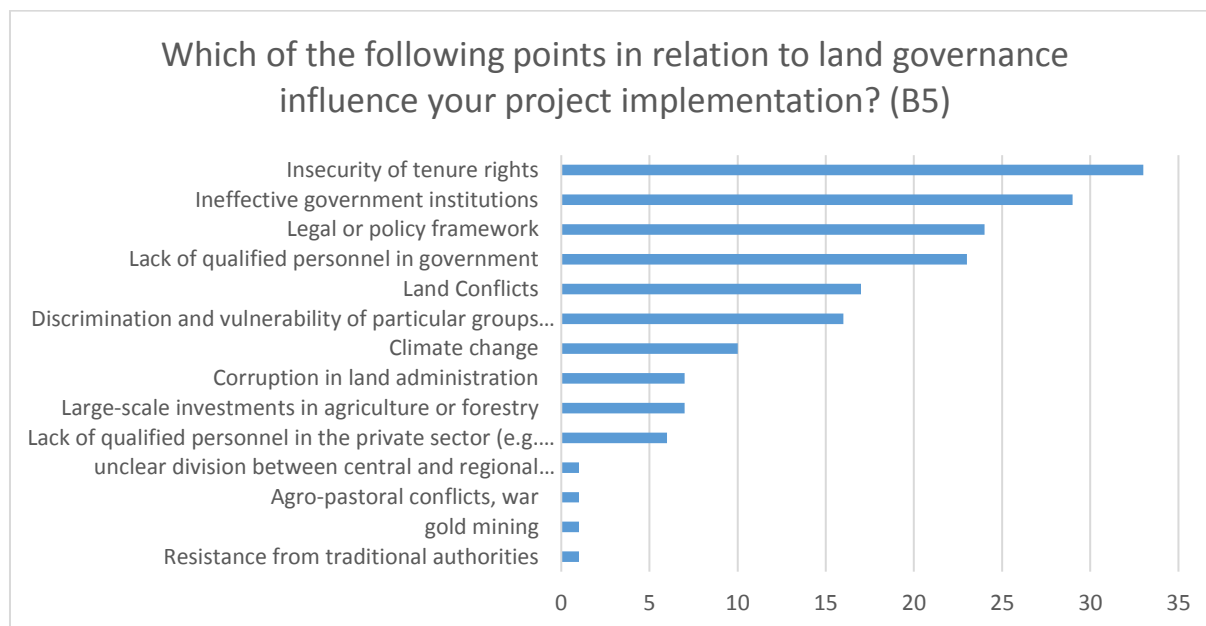


Interestingly, the Regional Economic Communities as well as NEPAD / AU have been mentioned only by those respondents who directly work with these organizations, or, by those projects who neither conduct land governance related activities nor intend to do so. No “land project” at country level mentioned REC’s or AU/NEPAD as potential driver of change.

When asked which aspects related to land governance hinder the projects from achieving their project objectives, 67% of the respondents regarded insecure tenure rights (due to lacking formalization of traditional land rights, little transparency and accountability of traditional leaders and authorities, corruption, and generally poor governance / no rule of law) as a major obstacle. Unclear tenure regimes lead in turn to a high number of land conflicts (between family members, neighbors, different land uses such as farmers and pastoralists but also between communities and investors or infrastructure development). Several

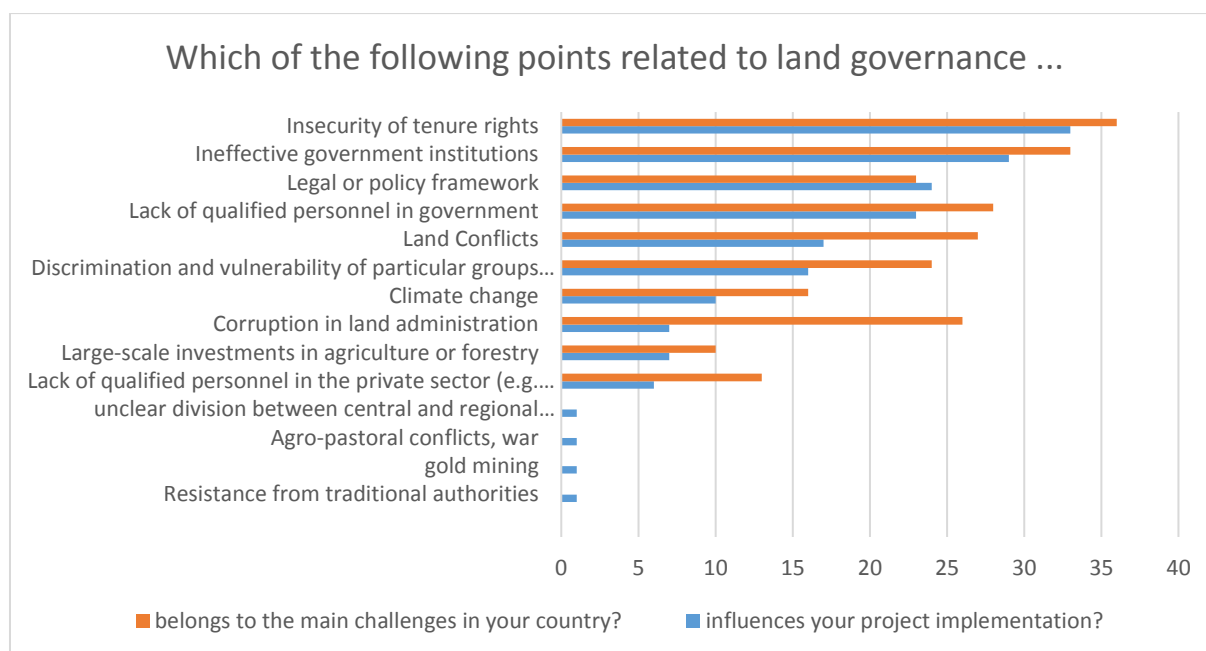
answers (ineffective government institutions with 59%, incomplete, outdated or contradicting policy and legal frameworks with 49%, lack of qualified government staff with 47%) can be grouped into weak governance and poor public service delivery. Figure 6 (next page) provides an overview on all answers.

Figure 6: Land issues as obstacle to project implementation



When comparing the responses on questions B1 (What are the main challenges related to land governance in your country?) with those on B5, one can see that weak land governance and/or land tenure aspects are regarded as problematic by a larger number of respondents, than those who see land tenure issues as an obstacle to achieving their project objectives (see figure 7 below). For example, 26 respondents (52%) regard corruption in land administration as a main challenge in the country they are working, but only seven respondents (14%) see corruption in land administration as an obstacle to achieving their project objectives. (In fact these are mainly those projects focusing entirely on land governance aspects).

Figure 7: Land issues as general challenge compared to land issues as obstacle to achieving project objectives



3.4 Areas for Possible Expansion

Out of the 50 online responses, 28 (56%) would like to include (initiate/expand) activities related to land governance in their project (D1).

More specifically (see figure 8 below), many respondents (17, or 63%) see the need to provide specific support to disadvantaged groups (women, youth, other vulnerable groups), 16 respondents (59%) would like to address land use planning and zoning. Also, the activities “Land demarcation, adjudication, registration, and cadaster” and “Policy, legal and organizational frameworks related to tenure” are relatively prominent among respondents (14 respondents, 52%).

Figure 8: Activities related to land governance projects consider including



(27 responses)

Projects already working on land governance should not have problems to expand their activities (or initiate new ones) related to land governance (they are already in contact to relevant partners, experts, academia etc.). However, this might be different for projects that so far have not addressed land governance aspects. Table 5 contains the responses on relevant questions (C1, D1) to show which projects consider to initiate land governance related activities.

Table 5: Who considers to initiate / expand land governance activities?

Question	Response			
Does your project include activities on land governance? (C1)	Yes (50%) (25 responses)		No (50%) (25 responses)	
Are there activities on land governance you would like to include? (D1)	Yes (38%) (19 responses)	No (12%) (6)	Yes (18%) (9)	No (32%) (16 responses)

Colleagues from projects that so far did not address land governance aspects, but consider doing so are working in:

- Green Innovation Centers (Kenya, Benin, Cameroon)
- Urban Development projects (Egypt, Ghana)
- Kenya (Promotion of reconciliation and democratization by strengthening of the Transitional Justice processes in Kenya)
- Tanzania (Sustainable Management of Natural Resources)
- Regional (Cotton Initiative, if started again)

All ideas what kind of activities related to land governance could be introduced are included in the country (response) profiles in [Annex B](#).

