



DAY 1





Kah Walla



Sandra Kasaby



Opening remarks



Dr. Joan Kagwanja

Head of the African Land Policy Centre (ALPC)



Dr. Andreas Schaumayer

Head of Division, Food Security & Fisheries, German Federal Ministry for Economic Cooperation and Development (BMZ)



Prof. Herbert Robinson,

Vice Chancellor of the University of The Gambia





GROUP PHOTO





A Decade to Celebrate: SLGA's impact on land governance in Africa

Nanny Wiechert, Head of Project, GIZ



10 YEARS GIZ-SLGA: OUR IMPACT

Nanny Wiechert, Head of Project, GIZ-SLGA



Overview

In cooperation with



11/2014 – 2/2026

African institutions and experts implement **improved land policies.**



These **protect the rights** of marginalised groups, including small scale farmers, pastoralists and women.



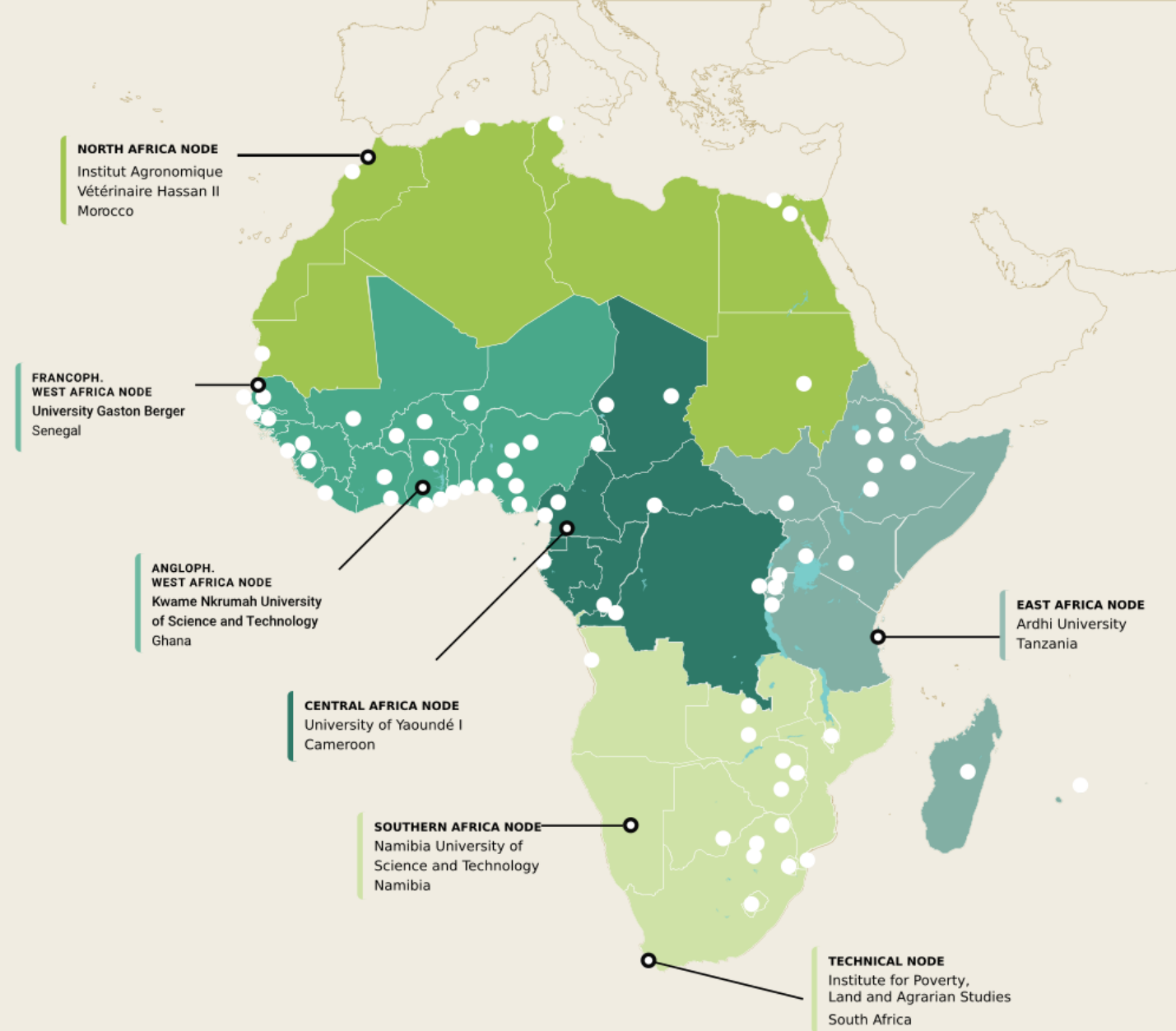
Strong Partnerships

5-6 AUGUST 2025
**A DECADE
TO CELEBRATE:**
Advancing land governance for Africa's future



Network of Excellence on Land Governance in Africa

- Implementation of AU-Agenda on Land through capacity and skills development
- More than 70 partner institution in more than 40 countries
- Coordination through 6 regional and 1 technical Node
- Creation of a NELGA Secretariat within ALPC



Strengthening African platforms



❑ Conference on Land Policy in Africa (CLPA)

❑ First scientific journal on land in Africa: „African Journal of Land Policy and Geospatial Sciences (AJLPGS)“

❑ NELGA as knowledge platform

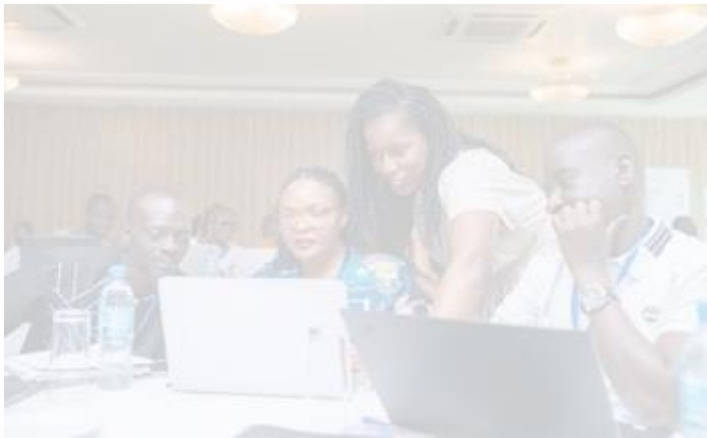
❑ Website with 20,000 site visits annually



The next generation of African land experts



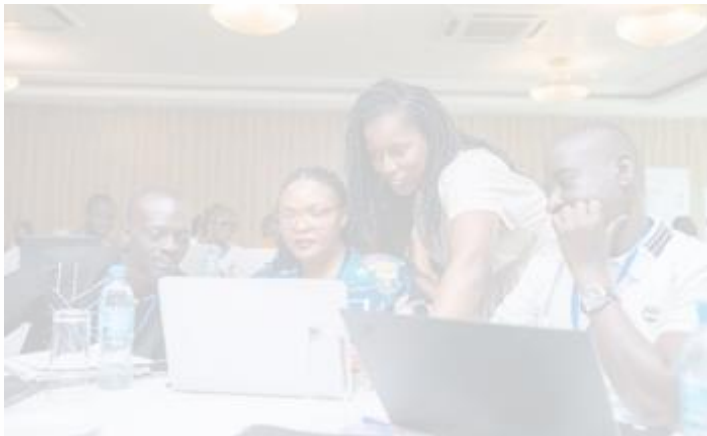
- ❑ African Guidelines for Curricula Development
- ❑ 30 curricula
- ❑ 180 stipends
- ❑ 80 training formats
- ❑ 3.500 participants
- ❑ Confirmation of the relevance of programmes
- ❑ Labour market integration



Evidence-based policy making



- ❑ 100 research projects
- ❑ 45 policy dialogues
- ❑ 17 advisory missions
- ❑ AU Land Governance Strategy
- ❑ Land Governance Assessment Frameworks
- ❑ 10 land governance reforms
- ❑ 4 National Agricultural Investment Plans
- ❑ NDCs, Local Development Plans



Reflections on challenges

- ☐ Continued demand for capacity development
- ☐ Lack of land data availability
- ☐ Resource intense steering structure and coordination efforts (NELGA)
- ☐ Self-sufficiency



Reflections on the future

- ☐ Cooperation with universities as a norm (GIZ and beyond)
- ☐ Skills for the Future: Climate Change, Artificial Intelligence (NELGA Academy)
- ☐ Expert Database
- ☐ NELGA Alumni



THANK YOU

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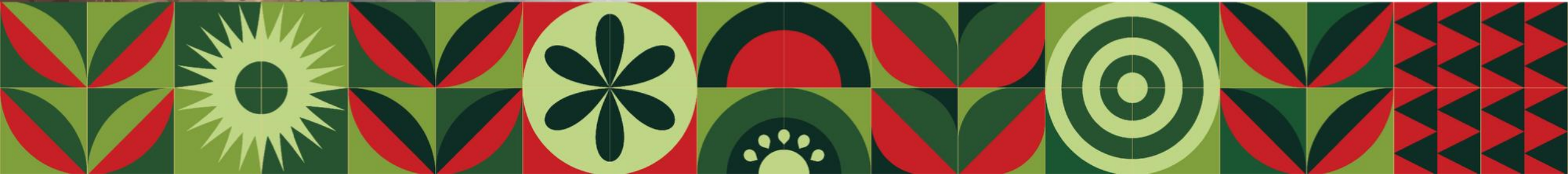
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5-6 AUGUST 2025



PANEL DISCUSSION



A Decade to Celebrate: SLGA's impact on land governance in Africa



- **Dr. Joan Kagwanja**, African Land Policy Center (ALPC), UNECA
- **Prof. Moha El-Ayachi**, Institut Agronomique et Vétérinaire Hassan II, Morocco
- **Gopolang Mogotsi**, Ministry of Land and Water Affairs, Botswana
- **Innocent Antoine Houedji**, Youth Initiative for Land in Africa (YILAA)
- **Clarisse Kamgang**, Ministry of Land and Property Affairs, Cameroon
- **Prof. Monieba Isaacs**, Land and Agrarian Studies (PLAAS), Co-Coordinator NELGA Technical Node, South Africa





DIVING INTO SLGA'S KEY THEMATIC AREAS



Diving into SLGA's key thematic areas

**Policy and
Research**
ENGLISH

**Ms. Joselyn
Bigirwa**

Room: Sholla 1

**Politiques et
Recherches**
FRENCH

**Prof. Rose
Mediebou Chindji**

Room: Warka 1

**Curriculum and
Training**
ENGLISH

**Dr. Lydia Mazzi
Ndandiko**

Room: Warka 2

**Curriculum et
Formation**
FRENCH

**Arsène Delors
Foyet Gankam**

Room: Wanza



Guiding questions

1. What are 2–3 things that worked well under SLGA in your theme? Why?
Quelles sont 2 ou 3 choses qui ont bien fonctionné dans votre thématique au sein du SLGA ? Pourquoi ?
2. What challenges or gaps still need to be addressed?
Quels défis ou lacunes persistent encore aujourd'hui ?
3. What's one concrete idea or institutional action your organization could take forward?
Quelle est une idée concrète ou un rôle que votre institution pourrait jouer à l'avenir ?



A photograph of three African women laughing heartily. The woman on the left wears a red headwrap and a red top. The woman in the middle wears a red headwrap and a yellow top. The woman on the right wears a yellow headwrap and a patterned top. They are all smiling broadly, showing their teeth. The background is a green corrugated metal wall. The image is framed by a colorful border with green, red, and yellow geometric patterns.

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TESTIMONIALS



Dr. Diane Tapimali
Cameroon



Aminata Thiam
Senegal



Ntokozo Fortunate Hlonyana
South Africa





INTRODUCTION TO THE NELGA ALUMNI NETWORK

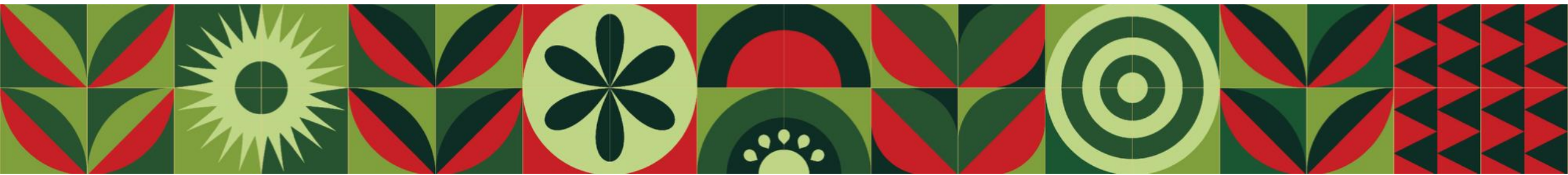


NELGA Alumni Network



Presentation by:

Dr. Ameth Diallo - Western Africa, Chaimaa Erreddaf - Northern Africa, Dr. François Landry BIYO'O ZOA - Central Africa, Elvena Hayford - Southern Africa and Emmanuel Njavike - Eastern Africa



What is the NELGA Alumni Network?

