



**LAND POLICY IN AFRICA:  
A FRAMEWORK OF ACTION TO SECURE LAND RIGHTS,  
ENHANCE PRODUCTIVITY AND SECURE LIVELIHOODS**

**CONSULTATIVE WORKSHOP  
27 to 29 March 2006**

**INFORMATION NOTE**

## **I. Background**

The importance of land in Africa is multifaceted, being at the heart of social, political and economic life of its people. Besides its economic attributes, land continues to have great social value – as a place of settlement, providing a location within which people live and to which they return. It also has symbolic and ritual associations, such as burial sites, sacred woodlands, and spiritual life. A significant number of studies and research work have demonstrated that land issues including land tenure has strong linkages to development goals such as: poverty reduction and economic growth; increasing agricultural productivity; promoting private sector investments especially through private ownership of assets such as land; attracting direct foreign investment; ensuring environmental sustainability; achieving social security and promoting gender equity with regards to access to land; reconciling conflicting claims to land; and strengthening institutional development.

Despite being central to peaceful development, economic growth and sustainable resource use, land issues have often not received the attention they deserve. Donor governments have been reluctant to get involved in land related programmes, in part because of the perceived political risks, and land issues are not receiving adequate attention in Poverty Reduction Strategy processes<sup>1</sup>. In addition, even though many African countries are addressing land issues, the scope as well as the policy dialogue supporting and facilitating the process has remained narrow.

African Union Commission, whose vision is to realize an integrated, peaceful and prosperous African, recognizes that better governance of land and natural resources is central to all hopes of peace, growth, poverty reduction, and development across the continent. In the same vein, land policy concerns are also integral and central to the development agenda of the United Nation's Economic Commission for Africa and the African Development Bank's (ADB). In view of the importance of land to Africa's social, political and economic development, AU/NEPAD, ECA and ADB have agreed to jointly work together to develop land policy framework and Guidelines and its modalities for implementation during the period 2006-2007. This Africa-led consortium will work in partnership with key stakeholders: Regional Economic Communities, Member States, civil society, private sector including farmers' organizations, centres of excellence and development partners and serve to strengthen coherence of the respective agendas of land issues in Africa.

As a first step to the process, the consortium of AU/NEPAD, ADB and ECA has sought partnership with the International Land Coalition (ILC) to provide assistance and facilitation to the overall process, including developing an Issues Paper, which is to be reviewed by the AU/NEPAD, ECA and ADB. The Issues Paper establishes a base-line analysis of the land dialectic and the background against which the guidelines and framework can be shaped. The Paper among other things:

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<sup>1</sup> Summary of conclusions from the Land in Africa Conference held in London, November 8-9, 2004.

- Builds the case statement that will characterise the framework of land policy in Africa;
- Explores the threats, challenges and opportunities that face land policy and land reforms in Africa;
- Draw upon outcomes and recommendations from undertakings on land issues in Africa (e.g. The Conference on Land in Africa: Market asset or secure livelihood?, UNDP-DDC Land Policy Workshop, among many others); as well as takes stock of existing knowledge, lessons learnt and on going initiatives on land issues in Africa;
- Defines a set of principles and values within which equitable and efficient national land policies and policy reforms could be framed; and
- Outlines elements and thematic issues that the consultative workshop will centre its discussions and give insightful opinions and reactions. The outcome will enable to move the process forward in a participatory and inclusive manner.

## **II. Critical Path in developing Africa's Land Policy Framework and Guidelines**

In order to build consensus among key players in Africa on the vision of a successful land policy/land reform and to develop and agree on a comprehensive framework and Guidelines for the formulation and implementation of land policy, it is important to have a clear understanding of the context and the critical path that describes important decision making points. The overall process is envisaged to take 16 months, starting from March 2006 to July 2007. Within the process, critical steps have been sketched out as necessary and mutually reinforcing settings to derive critical elements of the framework and drive the process of developing Africa's Land Policy Framework and Guidelines. They are as follows:

### **Phase 1: Consultative Workshop**

Based on the Issues Paper prepared with the assistance from the International Land Coalition, the Consultative Workshop will be organized from 27 to 29 March 2006 to:

- Discuss and agree on elements and thematic issues that would characterise the framework and Guidelines of land policy and land reform in Africa;
- Define the process that will facilitate the development of the framework and Guidelines and its implementation;
- Prepare a plan that will elucidate the sequence of actions and activities which will lead to the realization of the intended elements of the Framework and Guidelines;
- Define the roles, responsibilities and expected contributions (financial and /or technical support) from the various institutions and key players/stakeholders involved in the process of developing the framework of action and its implementation.