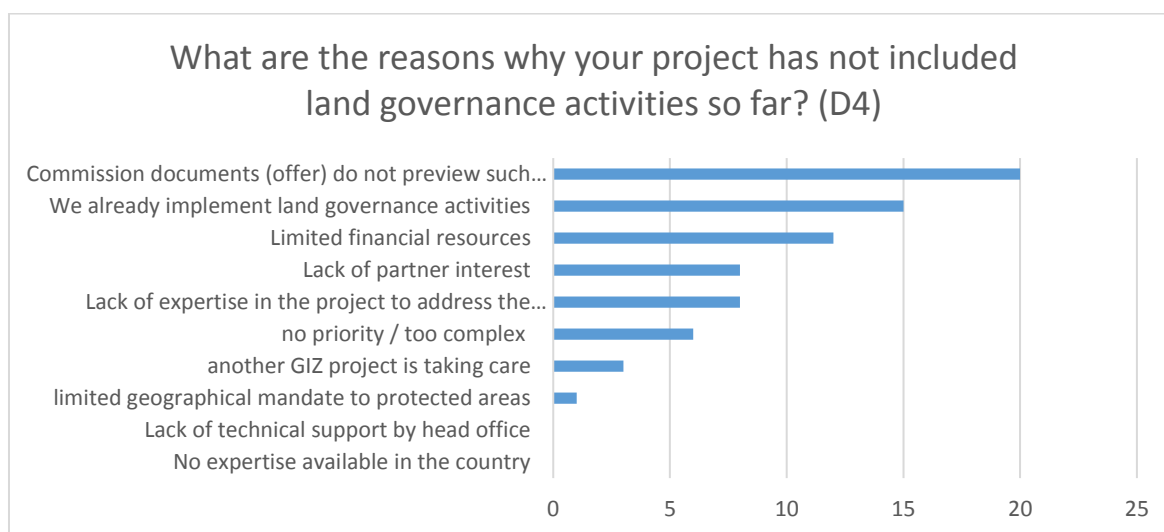
In summary, the activities that projects consider introducing can be grouped into several clusters. On the basis of question D3 (Please describe the activity you consider initiating) as well as the follow-up interviews the following clusters emerge (table 6).

Table 6: Overview of activities that projects consider engaging in

Cluster	More detailed description
Promoting good land governance	<ul style="list-style-type: none"> - Promotion of the Voluntary Guidelines on the Responsible Governance of Tenure, e.g. awareness raising through the media, national VGGT charters etc. (BEN, EGY) - Awareness raising and capacity building for government officials on good land governance (EGY)
Supporting specific groups' tenure security	<ul style="list-style-type: none"> - Improving access to land for women and youth (SLGA, EGY, Green Innovation Centers in BEN, KEN) and other vulnerable groups (CAM) - Mapping of informal settlements in urban areas (EGY, KEN) - Documentation and formalization of traditional tenure rights (SLE, SOM)
Promoting technical solutions for land management / land use planning	<ul style="list-style-type: none"> - Human and institutional capacity building for proper land use planning (LIB) - Land use planning and zoning, especially in the context of adaptation to climate change, ecosystem services (UGA) - Further improving cadaster / geodatabase (BEN)
Regional / global policy discussions	<ul style="list-style-type: none"> - Linking up the land governance with the land management discourse and constituency. Contribute to useful policy advise from the side of SPI/UNCCD, one of the major institutions working on SDG-implementation (sector project soil protection, desertification and sustainable land management)

The most stated reason why land governance aspects have not been covered by projects so far is that the commission documents (offer of implementation) do not include such activities (40%). Limited financial resources (24%), lack of interest on the counterpart side (16%) as also a lack of expertise within the GIZ project (16%) were also mentioned by various respondents (see figure 9 below).

Figure 9: Reasons for not including land governance activities



3.5 How do “non-land” projects include land-related activities?

One obstacle to initiating land demarcation and formalization activities mentioned by several respondents whose projects focus on different objectives (e.g. poverty reduction through agricultural development), is the complexity of such processes. For example, familiarizing communities (and traditional authorities) and selecting the appropriate technological approach may already overload limited capacities of a project that does not focus exclusively on land governance.

On the other side, various examples have been found how projects with a different focus are including land governance related activities, such as:

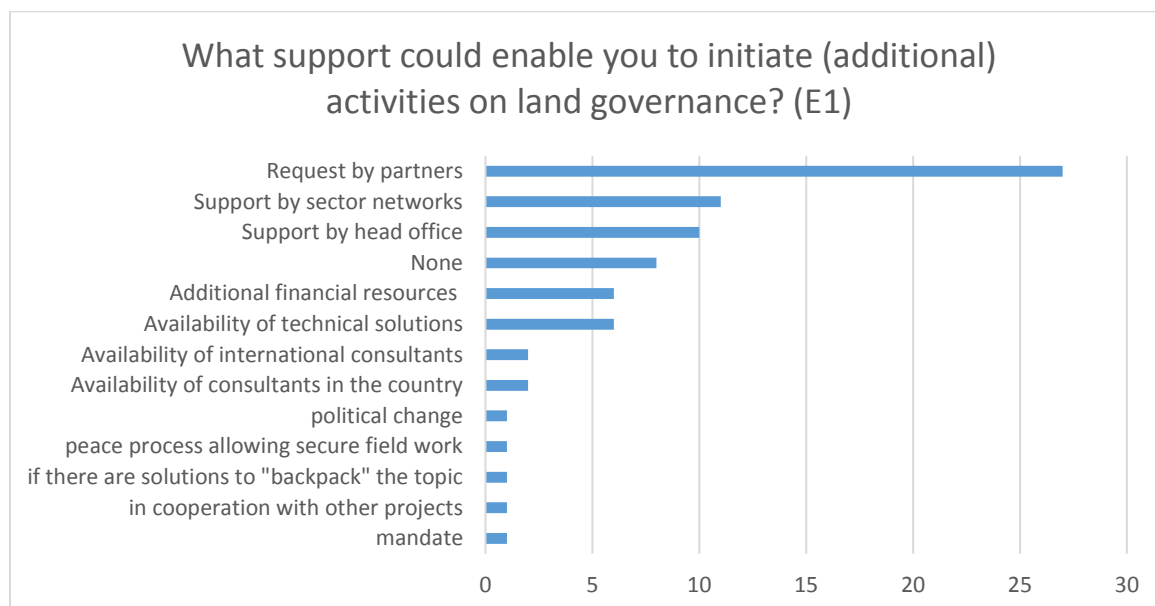
- ***Adopting approaches from other regions*** (in the same country): The Global Project Soil protection and rehabilitation for food security in Benin is using the approach and technology developed by the Global Project on Responsible Land Governance (in Benin), and implementing it in its project regions where the GP on Responsible Land Governance is not active;
- ***“Grasp the nettle”***: As tenure security is regarded as a necessity for long-term investments in soil conservation, the Global Project “Soil protection and rehabilitation for food security” in Burkina Faso is also conducting land governance activities (support to implementation of the land policy at local and national level), spending 20-40% of its budget on these activities;
- ***Focus on the most important and “manageable” aspect***: In South-Sudan, the mediation between farmers and pastoralists, e.g. through the demarcation of livestock corridors, has been identified as crucial by the project focusing on agricultural development and food security.

In addition, several forestry and biodiversity projects implement activities related to buffer zone management (around protected areas) or participatory forest management, both of which have strong land use planning and/or tenure aspects. However, during the survey it was not possible to tap into the experience of GIZ’s forestry projects experience with regard to land tenure. (Due to time constraints of the respondents, the only forestry / biodiversity project interviewed via telephone was the “Conservation of Biodiversity and Forest Management Project” in Congo D.R.; this project however has only started its land use planning activities in 2016).

4. Support Areas and Recommendations

Main requirement for the projects to initiate land governance related activities is a corresponding request by the (political counterpart) partners (58,7%). Slightly over one fifth of the respondents would also require support by sector networks (23,9%) and/or head office (21,7%). Figure 10 provides an overview on all responses.

Figure 10: Type of support needed for up-scaling land governance-related activities



(46 responses)

During the follow-up interviews, the type of support needed from sector networks and/or headquarter could be verified. The following demands were expressed by interviewees:

Helpful documents

- Provision of a policy brief with key arguments for, and benefits arising from strengthened tenure rights and tenure administration, to convince high-level government officials to buy-in; (Cotton Initiative, NAM)
 - *The overview on page 10 (Land tenure issues are of concern to a broad thematic and sectoral variety of interventions, from a to f) might provide a basis for such a brief which could include a brief description of one showcase intervention as well as one beneficiary per category*
- Collection of project experience (e.g. applied approaches and technologies, cost, duration, lessons) from other countries related to
 - Mapping, demarcation and registration of tenure rights
 - Strengthening land & water tenure rights of women, youth and other vulnerable groups
 - *Compiling such overview information (on documentation and formalization of tenure rights and/or land use planning) might be a useful follow-up activity to this survey (what methods and technology do GIZ projects use, what are the cost related, what are reasonable time frames, what are lessons learned?)*
 - *It might be useful to find out whether GIZ's "forest/biodiversity community" has in any way compiled their experience and lessons learned with respect to*

strengthening tenure security of local forest users / communities (around protected areas) or land use planning processes. Entry point would probably be the SNRD WG “Changement Climatique - Moyen de Subsistance - Gestion des Ressources Naturelles”⁷.

- *Likewise the experience from urban / decentralization / governance projects on strengthening tenure rights in urban planning, or municipal cadastres might be helpful for others (contact could be the Sector Network Governance in Africa)*

Exchange of experience

- More intensive exchange of experience (provision of condensed overview information, e.g. by headquarter or sector networks) related to
 - who is doing what where, but also more thematically,
 - project implementation experience (applied approaches, cost, lessons learned from other countries) (many projects) such as
 - Participatory land use planning (in combination with “greening” the provincial economic planning and afforestation measures (DRC))
- Generally, a more intensive working dialogue, exchange and cooperation with headquarter colleagues on details of project implementation, such as available and new tools (e.g. for surveying parcels and processing that information), and reporting formats (BEN)

⁷the SNRD Africa Working Group “Changement Climatique - Moyen de Subsistance - Gestion des Ressources Naturelles” in 2017 published a study “Analysis of Protected or Conservation Areas Governance Models” that identifies legal aspects, especially related to the insecurity of community tenure rights, as one priority intervention area (depending on the institutional weaknesses of project/programme contexts). However, lessons learned or concrete project experience (on strengthening land and/or forest tenure rights, or, land use planning processes) is not included in the report (see <https://www.snrd-africa.net/analyse-des-modeles-de-gouvernance-des-aires-protegees-et-autres-aires-de-conservation/>)

5. Regional support mechanisms

With respect to the **Regional Economic Communities (RECs)** and the importance they assign to land policy, it has proven very difficult to acquire any information through this survey. None of the follow-up interviewees was able to provide any detailed information about the support program in their country.