Students, researchers, professionals and partners who have benefited from or contributed to NELGA activities in land governance, training, research, and capacity building.

Who can become a NELGA Alumni?

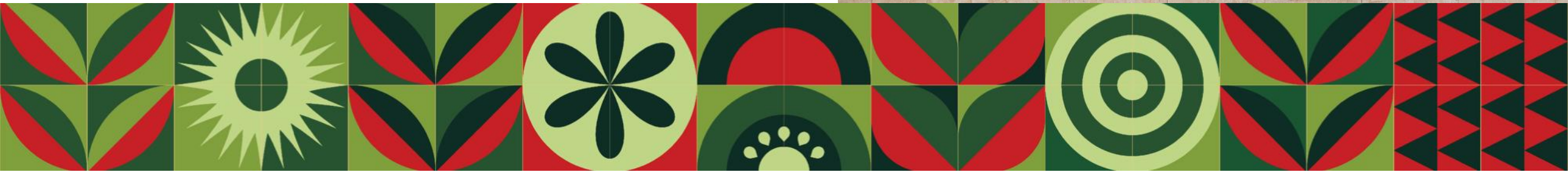
Anyone who:

1. Has completed training (Master, PhD, short term) under NELGA.
2. Participated in research projects, workshops, publications, or activities supported by NELGA
3. Collaborated with NELGA academic or institutional partners



Objectives of the NELGA Alumni Network

1. Structure a continental governance of alumni with regional representatives.
2. Strengthen regional and interregional coordination among alumni.
3. Establish a database and communication platform for former beneficiaries.
4. Highlight the careers and contributions of alumni to land governance.
5. Encourage knowledge exchange, joint initiatives, and collaborative publications.



Achievements of Regions

In Northern Africa:

AMC-GOF is a Moroccan association created in 2024 by NELGA alumni to strengthen research and collaboration on land governance and geospatial sciences in Morocco.

With the support of GIZ, it organized its first national conference on the urbanization of agricultural land. Currently based in Morocco, AMC-GOF aims to expand its activities across North Africa through regional cooperation.

In Southern Africa:

Regional Research Collaboration
Conducted multi-country land governance studies across 12 Southern African countries, fostering shared knowledge and policy insight and **Showcasing Alumni Impact**. Regular features of alumni success stories across academic, research, and policy spaces to build legitimacy and inspire participation.



Cont. Achievements



RANAF (Network of NELGA Alumni in Francophone West Africa)

RANAF is expanding its alumni network through a growing database and an interactive platform that fosters regional collaboration. A regional office with a dedicated coordinator is now operational, supporting scientific activities like webinars and addressing alumni needs at both national and regional levels. The network is also undergoing formalisation, with bylaws and internal regulations currently being finalised.

Coordination:

- Each region is designating focal points,
- Discussion groups, newsletters, and platforms are being created,
- Collaboration with the continental coordination team is ongoing.

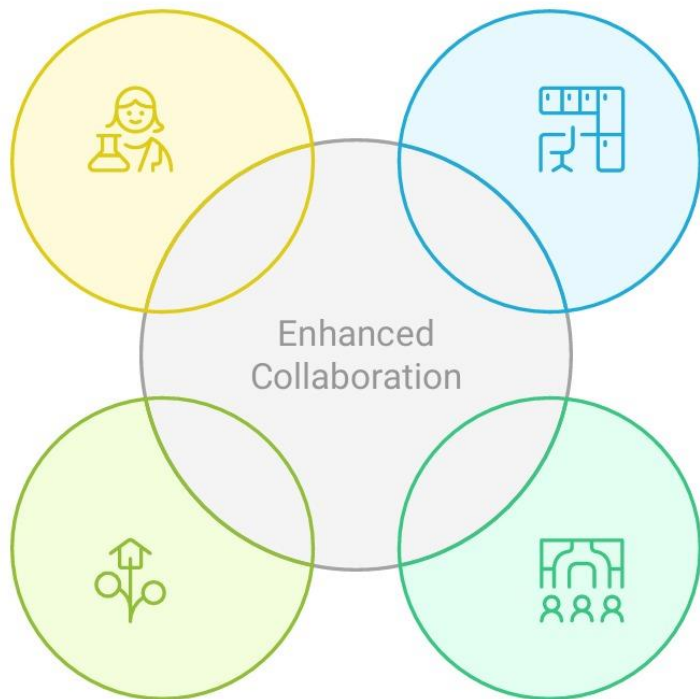


Why Join The Network?

Building Collaborative Foundations

Collaborative Research

Fostering collaborative research initiatives at regional and interregional levels.



Standard Secretariats

Establishing standardized secretariats to streamline operations and communication.

Local Projects & Advocacy

Engaging in local projects and advocacies to address community needs.

Progress-Sharing Meetings

Actively participating in meetings to share progress and insights.

- Be part of a dynamic pan-African professional and academic community,
- Access opportunities for training and collaboration,
- Participate in events, publications, and regional/continental dialogue platforms,
- Gain visibility in a recognised network connected to land governance issues in Africa.



What we need to move beyond here



- Drive collaborative, cross-regional research initiatives that generate data-driven solutions and amplify African-led scholarship.
- Establish well-resourced regional secretariats to ensure consistent coordination, visibility, and institutional sustainability.
- Participate in high-level convenings and strategic forums to share milestones, foster accountability, and shape continental discourse.
- Mobilise funding for grassroots-led projects and advocacy efforts, enabling community-based impact and scalable innovations.



How are you supporting the Alumni Network?



Conclusion



The NELGA Alumni Network is a strategic step to strengthen the long-term impact of the program, consolidate achievements, and create a pan-African movement for inclusive, innovative, and sustainable land governance.



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REFLECTIONS



DAY 2





Kah Walla



Sandra Kasaby





Keynote: Emerging Issues in Land Governance in Africa

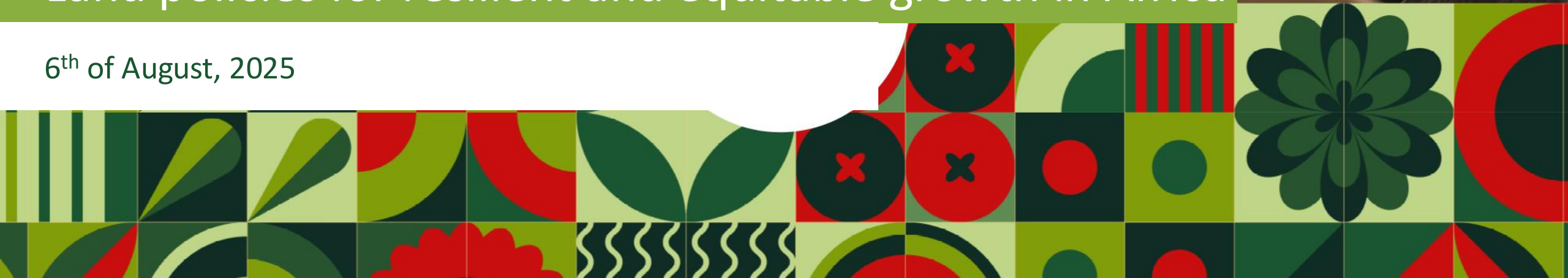
Thea Hilhorst, Senior Land Governance
Specialist, World Bank





Land policies for resilient and equitable growth in Africa

6th of August, 2025



Land Policies for Resilient and Equitable Growth in Africa



Structure:

- 1. Importance tenure security & documenting rights**
- 2. How does Africa measure up**
- 3. How to capitalize on new opportunities**
- 4. Implications and conclusions**

Importance of tenure security & advantages of documenting land rights



Importance secure rights – even if only locally enforced



Land basis for livelihood & safety net

- Secure land required for investments
- Safety net that allows taking greater risk (invest in physical & human capital)

No need to spend resources on protecting rights – enable focus on investment

- Eliminate need to spend on protecting rights (trees, fences, guarding labor) or fighting over them
- Long-term security to encourage sustainable resource management vs. soil mining & deforestation
- Resources & time horizon for investment – manure/fertilizer/housing
- Important gender aspect if women/kids disproportionately involved in guarding duties

Enable short-term transactions to bring land to better use

- Increase productivity & welfare by transferring land use to better endowed/skilled cultivators
- Access to land for youth and women
- Allow temporary transfers in response to shocks
- Facilitate short-term migration as the economy diversifies



Individual benefits documenting & formalizing rights to land



Documented rights empower right holders esp. women

- Documented rights allow to enforce women's rights: social empowerment – Ethiopia
- Can be easily realized if joint titling is made the default
- Not only relevant in developing countries - Land & real estate: 40-60% of assets anywhere

Facilitate contracting with unrelated parties

- Foster structural change (farm size expansion & employment diversification)
- Attract skills/capital and access to markets not available locally
- But, fixed location of land makes regulations to avoid market power important

Develop financial & mortgage markets

- Land an ideal collateral (immovable & non-destructible) – reduce credit rationing
- Credit fosters entrepreneurship & risk-taking even in developed markets
- Creates basis for institutional investment
- But, conditional on liquid land market, ability to foreclose & protection of rights third-party providing finance



Documented rights important for urban development



Importance/potential of urban land markets under-estimated

- Land values & scope for market transactions higher; cost of service delivery lower compared to rural
- Can more than recoup investments in documenting rights, in terms of higher urban productivity
- Important for financing housing
- Critical for sustainable urban development
- Tenure insecurity/speculation and unclear land rights produce urban sprawl
- Slowdown infrastructure development & produce unplanned urban expansionex-post upgrading more costly than incremental development

Also requires regulating externalities

- Building standards to prevent negative externalities
- Zoning incl. green spaces
- Reserve land for infrastructure
- Urban property tax to finance service delivery
- Public goods/amenities capitalized into land values (financing sewers; roads)



More attention needed for documenting public land and management



Transparent & accountable public land management

- 30-50% of land anywhere is public— key endowment for local Gov't
- Public land often fails to produce public goods as ill-managed, squandered or encroached
- As a result:
 - No Land available for infrastructure investments; complicated and expensive compensation
 - Limited economic benefits from public land leases and sales: Land allocation often via centralized; non-competitive procedures



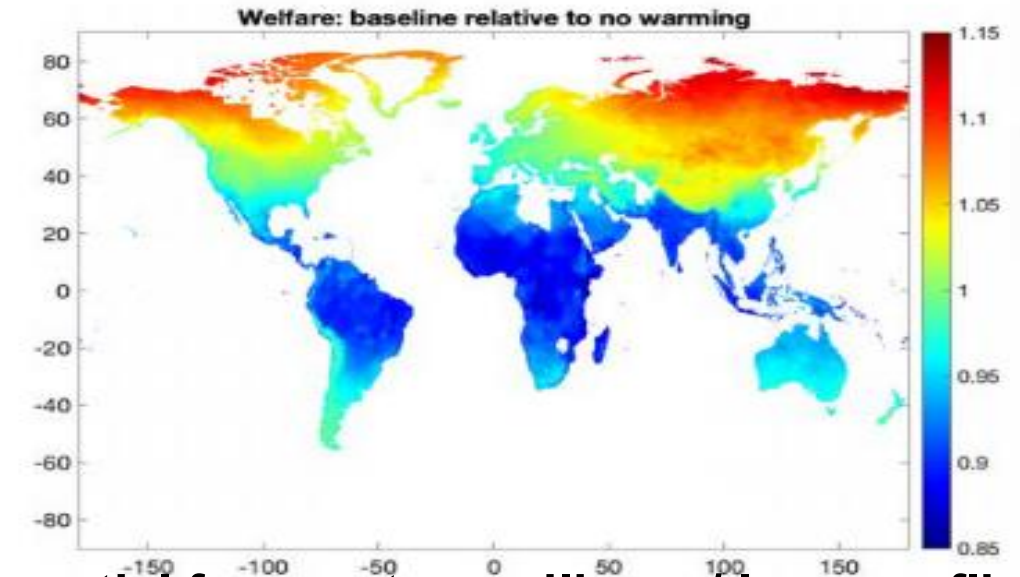
Climate change: clear rights (including common lands) essential for resilience and reducing risk of conflict



Higher temperature & shocks reduce ag. potential

- Already lower ag productivity via defensive expenditures
- Adaptation investment can increase risk coping; also Growing importance of diversified income sources & trade
- Adaptation of one group may trigger conflict with other users
- Example is Increased conflict in transhumant areas in west Africa

Reg	No. of land-related violent events		
	2007–12	2013–17	2018–22
C	0.021	0.049	0.083
E	0.047	0.060	0.072
N	0.022	0.041	0.047
S	0.029	0.037	0.054
W	0.027	0.052	0.098
All	0.032	0.048	0.073



Clear rights essential for greater resilience/ less conflict

- Clear rights & protection local rights a precondition for positive impact new investments & greater land demand for environmental services/renewable energy
- Particularly common lands and secondary rights (migration routes, watering holes, access to critical grazing areas)
- Foster intensification & structural change based on negotiation with all land users
- If not, may exacerbate conflict





Documenting land rights: How does Africa measure up?