The Workshop will bring together representatives (at regional level) from African Governments, Regional Economic Communities, Civil Society, farmers organizations,

centres of excellence, the private sector and development partners with the view to reaching a consensus on the outputs and elements that will characterize the land policy framework and its implementation as well as outline a sequence of activities which are vital to the realization and implementation of the Framework and Guidelines.

## **Phase II: Regional Assessments And Consultations**

This phase builds on elements of outputs from the **Phase I** and aims to:

1. Highlight the regional diverse elements into the context of land policy framework, which:
  - Add impetus to the continental vision of land policy in Africa as well as principles and values that respond to equity, efficiency and sustainability concerns in land policy in the regions;
  - Describe major challenges/constraints and opportunities that face land policy and land reforms specific to the region; its diversity of challenges/opportunities and factors driving this diversity;
  - Describe examples of best practices that can serve as models for developing equitable and fair national land policies and legislation in the regions;
  - Account missing links and any gaps in the knowledge requiring further research or studies and capacity building.
2. Involve the participation of key players in the regions through the consultative Workshops in order to build consensus and validation in the political process of formulating and implementing national land policies and legislation.

### **Expected outcome from Phase II include:**

From Regional Assessments: Assessment Reports that provide:

- Brief typology of land issues in each region that characterizes and identifies the diversity of situations as well as raise challenges and gaps where more research, capacity building and lesson sharing maybe required;
- Stock of work already done or underway/planned by different partner institutions.

### **From Regional Consultations:**

- Report of the Regional Consultative workshop (which builds on the Issues Paper and regional assessment reports) that outlines the consensus among key players in the region and agrees on elements and thematic issues in the region that would be included in the overall framework and Guidelines of land policy and land reform in Africa.
- A draft Framework and Guidelines of land policy in Africa.

## **Phase III: Experts And Ministers' Meeting**

The Draft Framework and Guidelines for the formulation and implementation of land policy and land reform in Africa will be subjected to the AU validation process:

- 1) Experts from 53 Member States will discuss the Draft Framework and Guidelines; and make recommendations before adopting the framework and guidelines.

**Experts' Meeting Expected Output:**

- Experts' Report with specific recommendations on the Framework and Guidelines.
- 2) Ministers' Meeting will examine and review the Experts' Report and their Recommendations on the Framework and Guidelines before adoption.

**Ministers' Meeting Expected Output:**

- Ministers' Report with specific recommendations on the Framework and Guidelines.
- 3) Assembly of Heads of State and Government will examine the Report after it passes through this process:
    - The Commissioner of Rural Economy and Agriculture will present the Ministers' Report on Framework and Guidelines of land policy in Africa to the Permanent Representative Council (PRC).
    - The Report and recommendations of the PRC will be reviewed and discussed by the Executive Council of the Assembly and make recommendations and decisions.
    - The Heads of State and Government will discuss the report and Decisions of the Executive Council before its adoption.

**Assembly of Heads of State and Government Expected Outcome**

- Decisions or Declaration on the Framework and Guidelines on Land policy and Land Reform in Africa and its implementation.
- 4) Follow up Actions/activities by the Consortium (AU/NEPAD-ECA-ADB) key stakeholder (RECs, Member States) and internal and external partners.

Tentative calendar of activities is outlined in Annex 1.