Also digitally there is very little information available on the RECs position or activities related to land governance issues: the only documents found were a series of papers published in 2012 by the European Centre for Development Policy Management (Regional approaches to food security in Africa), as well as one website⁸ providing little information on a regional agricultural investment plan developed by the Common Market for Eastern and Southern Africa, COMESA. However, both sources do not contain any information on what importance is given to land governance aspects or details on support they provide to member countries related to land governance.

Likewise, most respondents were not able to provide substantive information on the role of land governance in **national investment plans** (agricultural or other). Only three respondents provided information on the national investment plans:

- the “Support to CAADP Program” and the Global Project “Strengthening Advisory Capacities for Land Governance in Africa” are supporting the currently ongoing AU-led reviews of the 2nd generation national agricultural investment plans, and, if demanded, providing additional expertise on land governance aspects (in 2017 this was the case in Rwanda);
- The global project “Soil protection and rehabilitation for food security” in Benin has been supporting the development of the agricultural sector investment plan, see the country profiles of Benin in Annex B for details.

One regional initiative that intends to strengthen human and institutional capacities is the African Network of Excellence on Land Governance (NELGA) under the leadership of African Land Policy Center. NELGA is a partnership of leading African universities and research institutions with education, training and research on land governance. It strengthens land-related capacities in over 30 African countries, coordinated by regional academic centers in Ghana, Cameroon, Morocco, Namibia and Tanzania as well as in Rwanda and South Africa. The World Bank and the German Government support NELGA jointly under the Global Project “Strengthening capacities for land governance in Africa (SLGA)”.

The question in how far regional initiatives can with respect to strengthening land governance, provide impetus to national level processes remains open. Respondents see the main drivers (towards good land governance) clearly in the political leaders at national level (high-level government officials, also at regional and local level). The influence of regional/continental stakeholders on national level processes seems yet limited.

⁸<http://www.sacau.org/blog/2017/09/29/comesa-develops-regional-agriculture-investment-plan/>

6. Conclusions and Next Steps

The results and recommendations of this survey have been presented and discussed during the SNRD Policy Learning Event on 13th of April 2018 in Nairobi, Kenya. Members of the SNRD Working Group “Policy Processes in Agriculture and Rural Development” (PPARD) appreciated the information gathered during the survey and endorsed the report’s recommendations.

When discussing the 2018-2019 activities of the SNRD PPARD working group, members emphasized the potentials of using the GIZ Land Governance community of practice on the IDA platform (Integrated Digital Applications) for better information and knowledge exchange between projects as well as with head office. IDA offers plenty of opportunities to present information e.g. per project or topic, and SNRD members are increasingly making use of it.

Various recommendations of this report can also be addressed within the preparations and implementation of a blended learning (online and face-to-face) course on land governance, planned by colleagues from the SLGA project to be conducted towards the end of the year.

Annex A: Overviews on GIZ's Land Portfolio in Africa

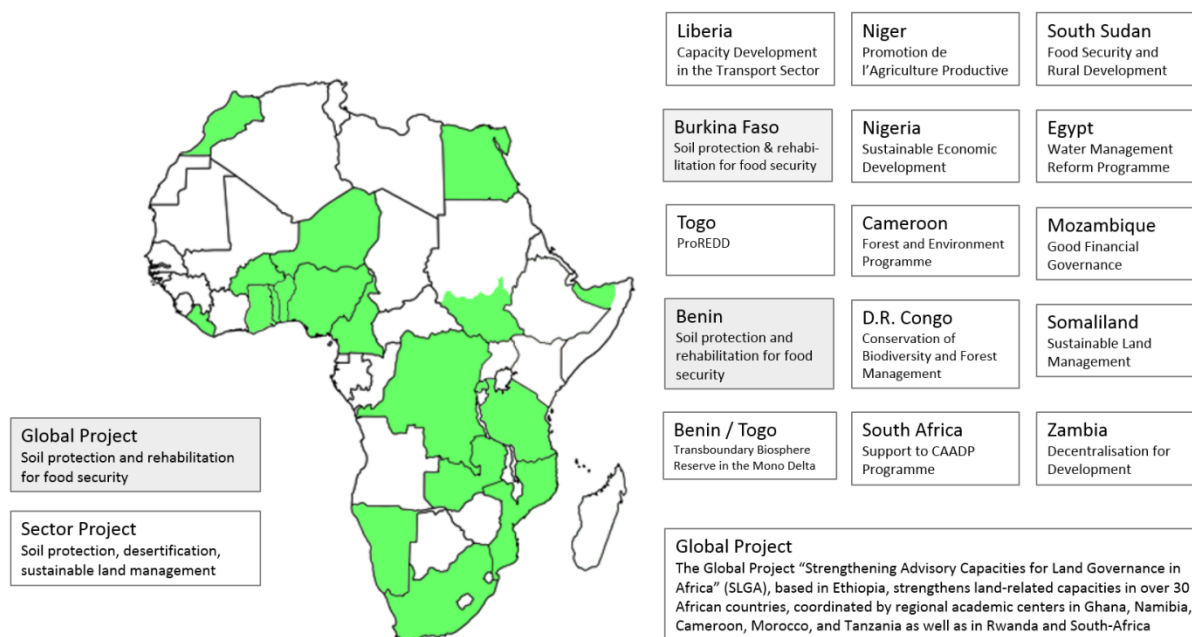
Figure 11: Projects focusing on land governance



Remarks:

- Those country-level projects (on the right side) that are shaded grey are regional nodes (Länderpakete) of the Global Project "Responsible Land Policy".
- The management unit of the Global Project "Responsible Land Policy" is located in Bonn, Germany.
- The Global Project "Strengthening Advisory Capacities for Land Governance in Africa" (SLGA) is based in Addis Ababa, Ethiopia
- The Sector Project "Land policy and land management" is located in Eschborn, Germany

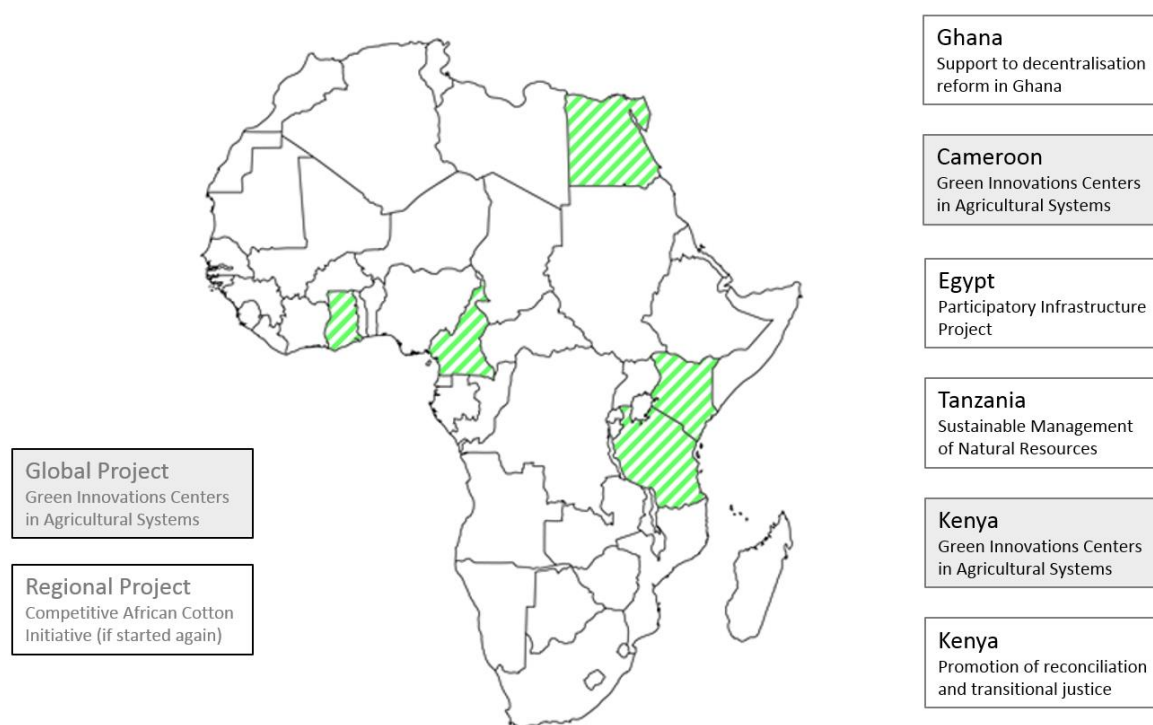
Figure 12: Projects with activities (or a component) on land governance



Remarks:

- Those country-level projects (on the right side) shaded grey belong to the Global Project "Soil protection and rehabilitation for food security";
- The management unit of the Global Project "Soil protection and rehabilitation for food security" is located in Bonn, Germany;
- The Sector Project "Soil protection, desertification and sustainable land management" is based in Bonn, Germany.
- The Global Project "Strengthening Advisory Capacities for Land Governance in Africa" (SLGA) strengthens land-related capacities in over 30 African countries, coordinated by regional academic centers in Ghana, Cameroon, Morocco, Namibia and Tanzania as well as in Rwanda and South-Africa

Figure 13: Projects interested in / considering to initiate activities on land governance



Remarks:

- The country-level projects shaded grey belong to the global project “Green Innovation Centers in Agricultural Systems”.