What is needed to realize the benefits of documenting rights and formalization?



Registries/cadasters to publicly document rights

- Define objects (graphical boundaries): Cadasters
- Define subject (national ID): Registries
- Ensure record maintenance: If cost too high reversion to informality

Effective, accessible & impartial enforcement

- Judicial: Enforce rights and contracts between private parties
- Administrative: Violations of land use regulations
- Control of land as source of power



Land admin. institutions are a key element of state capacity



Provide enforceable information on rights to land

- Empowerment via risk taking, entrepreneurship, human capital investment
- Reduce need to spend on protecting rights & conflict (or resource degradation)
- Create preconditions for private sector investment – from urban housing to mining

Allow impersonal land transactions with strangers

- Labor mobility & structural transformation
- Credit access & firm growth
- Insurance against risk and extreme weather events

Establish informational basis for property tax & public land management

- Basis for social contract & delivery of local services (capitalized in land values; equitable and efficient)
- Preventing abuse of public land (incl. for political purposes)
- Facilitate public investment in infrastructure & connectivity - essential for productive jobs

Advantages of Coverage, and network effects (interoperability)

Creating trusted land institutions took long time in many developed countries

Formal institutions have often limited outreach

Title coverage low even for urban residential land

- Incomplete coverage even in capital (where many don't own but rent)
- Urban areas > 70% in informality
- Despite high willingness to pay, even by poor
- difficult to realize public benefits/price signals
- limits investment & productivity

... coverage is negligible in rural areas

- Everywhere < 10% despite investments;

	Residential urban					Agric.	
	Own	Title	Male	Q1	Q4	Own	Title
BEN	0.536	0.087	0.751	0.163	0.589	0.684	0.012
BFA	0.740	0.179	0.866	0.153	0.582	0.776	0.024
CIV	0.430	0.191	0.808	0.265	0.524	0.860	0.076
GNB	0.720	0.172	0.722	0.210	0.508	0.911	0.043
MLI	0.794	0.169	0.880	0.138	0.667	0.899	0.010
NER	0.813	0.070	0.840	0.031	0.343	0.843	0.015
SEN	0.717	0.297	0.783	0.327	0.805	0.813	0.018
TCD	0.830	0.054	0.714	0.061	0.247		0.012
TGO	0.432	0.157	0.716	0.096	0.529	0.577	0.013

Region	Rg.cost (%PV)	Digital records			Main city.		Court. in < 1 a	# ctries
		Reg.	Cad.	Link	Reg.	Cad.		
Africa, C	9.3	8.3	8.3	8.3	8.3	8.3	8.3	12
Africa E	5.3	14.3	14.3	14.3	0.0	0.0	14.3	7
Africa, N	4.7	0.0	16.7	0.0	0.0	16.7	0.0	6
Africa, S	6.9	8.3	0.0	0.0	33.3	25.0	8.3	12
Africa, W	7.2	0.0	6.3	0.0	6.3	6.3	6.3	16
ECA	2.7	43.5	52.2	30.4	60.9	69.6	39.1	23

Inefficient service impedes progress

- High registration cost -> wealth bias (Q4 2-10 times Q1)
- Few digital records -> low quality & high cost of service delivery/ high levels of discretion
- Strong gender bias: > 70% owned exclusively by males
- Timely court decisions on land issues very difficult

... and command little trust

Trust in land institutions often too low to support impersonal markets

- Access to registry/cadaster information: non-existent, inaccessible, or unreliable
- Where registries exist, perceived as corrupt & open to bribes

Region	Can get land Info	Fraudulent registration possible by	
		Ordinary people	Rich people
C	0.197	0.158	0.754
E	0.208	0.120	0.656
N	0.093	0.167	0.538
S	0.210	0.194	0.603
W	0.189	0.161	0.598
Africa	0.189	0.167	0.613

Reg	Trad. leaders play key role in			TLs' influence should	
	Dispute res.	Land alloc.	Gov'ce	increase	..a lot
C	0.319	0.232	0.196	0.653	0.265
E	0.488	0.249	0.297	0.514	0.272
N	0.316	0.156	0.272	0.518	0.293
S	0.521	0.310	0.453	0.556	0.231
W	0.522	0.359	0.366	0.543	0.250
Tot	0.490	0.314	0.357	0.551	0.252

Traditional leaders still play an important role

- Especially in dispute resolution & local land governance
- Their involvement is appreciated
- But they lack the mandate & capacity/access to information/tools to capitalize on local presence/information access; plan land use
- There is no framework to effectively address abuse of power

Need to (i) restore trust in institution via greater publicity/quality land information; (ii) extend outreach to local level

Traditional institutions continue to fill the gap; needs clear regulations



Customary institutions: Geographically (& ethnically) contained

- Main land governance system for many. Protect members' innate land right, operate as safety net
- Low-cost administration & enforcement using local presence & info; Young and women can access land but not own
- Group rights have advantages in settings with low value from individual investment & high coordination cost (commons)
- But higher land values/demand for land increase generate pressure for change (individualization; monetarization)
- Outsiders: may be able to lease; no regulated system for sales; opaque land transactions

Legislation recognizing customary rights in many African countries – too often not operational

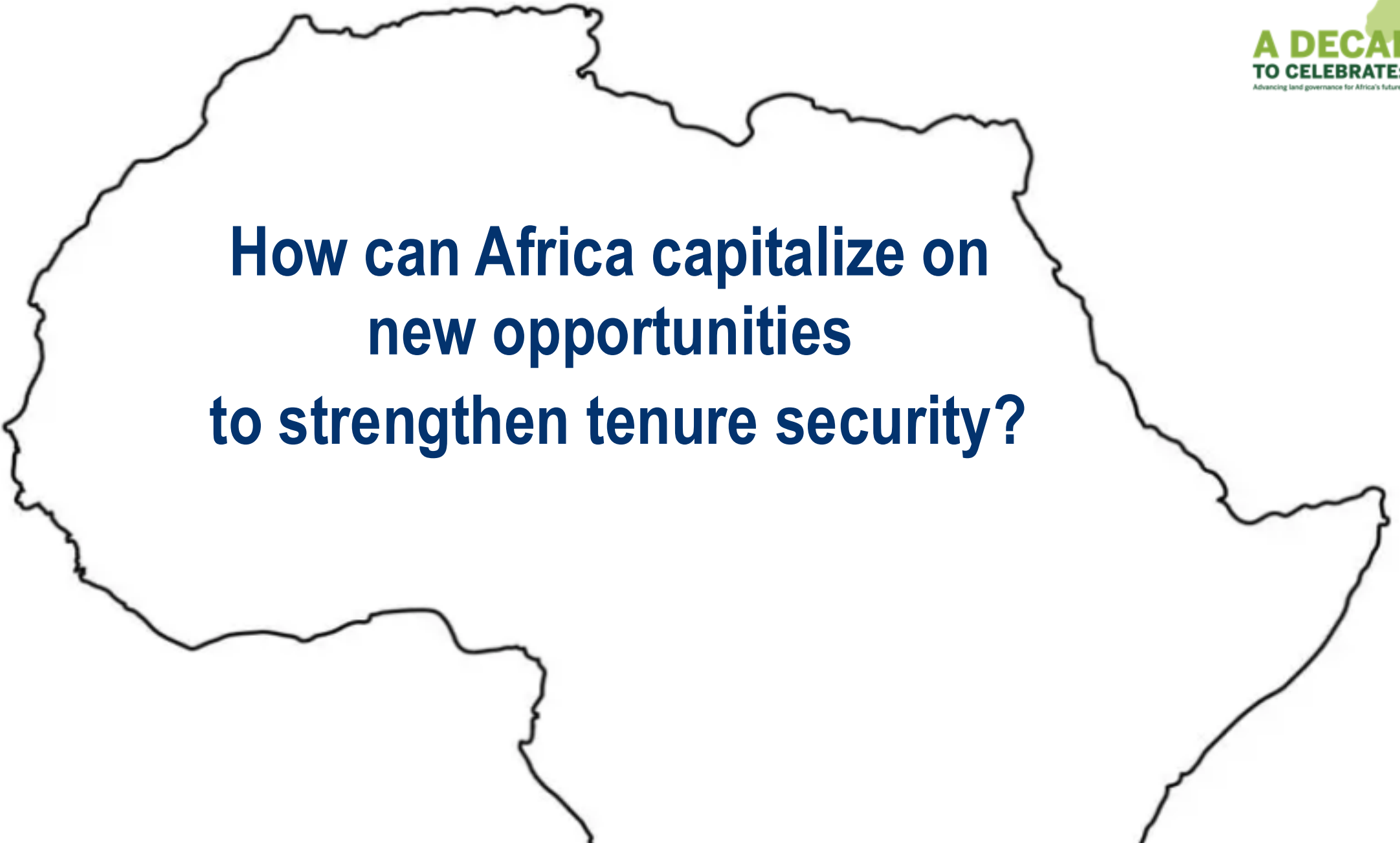
- Recognition 1990/2000s; lack of regulations; weakened by other “umbrella law” prioritizing titles; undermine customary
- Customary land documentation often considered ‘inferior’ to other titles

Clarification urgently needed

- What is sphere of responsibility; Internal vs. external accountability & enforcement
- Interaction w ‘outsiders’ (incl. land transfers & benefits from these for communities)
- Relationship to & possibility to move towards more documented system – like boundary demarcation & benefits

Without such clarification, resource dissipation may result

- Uncertainty rights increases as landowners/users may pursue efforts in parallel (forum shopping: registration; disputes)
- Wealth bias & negative equity effects exacerbated as chiefs start charging for service earlier provided free
- If imbalance or stakes are too high, conflict may result



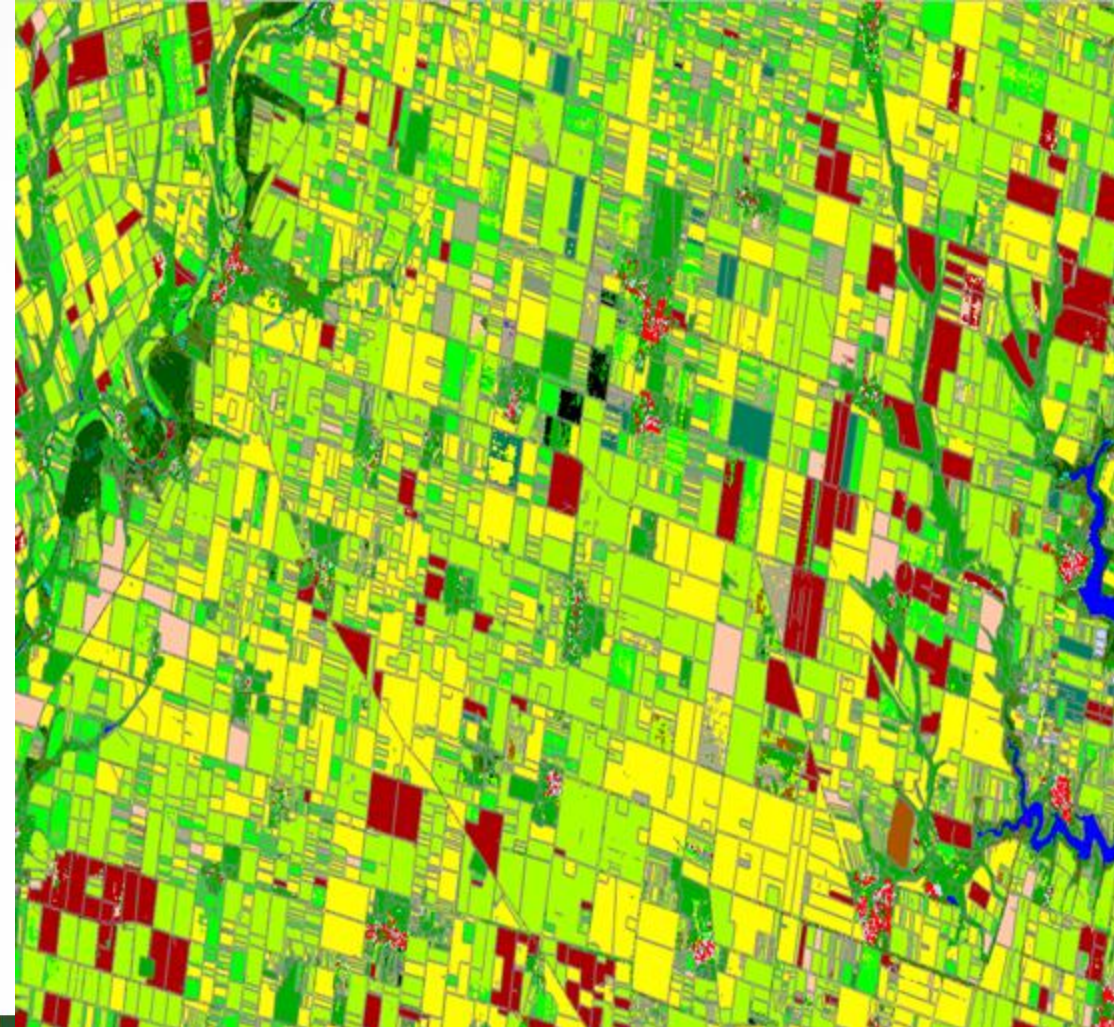
**How can Africa capitalize on
new opportunities
to strengthen tenure security?**



