Partnership for Action
Improving Land Governance and Management in Africa

15-17 August 2017

Conference Report

Organizers

The Global Land Tool Network (GLTN) is an alliance of global regional and national partners contributing to poverty alleviation through land reform, improved land management and security of tenure particularly through the development and dissemination of pro-poor and gender-sensitive land tools. GLTN brings together professional organizations, development agencies, research and training institutions, technical and civil society actors, grassroots organizations.

Habitat for Humanity International is a global non-profit housing organization working in nearly 1,400 communities across the United States and in approximately 70 countries around the world. Habitat's vision is of a world where everyone has a decent place to live. Habitat for Humanity currently leads the GLTN's Urban Civil Society Organisation (CSO) Cluster and is a member of the GLTN's International Advisory Board.

Solid Ground is a global advocacy campaign of Habitat for Humanity focused on improving access to land for shelter. The Solid Ground campaign has four subthemes: secure tenure, gender equality, slum upgrading, and disaster resilience. Through the Solid Ground campaign, Habitat for Humanity and partner organizations are working in 40 countries around the world to change land policy and systems at all levels of government.

Partners

Namibian University of Science and Technology (NUST) aims to become the leading university in Africa known for being a trendsetter in higher education and applied research internationally. The Department of Land and Property Sciences (DLPS) at NUST, together with the Integrated Land Management Institute (ILMI), plays a leading role in research and outreach in the field of land governance and administration.

Huairou Commission is a movement-based organization working on grassroots women's and their communities' empowerment. It is a global coalition of women's networks, INGOs, and grassroots women's organizations with constituency in 50 countries across four continents. Members and partners of the coalition are committed to empowering grassroots women's organizations to enhance their community development practices and exercise collective power at the global level. and global stage

Slum/Shack Dwellers International (SDI) is a transnational social movement of the urban poor. The network brings together over a million slum dwellers in over 30 countries throughout Africa, Asia and Latin America. The federations comprise thousands of saving schemes networked at the settlement, city and national levels to collectively drive a bottom-up change agenda for inclusive cities.

Habitat International Coalition (HIC) is an independent international non-profit coalition of organizations and individuals working in the field of human settlements. HIC seeks to recognize, defend and fully implement everyone`s right to a secure place to live in peace and dignity, in all countries. The coalition also serves as a pressure group in defense of the rights of the homeless, poor and inadequately housed.

Contents

On electronic copies, click this symbol to access the corresponding conference presentations

Report compiled by
Habitat for Humanity International

The Urban CSO Cluster of the Global Land Tool Network (GLTN) and Habitat for Humanity's Solid Ground campaign convened a multi-stakeholder regional conference on land governance and management in Africa. The *Partnership for Action* conference was designed to build strong, multi-sectoral partnerships to promote dialogue and open exchange of information on land-related issues. The conference was also an opportunity for partners and practitioners to share knowledge, tools and best practices for improving land governance and management across the continent. Land governance and its management are key levers to bringing about transformational change on the continent towards ensuring sustainable growth and development.

Opening Remarks

Torre Nelson (Area Vice President for Europe, Africa with Habitat for Humanity International) opened the conference, highlighting the importance of adequate housing, and security of tenure, for ensuring the health and dignity of all, especially the most vulnerable. He extended a warm welcome to all participants and acknowledged, in particular, the presence of parliamentarians including Pan African Parliament. Nelson expressed gratitude to the Global Land Tool Network (GLTN) partners and the Namibian University of Science and Technology for partnering with Habitat for Humanity to make the conference possible. Nelson shared that Habitat for Humanity's vision is to create "a world where everyone has a decent place to live". Across Africa, Habitat for Humanity builds and the renovates homes, installs water points, sanitation facilities and drainage systems, and leads housing projects for orphans and vulnerable groups. Tenure security is a central focus of Habitat for Humanity advocacy efforts. In 2016, Habitat for Humanity International launched the Solid Ground Campaign to improve access to land for shelter. Today, Solid Ground is mobilizing existing supporters and new allies to motivate policymakers to change land policies and systems, ensuring more people have a decent place to live.