Annex B: Country (response) profiles

In the following, short country (response) profiles are presented that are based on the responses from the online survey, as also on information gathered during the follow-up interviews.

Profiles have been created for the following countries / regions:

- | | |
|----------------|--|
| - Benin | - Nigeria (no participation in the survey) |
| - Burkina Faso | - Rwanda |
| - Burundi | - Sierra Leone |
| - Cameroon | - Somalia |
| - Congo D.R. | - South-Africa |
| - Egypt | - South-Sudan |
| - Ethiopia | - Tanzania |
| - Ghana | - Togo |
| - Kenya | - Uganda |
| - Liberia | - Zambia (no participation in the survey) |
| - Madagascar | - Regional / Continental |
| - Morocco | - Global |
| - Mozambique | |
| - Namibia | |
| - Niger | |

Remarks:

- For two countries (Chad and Zimbabwe) no country profiles have been compiled. The reason is that there are no GIZ projects working on land or interested in doing so, and respondents provided only very little / no relevant information (on land governance issues).
- For several countries that did not participate in the survey (Morocco, Nigeria, Rwanda, Zambia) short country profiles have been created, since information on projects with land governance related activities/components has been collected during the survey.
- The information on other major donors has been complemented with information from the Global Donor Platform's land governance donor map (<https://landgov.donorplatform.org/#>).
- In order to provide a general indicator on the quality of land governance in the countries, an overall score has been created based on the LGAF⁹ country scorecards (LGAF score¹⁰). Out of the 23 countries represented in this survey, only 13 have conducted an LGAF so far, however, as there are no other comparable ratings of land governance, the LGAF has been chosen as reference. The "LGAF score" constitutes an index based on the grouped frequency distribution of the absolute occurrence of LGAF scores "A" and "B" per country.

⁹ the Land Governance Assessment Framework (LGAF) is a diagnostic tool developed by the World Bank (<http://www.worldbank.org/en/programs/land-governance-assessment-framework>). So far, LGAF have been conducted in 21 African countries

¹⁰ By deriving the grouped frequency distribution of the occurrence of values "A" and "B" in the LGAF scorecards a country ranking results. The grouped frequency distribution has been subdivided in quartiles (25%, 50%, 75% and 100%). Countries with frequencies of "A" and "B" up to 25% received the value 1, up to 50% value 2, up to 75% 3 and the best quartile up to 100% of "A" and "B" values the value 4. Countries without LGAF were left out and received the value 0.

1	2	3	4
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Country	Benin
Ongoing initiatives by government / current legal framework	<ul style="list-style-type: none"> - Securing land tenure is one of the four obligations of the EU for their grant that the Ministry of Agriculture has to fulfill. Thus the implementation of the rural tenure plans is going on. - Current relevant policy is the Plan Stratégique de Développement du Secteur Agricole (PSDSA) with its underlying investment plan "Plan National d'Investissements Agricoles et de Sécurité Alimentaire et Nutritionnelle PNIASAN 2017 – 2021", approved in November 2017 - Land rights are addressed in PNIASAN component 3.3, soil protection in 3.2
Government commitment	Low-medium
GIZ respondents	(1) Soil protection and rehabilitation for food security (Melanie Djedje) (2) Promotion d'une Politique Foncière Responsable, ProPFR (Bruno O'Heix) (3) Centres d'innovations vertes pour le secteur agro-alimentaire (<i>Kay Grulich</i>)
GIZ other	<ul style="list-style-type: none"> - Promotion of Agriculture - Adaptation of Agriculture to Climate Change
GIZ activities	(1) Several activities: demarcation of pastoral corridors, protection of community lands e.g. through "conventions locales", securing use rights in cooperation with (2) (2) Topographic surveys, establishment of spatial data banks and "observatoire du foncier et de l'usage des terres" at municipal level, mechanisms for conflict resolution
Other major donors	Netherland (Southern Benin) EC (tenure security also condition for 12th EDF)
Further information	-

Country	Burkina Faso
Ongoing initiatives by Government/current legal framework	After change of government in 2014 and interim government, the implementation of the new land policy (loi 034/2009) has now been recommenced, land commissions are established at regional and municipal levels, local and traditional land rights documented in local land right charters
Government commitment	Medium-high
LGAF weighted score	3 LGAF concluded in June 2014; link to LGAF report
GIZ respondents	(1) Soil protection and rehabilitation for food security (Cordula Schmuedderich)
GIZ other	<ul style="list-style-type: none"> - Green Innovations Centres in Agricultural Systems - Agricultural Development Program; several other 056 agriculture/rural development projects
GIZ activities	(1) Implementation of the land policy is supported at local and national level, land commissions are established and/or supported in those watershed areas targeted for soil rehabilitation activities, documentation of traditional land rights local land charters
Other major donors	AFD
Further information	<ul style="list-style-type: none"> - Increasing level of land conflicts with local authorities being the main entry point for mediation and conflict resolution

Role and recognition of land governance in GIZ projects: Survey Results

Country	Burundi	
Ongoing initiatives by Government/current legal framework	<ul style="list-style-type: none"> - EU Support on land register - Agricultural strategy (Strategy Agricole Nacional, SAN) outdated since 2016/16, should be revised / updated as also the associated investment plan, however, currently almost everything stopped / on low intensity levels (due to current political crisis) - PRSP also outdated since 2016, government wants to first review the overarching development strategy (Vision 2020) 	
Government commitment	Low-medium	
LGAF weighted score	1	LGAF concluded in September 2017; link to LGAF report
GIZ respondents	(1) Reduction of the impacts of climate change on the availability of water and land resources (Juliane Wiesenhuetter) (2) Good governance in the area of land register (Florent Lasry)	
GIZ other	<ul style="list-style-type: none"> - Food and nutrition security through transitional aid measures in Sub-Saharan Africa (Peter Witthaut) 	
GIZ activities	(2) registration of public lands at national level	
Other major donors	<ul style="list-style-type: none"> - Programme d'appui a la gestion fonciere au Burundi et au Sud Kivu/RDC (Switzerland, Netherland) 	
Further information	<ul style="list-style-type: none"> - Current political crisis does not allow normal operations, all international GIZ staff working from Kigali, Rwanda 	

Country	Cameroon	
Ongoing initiatives by Government/current legal framework	<ul style="list-style-type: none"> - No initiative known - 	
Government commitment	medium	
LGAF weighted score	1	LGAF concluded in February 2014; link to LGAF report
GIZ respondents	(1) <i>Forest and Environment Programme</i> (Michaela Braun) (2) Green Innovations Centres in Agricultural System (Arne Schuffenhauer)	
GIZ other	<ul style="list-style-type: none"> - Decentralisation and local development assistance program (Petra Zimmermann-Steinhart) - Rural Development Cameroon (Andrea Bahm) - Green Innovation Centres 	
GIZ activities	(1) Policy, legal and organizational frameworks, Land Valuation, Land Taxation, Land use / spatial planning The University of Yaoundé is partner of the African Network of Excellence on Land Governance (NELGA) and lead university for Central Africa region. NELGA is a partnership of leading African universities and research institutions, under the leadership of the African Land Policy Center (ALPC) and supported by the World Bank and Germany (through the Global Project "Strengthening Advisory Capacities for Land Governance in Africa", SLGA, see regional)	
Other major donors	<ul style="list-style-type: none"> - UK: Forest Governance, Markets and Climate Programme, Investments in Forests and Sustainable Land Use - EU: Securing land and resource rights and improving governance in forest areas of Cameroon 	
Possible entry points	<ul style="list-style-type: none"> - Land use planning and zoning, - Land valuation, markets and taxation, - Policy, legal and organizational frameworks related to tenure, - Specific support to women, youth and vulnerable groups 	
Further information		

Country	Congo D.R.	
Ongoing initiatives by Government/current legal framework	<ul style="list-style-type: none"> - Ongoing revision of the land code; - efforts to develop a national spatial planning; - some efforts on land reform - 	
Government commitment	Medium	
LGAF weighed score	1	LGAF concluded in February 2013; link to LGAF report
GIZ respondents	(1) Conservation of Biodiversity and Forest Management(Simon Bär)	
GIZ other	<ul style="list-style-type: none"> - Food and nutrition security in Tanganyika Province - 	
GIZ activities	<ul style="list-style-type: none"> - In the peripheral area of Kahuzi-Biega National Park, smallholders are supported in the application of local agricultural production / reforestation systems on 1,000 ha of land secured by modern land titles. The program plans to support smallholders (men and women) in obtaining land titles (customary land titles), including the cadastre of each plot supported through geolocation. - The program aim at developing regional land use plan(s) for the province of Maniema. Plans could include forest zoning, land titles and land use rights especially for large concessions. The program aims at integrating recommendations for biodiversity conservation into these plans. - As part of the elaboration of local development plans in the buffer zone of the Lomami National Park (Maniema), the program aims at developing a participatory mapping for two sectors with about 60-80 villages in cooperation with Rain Forest UK, also including a participatory land use planning with the communities through the land use scenarios. 	
Other major donors	<ul style="list-style-type: none"> - World Bank funds a REDD+ project in one province - The Central African Forest initiative is also active, mainly Norwegian funds 	
Possible entry points	<ul style="list-style-type: none"> - Land use planning and zoning, - Land valuation, markets and taxation, - Policy, legal and organizational frameworks related to tenure, - Specific support to women, youth and vulnerable groups 	
Further information		