## Annex 1

### AU/NEPAD – ECA – ADB – Consortium on Land Policy in Africa: A Framework of Action to Secure Land Rights Enhance Productivity and Secure Livelihoods Critical Path: Calendar of Activities

|  |                  |       |     |      |      |     |       |     |     |     |     |     |                  |     |     |     |      |  |
|--|------------------|-------|-----|------|------|-----|-------|-----|-----|-----|-----|-----|------------------|-----|-----|-----|------|--|
| <b>Objective: Develop and implement the Framework/Guidelines on Land Policy and Land Reform in Africa</b>  |                  |       |     |      |      |     |       |     |     |     |     |     |                  |     |     |     |      |  |
| <b>Expected Outcome: Framework and Guidelines</b>  |                  |       |     |      |      |     |       |     |     |     |     |     |                  |     |     |     |      |  |
| <b>Estimated Budget: US\$ 872,000</b>  |                  |       |     |      |      |     |       |     |     |     |     |     |                  |     |     |     |      |  |
|  | <b>YEAR 2006</b> |       |     |      |      |     |       |     |     |     |     |     | <b>YEAR 2007</b> |     |     |     |      |  |
|  | Mar              | April | May | June | July | Aug | Sept. | Oct | Nov | Dec | Jan | Feb | Mar              | Apr | May | Jun | July |  |
| <b>Phase I:</b><br>Hold consultative workshop on rationale and develop elements of the framework and the process<br><b>Venue: ECA, Addis Ababa</b> |                  |       |     |      |      |     |       |     |     |     |     |     |                  |     |     |     |      |  |
| <b>Phase II (a):</b><br>Regional assessments   |                  |       |     |      |      |     |       |     |     |     |     |     |                  |     |     |     |      |  |
| Regional consultation <b>(south)</b> on the framework and guidelines   |                  |       |     |      |      |     |       |     |     |     |     |     |                  |     |     |     |      |  |
| Regional consultation <b>(west)</b> on the framework and guidelines  |                  |       |     |      |      |     |       |     |     |     |     |     |                  |     |     |     |      |  |
| Regional consultation <b>(central)</b> on the framework and guidelines   |                  |       |     |      |      |     |       |     |     |     |     |     |                  |     |     |     |      |  |
| Regional consultation <b>(east)</b> on the framework and guidelines  |                  |       |     |      |      |     |       |     |     |     |     |     |                  |     |     |     |      |  |

|   |                  |       |     |      |      |     |       |     |     |     |     |                  |     |     |     |     |      |
|---|------------------|-------|-----|------|------|-----|-------|-----|-----|-----|-----|------------------|-----|-----|-----|-----|------|
| <b>Objective: Develop and implement the Framework/Guidelines on Land Policy and Land Reform in Africa</b> |                  |       |     |      |      |     |       |     |     |     |     |                  |     |     |     |     |      |
| <b>Expected Outcome: Framework and Guidelines</b>   |                  |       |     |      |      |     |       |     |     |     |     |                  |     |     |     |     |      |
| <b>Estimated Budget: US\$ 872,000</b>   |                  |       |     |      |      |     |       |     |     |     |     |                  |     |     |     |     |      |
|   | <b>YEAR 2006</b> |       |     |      |      |     |       |     |     |     |     | <b>YEAR 2007</b> |     |     |     |     |      |
|   | Mar              | April | May | June | July | Aug | Sept. | Oct | Nov | Dec | Jan | Feb              | Mar | Apr | May | Jun | July |
| Regional consultation<br>(north) on the framework<br>and guidelines                                       |                  |       |     |      |      |     |       |     |     |     |     |                  |     |     |     |     |      |
| <b>Phase III:</b><br>Experts and Ministers'<br>Meetings for validation                                    |                  |       |     |      |      |     |       |     |     |     |     |                  |     |     |     |     |      |
| Assembly of Heads of State<br>& Government for<br>endorsement   |                  |       |     |      |      |     |       |     |     |     |     |                  |     |     |     |     |      |
| Follow up actions and<br>activities   |                  |       |     |      |      |     |       |     |     |     |     |                  |     |     |     |     |      |