Samuel Mabikke (Land and Natural Resources Tenure Specialist, Global Land Tool Network Unit of UN-Habitat) underscored the need to form partnerships in order to address tenure security and other land governance issues. He highlighted that over 70% of land in Africa is not formerly registered and continues to be held under customary systems, which can expose occupants to the threat of eviction. Dr. Mabikke emphasized the need to formalize or regularize land ownership for better documentation and improved security for the land's occupants.

Key Note Addresses

Rose Molokoane (National Chairperson, South African Homeless People's Federation) emphasized the need for policy-makers and governments to give grassroots people a voice in the discussions that affect them. She strongly affirmed that the land belongs to those who occupy it. Molokoane remarked that much of the land in South Africa is privately owned, sometimes by people who do not even reside in the country, and expressed dissatisfaction at the way large-scale private projects, such as the construction of malls, are given priority over the development of local communities. She also highlighted SDI's *Know Your City* campaign, a community-driven initiative to collect and compile data on informal settlements to empower communities socially and politically .

The Hon. Jacqueline Amongin (Chair, Pan African Parliament Committee on Rural Economy, Agriculture, Environment and Natural Resources) affirmed the Pan African Parliament's commitment to partnering with civil society and grassroots organizations to champion land issues, increase food security and end hunger. She called for progressive laws promoting equity in land ownership, and affirmed the Pan African Parliament's commitment to increasing women's access to land. While there has been remarkable progress, Hon. Amongin acknowledged that many challenges still remain, including a lack of land data and the need for additional monitoring and evaluation tools.

Hon. Amongin delivers her keynote address on August 15, 2017

Foundational Concepts & Context

FRAMEWORK & GUIDLINES

Sue Mbaya (Public Policy Expert, Sue Mbaya & Associates) presented the philosophy behind the Framework and Guidelines (F&G), including their objectives and trends. The F&G were endorsed by African Heads of States in 2009. They were developed to bring consistency to the formulation of land policies across Africa, and aim to address some of the social challenges arise from the post-colonial experience. Mbaya highlighted that the F&G should be read in conjunction with the Declaration on Land Issues and Challenges, and that governments are accountable to report through the AU's African Peer Review Mechanism (APRM). The F&Gs are also a tool for advocating for the rights of women to own land and for resource mobilization. Mbaya acknowledged that one shortcoming has been the inadequate implementation of the F&G, with most of the projects thus far having been pilots. The Malabo Declaration (2014) and its reporting framework present another excellent opportunity for measuring governments' progress in meeting the F&G provisions.

CONTINUUM OF LAND RIGHTS

While tenure is frequently explained in binary terms – formal or informal, secure or insecure – **Samuel Mabikke** (Land and Natural Resources Tenure Specialist, GLTN) pointed out that a diversity of appropriate, legitimate tenure arrangements exist in practice beyond the binary. Rights to land can be regarded as to be lying on a continuum stretching between informal and formal, and tenure can take a variety of forms along this continuum. Dr. Mabikke explained that the continuum of land rights is not a theory, but rather a powerful concept, or metaphor, for understanding land tenure diversity. It offers potential pathways to tenure security through the recognition, recording and administering of appropriate and legitimate land tenure forms. Dr. Mabikke also emphasized that registered freehold should not be seen as the preferred or ultimate form of tenure.

A Fit-For-Purpose approach is:

Flexible— applicable to various uses and occupation types

Inclusive of all tenure and land types

Participatory— captures and uses data with community support

Affordable for government to procure and society to utilize

Reliable— provides authoritative and up-to-date information

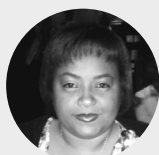**Attainable**—can be established quickly, with available resources

Upgradeable for constant improvement over time

FIT-FOR-PURPOSE

Stig Enemark (Hon. President, International Federation of Surveyors) explained how fit-for-purpose approaches can ensure basic and appropriate land administration systems are built relatively quickly and at affordable costs. He pointed out that only about 40 countries in the world have well-functioning land administration systems; in most developing countries less than 10% of the land is formally accounted for. Fit-for-purpose approaches can ensure that 80% of the world is covered by secure tenure in 2030. This will, however, also require a commitment to capacity building, knowledge sharing, and provisions for ongoing updates and possible upgrading, coupled with strategic partnerships between UN-agencies, professional organizations, and national governments.