Role and recognition of land governance in GIZ projects: Survey Results

Country	Egypt
Ongoing initiatives by Government/current legal framework	<ul style="list-style-type: none"> - The government is enforcing land cadastral and introducing digital registry process in the land tenure system to ensure the accurate data for guaranteed land tenure, and to enhance equality in providing the agriculture inputs to farmers - Parliament is discussing the increase of severity in punishment stated in the criminal law for any action of preventing women from their legal rights to land inheritance - The government started using the smart cards in the records of the land possession to guarantee the equal rights of land tenure and equality in receiving the agriculture inputs
Government commitment	Low-medium
GIZ respondents	(1) Water Management Reform Programme (Nihad Rageh) (2) Participatory Infrastructure Project (Wolfgang Roller) (3) Participatory Development Programme in Urban Areas (Henning Hillmer)
GIZ other	- Implementing the New Urban Agenda in Egypt Habitat III (Carl Phillip Schuck)
GIZ activities	(1) Water Management Reform Programme (WMRP) is applying the VGGT to promote secure tenure rights and equitable access to land to eradicating hunger and poverty(e.g. establishing a Complaint Management System for the government, support to women in horticulture)
Other major donors	-
Possible entry points	<ul style="list-style-type: none"> - Land consolidation and redistribution, Land use planning and zoning, Policy, legal and organizational frameworks related to tenure - Land demarcation, adjudication, registration, and cadastre,
Country	Ethiopia
Ongoing initiatives by Government/current legal framework	<ul style="list-style-type: none"> - revision of land proclamation, - development of a national framework strategy for commercial farming, - roadmap for national integrated land use planning, - Land certification for users to improve the land insecurity issues
Government commitment	(low) medium (high)
LGAF weighted score	4 LGAF concluded in January 2016; link to LGAF report
GIZ respondents	(1) GV Land Policy and Land Management Support to Responsible Agricultural Investments (2) Agricultural Mechanisation and Technology for Smallholder Productivity (Velten Habermehl) (3) Global project Food Security and Strengthening of Resilience (Susanne Neiro)
GIZ other	<ul style="list-style-type: none"> - Sustainable Land Management - Several other, huge portfolio
GIZ activities	(1) Policy, legal and organizational frameworks, Delivery of services, Management of public land, Informal tenure, Land markets, supporting responsible private sector investments for food security, Restitution, Expropriation and compensation, Land Valuation, Land use / spatial planning, Dispute and conflicts resolution in respect to tenure <ul style="list-style-type: none"> - several other GIZ projects with land governance related activities, e.g. SLM (land rehabilitation); Biodiversity (buffer zone management); Drought resilience (PLUP); Cross-border Cooperation South-Sudan
Other major donors	<ul style="list-style-type: none"> - European Union - World Bank (SLM) - UK (LIFT) - Finland (REILA)
Further information	

Role and recognition of land governance in GIZ projects: Survey Results

Country	Ghana	
Ongoing initiatives by Government/current legal framework	<ul style="list-style-type: none"> - No initiative known - Lands Commission Act of 2008; Land Title Registration Act of 1986; Office of the Administrator of Stool Lands Act of 1994 	
Government commitment	Medium	
LGAF weighted score	1	Concluded in February 2012; link to LGAF report
GIZ respondents	Support to decentralization reform in Ghana (Jens Kambeck)	
GIZ other	<ul style="list-style-type: none"> - Promotion of Market Oriented Agriculture (Dirk Florent Thies) - Green Innovations Centres in Agricultural Systems (Mike Bartels) 	
GIZ activities	<p>-</p> <p>The Kwame Nkrumah University of Science and Technology (KNUST) is partner of the African Network of Excellence on Land Governance (NELGA) and lead university for West Africa region. NELGA is a partnership of leading African universities and research institutions, under the leadership of the African Land Policy Center (ALPC) and supported by the World Bank and Germany (through the Global Project "Strengthening Advisory Capacities for Land Governance in Africa", SLGA, see regional)</p>	
Other major donors	<ul style="list-style-type: none"> - UK: Forest Governance, Markets and Climate Programme, Investments in Forests and Sustainable Land Use - World Bank: Land Administration Project II 	
Possible entry points	<ul style="list-style-type: none"> - Land demarcation, adjudication, registration, and cadastre, - Land use planning and zoning, - Land valuation, markets and taxation, - Specific support to women, youth and vulnerable groups 	
Further information		

Country	Kenya	
Ongoing initiatives by Government/current legal framework	<ul style="list-style-type: none"> - No initiative mentioned - 2012 Land Act; 2012 Registration Act; 2012 National Land Commission Act; 2016 Community Land Act; 2016 Land Laws Amendment Act 	
Government commitment	low-medium	
LGAF weighted score	2	Concluded in June 2016; link to LGAF report
GIZ respondents	<p>(1) Promotion of reconciliation and democratization by strengthening of the Transitional Justice processes in Kenya (Miran Okumu)</p> <p>(2) Green Innovation Centers for the Agriculture and Food Sector (Lucas Zahl)</p>	
GIZ other	(3) Food Security through Improved Agricultural Productivity in Western Kenya	
GIZ activities	None	
Other major donors	Global Land Tools Network, UN Habitat	
Possible entry points	<p>(1) Application of Social Tenure Domain Model to document (or map) and advocate for land rights, either with IDPs (peri-urban/rural), or in informal settlements in urban areas, implementation through (local) partner organisations</p> <p>(2) Addressing lacking access to (farm)land for young farmers and women</p>	
Further information	<p>LGAF concluded in 2016</p> <ul style="list-style-type: none"> - Proposes to develop a new legal framework for property rights in relation to minerals, making use of the VGGT <p>Agricultural Sector Development Strategy (ASDS) - MTIP 2013-2017</p>	

Role and recognition of land governance in GIZ projects: Survey Results

Country	Liberia
Ongoing initiatives by Government/current legal framework	<ul style="list-style-type: none"> - No initiative known - The Land Rights Bill 2014; Land Rights Policy 2013; 2009 Community Rights Law
Government commitment	Medium
GIZ respondents	Capacity Development in the Transport Sector (Ulrich Thuer)
GIZ other	-
GIZ activities	Capacity Development in the Transport Sector - Road Building - Road administration
Other major donors	<ul style="list-style-type: none"> - UK: Investments in Forests and Sustainable Land Use - World Bank: Liberia Land Administration Project - BMEL/FAO: Promoting strategic intervention to achieve long term implementation of the Voluntary Guidelines on the Responsible Governance of Tenure - Carter Foundation
Possible entry points	<ul style="list-style-type: none"> - Implement a Planning Agency to coordinate building activities - Land demarcation, adjudication, registration, and cadastre, - Land use planning and zoning, - Public disclosure and other public provision of Land Information)
Further information	<ul style="list-style-type: none"> - Land Right Law passed in August 2017 - New government since end of December 2017, George Weah, former World Soccer Player, from the Coalition for Democratic Change is the new president, creating a potential window of opportunity - Project is targeting mainly physical jobs in road construction but there is great need and huge potential for support to land use planning related capacities

Country	Madagascar
Ongoing initiatives by Government/current legal framework	<ul style="list-style-type: none"> - No initiative known - Réforme foncière 2005; La Loi de cadrage 2005-019;
Government commitment	(no participation in the survey)
LGAF weighed score	2 Concluded in 2015; link to LGAF report
Relevant GIZ projects	- Programm Politique Fonciere Responsable
GIZ other	- Programm Conservation and sustainable use of natural resources II
GIZ activities	<ul style="list-style-type: none"> - Documentation and formalization of land rights for rural households - Conflict resolution - Promotion of activities related to the rehabilitation of forest landscapes based on secured land rights
Other major donors	- World Bank: Agriculture Rural Growth and Land Management Project (http://www.worldbank.org/projects/P151469?lang=en)
Further information	-

Role and recognition of land governance in GIZ projects: Survey Results

Country	Morocco
Ongoing initiatives by Government/current legal framework	-
Government commitment	-
GIZ respondents	-
GIZ other	-
GIZ activities	The Institut Agronomique et Vétérinaire Hassan II (IAV) is partner of the African Network of Excellence on Land Governance (NELGA) and lead university for North Africa region. NELGA is a partnership of leading African universities and research institutions, under the leadership of the African Land Policy Center (ALPC) and supported by the World Bank and Germany (through the Global Project "Strengthening Advisory Capacities for Land Governance in Africa", SLGA, see regional)
Other major donors	- USA / Millenium Challenge Account: Land Productivity Project
Possible entry points	-
Further information	-

Country	Mozambique	
Ongoing initiatives by Government/current legal framework	<p>There is an initiative of a nationwide IT based cadaster (land registry) with regional hubs, where the data is collected and updating the national database on a daily basis. The challenge is the lack of technical expertise to feed the system with professional data, the lack of internet connection and electricity as well as the dependency on a private company to maintain and further develop the system. It is not clear to a wide public how big the data base is up to now and how those information can be used by the local governments (especially the autonomous municipalities).</p> <ul style="list-style-type: none"> - 2006 Urban Land Regulations; The Land Act (No. 19/97) of 1 October 1997 - Decree No. 1/2003 established new provisions for the National Land Registry and Real Estate Cadastre 	
Government commitment	Medium	
LGAF weighed score	3	LGAF concluded February 2017 ; link to LGAF report
GIZ respondents	<p>(1) Good Financial Governance (Dana de la Fontaine)</p> <p>(2) Green Innovations Centres in Agricultural Systems (Thomas Jaeschke)</p>	
GIZ other	-	
GIZ activities	<p>(1) The Project has a component working specifically on establishing a land registry in 6 small scale municipalities (30.000-80.000 inhabitants) with a focus of (a) improving the physical and digital conditions of the land registry (cadaster), (b) capacity building and (c) connecting the land, economic and fiscal cadasters with the aim of building an integrated municipal cadaster that would improve the process of land taxation as well as the taxation of processes related to land (as construction licenses).</p>	
Other major donors	<ul style="list-style-type: none"> - World Bank - Switzerland, Sweden, Denmark, Ireland 	
Further information	<ul style="list-style-type: none"> - Minerals are not covered by the municipal cadaster. As they are mostly in rural areas they should be integrated into the (national) cadaster at district level. 	