## Annex II

### LAND POLICY IN AFRICA: A Framework of Action to Secure Land Rights, Enhance Productivity and Secure Livelihoods

27 –29 March 2006

#### DRAFT AGENDA

| Time                           | Agenda Item   |
|--------------------------------|---|
| <b>DAY 1: 27 March 2006</b>    |   |
| 8:30-9:00                      | Registration  |
| <b>1. INTRODUCTORY SESSION</b> |   |
| 9:30-10:30                     | Opening Remarks<br><b>1. The Executive Secretary of United Nations Economic Commission for Africa (ECA)</b><br><b>2. President - African Development Bank (ADB)</b><br><b>3. The Chairperson African Union Commission (AUC)</b><br><b>4. Office of the President - Government of Ethiopia (opening)</b> |
| 10:30-10:45                    | COFFEE BREAK  |
| <b>2. PLENARY SESSION I</b>    |   |
| 10:45-11:00                    | Objectives of the workshop and expected output  |
| 11:00-11:30                    | Presentation:<br><br>Towards a framework of action to secure land rights, enhance productivity and secure livelihoods: Key issues and lessons learned   |
| 11:30-12:00                    | Discussions   |
| <b>3. BREAK OUT SESSION I</b>  |   |
| 12:00-13:00                    | Group Discussions<br><br>Each group to discuss each of the following:<br><b>1. Key continental issues that would serve as background to Africa's Land Policy Framework and Guidelines?</b>  |

| <b>Time</b>                             | <b>Agenda Item</b>   |
|---|--|
|   | <b>2. Regional specificities and broad dimensions in land policy and land reform</b>   |
| <b>13:00-14:30</b>                      | <b>LUNCH BREAK</b>   |
| <b>14:30-15:30</b>                      | <b>Group discussions continued</b>   |
| <b>15:30-16:00</b>                      | <b>Collating of group reports</b>  |
| <b>16.00-16.15</b>                      | <b>COFFEE BREAK</b>  |
| <b>4. PLENARY SESSION I (continued)</b> |  |
| <b>16:15-16:30</b>                      | <b>Presentation of report of group discussions</b>   |
| <b>16.30-17.30</b>                      | <b>Discussions</b>   |
| <b>DAY 2: 28 March 2006</b>             |  |
| <b>5. PLENARY SESSION II</b>            |  |
| <b>9:00-9:30</b>                        | <b>Presentation of outcome of DAY 1</b>  |
| <b>9:30-10:00</b>                       | <b>Presentation:</b><br><br><b>Towards a framework of action to secure land rights, enhance productivity and secure livelihoods: A vision of a land policy framework</b> |
| <b>10:00-10:30</b>                      | <b>Discussions</b>   |
| <b>10:30-10:45</b>                      | <b>COFFEE BREAK</b>  |
| <b>6. BREAK OUT SESSION II</b>          |  |
| <b>10:45--13.00</b>                     | <b>Group Discussions</b><br><br><b>Each group to discuss each of the following:</b><br><br><b>1. Features of a vision of land policy in Africa</b>                       |

| <b>Time</b>                              | <b>Agenda Item</b>   |
|--|--|
|  | <b>2. Actions and sequential activities needed to develop a land framework and guidelines</b><br><b>3. Roles of stakeholders and partners and resource mobilization.</b> |
| <b>13.00-14.30</b>                       | <b>LUNCH BREAK</b>   |
| <b>7. PLENARY SESSION II (continued)</b> |  |
| <b>14:30-15:30</b>                       | <b>Group discussions continued</b>   |
| <b>15:30-16:00</b>                       | <b>Collating of group reports</b>  |
| <b>16.00-16.15</b>                       | <b>COFFEE BREAK</b>  |
| <b>16:15-16.30</b>                       | <b>Presentation of report of group discussions</b>   |
| <b>16:30-17:30</b>                       | <b>Discussions</b>   |
| <b>DAY 3: 29 March 2006</b>              |  |
| <b>8. PLENARY SESSION III</b>            |  |
| <b>9:00-11:00</b>                        | <b>Drafting of report and recommendations on the way forward</b>   |
| <b>11.00-11.15</b>                       | <b>COFFEE BREAK</b>  |
| <b>11:15-11:45</b>                       | <b>Presentation and adoption of recommendations on the way forward</b>   |
| <b>11:45-12:45</b>                       | <b>Discussions</b>   |
| <b>12:45-13:15</b>                       | <b>Closing Remarks</b>   |

## Annex III

### **LAND POLICY IN AFRICA: A Framework Of Action To Secure Land Rights, Enhance Productivity And Secure Livelihoods**

**27 –29 March 2006**

## **INFORMATION SHEET**

### **WORKSHOP LOCATION:**

The workshop will be held at the United Nation's Conference Center at the Economic Commission for Africa (ECA) complex, in Addis Ababa, Ethiopia.