Digital tools can improve tenure security & sustainable land use



- 1. Reduce cost of right recognition ↑ transparency**
 - Reduce cost of data acquisition & legacy document integration
 - Streamline workflows to reduce cost of registration
 - Strengthen rights of secondary right holders (women/pastoralists)
- 2. Interoperability to increase record publicity/quality**
 - Interoperability between registries
 - Public access to facilitate information transmission
- 3. Connectivity for decentralization & participation**
 - Reduce transaction cost land administration
 - Strengthen accountability
- 4. Remote sensing to link rights to use**
 - Monitor private land use in real time: Program participation
 - Enforce land use regulation land Low-cost parcel index maps
 - Basis private contracting, traceability & supply chain certification
 - Transfer resources to beneficiaries directly (incl. climate finance)



Effectiveness digitalization depends on regulatory environment

Global index of land institutions to benchmark status

Builds on LGAF



Land record digitization & information access

- Registry fully digital
- Cadaster fully digital
- e-signature possible/mandatory for by officials
- Information on rights open & digitally accessible
- Price information at parcel level accessible
- Gender of right holders identifiable for analysis
- Cadaster used for agricultural support

Land record interoperability

- Link to digital ID & company registry
- Mortgage registry linked digitally
- Digital link to court orders
- Digital link to building registry
- API access authorized parties to cadaster/registry

Property taxation

- Property tax roll linked to cadaster
- Updating frequency of property roll
- Taxation based on market value
- Updating of valuations for tax purposes
- Publicity of valuations for tax purposes
- Digital billing & collection in place
- Tax clearance cert. required for land registration/transactions

Public land management

- All public land mapped & registered
- Use of public land monitored use remote sensing
- Transfers of public land competitive/transparent
- Contracts for public land transfer accessible

Data collection for 80 countries in 2024 See [paper](#) New round will start in October 2025

	World	WENA	ECA	EAP	LAC	MENA	SSACW	SSAES
Digital registry w. national coverage	68.2	93.3	93.3	85.7	78.6	88.9	20.0	20.0
Digital registry w. partial coverage	15.3	6.7			14.3		30.0	46.7
Registry coverage > 50%	60.0	93.3	86.7	71.4	64.3	77.8	10.0	13.3
Digital cadaster	72.9	100.0	93.3	85.7	71.4	88.9	30.0	40.0
Cadastral coverage > 50%	55.3	93.3	86.7	42.9	35.7	77.8	20.0	20.0
All maps vectorized or scanned	62.4	93.3	80.0	85.7	35.7	88.9	20.0	40.0
Public land coverage > 50%	47.1	73.3	66.7	85.7	21.4	55.6	20.0	20.0
Registry & cadaster integrated	62.4	86.7	80.0	71.4	42.9	77.8	30.0	46.7
e-signature mandatory for officials	40.5	53.3	73.3	57.1	57.1	25.0	10.0	0.0
No. of obs.	85	15	15	7	14	9	10	15

	World	WENA	ECA	EAP	LAC	MENA	SSACW	SSAES
Market liquidity & transaction cost								
Reg. links to digital ID	44.7	46.7	73.3	42.9	35.7	55.6	20.0	33.3
Reg. links to dig. firm ID	37.6	40.0	73.3	42.9	28.6	44.4	10.0	20.0
e-conveyance possible	29.4	53.3	60.0	42.9	35.7	0.0	0.0	0.0
Past prices digitally accessibly	24.7	46.7	20.0	14.3	42.9	22.2	0.0	13.3
API access to Registry	49.4	60.0	73.3	42.9	57.1	88.9	20.0	6.7
API access to Cadaster	43.5	66.7	86.7	28.6	21.4	66.7	10.0	13.3
Protection of existing rights								
Seller's rights verified w. digital help	51.8	73.3	73.3	42.9	64.3	77.8	20.0	6.7
Court cases shown in registry	36.5	60.0	66.7	57.1	14.3	33.3	10.0	13.3
Mortgage with registry	62.4	93.3	86.7	71.4	78.6	77.8	20.0	6.7
Mortgage data accessible digitally	40.0	66.7	60.0	57.1	42.9	33.3	10.0	6.7

	World	VENA	ECA	EAP	LAC	MENA	SSACW	SSAES
<i>Property valuation & taxation</i>								
Tax roll uses digital cadastral data	50.0	75.0	84.6	57.1	50.0	66.7	0.0	23.1
Tax roll dig. updated less than 3 a ago	49.3	91.7	84.6	85.7	16.7	50.0	0.0	26.7
Taxable value updated annually	27.1	66.7	23.1	71.4	0.0	66.7	0.0	7.7
Market-based valuation using CAMA	21.9	33.3	30.8	71.4	8.3	0.0	10.0	6.7
Tax values public at property level	30.4	50.0	38.5	71.4	25.0	0.0	0.0	15.4
Digital tax clearance cert	21.2	20.0	13.3	14.3	50.0	33.3	10.0	6.7
No. of obs. for taxation	73	12	13	7	12	4	10	15
<i>Public land transfers</i>								
Public land transfers competitive	44.7	53.3	80.0	57.1	35.7	44.4	10.0	26.7
Contracts digital and public	24.7	46.7	46.7	42.9	28.6	0.0	0.0	0.0
<i>Use of registry data to inform policy</i>								
RS to monitor & enforce land use	19.5	35.7	30.8	42.9	0.0	33.3	0.0	6.7
Gender identifiable in all records	44.7	46.7	33.3	42.9	35.7	66.7	40.0	53.3
Cadaster to award/monitor support	29.6	38.5	46.7	57.1	8.3	44.4	0.0	20.0
No. of obs.	85	15	15	7	14	9	10	15



Implications



Great opportunities to advance in three areas



1. Prioritize Urban for registration: Establish regulatory/institutional framework for low-cost coverage w. title

- Bring down cost registration/ updates/ transactions in line with willingness to pay & increase transparency via digital workflows
- With \$10-20/doc cost of first issuance landholder demand will be high;
- Enhance publicity & trust through fully digital access to legacy records; pragmatic system for upgrading
- Increase data quality via full interoperability with other registries
- Data publicity; price information, market trends
- Aim for full coverage & currency: ↓ of registration fees & use recurrent land tax as basis for revenues

Use this experience to drive modernization of land institutions & expand to rural areas based on demand & capacity

Great opportunities -2-



2. Operationalize legislation rural use rights/certificate issuance (low-cost & at scale)

- Reflect on evolution to more documentation of rights & more formal land admin. system
- Not just focus on first-time registration (boundaries & rights; digital); also system for land record and data maintenance
- Link land data to planning & incentives towards sustainable land use
- Strengthen local dispute resolution
- Develop ways to document & enforce secondary rights, transfer land to outsiders as group
- Identify and clarify responsibilities & rights of local authorities and Traditional Authorities
- Clarify accountability, oversight & enforcement, data sharing with third parties

Farmer registries offer a great opportunity for expanding use right/boundary demarcation in many African countries (mutual benefits, interoperability via digitization)



Opportunities -3-

- **3. Public land: Clarify arrangements for documenting, managing, and monitoring use of public land**
 - Public land inventory is priority: register!
 - Document actual land use (satellite imagery) & making adjustments as needed
 - Clearly assign responsibility for public land management, Clarify responsibility monitoring and oversight (satellite-based monitoring); ensure enforcement with transparency
 - Establish explicit objectives and transparent & competitive ways to transfer rights to public land to private actors
 - Use public e-auctions for leases and sales; market-based valuation
 - Ensure publicity & scope for 3rd party monitoring of contracts lease/ sale public lands

Conclusions

- Africa is lagging in terms of digitalization of land institutions
- Leapfrog is possible: capitalize on existing experiences and advances
- Not approach as technology fix; requires a conducive regulatory framework and institutional adjustments
- The index can help identifying priorities and measure progress at country and city level
- No 'one size fits all' approach => depends on local conditions, experimentation to adjust & determination
- WB and partners can play an important supporting role



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For more information:

Land Policies for Resilient and Equitable Growth in Africa

**Capitalizing on Digital Transformation to Enhance the Effectiveness of Property
Institutions: Conceptual Background and Evidence from 85 Countries**

QR code

Emerging Issues in Land Governance in Africa

Panel discussion

- **Ms. Gladys Mosomtai**, African Land Policy Centre (ALPC)
- **Dr. Addis Teshome**, Intergovernmental Authority on Development (IGAD)
- **Prof. Ruth Hall**, Institute for Poverty, Land and Agrarian Studies (PLAAS)
- **Prof. Ibrahima Diallo**, NELGA West Africa Francophone, Université Gaston Berger (UGB)
- **Prof. Moha El-Ayachi**, NELGA North Africa, Institut Agronomique et Vétérinaire Hassan II (IAV)





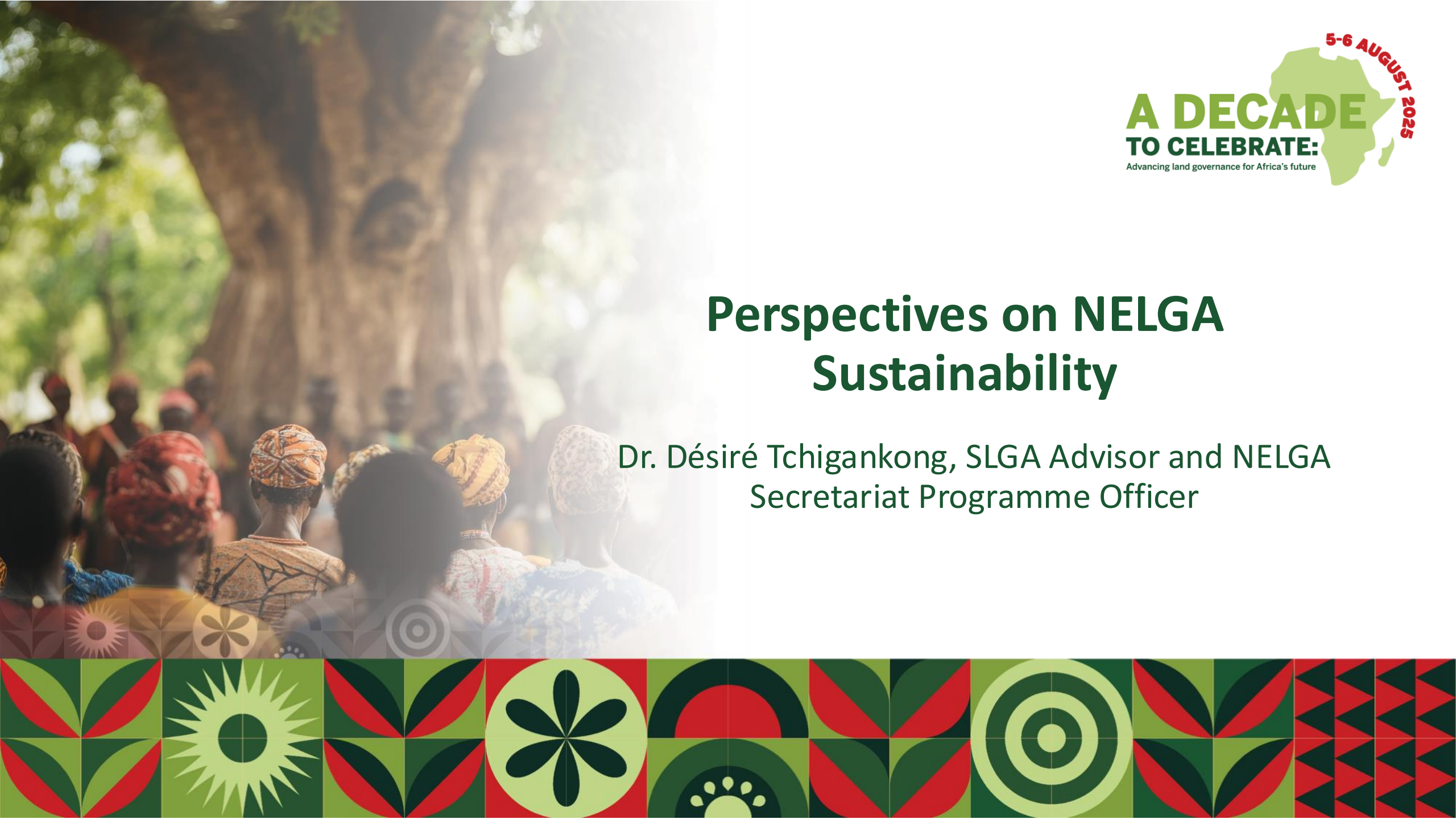
Designing the Future

Dr. Désiré Tchigankong, SLGA Advisor
and NELGA Secretariat Programme
Officer



Perspectives on NELGA Sustainability

Dr. Désiré Tchigankong, SLGA Advisor and NELGA
Secretariat Programme Officer



Objectives of the presentation

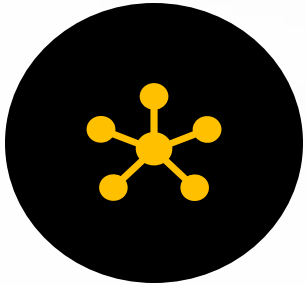
Mitigating the reliance on funding from NELGA's core partners;

Exploring NELGA's resource mobilisation efforts in recognition of its growth to date;

Securing the sustainability of NELGA beyond the end of the SLGA Programme



Theory of Change for NELGA Sustainability



The ToC explains the pathway of results that links strategic interventions, outputs, outcomes & impacts in bringing about the **desired change that NELGA** seeks to pursue.