Role and recognition of land governance in GIZ projects: Survey Results

Country	Namibia
Ongoing initiatives by Government/current legal framework	<p>Land Reform Programme, including</p> <ul style="list-style-type: none"> - Customary Land Rights secured through large cooperation programme which also provides for infrastructure and advisory services to add value to the secured rights. - Initiative to secure land rights of informal settlers, for whom freehold is not affordable /accessible, through alternative forms of titles. - Redistributive Land Reform, to rectify historically rooted unfair land distribution. - Announcement of 2nd National Land Conference, to debate direction and issues of land reform
Government commitment	high
GIZ respondents	<p>(1) Support to Land Reform (Thomas Breuer, Thomas Haenert)</p> <p>(2) Adaptation of agriculture to climate change in Northern Namibia (Sascha Schoening)</p>
GIZ other	<ul style="list-style-type: none"> - Community-based natural resource management (Nadine Faschina) - Several other 056 agriculture and rural development projects
GIZ activities	<p>(1) Support to Land Reform, FLTS, Land-Use Planning, Agricultural Advisory Services for land Reform beneficiaries</p> <p>The Namibia University of Science and Technology for Southern Africa (NUST) is partner of the African Network of Excellence on Land Governance (NELGA) and lead university for Southern Africa region. NELGA is a partnership of leading African universities and research institutions, under the leadership of the African Land Policy Center (ALPC) and supported by the World Bank and Germany (through the Global Project "Strengthening Advisory Capacities for Land Governance in Africa", SLGA, see regional)</p>
Other major donors	- EU
Further information	

Country	Niger
Ongoing initiatives by Government/current legal framework	<p>Organisation of the government setup dealing with land in Niger serves as a framework to take stock and define lines of improvement.</p> <ul style="list-style-type: none"> - Ordinance 93-015 dated 2 March 1993 defines the principal orientations of the land code - Le Decree 97-367/PRN/MAG/E dated 2 February 1997 determines the modalities for including land rights in the rural code, which defines the delivery modes of certifications in view of their inclusion in the rural code or rural land registry
Government commitment	medium
GIZ respondents	- Rural development and productive agriculture Niger (Mamadou Sani)
GIZ other	<ul style="list-style-type: none"> - Advice to the Ministry for Planning (Imogen Attahirou) - Food Security Niger (Peter Pieck)
GIZ activities	<p>Our project intervenes at different levels of land governance. We support</p> <ul style="list-style-type: none"> - the permanent national secretariat in charge of land matters in the improvement of the law and implementation instruments for the land policy. - the deconcentrated services to fulfil their role and responsibilities. - the producers to get access to land transaction documents to facilitate the security of agricultural investments. - the women to secure the areas they use for irrigation agriculture. - Our support also goes in the direction of improving the land archives.
Other major donors	<ul style="list-style-type: none"> - IFAD: Family Farming Development Programme in Maradi, Tohoua and Zinder Regions (PRODAF) - USA/MCA: Land Tenure Security Sub-Activity

Role and recognition of land governance in GIZ projects: Survey Results

	- EU/FAO: Support to and capitalization on the EU Land Governance Programme in Africa
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Country	Nigeria
Ongoing initiatives by Government/current legal framework	- In general there are 15 different land-related laws. Not all are applicable in every state. For an overview see page 44 of the LGAF report
Government commitment	- (Nigeria did not take part in the survey)
LGAF weighted score	1 LGAF concluded November 2011; link to LGAF report
Relevant GIZ projects	- Pro-Poo Growth and Promotion of Employment in Nigeria
GIZ other	-
GIZ activities	<ul style="list-style-type: none"> - Support to land registration and administration in (peri-) urban areas - Research for advocacy on land acquisition and registration in Niger and Plateau states - Support to Advocacy Groups (consisting of both public and private stakeholders) that have identified land administration as an issue impeding on business growth - Facilitate the setting up of State One-Stop Shops (OSS) linking key Ministries, Departments and Agencies
Other major donors	-
Possible entry points	-
Further information	

Country	Rwanda
Ongoing initiatives by Government/current legal framework	<p>Over the last two decades, Rwanda has implemented a major land tenure reform to clarify land rights underpinned by far reaching legal and institutional reforms (2004 National Land Policy; 2005 Organic Land Law), which culminated in a nationwide programme of systematic land tenure regularization that was completed in 2012. Currently, follow-up recommendations from the LGAF process are being addressed.</p> <ul style="list-style-type: none"> - The National Land Policy of 2004 - Organic Law No. 08/2005 of 14/07/2005 determining the use and management of land in Rwanda, transformed 2013
Government commitment	- (No project from Rwanda did take part in the survey)
LGAF weighted score	4 LGAF concluded 2016; link to LGAF report
Relevant GIZ projects	-
GIZ activities	The Institut d'Enseignement Supérieur (INES) in Musanze/Ruhengeri is partner of the African Network of Excellence on Land Governance (NELGA). NELGA is a partnership of leading African universities and research institutions, under the leadership of the African Land Policy Center (ALPC) and supported by the World Bank and Germany (through the Global Project "Strengthening Advisory Capacities for Land Governance in Africa", SLGA, see regional)
Other major donors	<ul style="list-style-type: none"> - European Union, Netherlands, United Kingdom, Sweden: Rwanda Land Tenure Regularization Programme - Sweden: Strengthening Proximity Justice in Rwanda
Possible entry points	-
Further information	

Role and recognition of land governance in GIZ projects: Survey Results

Country	Sierra Leone	
Ongoing initiatives by Government/current legal framework	Finding a legal basis, policy development - Provinces Land Act Cap 122 of 1960 - See FAO legal assessment on land	
Government commitment	medium	
LGAF weighted score	3	LGAF concluded September 2015 ; link to LGAF report
GIZ respondents	- Employment promotion for youth (Dr. Ralf Zimmermann)	
GIZ other	-	
GIZ activities	- Restructuring the relationship of investors, lessor and lessee in a PPP	
Other major donors	- BMEL/FAO: Promoting strategic intervention to achieve long term implementation of the Voluntary Guidelines on the Responsible Governance of Tenure	
Possible entry points	- Land rights are inadequate and there is no mapping	
Further information	-	

Country	Somalia	
Ongoing initiatives by Government/current legal framework	project with World bank and UNDP on land policy formulation and land tenure - Land Law of 1975 - Agricultural Land Ownership Law of 1999	
Government commitment	low	
GIZ respondents	(1) Sustainable Land Management in Somaliland (Günther Wirth) (2) <i>Improved livelihoods through livestock and agriculture in Saaxil</i> (Erik Fritzsche)	
GIZ other	-	
GIZ activities	(1) Land use planning in relation to a watershed including land tenure	
Other major donors	- EU/FAO: Support to and capitalization on the EU Land Governance Programme in Africa	
Possible entry points	There is a need to access the existing land tenure documentation from there onwards several other activities are imaginable - Land demarcation, adjudication, registration, and 42adaster , - Land use planning and zoning, - Policy, legal and organizational frameworks related to tenure, - Public disclosure and other public provision of Land Information	
Further information	-	

Country	South-Africa	
Ongoing initiatives by Government/current legal framework	- No initiative known	
Government commitment	- (No project from South-Africa did take part in the survey)	
LGAF weighted score	3	LGAF concluded 2013; link to LGAF report
Relevant GIZ projects	- Support to Comprehensive Africa Agriculture Development Programme (Dorothe Nett) – see “regional”	
GIZ activities	The Institute for Poverty, Land and Agrarian Studies (PLAAS) of the University of the Western Cape is partner of the African Network of Excellence on Land Governance (NELGA). NELGA is a partnership of leading African universities and research institutions, under the leadership of the African Land Policy Center (ALPC) and supported by the World Bank and Germany (through the Global Project “Strengthening Advisory Capacities for Land Governance in Africa”, SLGA, see regional)	
Other major donors	- European Union, Netherlands, United Kingdom, Sweden: Rwanda Land Tenure Regularization Programme - Sweden: Strengthening Proximity Justice in Rwanda	
Possible entry points	-	
Further information		

Country	South-Sudan	
Ongoing initiatives by Government/current legal framework	- the Land Act, the Local Government Act, and the Investment Promotion Act; all 2009	
Government commitment	low	
LGAF weighted score	?	LGAF concluded January 2014 ; link to LGAF report
GIZ respondents	Food Security and Agricultural Development (Julian Schlubach)	
GIZ other	-	
GIZ activities	Support to Agro Pastoral Mediation through accompanying measures providing water Access to herds, while securing fields	
Other major donors	- EU/FAO: Support to and capitalization on the EU Land Governance Programme in Africa - EU/ILC: Time for Action on People-Centered Land Governance: implementing ILC's 2016-2020 strategy	
Possible entry points	-	
Further information	-	