INCREMENTAL TENURE

Mark Napier provided a presentation outlining the progression that property rights have followed across Africa over the past decade. He highlighted importance of focusing on building secure tenure incrementally, rather than mass titling efforts, as a way to ensure access to sustainable livelihoods and democratize the regularization of informal settlers status and property rights. He also gave an overview of the Tenure Security Facility Southern Africa project, which — with support from Cities Alliance and DFID — provided technical assistance and advisory services on incrementally securing tenure in slum upgrading project across the region.

Land Tool Case Studies

The **Gender Evaluation Criteria (GEC)** tool is designed for the evaluation of existing policies or laws and those in preparation. **Mino Ramarason** (Africa Regional Coordinator, Huairou Commission) shared how the tool was used to evaluate the Family Code in Togo, focusing on the law's impacts on inheritance and women's land rights. Huairou determined the relevant questions from the 22 options the tool provides, and used the answers to make the family code more gender responsive. With this learning, they were also able to provide capacity building opportunities for government officials on gender equality and the impact of laws on gender.

Allan Cain (Co-Founder, Development Workshop Angola) presented the Huambo project in Luanda, Angola, which utilized **Participatory Land Readjustment (PILaR)**. PILaR is a method for capturing the value of land using the public-private adjustment model. Every land occupant who participated in the project saw their land increase in value 10-fold, which balanced their need to give up 1/3 of their recognized land size. From the land demarcation and redistribution of parcels, 125 parcels were released to the market to potentially benefit returning migrants after the war. Basic infrastructure (water supply, road work) was also financed by the sale of plots.

On the second day, participants had the opportunity to participate in a **World Café** featuring case studies of four GLTN land tools. Participants were able to ask specific and detailed questions, applying their new knowledge of the tools to their own work and contexts. Land tools were also featured in a number of panels throughout the conference.

Sarah Nandudu (Vice Chair, Slum Dwellers Federation Uganda) explained how slum dwellers in Uganda are using the **Social Tenure Domain Model (STDM)** to develop their own solutions to the problems they face. 70% of land in Uganda unregistered or unaccounted for in governance structures. Through STDM, the community can play a central role in the policymaking process and cam self advocate for more secure tenure. The slum dwellers form partnerships within the community, as well as with other community leaders and local counselors from the civil and government sectors, to mobilize funds for data collection, including data on how many people live on the land, who holds certificates of tenure, and who owns the land.

Steve Ouma Akroth (Executive Director, Pamoja Trust) presented a case study of Mukuru, Kenya, where informal settlers occupied land in close proximity to the railway line, which presented a high risk for both the community and the train users. When the community was threatened with eviction, Pamoja and its partners worked to ensure that the settlers were not relocated away from services and job opportunities. After a 7-year negotiation process with partners and various levels of government, Pamoja used **enumeration** to develop a settlement upgrading plan that used the backs of new houses to form a wall along the tracks. The project ensured both the creation of a train safety corridor and improvements to the settlers' infrastructure and tenure security.

Country Case Studies

Country case studies were a key feature of the conference's panels

The **Hon. Ellen O. Pratt** and **Es-Samir Bropleh** presented **Liberia's** new 5-year country program led by the Ministry of Urban Affairs and Monrovia City Corporation, in partnership with the National Housing Authority, Liberia Land Authority, CSOs, community organizations and grassroots-level actors. Hon. Pratt and Bropleh highlighted several interventions that have been planned for the program, including policy development, capacity building, slum upgrading and construction of affordable housing.