NELGA activities, outputs, outcomes contribute towards the attainment of ***Equitable and secure tenure of land in all sectors and for all citizens in Africa (Impact).***

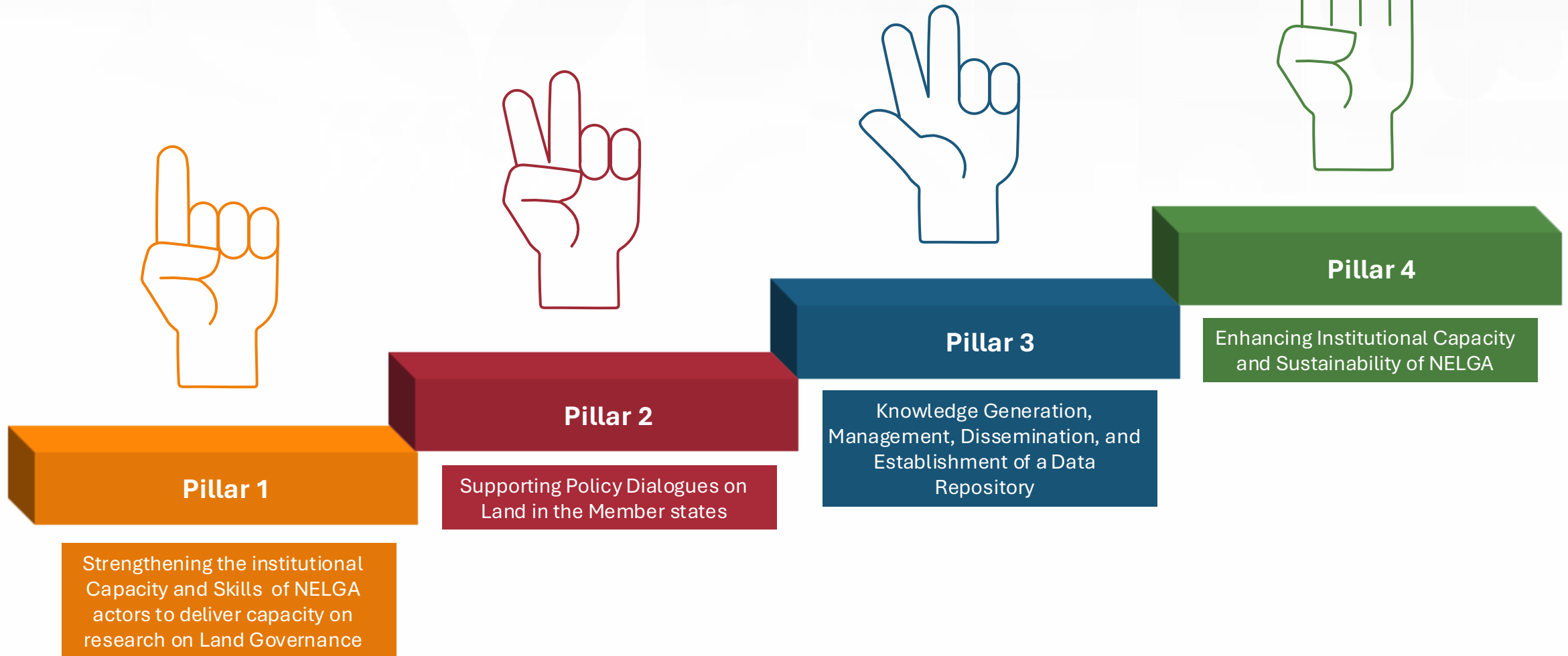
NELGA's ToC is based on the following assumptions:

1. NELGA is functional & requires a review of whether operations are in line with its **original objectives & goals.**
2. The services of the platform will continue to be **demande**d by members.
3. **Knowledge & data** produced will ultimately feed into policy & decision-making processes thereby improving status quo.
4. A **common research agenda** will help to focus the work of nodes & universities & improve collaboration.
5. **Increasing resources** will enhance the ability of nodes & universities to carry out their work within the context of NELGA.



Ensuring NELGA Sustainability

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Key Lessons Learnt

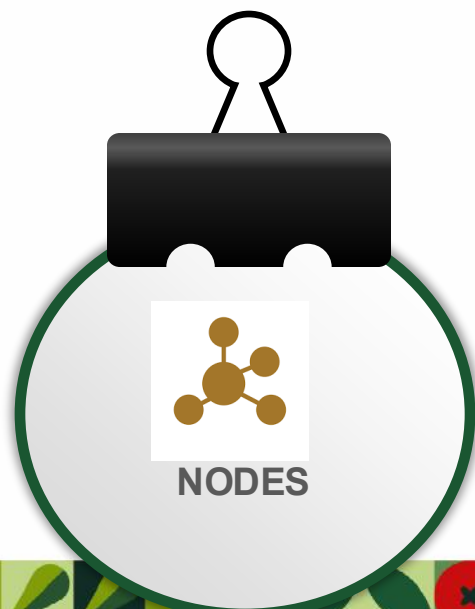


Through **collaboration & networking**, it is possible to share experience, knowledge & resources at lower cost to meet the objectives.



By **undertaking work at sub-regional level / regional hub level**, closer to where the land issues are helps to focus support.

Via existing Institutions & Land Associations



NODES



EALAN
AJEF
RANAF
AMC-GOV



Governmental &
Private Institutions



Regional Economic
Communities
(RECs).

Key Lessons Learnt



While the last 7 years have seen achievements, **NELGA** has experienced operational problems.



Establishment of a **data repository** is important to **enable ALPC to track implementation** of the land agenda.



Data on land in Africa is a sensitive issue & in some cases it is **difficult for partners to get data from MS.**

NELGA has had a high dependence on GIZ support which has made it difficult to assert autonomy, impact & sustainability.

As well, **without the anchor of the AUC, AfDB, ECA , it is difficult for NELGA to stand on its own.**

Activities of Nodes & universities sometimes take on a life of their own & it may be difficult to align with NELGA objectives.

Coordination is facilitated by having a joint & comprehensive work plan/framework with clear roles & responsibilities.



Partnership and Resource Mobilisation



BEYOND DONOR DEPENDENCY



More Partnership

Partnerships and resource mobilization are fundamental considerations for the Network

Influence expansion

Ensure that the Network can expand its reach and influence across the continent to attract a diverse stream of potential resources

Reducing Donor Dependence

The reliance on external funding threatens the Network's ability to sustain itself in future.

More Lobbying for NELGA

Lobbying to Centres of Excellence for buy-in for greater support and allocation of university resources



Partnership and Rm Challenges: Reg View

1. Self-sufficiency through internal funding mechanisms

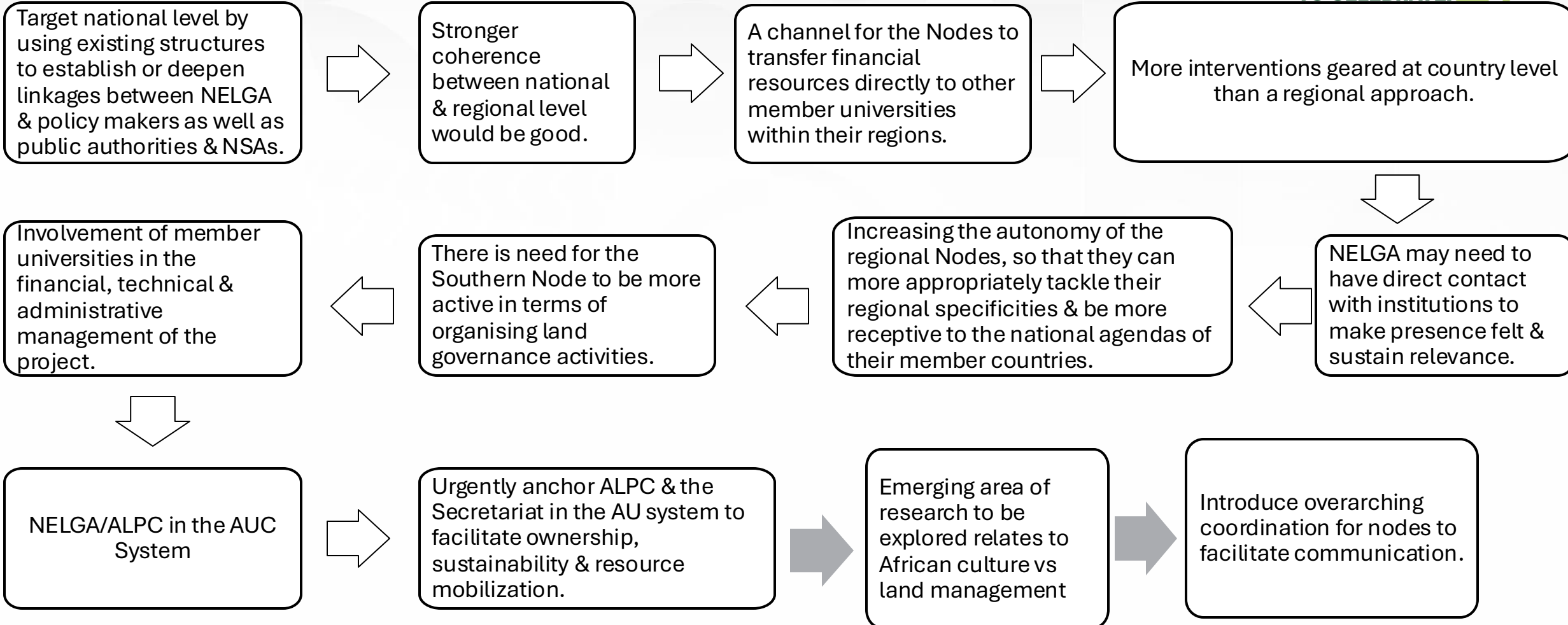
- Membership contributions and commitment
- Involve professional organizations into NELGA
- Cross collaborations with Government and private institutions
- Establish resource mobilisation Unit for Grant applications (language training and other capacity building activities).

2. Reducing Donor Dependence

- The creation of a NELGA Consultancy Consortium
- Engaging in proposal writing to secure grants from international organizations and foundations
- partnering with CSOs to secure immediate support through collaborative outreach efforts.
- Enhance the production and dissemination of NELGA publications by selling books, manuals, and teaching materials