Country	Tanzania	
Ongoing initiatives by Government/current legal framework	- no initiative known - National Land Policy in 1995 (currently under review (2016) - Village Land Act and the Land Act in 1999 (currently under review (2016)	
Government commitment	medium	
LGAF weighted score	2	LGAF concluded in 2015; link to LGAF report
GIZ respondents	Programme Sustainable Management of Natural Resources (Hans Schöneberger)	
GIZ other	-	
GIZ activities	The Ardhi University (ARU) in Dar es Salaam is partner of the African Network of Excellence on Land Governance (NELGA) and lead university for East Africa region. NELGA is a partnership of leading African universities and research institutions, under the leadership of the African Land Policy Center (ALPC) and supported by the World Bank and Germany (through the Global Project "Strengthening Advisory Capacities for Land Governance in Africa", SLGA, see regional)	
Other major donors	- FAO: Forest Policy Development in Tanzania - IFAD: Fostering Good Land Governance for Inclusive Agricultural Development in Tanzania - UK: Grassroots Empowerment in Tanzania (GET) Programme; Investments in Forests and Sustainable Land Use	
Possible entry points	- Dispute Resolution and Conflict Management, - Policy, legal and organizational frameworks related to tenure, - Specific support to women, youth and vulnerable groups	
Further information	-	

Role and recognition of land governance in GIZ projects: Survey Results

Country	Togo
Ongoing initiatives by Government/current legal framework	National Land Use Planning and Revision of the law on landrights
Government commitment	low
GIZ respondents	(1) Unterstützung von REDD+ readiness und Waldrehabilitierung in Togo, ProREDD (Andreas Schleenbäcker) (2) Rural Development and Agriculture (Markus Wagner)
GIZ other	- Global project Food Security and Strengthening of Resilience
GIZ activities	(1) Forest Management Planning - define land and user rights over forest areas
Other major donors	- France: Support for the road map to draw up a land policy - Sweden/IUCN: Partenariat pour la Gouvernance Environnementale en Afrique de l'Ouest (PAGE)
Possible entry points	-
Further information	-

Country	Uganda
Ongoing initiatives by Government/current legal framework	The government aims to support the implementation of the 2013 National Land Policy that protects the rights of customary owners and users of land in Uganda. The implementation of the NLP has high priority of the Government <ul style="list-style-type: none"> - National Land Policy 2013; Land Act No. 16 of 1998, amended in 2004 and 2010; Land Sector Strategic Plan (LSSP) 2001–2011; National Land Use Policy 2008
Government commitment	high
LGAF weighed score	4 LGAF concluded 2014; link to LGAF report
GIZ respondents	Responsible Land Policy in Uganda (Thorsten Huber)
GIZ other	Support to rural development Uganda (Armin Klöckner)
GIZ activities	<ul style="list-style-type: none"> - Documentation of customary land rights for rural households - Conflict resolution - Support responsible private sector agriculture investment
Other major donors	<ul style="list-style-type: none"> - FAO: Development and conduct of VGGT-based framework for assessing forest tenure - FAO/CIFOR: Securing tenure rights of forest dependent communities - EU/FAO: Support to and Capitalization on the EU Land Governance Programme Phase II - Netherlands/IFAD: Vegetable Oil Development Project - Phase 2 (VODP 2)
Possible entry points	- Land use planning and zoning, The use of the obtained data of land parcels could be used for physical planning and better land use planning, in particularly in the context of climate change adaptation, ecosystem services approaches
Further information	-

Role and recognition of land governance in GIZ projects: Survey Results

Country	Zambia
Ongoing initiatives by Government/current legal framework	<ul style="list-style-type: none"> - The Lands Act (Cap 184) of 1995 amended by the Lands (Amendment) Act, 1996 (No. 20 of 1996) - The Lands Tribunal Bill, 2010 - The Agricultural Lands Act (Cap 187) of 1960, last amended by Act No. 13 of 1994
Government commitment	- (Zambia did not participate in the survey)
LGAF weighted score	? LGAF concluded May 2016; link to LGAF report
Relevant GIZ projects	Decentralization for Development II
GIZ other	-
GIZ activities	<ul style="list-style-type: none"> - Improving revenue collection through the use of GIS - Developing a Fiscal Cadaster on the example of Mufulria Municipal Council
Other major donors	- FAO: VGGT based forest tenure and CBF assessments
Possible entry points	-
Further information	-

Country	Regional/Continental
Ongoing initiatives	<ul style="list-style-type: none"> - In 2006, the African Union (AU) established the Land Policy Initiative (LPI) (now African Land Policy Center -ALPC) thereby placing emphasis on the urgency to improve land governance in the regional context. The LPI supports global initiatives, such as the G20 Principles for Responsible Agricultural Investment (RAI), the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security (VGGT). The Land Policy Initiative (LPI) initiated the development of the African Union's Agenda on Land that aims at improving land policies in a regional context. It consists of the Framework and Guidelines on Land Policy in Africa (F&G), the Declaration of African Heads of State and Government on Land Issues and Challenges in Africa (both adopted in 2009) and the Guiding Principles on Large Scale Land Based Investments in Africa (2014). - World Bank is currently up-scaling its support to national land projects from currently eleven countries to 22 countries (mostly in Africa)
GIZ respondents	<ol style="list-style-type: none"> (1) Global Project "Strengthening Advisory Capacities for Land Governance in Africa, SLGA" (Luisa Prior) (2) Support to Comprehensive Africa Agriculture Development Programme (Dorothea Nett) (3) Competitive African Cotton Initiative (Wolfgang Bertenbreiter) (4) Competitive Cashew initiative (Florian Winckler)
GIZ other	Cocoa Initiative,
GIZ activities	<ol style="list-style-type: none"> (1) The SLGA Global Project supports human and institutional capacity development for the implementation of a sustainable and development-oriented land policy in Africa. One main area of action is the establishment of an African Network of Excellence on Land Governance (NELGA), a partnership of leading African universities and research institutions with proven leadership in education, training and research on land governance. It strengthens land-related capacities in over 30 African countries, coordinated by regional academic centers in Ghana, Cameroon, Morocco, Namibia and Tanzania as well as in Rwanda and South-Africa. (2) NEPAD / CAADP supports the currently ongoing reviews of 2nd generation NAIPs (National Agricultural Investment Plans) by offering land governance expertise (on demand); in 2017 this was the case in Rwanda and Ghana (3) none (4) Cooperation in Benin with the Global Project on Responsible Land Governance, access to land is very critical in cashew production
Possible entry points	(3) If the project started again, a convincing argumentation of the benefits of (feasibility of) registration/formalization of tenure rights for smallholder farmers would be very helpful to convince political partners at country level
Further information	-

Country	Global
Ongoing initiatives	<p>Several, e.g.</p> <ul style="list-style-type: none"> - Promotion and dissemination of the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests (FAO) - Land Governance Assessment Framework (assessments at country level) by World Bank - Property Rights Index (to support monitoring of specific Sustainable Development Goal indicators 1.4.2, 5.a1; and 11.1)
GIZ respondents	SV-BoDeN Sektorvorhaben Bodenschutz, Desertifikation, Nachhaltiges Landmanagement (Walter Engelberg)
GIZ other	SV Land Policy and Land Management (Christian Graefen)
GIZ activities	Piloting the implementation of policies against land degradation (LDN). Such policies need to address all kinds of land, be it privately owned, under use-contract or in some kind of public ownership. Incentives for sustainable land management and regulation of sanctions and compensation need to take into account the specific pattern of property right and use rights.
Further information	

Annex C: Online Questionnaire

Land Governance Survey

Dear Colleague,

This is an anonymous questionnaire. It supports an assessment of the current recognition and relevance of land rights and land governance in rural development, governance, urban development and sustainable economic development programmes.

If you will fill in this questionnaire, please inform us (refer to e-mail for contact details), so that we can contact you for a follow-up telephone / skype interview.

A: Project Information

A1: Please tell us the country you are working in

- | | | |
|---|--------------------------------------|---------------------------------------|
| <input type="checkbox"/> Continent wide | <input type="checkbox"/> Ivory Coast | <input type="checkbox"/> Rwanda |
| <input type="checkbox"/> Benin | <input type="checkbox"/> Kenya | <input type="checkbox"/> Sierra Leone |
| <input type="checkbox"/> Botswana | <input type="checkbox"/> Lesotho | <input type="checkbox"/> Somalia |
| <input type="checkbox"/> Burkina Faso | <input type="checkbox"/> Liberia | <input type="checkbox"/> South Africa |
| <input type="checkbox"/> Burundi | <input type="checkbox"/> Madagascar | <input type="checkbox"/> South Sudan |
| <input type="checkbox"/> Cameroon | <input type="checkbox"/> Malawi | <input type="checkbox"/> Sudan |
| <input type="checkbox"/> Central African Republic | <input type="checkbox"/> Mali | <input type="checkbox"/> Tanzania |
| <input type="checkbox"/> Chad | <input type="checkbox"/> Morocco | <input type="checkbox"/> Togo |
| <input type="checkbox"/> Congo DR | <input type="checkbox"/> Mauritania | <input type="checkbox"/> Tunisia |
| <input type="checkbox"/> Egypt | <input type="checkbox"/> Mozambique | <input type="checkbox"/> Uganda |
| <input type="checkbox"/> Ethiopia | <input type="checkbox"/> Namibia | <input type="checkbox"/> Zambia |
| <input type="checkbox"/> Ghana | <input type="checkbox"/> Niger | <input type="checkbox"/> Zimbabwe |
| | <input type="checkbox"/> Nigeria | |

A2: Are you working in a GIZ programme?