Dr. Fatima Mandhu presented on the policy-making and legislation process in **Zambia**, emphasizing the need for countries to learn from each other, while also implementing solutions that are responsive to their local context. **Veronica Katulushi** shared a case on the implementation of STDM in Zambia, and how the process is being replicated across the country in collaboration with the Zambian government.

Ase Christensen outlined the four tenure systems in **Namibia**, and explained the development and implementation of the Namibian Flexible Land Tenure Act. **Anna Muller** presented on Namibia's participatory planning approach and enumeration process through the Community Land Information Program. **Ludwina Shipanda** also explained the process and value of Enumeration and STDM, based on her own experiences living in, and helping re-block, the Freedom Square Informal Settlement in Gobabis.

Emergent Issues and Themes

Sarah Nandudu (SDI) Presents on STDM in Uganda

Rapid Urbanization

The issue of rapid urbanization and the need to work along the rural-urban continuum were raised regularly throughout the conference. By 2030, it is projected that over half of Africa's inhabitants will live in urban areas. The presenters and organizers acknowledged that increasing urban populations are already placing a huge strain on the provision of housing, sanitation and transport services. Rural-to-urban migration is increasing across the continent as people seek to access the formal economy. In relation to land governance, increasing urban populations mean more demand for the development and management of land to meet the growing housing need among other priorities.

Presentation: Liberia Urban Reform

Hon. Ellen O. Pratt shared that currently, 70% of urban residents in Liberia live in slum conditions. Liberia's largest urban area, Monrovia, is currently accommodating almost four times more people than it was originally designed for, giving rise to the need for at least 30,105 units annually (at a build rate of one house every 4.8 minutes) to catch up with the growing housing need.

Panel: Exploring the Policy Making Process

Stephen Berrisford presented his publication "Reforming Urban Laws in Africa: A Practical Guide," which helps address the challenges of rapid, jobless urbanization. African cities today face complex and unequal urban land markets. Africa's inherited legal structures are generally outdated and have created systems whereby legal frameworks have little relevance to the realities of peoples' lives. The guide seeks to provide solutions on how to develop urban laws that are more responsive to these realities.

Panel: Rural/Urban Linkages, Customary Rights & Urbanization

Dr. Emmanuel Akrofi presented the results of his research study on perceived tenure types. Of the respondents, 28% thought that they had customary tenure, 52% freehold, and 19% leasehold tenure. While most respondents did have allocation papers and site plans, very few had lease agreements. The study also identified peri-urban development challenges in Ghana, including rapidly changing land use; perceived ownership of land by chiefs that supersedes planning control; and increasing land values and conflicts.

Women's Land Rights

During the conference it was clear that when it comes to land rights and governance gender is a cross-cutting issue. Many participants raised the need to address inequalities in women's rights and access to land. Presenters frequently referred to the recommendation by a specialized technical committee of the AU that governments allocate at least 30% of land to women. Some presenters, including **Eileen Wakesho** (Women's Land Rights Advisor, Oxfam) expressed concern that a clear definition has not been set for what land should be included in the calculation. The conference program included a panel specifically focused on Gender and Land Governance, and organizations also had opportunities to share their gender-responsive strategies. Gender was also discussed in relation to land tools. **Veronica Katulushi** (Zambian Homeless and Poor People's Federation) shared how her organization was using the STDM tool primarily to benefit women. In one community, Bulemu, 28 women were able to gain official recognition of their rights to specific land.

Panel: Gender and Land Governance

Mark Wegerif (Land Rights Policy Lead, Oxfam) argued that women land rights remain one of the biggest injustices in Africa, especially for unmarried women who often do not have the right to own land. In the case of Ghana, he stated that only 20% of the land in urban areas is owned by women, 10% is shared and 70% is owned by men. But, Dr. Wegerif asserted that data on women's land rights and gender in general is often not reliable, and expressed a need for further action to improve this. Women's land rights are essential for lowering levels of hunger levels and violence against women, as is evident in many countries with greater women's land rights.