### **TICKETS:**

Sponsored and registered participants (those who will have completed and returned the Confirmation form) will be provided with the flight detail latest March 15 2006. Tickets shall be sent through PTA.

### **AIRPORT FORMALITIES:**

AU Protocol staff members will be at the airport to receive participants.

Please note that none sponsored Participant must communicate his or her exact flight number, date and time of arrival to the AU Commission (Attention: Brave Ndisale email: [ndisaleb@africa-union.org](mailto:ndisaleb@africa-union.org) with a copy to [israelz@africa-union.org](mailto:israelz@africa-union.org); or Fax: (251-11) 551 6062), latest, a week before his or her arrival, to enable Protocol department make necessary arrangements.

### **DSA:**

For sponsored participants details shall be communicated soon once arrangements are finalized.

### **REGISTRATION:**

A registration will be undertaken on Monday 27 March from 8.30 to 9.00 am at the ECA premises, thirty minutes before the Opening Ceremony.

### **VISA REQUIREMENTS:**

Visas are required for all visitors/delegates travelling to Ethiopia, except for nationals of Djibouti and Kenya. Visitors from countries that have Ethiopian diplomatic missions are required by the Ethiopian immigration authorities to secure their visas from those missions. Delegates from such countries must obtain a visa through them before departure.

If your country does not have an Ethiopian diplomatic mission, AU Commission will assist you in obtaining a visa upon arrival. In this case, please request visa assistance from AU well in advance, as it generally takes at least one week to process visa applications and obtain the approval from the Ministry of Foreign Affairs and the Immigration authorities. For us to assist you with Visa issuance at the airport, participant/delegate must:

1. Forward his or her name and passport number to the Protocol Services Unit latest a week before his or her arrival;
2. Bring along with him or her, invitation letter and;
3. US\$20.00 (cash) visa fee to be paid on arrival at the airport.

\* \* \* Participants with Diplomatic/Service passports do not need to pay Visa fees.

**WEATHER:**

Ethiopia has two main seasons; the dry season lasts from October through May, and the rainy season starts in late June and end in September. Temperatures depend on season and altitude. The temperature in Addis Ababa during March varies from minimum of 8°C to temperatures 25°C. Under normal conditions the weather in March in Addis Ababa is dry. It is a period of short rainy season with gaps of dry spells.

**CURRENCY:**

The current exchange rate of US Dollars to Local currency (Birr) is about 8.68, depending on the strength of both currencies at the particular time.

**VOLTAGE:**

The voltage applicable in Ethiopia is 220 vts.

**ACCOMMODATION:**

Reservations are being made at the Hilton Hotel, which is very near the ECA. Both sponsored and self-sponsored participants are being reserved under a block booking for AU.

Rates, in particularly for self sponsored participants, will be communicated to you once arrangements are finalized.

**Other facilities at the Hilton Hotel**

Guest at Hilton Hotel have free access to all sports and health facilities including natural hot spring swimming pool, tennis and squash courts, fitness centre and sauna. Free access to the Addis Ababa golf club is also available. Other facilities include: the Business Centre, transport and many Restaurants.

**Annex IV**

**CONFIRMATION OF PARTICIPATION**

**CONSULTATIVE WORKSHOP  
LAND POLICY IN AFRICA: A Framework of Action to Secure Land Rights,  
enhance Productivity and Secure Livelihoods**

**27 – 29 March 2006**

**VENUE: UNITED NATION ECONOMIC COMMISSION FOR AFRICA (ECA),  
ADDIS ABABA**

**Please fax to: +251-11 551 6062 or email to: [NdisaleB@africa-union.org/](mailto:NdisaleB@africa-union.org)  
[bravendisale@yahoo.com](mailto:bravendisale@yahoo.com)**

NAME: - (As it appears on your Passport)

\_\_\_\_\_

TITLE: \_\_\_\_\_

INSITITUTION: \_\_\_\_\_

COUNTRY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

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FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

PASSPORT NO: \_\_\_\_\_