Elements to Consider

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THANK YOU

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Designing the Future

Breakout session 1

**Academia and
research
institutes**

Prof. Herbert
Robinson & Prof.
Moha El Ayachi

Room: Sholla 1

Breakout session 2

**Development
partners**

Prof. Zevenbergen
Jaap & Dr
Moustapha Diop

Room: Warka 1

Breakout session 3

**Private
institutions and
CSOs**

Everlyne Nairesiae
& Innocent Antoine
Houedji

Room: Warka 2

Breakout session 3

**Governments and
RECs**

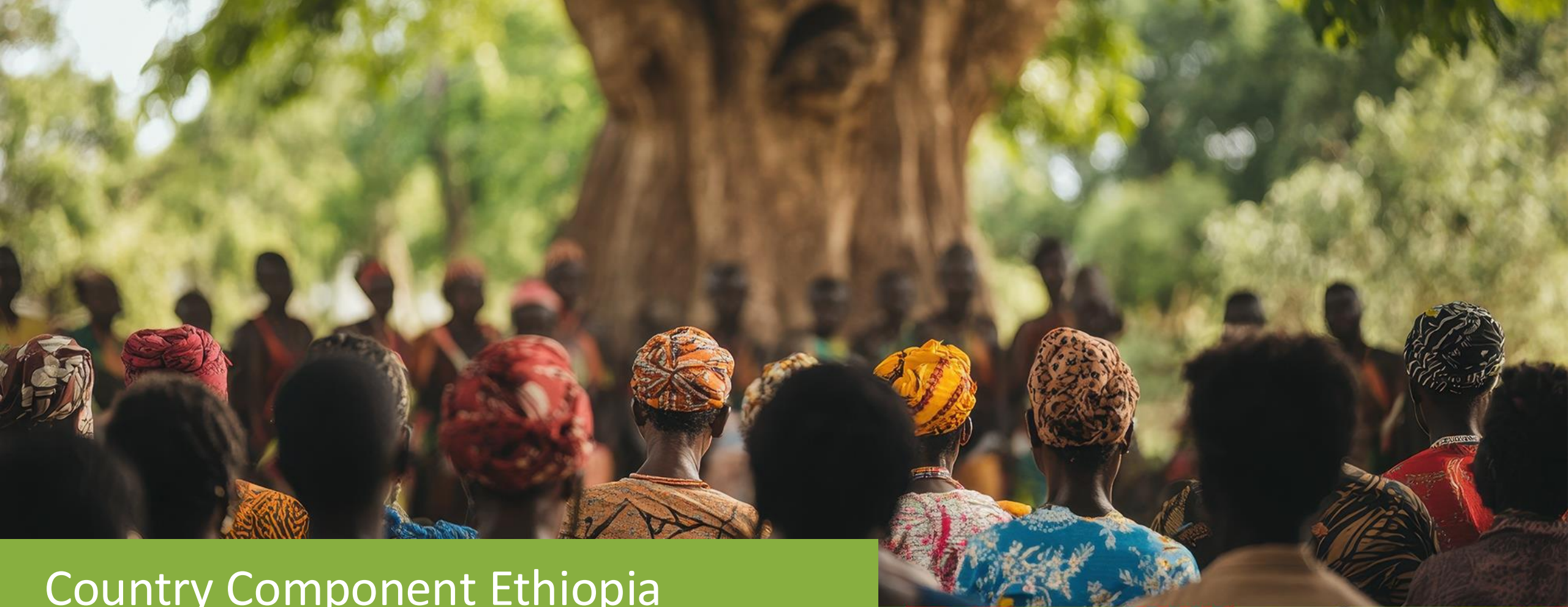
Prof. Paul Tchawa &
Ibrahima Ka

Room: Wanza





Land Café: Insights from our partners



Country Component Ethiopia

Land Café Session



SLGA Country Component Ethiopia



Strengthened Regulatory Framework for Land Data Management



Developed Standards



Developed Standards

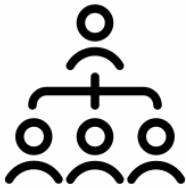


Empirical Evidence and Policy Briefs

Policy oriented research reports



National Spatial Data Infrastructure



Governance Structure



Policy Briefs





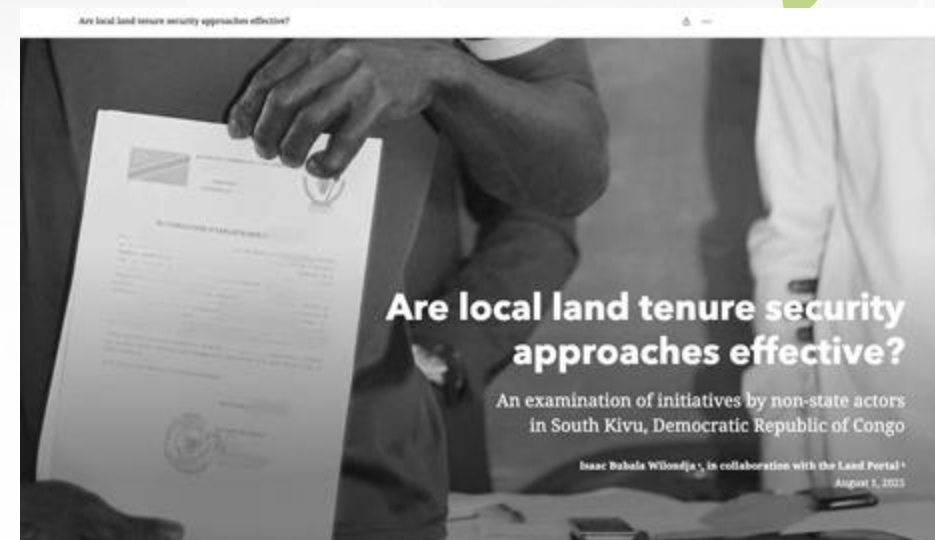
Land Portal

Land Café Session



1) What was the impact of your work with SLGA?

- **Filling knowledge gaps** (pillar 1) – 87 country and 9 thematic portfolios, data ingestions, data stories
- **Monitoring land data, policies and initiatives** (pillar 2) – SDG Land Tracker, [Projects Database](#), 42 SOLI assessments (Index and [dashboard](#))
- **Debating and contesting knowledge** (pillar 3) – webinars, blogs
[Just Energy Transition and Corruption](#)
[Equitable Digital Development](#)
[Land Governance Transparency and Corruption: A Practical Guide](#)



2) What potential do you see for working with NELGA in the future?

- **More insights** from the data and information we host
- **More data collection** → State of Land Information work
- **Convening land networks** → NELGA, LAND-at-Scale, Land Facility, UNCCD/Land Degradation Neutrality initiatives
- **Providing overview and analysis** of High-level policy tools and instruments

Land Portal is a recognized Digital Public Good in support of the SDGs → relevant as well to mainstreaming land in the Rio Conventions

De-risking Land investments (EUDR and value chain finance, digital and financial of agriculture, risk mapping for land conflicts)



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THANK YOU

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Email: romy.sato@landportal.info / char-thom.bayer@landportal.info

Website: landportal.org

QR code



FAO

Land Café Session



Key messages (2 min)



- FAO supports VGGT-aligned Land Policy Reforms in more than 30 countries since 2012.
- Current collaboration between FAO and NELGA around the land policy reform in the Central African Republic : an example that could be further deepened and replicated in other countries
- Collaboration towards more and better coordination between partners to ensure sustainable impacts and effective implementation.
- Collaboration around opening spaces for young experts to support responsible governance of tenure for the next generations.



FAO's mandate and role in improving governance of tenure

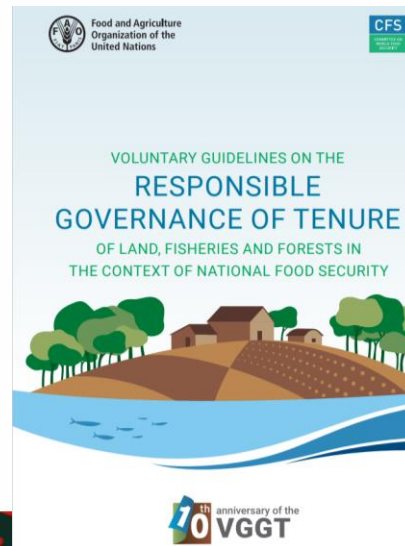


- Leading support to governments and other stakeholders in preparation of land policies and laws - including implementation in +40 countries
- Land reforms support in alignment with the VGGT and the F&G
- Support to Multi-Stakeholder Platform (MSP) in line with the recommendations of the VGGT
- Putting Women and youth in the driver's seat
- Entry point is the governments: Political will and trust- clear agreement to engage in the process
- Acts through its regional, sub-regional and country offices
- Support in building national donor working groups
- Increasing number of country request => need for increased colligation and coordination of support to Land policy reforms



Context: Frameworks for inclusive land policy reforms

- The 2009 Framework and Guidelines on Land Policy in Africa, developed by the African Union, African Development Bank, and the UN Economic Commission for Africa
- The Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security (VGGT) adopted in 2012 => The first comprehensive global instrument on governance of tenure



An example of FAO-NEGLA collaboration

- The Central African Republic : FAO supports the land policy reform since 2023 under the auspices of the Minister of urban planning, land reform, cities, and housing. A National Land policy is being prepared supported by an inclusive a multi-stakeholder platform.
- A group of partners united around the process: FAO, OXFAM, GIZ-NEGLA support this group through experts in a coordinated way.
- An assessment of the land tenure situation has been undertaken to prepare for the land policy formulation process – draft land policy document expected by end of 2025.
- FAO remains committed to collaborate with partners and countries in the application of good practices and principles for sustainable land governance



Germany's Evaluation of FAO-led VGGT initiatives



- Germany has provided significant financial support to FAO for implementing the VGGT, particularly in West Africa.
- This support has been directed towards developing and consolidating government commitments around the VGGT, strengthening institutional settings, and establishing multi-stakeholder national platforms.

Key Findings :

- VGGT initiatives have contributed to improved transparency and security of land tenure, particularly at the community level.
- Support to multi-stakeholder platforms (MSP) that brought together various stakeholders, including civil society and government representatives, to discuss and develop a shared understanding of land governance.
- Positive Influence on Land Reform: The MSP facilitated dialogue and collaboration, leading to positive changes in land reform processes and policies in several countries.
- Shifting Mindsets: The focus on capacity development and awareness raising efforts led to a shift in attitudes towards land rights, with increased recognition of customary and women's land rights.
- Concrete Actions: The initiatives translated the international VGGT principles into tangible actions at the local level, such as the establishment of local platforms in the Senegal River Basin region and mapping exercises in Sierra Leone.
- The inclusion of awareness-raising on women's access to land within local activities proved to be particularly effective.



Questions for discussion with the groups:



- How do we increase collaboration and coordination to avoid silo-projects on land tenure issues?
- How do we build space for network of young experts in the land sector and open doors for others?
- Do you have ideas about co-funding and joint programming, especially at regional and country level?



THANK YOU

Ingeborg Gaarde PhD

Land Tenure Officer

Rural Transformation and Gender Equality Division (ESP)

FAO Headquarters, Rome, Italy

&

Partick Bahal'okwibale

Land and Water Officer

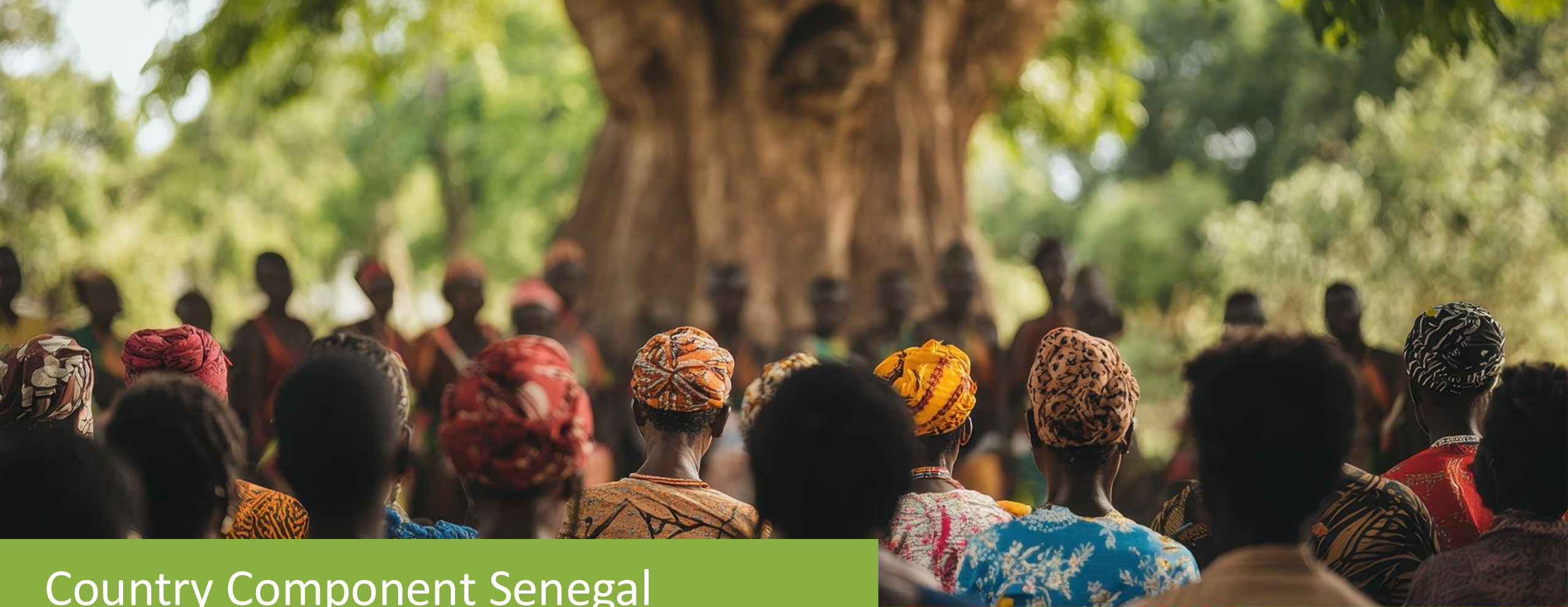
FAO Sub-regional office for West Africa (SFW) Dakar Senegal