Keynote Address

Hon. Jaqueline Amongin affirmed the Pan African Parliaments' commitment to achieving gender equality on land rights. In Uganda, only 7% of women own land, and shared that Uganda has already introduced the Land Amendment Act to improve women's land ownership.

Panel: Rural/Urban Linkages, Customary Rights & Urbanization

Joseph Schechla (Coordinator, Habitat International Network's Housing and Land Rights Network — Cairo) highlighted the major commitments related to land in the global development agendas, including the SDGs and the New Urban Agenda. He illustrated, by example, the commitments made in relation to women's equal access to land and economic resources. He also pointed out that states' binding obligations, found in international human rights treaties, are often more precise than other commitments that are only political promises. He gave the example of Convention on the Elimination of Discrimination against Women (CEDAW) as a binding obligation, specifically the CEDaW Committee's General recommendation No.34 (2016).

Inadequate Enforcement of Laws & Policies

There was general agreement among participants that although some countries have taken steps towards addressing land governance by enacting various laws and policies, enforcement of such laws is still very weak due to lack of political will and in some cases a lack of resources. Additionally, most governments lack proper monitoring systems for such commitments to ensure accountability on the human rights instruments that have been ratified. Although CSOs have an important role to play in ensuring community involvement, there was consensus among participants that our efforts will require more collaboration and alignment for the global goals be realized. Communities also lack empowerment on how to be involved in the monitoring process. Policy-and law-makers received some criticisms for using top-down approaches that do not incorporate community voices.

Break-out Session: Policy-Making

In the second breakout session, which was focused on policymaking, the groups identified a number of challenges impacting their initiatives, including: a lack of commitment from governments to involve communities or to implement policies; land disputes arising from compensation-related conflicts; and a general lack of commitment to address women's land rights. The solutions shared included: the formation of dispute resolution boards to address disputes as they arise, and applying a human rights approach to land governance. Most groups reported that policy monitoring is usually done at stakeholder level by CSO's and academics. There was agreement that CSO's have a duty to prompt their governments to adopt laws that can be enforced at the AU level, and to ensure that community members are being engaged in the policy-making process.

Panel: Exploring the Policy Making Process

Wolfgang Werner (Associate Professor, NUST) presented a case study of the land laws and administrative system in Namibia. The first land conference ever held in Namibia was in 1991, the outcome of which was a consensus to adopt 24 resolutions, including the Communal Land Resolution. There was also a commitment to reverse the Resolution on Enclosures of Communal Land for Individual Grazing, but enforcement of this commitment has not been forthcoming. Fencing was officially prohibited in 2003, but no effort had been made to remove existing fencing. Namibia currently has a new Land Bill based on previous legislation and conversations that began in 2008. The bill was submitted to National Assembly in 2016, but was postponed due to insufficient public consultation in the bill's drafting.

Forging Multi-Sector Partnerships

The importance of building and maintaining strong partnerships was at the foundation of the "Partnership for Action" conference, from the conference's title to the methodology of the various sessions. Numerous presenters emphasized the necessity of breaking down the silos that usually keep the work of various organizations and sectors insular. A key feature of the conference was the diversity of sectors represented, including: civil society organizations, policy makers, parliamentarians, academics, grassroots organizations, and land professionals. On the second night, NUST hosted a networking dinner, which allowed participants further opportunity to build partnerships and discuss potential collaborative opportunities.

Break-out Session: Land Tools and Partnerships

In the first breakout session focused on land tools and partnerships the groups were asked, "How can we strengthen working relationships and collaboration between multi-sector partners to address emerging global challenges." The state of the world's food supply, environmental degradation, and large-scale privatization were all identified as emerging global challenges. There was consensus that it is important to connect government, urban planners, lawyers, grassroots organizations and the private sector for sharing and collaboration. The groups highlighted the importance of solidifying regional networks, as most challenges begin at the regional level. They also emphasized the importance of linking to Pan-African mechanisms, such as the African Union, Pan African Parliament, and the African Court of Justice and Human Rights.