- ☐Yes
☐No

A3: Please tell us the professional classification your project is classified

- ☐001 Economic policy
☐011 Promotion of the private sector
☐016 Education and youth
☐023 Transport and mobility
☐034 Crisis, conflicts, disasters
☐050 Democracy, constitutional state, gender

- ☐ 053 Cooperation with the economy
- ☐ 056 Rural development and agriculture
- ☐ 057 Forest, biodiversity and management of natural resources
- ☐ 061 Decentralization, urban and regional development
- ☐ 065 Climate change, climate protection
- ☐ Other

A4: The overall type of GIZ programme is a

- ☐ Bilateral Programme
- ☐ Regional Programme
- ☐ Special Initiative (Global Projects)
- ☐ DeveloPPP
- ☐ Other

A5: Would you be available for a phone / skype interview to share more details? If yes, please follow the instructions in the e-mail.

- ☐ Yes
- ☐ No

B: Country Context

B1: What are the main challenges related to land governance in your country? You may tick several boxes

- ☐ Land conflicts
- ☐ Insecurity of tenure rights
- ☐ Large-scale investments in agriculture or forestry
- ☐ Corruption in land administration
- ☐ Discrimination and vulnerability of particular groups (e.g. women, youth, indigenous)
- ☐ Lack of qualified personnel in government
- ☐ Lack of qualified personnel in the private sector (e.g. surveyors, planners)
- ☐ Climate change
- ☐ Legal or policy framework
- ☐ Ineffective government institutions
- ☐ Other

B2: How would you rate the government's commitment to improve land governance?

- ☐ Continental champion

- ☐High
- ☐Medium
- ☐Low

B3: Do you know of any major government initiative to improve (aspects of) land governance ongoing or planned in your country?

- ☐Yes
- ☐No

If yes, please describe shortly:

.....

B4: Which stakeholders could move things forward with respect to responsible land governance?

- ☐High-level government officials
- ☐Regional/Local government
- ☐Parliamentarians
- ☐Regional Economic Communities
- ☐NEPAD / AU
- ☐Civil society
- ☐Media
- ☐Private firms
- ☐Donor community
- ☐Other:

C: Project activities related to land governance

C1: Does your project include activities on land governance?

- ☐Yes
- ☐No

C1.1: Does your project include activities on the following aspects of land governance? You may tick several boxes.

- ☐Policy, legal and organizational frameworks
- ☐Delivery of services (providing prompt, efficient, accessible and non-discriminatory services and preventing corruption)
- ☐Management of public land

- ☐ Customary tenure systems
- ☐ Informal tenure
- ☐ Land markets (supporting transparent, efficient and fair market operations)
- ☐ Investments (supporting responsible private sector investments for food security)
- ☐ Land consolidation (improving layout and use of parcels or holdings)
- ☐ Restitution (providing compensation for the loss of tenure rights)
- ☐ Redistributive (land) reforms (facilitating broad and equitable access to land)
- ☐ Expropriation and compensation (ensuring prompt and fair compensation in case of expropriation)
- ☐ Records of tenure rights (registration, supporting registry and cadastral systems)
- ☐ Land Valuation
- ☐ Land Taxation
- ☐ Land use / spatial planning
- ☐ Dispute resolution (offering timely, affordable and effective means for dispute resolution)
- ☐ Trans-boundary matters
- ☐ Climate Change (protecting tenure right holder against effects of climate change)
- ☐ Natural disasters (addressing tenure questions in disaster preparedness, emergency and reconstruction)
- ☐ Conflicts in respect to tenure

C2: Can you please briefly describe your project activities / components related to land governance from the question above?

.....

C3: Can you please indicate the share of your total budget you use for land governance activities?

- ☐ Up to 10%
- ☐ 10% - 20%
- ☐ 20% - 40%
- ☐ 40% - 60%
- ☐ 60% - 80%
- ☐ 80% - 100%

D: Areas of possible expansion

D1: Are there any activities related to land governance that you would like to include into your project?

☐ Yes

☐ No

D2: If yes please indicate the activity area

☐ Dispute Resolution and Conflict Management

☐ Land consolidation and redistribution

☐ Land demarcation, adjudication, registration, and cadaster

☐ Land use planning and zoning

☐ Land valuation, markets and taxation

☐ Large Scale Land Acquisition

☐ Policy, legal and organizational frameworks related to tenure

☐ Promotion of the VGGTs

☐ Public disclosure and other public provision of Land Information

☐ Specific support to women, youth and vulnerable groups

☐ Other

D3: Can you please shortly describe such possible activities?

.....

D4: What are the reasons why your project has not included land governance activities so far? Several answers are possible.

☐ Lack of expertise in the project to address the complexity of the issue

☐ Lack of partner interest

☐ No expertise available in the country

☐ Limited financial resources

☐ Lack of technical support by head office

☐ Commission documents (offer) do not preview such activities

☐ Other

D5: Which of these challenges are a threat for your current project implementation?

☐ Land conflicts

☐ Insecurity of tenure rights

☐ Large-scale investments in agriculture or forestry

☐ Corruption in land administration

☐ Discrimination and vulnerability of particular groups (e.g. women, youth, indigenous)

☐ Lack of qualified personnel in government

- ☐Lack of qualified personnel in the private sector (e.g. surveyors, planners)
- ☐Climate change
- ☐Legal or policy framework
- ☐Ineffective government institutions
- ☐Other

E: Support needed

E1: What support could enable you to initiate activities on land governance?

- ☐Request by partners
- ☐Support by head office
- ☐Availability of technical solutions
- ☐Availability of consultants in the country
- ☐Availability of international consultants
- ☐Support by sector networks
- ☐Other

Annex D: Guiding Questions for follow-up interviews

Country situation:

- a. in how far is land governance on the agenda of government (and DPs)? What are ongoing/planned initiatives?
- b. Are there entry points, (e.g. national or regional agriculture, land, natural resource management policies /investment plans) for planning / budgeting of land governance activities?
 - National Agricultural Investment Plans
 - Regional Economic Communities,
 - CAADP,
 - VGGT,
 - large-scale land deals,
 - certification programs
- c. Are there contacts to land governance specific organizations/institutions in the country? Or German organizations engaged in land aspects, studies...?

Project level:

- d. Confirm categorization of project, inclusion of land governance activities so far (1 yes/no), possible future inclusion of land governance activities (2 yes/no), explanation
- e. Are there any land-related obstacles/challenges (possibly) preventing your project from achieving its objectives? (go into details only if 1no, bei Land-Vorhaben kann das aus dem Angebot gezogen werden)
- f. Do your project activities include / demand for any kind of land governance-specific safeguards? (e.g. infrastructure, transport)
- g. What are main land governance-related capacities, outputs, knowledge products so far achieved/elaborated? (if 1yes)
- h. What would be the main capacities and/or resources needed for initiating/expanding the land-governance related activities? (if 2yes)
- i. Is there any support activity that SNRD / GIZ headquarter could provide? What kind?

Annex E: List of telephone interview partners

	Name	Country – Project	Date
1	Alex Schöning	Namibia - Adaptation of agriculture to climate change in Northern Namibia	15.11.2017
2	Marc Nolting	Ethiopia – Strengthening Capacities on Land Governance in Africa	15.11.2017
3	Lucas Zahl	Kenya - Green Innovation Centre	16.11.2017
4	Walter Engelberg	SV-BoDeN Sektorvorhaben Bodenschutz, Desertifikation, Nachhaltiges Landmanagement,	16.11.2017
5	Dorothee Nett	South Africa - Support to CAADP Program	17.11.2017
6	Julian Schlubach	South Sudan - Food Security and Development of Agricultural Markets (FSDAM), Urban Food Security, Livelihoods and Markets (UFSLM), Agricultural Markets and Transformation Investment Project (AMTIP)	17.11.2017
7	Kay Grulich	Benin – Green Innovation Centers	21.11.2017
8	Dana de la Fontaine	Good Financial Governance in Decentralized Administrations in Rural Areas	22.11.2017
9	Mi Ran Okumu	Kenya - Promotion of reconciliation and democratization by strengthening of the Transitional Justice processes in Kenya	29.11.17
10	Juliane Wiesenhuetter	Burundi - Reduction of the impacts of climate change on the availability of water and land resources	30.11.2017
11	Cordula Schmuedderich	Burkina Faso - Soil protection and rehabilitation for food security (LP des GV Boden),	01.12.2017
12	Melanie Djedje	Benin - Soil protection and rehabilitation for food security	04.12.2017
13	Heike Höffler	Sector Project „Agricultural Trade and Value Chains”	12.12.2017
14	Wolfgang Bertenbreiter	Regional - Competitive African Cotton Initiative (COMPACI)	12.12.2017
15	Nihad Rageh	Egypt - Water Management Reform Programme	21.12.2017
16	Ulrich Thüer	Liberia - Capacity Development in the Transport Sector in Liberia	12.01.2018
17	Günther Wirth	Somalia - Sustainable Land Management in Somaliland	12.01.2018
18	Florian Winckler	Regional - Competitive Cashew initiative (ComCashew)	16.01.2018
19	Thomas Breuer	Namibia - Support to Land Reform	18.01.2018
20	Simon Bär	Congo DR - Programme de maintien de la Biodiversité et Gestion durable des Forêts	07.02.2018
21	Oliver Schoenweger	Ethiopia - Support to Responsible Agricultural Investments	08.02.2018

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