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Country Component Senegal

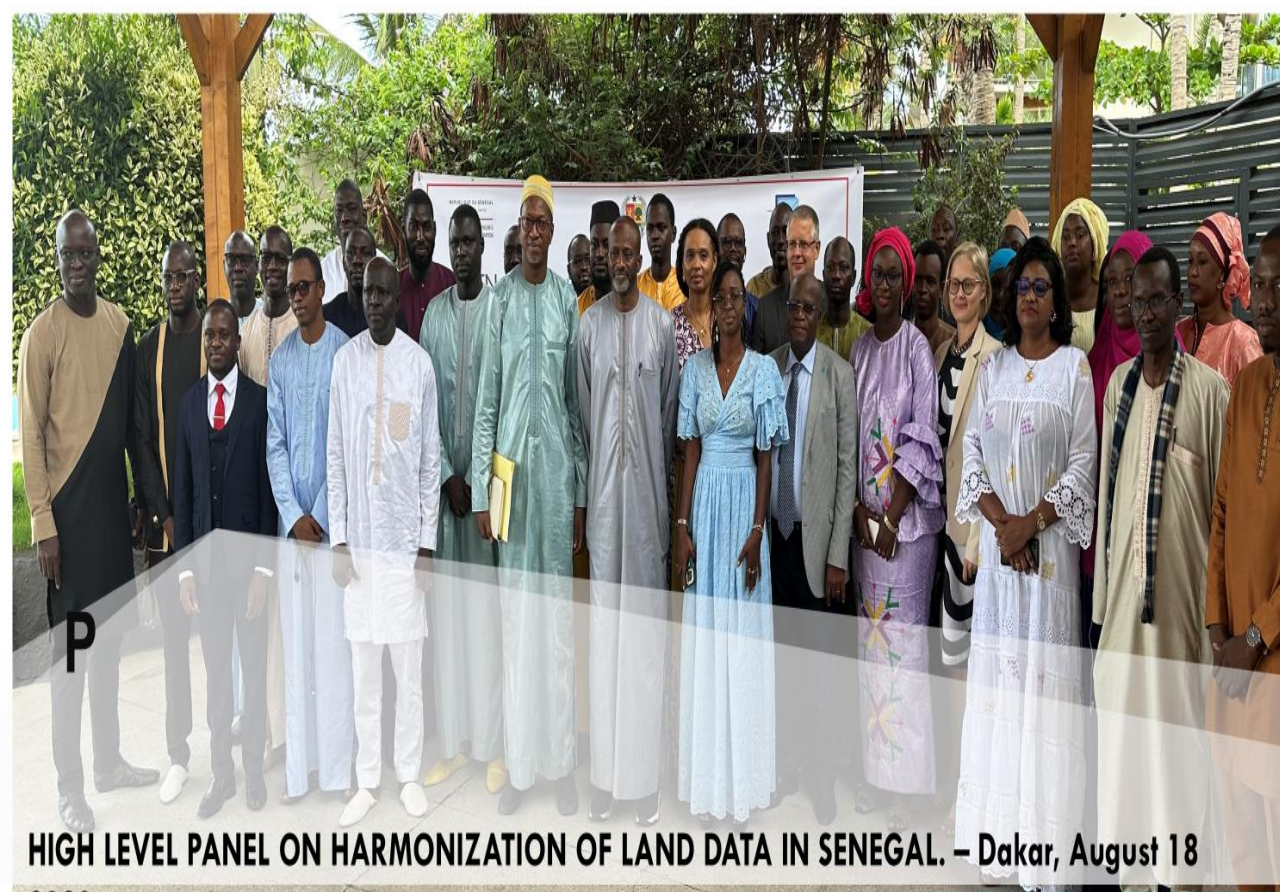
Land Café Session



HARMONIZATION OF LAND DATA

LAND RELATED CONFLICTS

5-6 AUGUST



HIGH LEVEL PANEL ON HARMONIZATION OF LAND DATA IN SENEGAL. – Dakar, August 18

2023



Mise en œuvre par



En coopération avec



Sénégal/ Litige foncier à Ngnith : Les populations des 47 villages de la réserve du Djaël ont encore marché pour réclamer leurs terres.

23 janvier 2019



Yoff, 2023



Ndingler, 2021

IMPACTS OF CLIMATE CHANGE AND LAND GOVERNANCE

5-6 AUG.



Source: Djiby Mbaye, Sene.News, 2022

Partenariat SLGA – CFJ

Contentieux Fonciers, Conflits Fonciers et Gestion Alternative de Résolution des Conflits au Sénégal



CENTRE FORMATION JUDICIAIRE (CFJ)



- ❑ **Mission** : (i) **formation initiale** des magistrats, des administrateurs des greffes, des inspecteurs de l'éducation surveillée et de la protection sociale, des greffiers, des éducateurs spécialisés, des interprètes judiciaires et des assistants des greffes et parquets recrutés à la suite de concours direct ou professionnel.
- (ii) **la formation continue** des personnels susvisés et des autres agents relevant du **Ministère de la Justice**.

❑ Impacts du partenariat avec SLGA

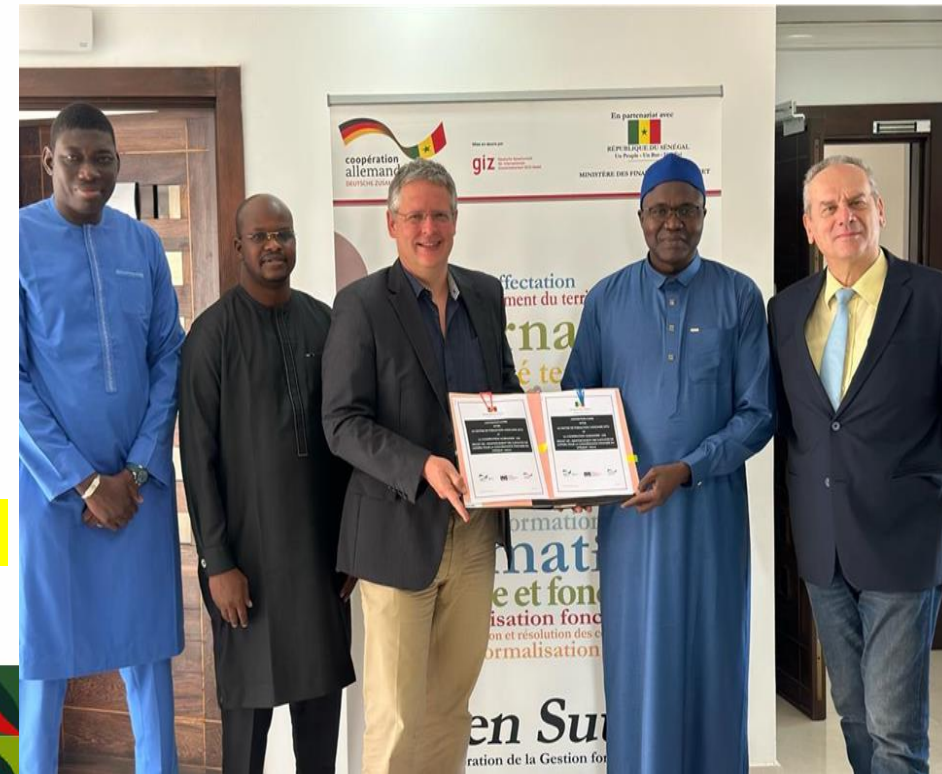
1. CFJ : Développement de curricula de formation sur le traitement du contentieux foncier

> **100 spécialistes directement formés par année** : magistrats (*procureurs et juges*), greffiers et autres

2- DJJPAD : Ateliers de formation et de sensibilisation des médiateurs et coordonnateurs des Maisons de Justice

> **34 coordonnateurs et médiateurs des maisons de justice directement formés** sur le foncier, la réglementation et les méthodes alternatives de résolution des conflits.

En conclusion, ces formations vont impacter directement des millions de sénégalais en réduisant les contentieux fonciers et la prévention des conflits.



PERSPECTIVES AVEC NELGA



- ☐ Renforcement des mécanismes opérationnels (*digitalisation et procédures*) et des capacités des acteurs judiciaires et médiateurs des Maisons de justice pour réduire les contentieux fonciers et renforcer la prévention des conflits fonciers ;
- ☐ Faire une évaluation des contentieux et conflits fonciers et les moyens et mécanismes de mitigation dans les juridictions et structures habilitées au niveau national .



Partenariat SLGA – CSE

**Impacts du changement climatique, résilience
économique et insécurité foncière
Gouvernance intégrée de l'eau et du foncier
pour la sécurité alimentaire**

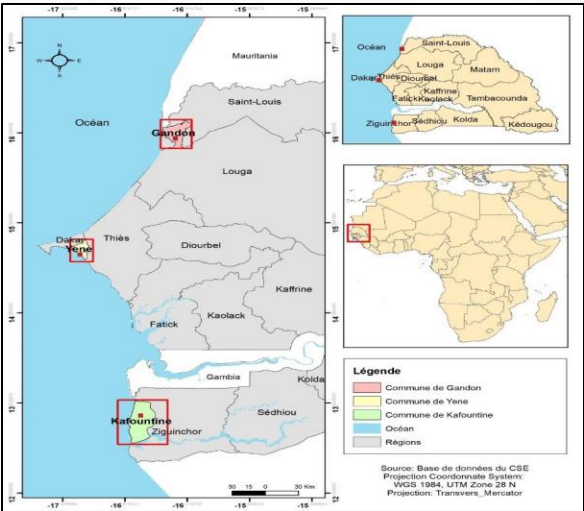


Impact des Défis Révélés par nos Études SLGA du Centre de Suivi Ecologique

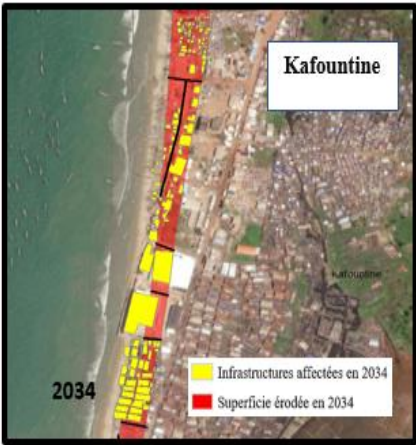
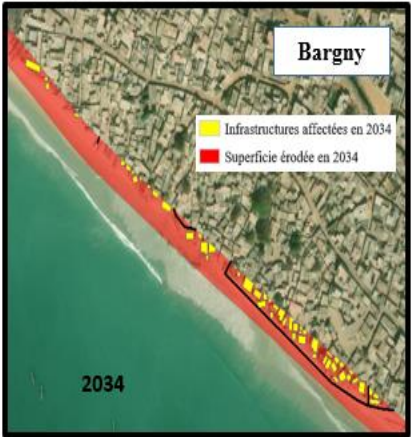
Estimation des infrastructures immobilières et routières qui seront affectées à Bargny et à Kafountine en 2034 et 2044



Carte de localisation des zones d'étude



Surfaces érodées en 2034 (m²)	Surfaces érodées en 2044 (m²)	Infrastructures immobilières affectées en 2034	Infrastructures immobilières affectées en 2044	Infrastructures routières affectées en 2034 (m)	Infrastructures routières affectées en 2044 (m)
BARGNY					
70 275	133 887	75	199	823	1 321
GANDON					
41 153	56 066	0	0	0	0
KAFOUNTINE					
1 121 438	1 858 868	211	347	921	1 163
YENE					
42 852	107 394	12	28	212	1 072



Kafountine, 2024

Potentiel avec NELGA



CSE



NELGA

Notre contribution

- Méthodologie éprouvée
- Solutions transférables
- Foncier sécurisé préventif

Objectif commun

Dupliquer notre approche **gouvernance intégrée** dans les pays côtiers africains via le réseau universitaire NELGA



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Dieureudieuf – MERCI – THANK YOU





Country Component Uganda

Land Café Session



IMPACT SLGA and NELGA in Uganda

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Government
institutions



GLTN
GLOBAL LAND TOOL NETWORK



Development
partners



THE WORLD BANK

**Land
governance
in Uganda**

Academia-
NLEGA



Civil society
organizations



Food and Agriculture
Organization of the
United Nations



Curriculum Development and review

- ✓ *BSc. Land Management and Valuation, Ardhi University*
- ✓ *MSc. Land Management – Makerere University*
- ✓ *MSc. Land administration – Technical University of Kenya*



Implementation



Education

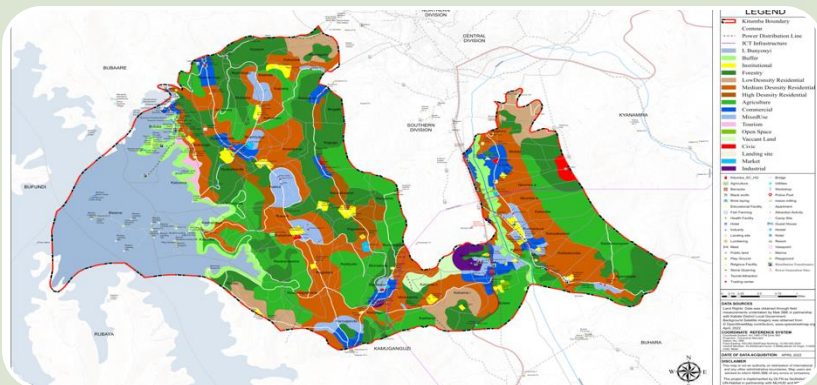


Capacity Development

- ❑ Development of Uganda land governance Capacity Development(CD) strategy
- ❑ CD cascading in different regions of Uganda by Government and Academia
- ❑ Consultant expertise by NELGA experts in policy dialogues
- ❑ Student-community hands-on training, mentorship, and knowledge transfer
- ❑ University practical short courses have been designed and tailored short courses for Land Professionals



Policy Implementation, development, and review



Fit for purpose Land administration

Development of FFP
implementation strategy

Geospatial strategic plan for
MLHUD Uganda

Climate smart tenure responsive
physical planning



Evidence based studies and policy
briefs

Uganda National Land Policy and
review

Policy dialogues at academic
conferences

National policy for National Spatial
data infrastructure for Uganda and
Liberia.