Panel: Multi-Sector Responses to Lessons Learned

Kanyata Mukelabai (National Director, Habitat for Humanity Zambia) highlighted a number of partnership models that Habitat Zambia currently uses, including civic housing forums, the Zambia Land alliance and study circles, where CBOs, change agents, civic and community leaders work together to identify possible solutions to land issues impacting the community. Mukelabai explained how Habitat Zambia links government officials to community working groups, to improve policy makers' depth of understanding and access to grassroots information. Mukelabai also identified barriers that can impede partnerships, including differences in priorities or mandates and corruption.

Accurate & Accessible Data

Throughout the conference, presenters and participants stressed the importance of up-to-date and widely accessible data. It was agreed that data is, and will continue to be, a key tool for policy advocacy and community empowerment. During the break-out discussion on the first day, groups were asked, "**What can be done to bring more official recognition of community-level data.**" The groups highlighted the importance of ensuring the data is high quality. The groups also identified that collaborating with academics can add credibility to data, and national data agencies can be good partners for compiling and transacting data.

Presentation:
Role of Data in Land Governance

Lissette Mey (Land Portal Foundation) presented on the power open data can have in shaping the policy-making process. Mey began by describing how the Land Portal Foundation's Linked Open Data Strategy facilitates easier access to content and information on the web, by making it more discoverable. The Open Data Strategy also addresses the fragmentation of information by presenting local and global sources of data at the same level. Relating this to the policy-making cycle, Mey explained that open data helps identity emerging issues that can be addressed in policies. Open data can also help with awareness raising around land issues. Mey encouraged the audience to share information in ways that ensure easy access and re-use, by: publishing information openly; taking licenses into consideration; structuring information using metadata; and using standards to classify information.

Panel:
Operationalizing Tenure Approaches

Allan Cain (Co-Founder, Development Workshop Angola) described a research project on land transactions that was conducted using a co-production research methodology, focusing on combining new information and the systematization of existing data from previous studies linked with participatory research. The research indicated 61% of informal land transactions involved payment/ purchase, and were recorded through purchase documentation. While 85% of buyers perceive their transactions as fully legitimate, only 7% were actually protected by the law. Cain also shared a number of policy recommendations from the research, including promoting access to information through law enforcement.

Key Lessons & Recommendations

A number of possible solutions emerged from the presentations and discussions over the three days — some short-term, and some longer-term, including to:

i. Pursue a strict **alignment of all African land sectors' strategies to the AU Framework and Guidelines**, including proving sufficient funding to establish efficient progress-tracking initiatives and bodies

ii. Recognize **community organizations' and grassroots' involvement** as essential for strong and sustainable land policies. Many presenters gave examples attesting to this, including the case of Namibia's participatory planning and policy influence exercise.

iii. Encourage the **implementation of incremental tenure solutions**. Fit-for-purpose solutions, including incremental tenure, are the more sustainable, affordable and efficient solutions for the region.

iv. Promote **experience-sharing and learning among stakeholders** with shared visions. Such sharing platforms will need to produce **tangible collaborative action plans** with proper coordination and follow-up.

v. Provide **capacity building opportunities for those in key positions** affecting the regulation of land use and management, such as the Pan African Parliament. Improved capacity was identified as central to addressing certain challenges around land governance. It will also be vital to strengthen current institutions, such as the Land Policy Initiate (LPI), to ensure their findings and recommendations are mainstreamed into the policy– and law-making processes.

vi. Ensure the **wide collection and open dissemination of land data**, including gender data and ownership statistics.

vii. Increase **recognition for the role of academics**. Many presentations underlined the importance of evidence-based research in informing the development of land policies.

viii. Develop **new legislation to recognize communal land rights** and ensure indigenous groups' ownership and occupancy rights are safeguarded as land markets are regularized. Currently, indigenous people are being evicted from their ancestral land, leaving them vulnerable and with no place to settle permanently.

ix.   Address housing and land issues using **pro-poor and gender inclusive methods**, including alternatives to eviction. Examples provided during the conference included: informal settlement upgrading, the provision of government housing subsidies, and the recognition of various tenure options along the Continuum, beyond just free-hold. Models such as the STDM, Enumeration, incremental tenure, flexible land tenure systems and the Gender Evaluation Criteria were among the many tools discussed.

x.   Promote **human rights approaches to land rights**, including recognizing land as a source of livelihood and basic human right. Using international UN human rights instruments, such as CEDAW, to ensure gender proportionate land ownership would complement other efforts to guarantee women's access to land and ownership rights.

xi.   Establish **functional land markets**, which will recognize existing informal documentation of land occupation and ownership patterns.

xii.   Build and increase **trust between governments and CSOs** for better collaboration on community engagement and better land governance.

xiii.   Pursue **multi-sector partnerships, including the private sector**, to implement innovative and sustainable solutions to the most pressing issues.

xiv.   Ensure the **full enforcement of newly-formed policies and legislation** by strengthening the capacity of customary leaders to act on changes happening in relation to land, and conducting risk and opportunity analyses during the policy making process to improve outcomes.

Ways Forward

The final day of the conference focused on forging partnerships for future action. Participants broke into roundtable groups by sector to discuss concrete actions and commitments they could make to carry forward the partnerships gained and lessons learned during the conference.

ACADEMICS & PROFESSIONALS

The academics and professionals committed to supporting the Network of Excellence on Land Governance in Africa (NELGA). NELGA's mandate is to facilitate the implementation of the AU Declaration on Land Issues and Challenges in Africa. NUST is the Regional Hub for NELGA in southern Africa. The academics and professionals group will carry out collaborative projects under the NELGA program, including the establishment of an African Land Journal, Open Online courses and Masterclasses towards building the capacity of government officials and other key decision makers in policy making.

CIVIL SOCIETY ORGANIZATIONS

The civil society organizations underscored the importance of breaking down silos between CSOs to ensuring problems in land governance are addressed. The CSOs agreed to form working groups according to focus area and country of operation. These groups were envisioned as a way to strengthen advocacy initiatives — particularly on regional economic blocks — and support collaborative resource mobilization for joint projects. The CSOs also agreed to hold another meeting in a year. The facilitator would be identified at a later stage, together with the meeting objectives once a clear plan with indicators was drawn up. There was no indication of who would be responsible for drawing up the plan at this stage.

POLICYMAKERS

The policymakers identified key problems with the existing state of land policies in the region, and developed a set of possible solution, many of which have been included in the preceding pages. They identified that the next step would be to collaborate with academics and CSOs to ensure that the recommendations and solutions could be pursued fully. The policymakers also proposed creating an induction kit in partnership with the Pan African Parliament; national parliaments would be engaged with for undertaking of the toolkit at later stages.

Annexes

Sue Mbaya (Sue Mbaya & Associates), Eileen Wakesho (Oxfam) and
Hon. Ladislu Ndoro (Pan African Parliament) respond to audience questions

Annex 1: Select Media Coverage

African Women Want Greater Land Ownership Rights

August 22, 2017

Pretoria - Influential women from across Africa converged for a conference in Pretoria last week, as they called for greater land ownership rights.

The conference, hosted by the Habitat for Humanity's Solid Ground Campaign in association with the Urban CSO Cluster of the Global Land Tool Network (GLTN) of UN-Habitat, focused on land governance and management in Africa.

In a statement, Tamzin Hudson, advocacy specialist for Habitat for Humanity International, said that the event was an opportunity for all those who were involved in land issues to meet in one place to talk about their challenges [...]