What does the future of land governance in look like?



Legal and
Policy
Framework
improvement

Sustainable
Land
Administration

Join us to find out more

Multisectoral
collaborations

Integrated
implementatio
n of Node
activities



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Thank you and see you soon



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IGAD

Land Café Session



Strengthening capacity and voice for Gender transformative Land Governance and Climate Resilience in the IGAD Region. 05.08.2025

Presentation by: Addis Teshome, MEAL
Expert,

IGAD Land Governance Programme



Knowledge Exchange and Collaboration for enhanced capacity in Land Governance



- Facilitating regional multi-stakeholders dialogue and establishes functional platforms to identify harmonized solutions informed by regional and international best practices.
- Innovative tools were employed such as twinning exercises, learning routes, Community of Practices and hackathons to enable generation and exchange of knowledge and strengthen regional capacity on land governance systems.
- These involved comprehensive assessment of capacity needs, development of learning points (case studies) and identification and mobilization of resources (human, funds and logistics).
- Twinning exercises and learning routes are approaches where Member States take the lead in land administration areas where they are relatively ahead of others so that they can share best experiences.



Women Leadership in Land Governance and Climate Resilience



- Building Capacity of Women Parliamentarian to champion gender, Land and climate resilience Agenda in Legislative assembly
- Deepening collaboration between Women parliamentarians and Land Actors at National level
- Platform for engagement at national by strengthening Women Caucuses and Parliamentary associations
- Creating space for learning, information exchange and promoting adoption of best practices



Key Lessons and linkages with NELGA



- Linking research and learning approaches to high levels policy development and implementation activities to strengthen the capacity of Member States in the implementation of the AU Declaration on Land Issues and Challenges.
- Land governance convergence is possible through strengthening cross- country learning and collaborative initiatives; IGAD to establish a working modality with NELGA to spearhead and promote learning especially with countries outside the region
- Need to build partnership with NELGA through joint programming on land governance and climate resilience for innovative and sustainable interventions.



THANK YOU

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TUM & ITC University of Twente

Land Café Session





Advancing Collaborative Research
in Responsible and Smart
Land Management in and for Africa



UNIVERSITY OF TWENTE.

der Bundeswehr
Universität  München



Columbia Center
on Sustainable Investment
A JOINT CENTER OF COLUMBIA LAW SCHOOL
AND THE EARTH INSTITUTE, COLUMBIA UNIVERSITY

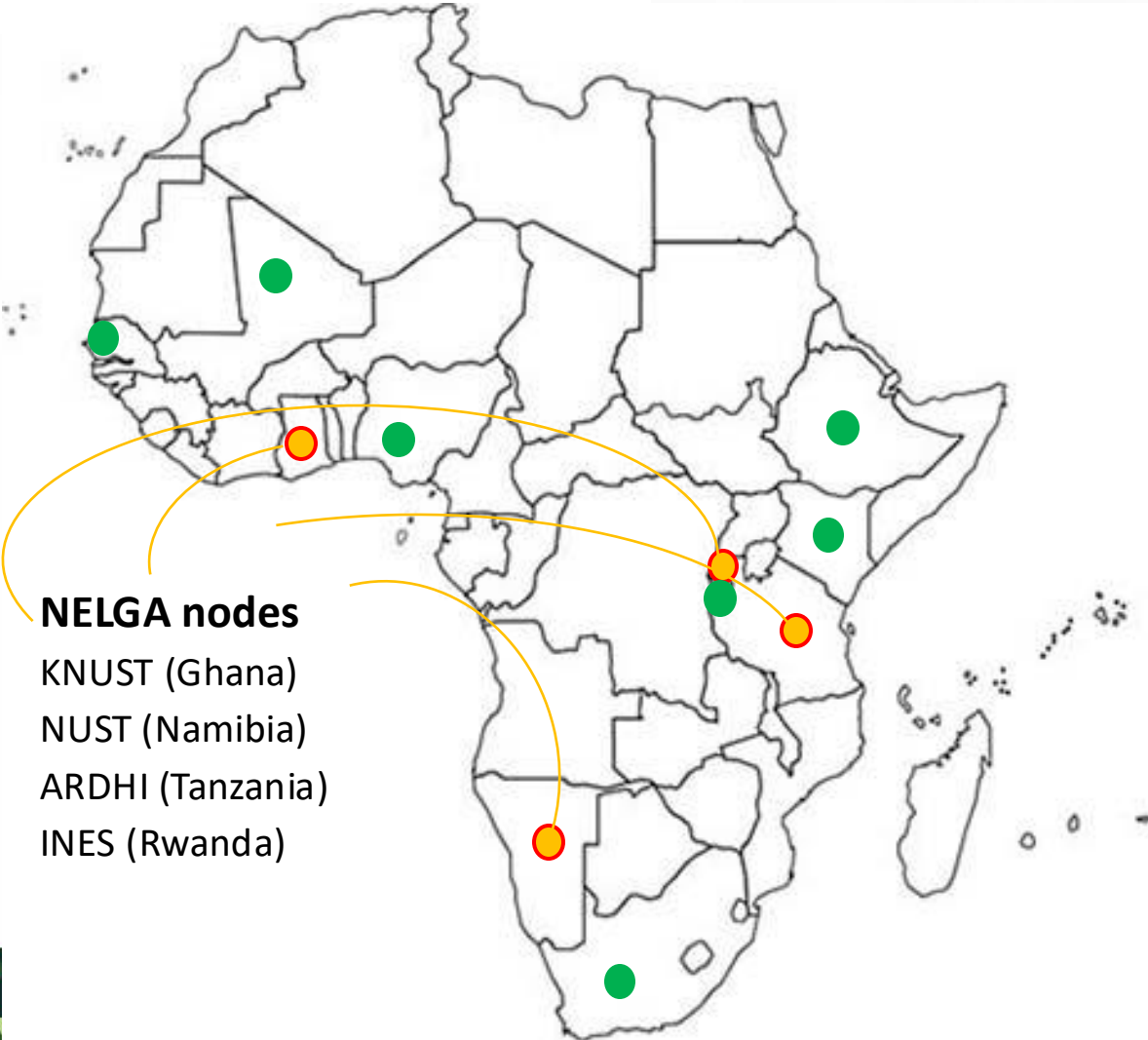
ADLAND and beyond

Ambassadors of land to strengthen land
governance in Africa





Advancing Collaborative Research
in Responsible and Smart
Land Management in and for Africa



NELGA nodes

- KNUST (Ghana)
- NUST (Namibia)
- ARDHI (Tanzania)
- INES (Rwanda)

Secondary Partners:

- Burkina Faso
- Burundi
- Ethiopia**
- Morocco**
- Senegal
- Zambia

Legend

- Primary
- Secondary



Advancing Collaborative Research
in Responsible and Smart
Land Management in and for Africa



ADLAND 2

Advancing ADLAND “Enriching and Implementing Collaborative Research and Capacity Development in Responsible and Smart Land Management in and for Africa”

Six scientific institutes from the global north conducted activities together with our partners in the global south in the following areas:

- Education
- Research
- Exchange
- Consultancy / Advising

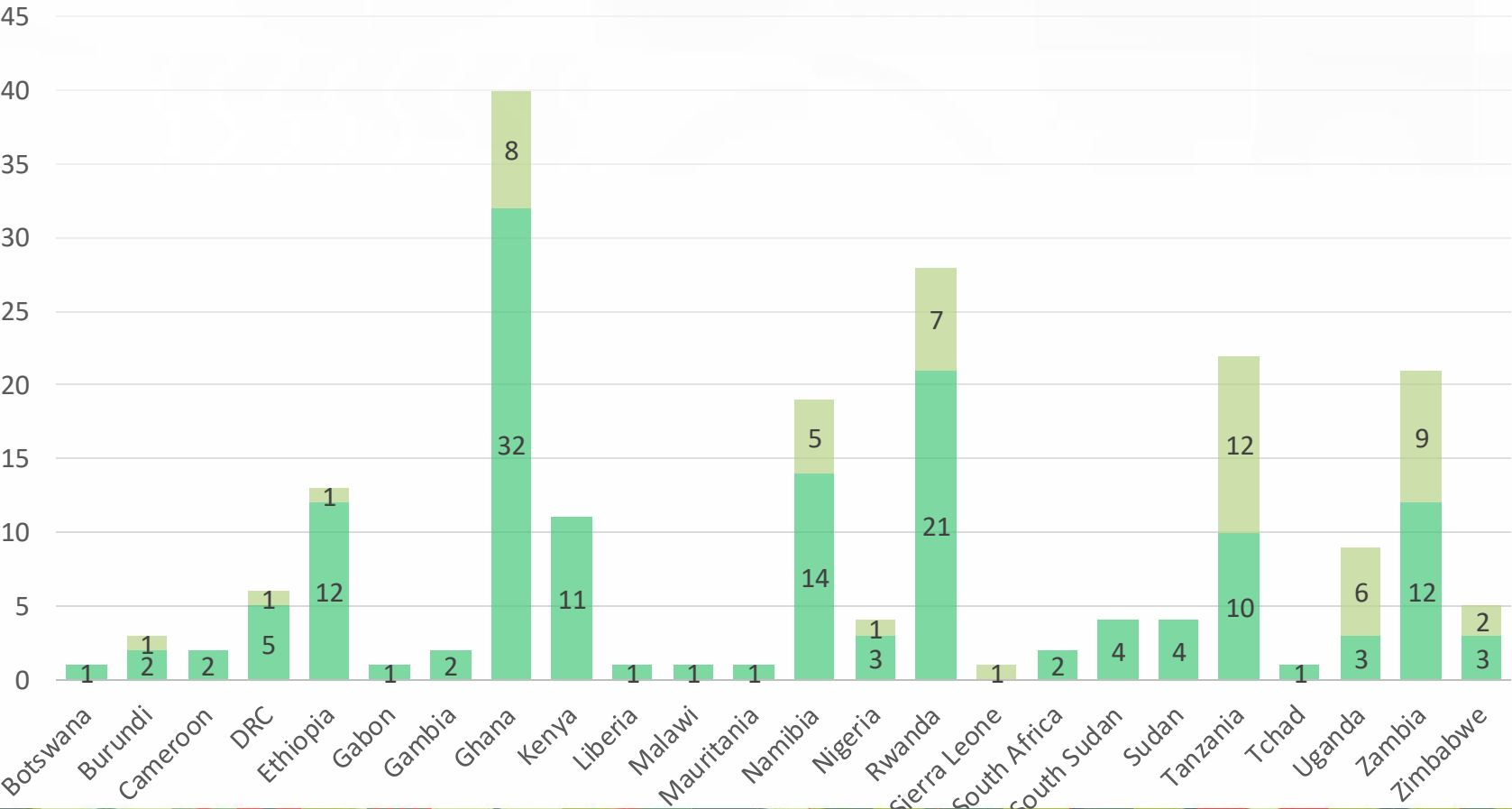




Advancing Collaborative Research
in Responsible and Smart
Land Management in and for Africa



Outcomes: PARTICIPANTS PER COUNTRY



Male Female





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Outcomes:



Refresher Courses, Revising Study Programs, Conducting Research, Curriculum Development
E-Learning Development, Research Development, Conferences and Exchanges,
Consultation Mission, Joint Publications, ...





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What could come next?

Education

Workshops
Refresher Courses
New Teaching Approach
MOOC
Online Learning
Simulations
Funding Projects
Scientific Writing
Blended Learning

Research

Climate Change/Land
Extractive Industries
Great Green Wall
Water-Land-Food-Nexus
Ecology Impact Studies
Land Administration
New Technology
Land Policy/Conflicts
Land Management

Exchange

Extending Scope
Staff Exchange
Reviewing Thesis
North-South
South-South
South-North
Joint Teaching
Knowledge South-North

Consultancy / Advising

Review Political Frameworks
Curriculum Review
Program Development
Implementation of Tools
Fund Application
Networking



THANK YOU

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5-6 AUGUST 2025





RCMRD

Land Café Session





**From insight to impact:
future-focused conclusions**

Kah Walla



Closing remarks



Prof. Paul Tchawa

Secretary General of the Ministry of Environment, Protection of Nature and Sustainable Development, Cameroon & Coordinator, NELGA Central Africa



H.E. Moses Vilakati

Commissioner, Department of Agriculture, Rural Development, Blue Economy and Sustainable Environment (ARBE), African Union Commission (AUC)



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THANK YOU