Land & Homes - the Keys to Ending the Cycle of Poverty

August 24, 2017

It is well documented from the work of grass roots, civil society and non-governmental organisations that the women, in Africa, are among the poorest of the poor and their lack of access to land and housing is largely as a result of their limited access to resources. Unemployment and underemployment, particularly for women, and therefore insufficient wages to purchase housing means women have little chance to own their own home. Unfair inheritance and divorce laws also force women into situations of hardship and homelessness.
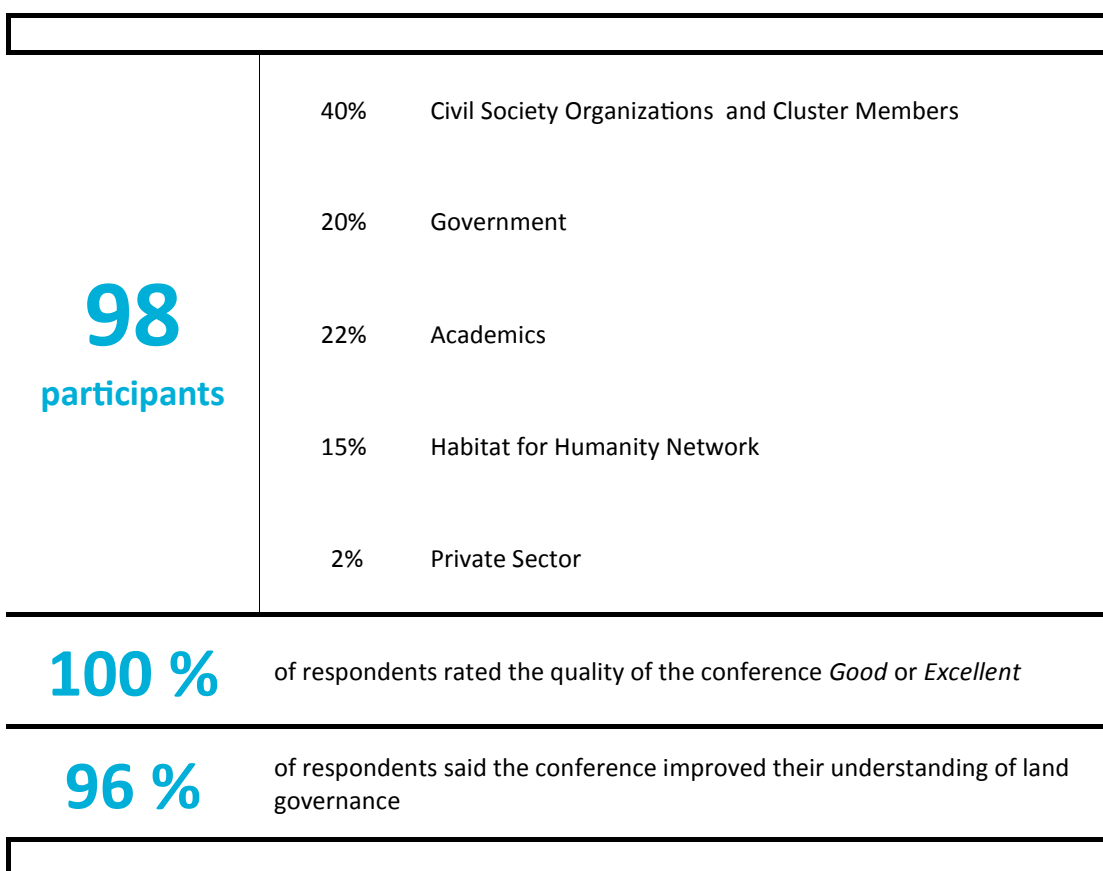
There is insufficient awareness on the part of women about their land rights and why tenure documentation is important. Freehold title is expensive, complex and requires sophisticated land administration systems that would require time to put in place.

Habitat for Humanity International recently held a conference to address issues pertaining to land tenure to highlight the competing claims to land and range of tenure systems as well as potential policy responses that would involve more flexibility and participation on the part of civil society [...]

For links to the full articles, as well as radio coverage, visit:

www.solidgroundcampaign.org/blog/partnership-action-media-coverage

Annex 2: Feedback Survey Results

98
participants

40%	Civil Society Organizations and Cluster Members
20%	Government
22%	Academics
15%	Habitat for Humanity Network
2%	Private Sector

100 %   of respondents rated the quality of the conference *Good* or *Excellent*

96 %   of respondents said the conference improved their understanding of land governance

— **END OF REPORT**—