



# THE NEXT DECADE OF LAND POLICY IN AFRICA: ENSURING AGRICULTURAL DEVELOPMENT AND INCLUSIVE GROWTH

**11-14 November 2014**

African Union Conference Center  
Addis Ababa, Ethiopia



**2014 CONFERENCE ON  
LAND POLICY IN AFRICA**

## PROGRAMME

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LAND POLICY INITIATIVE

<b>Tuesday, 11 November 2014: Conference Inauguration</b>		<b>(Room Assignment)</b>
17:00 – 18:00	<b>OFFICIAL OPENING SESSION CHAIR:</b> AFRICAN UNION COMMISSION  <b>Welcome by Chair</b>  <b>Opening Remarks:</b> <ul style="list-style-type: none"> <li>• European Union</li> <li>• Civil Society representative</li> <li>• Food and Agriculture Organisation</li> <li>• UN HABITAT</li> <li>• African Development Bank</li> <li>• United Nations Economic Commission for Africa</li> </ul> <b>Inauguration of Conference</b> <ul style="list-style-type: none"> <li>• African Union Commission</li> <li>• Minister of Agriculture, Federal Republic of Ethiopia</li> </ul>	(Medium Conference Centre)
18:30 – 20:00	<b>OFFICIAL COCKTAIL FUNCTION</b> Launch of the AU Guiding Principles on large Scale Land Based Investments	(Multipurpose Hall)



## Wednesday, 12 November 2014: Securing land rights under different tenure regimes

09:00 – 10:30	<b>Plenary Session I: What have we learnt from efforts to secure land rights in Africa?</b> <i>Session Chair: Abebe Haile Gabriel</i> (Plenary Hall, Old Conference Centre) <ul style="list-style-type: none"> <li>• Securing land and resource rights in Africa - review of the last decade - <i>Clarissa Augustinus, GLTN</i></li> <li>• Strengthening Women's Land Rights in Africa – <i>Hubert Ouedraogo, Land Policy Initiative</i></li> <li>• Lessons from the Voluntary Guidelines on the Responsible Governance of Tenure – <i>Andrew Hilton, FAO</i></li> </ul>		
10:30 - 11:00	Coffee Break		
11:00 - 12:30 (Parallel)	<b>Colloquium 1: Experiences, challenges and options of securing land access for all</b> <i>Session Chair: Clarissa Augustinus</i> (Small Conference Room 1) <p><b>Joseph K Kidido</b> - Youth Access to Agricultural Land in the Tschiman Traditional Area: Moving from Conceptual Construction to Field Investigation</p> <p><b>Oracle M. Diki</b> – Struggle for land in the city</p> <p><b>Gashu A. Achamyeleh</b> – The Challenges of Land Rights in the Transitional Peri-Urban Agricultural Areas of Ethiopia in the Era of Urbanization: A Property Rights Approach</p>	<b>Colloquium 2: Experiences of securing group or community land rights</b> <i>Session Chair: Prosper Matondi</i> (Small Conference Room 2) <p><b>Karyn E. Ntsimii</b> – Legislative Action and the Recognition of Community Land Rights: The Case of the Contribution of REPAR to the Advocacy Network in Cameroon</p> <p><b>Abebe Mulatu</b> – Protecting Pastoral Land-Use Rights in Ethiopia</p> <p><b>Samuel B. Biitir</b> – Securing land rights under the tendamba/ family customary system of land tenure. The case of Wa Municipality</p>	<b>Colloquium 3: Women's land rights: impact of land reforms and addressing persisting policy bottlenecks</b> <i>Session Chair: Regina Pritchett</i> (Small Conference Room 3) <p><b>Joyce Nangobi</b> – Women's land rights: Impact of Land Reforms and Addressing Persisting Policy Bottlenecks.</p> <p><b>Zelallem Y. Atsbeha</b> – Challenges to the Implementation of the Rural Land Law as a tool of Empowering Women in Ethiopia: the case of Amhara Region</p> <p><b>Fati Al Hassan</b> – Women's Access to Justice: Grassroots Women's Approach to Securing Land Rights</p> <p><b>Rebecca Ochong</b> – Gender and land governance- the role of African land professionals</p>
12:30 – 14:00	Lunch Break		

## Wednesday, 12 November 2014: Securing land rights under different tenure regimes

14:00 - 15:00  
(Parallel)

### **Focused Discussion I: Experience in applying the social tenure domain model (STDM) to secure land rights**

*Session Chair: Ibrahim Mwathane* - (Small Conference Room 1)

**Veronica Katulushi** – Securing Women's Land Rights in Customary Land Tenure Through the Social Tenure Domain Model (STDM): The case of Mungule Chiefdom, Chibombo District, Zambia

**Pamoja Trust** – Sharing lessons on the use of social tenure domain model for urban and rural experiences in Kenya, Uganda and Zambia

### **Focused discussion II: Emerging land issues in African agriculture and implications of the food policy and institutional reform**

*Session Chair: Josue Dione* - (Small Conference Room 2)

**Jordan Chamberlin** – Land Scarcity and African Agriculture: Implications for food security and poverty reduction strategies

**Milu Muyanga** – Small may not be beautiful in Kenya: farm size-productivity relationship revisited

**Christopher Manyamba** - Understanding the Youth, Agriculture and Food Security Nexus in Malawi. From an Agricultural Policy Perspective

### **Focused discussion III: The role of parliaments in strengthening land governance**

*Session Chair: Joan Kagwanja* - (Small Conference Room 3)

#### ***Pan African Parliament***

- Hon. Abdoulie K. Jawla – Gambia
- Hon. Bernadeta Mushashu – Tanzania
- Hon. Mockar Zerouali – Algeria
- Hon. Patrick Mayombe – DRC
- Hon. Patrick Mwalula Mucheleka – Zambia

15:00 - 16:30

### **Thematic Session 1: Lessons from formalisation initiatives**

*Session Chair: Liz Alden Wily*  
(Small Conference Room 1)

**Heriniaina Rakotomalala** – Formalising Land Rights by Young Household Heads: The Case of Nine Rural Communes in Madagascar

**Asante Abedi Lewis** – Contested Space - Commercial driven Land use transition and indigenous adaptive strategy

**Souley Ouattarra** – Achieving Land Security in Rural Areas in Burkina Faso

**Steve Lawry** – The impact of Land Property Right Interventions on Investment and Agricultural Productivity in Developing Countries: A systematic Review

### **Thematic Session 2: Innovative approaches to financing secure access to land**

*Session Chair: Madiodio Niasse*  
(Small Conference Room 2)

- French Cooperation, Alain Durand Lasserre
- GIZ, Christian Graefen
- SDC, Manuel Flury
- USAID, Mercedes Stickler
- UN HABITAT, Solomon Haile
- Landesa, Jennifer Duncan
- European Commission, Joachim Knoth

### **Thematic Session 3: Legislative and operational tools to secure land rights**

*Session Chair: Odame Larbi*  
(Small Conference Room 3)

**Jaap Zevenbergen** – GLTN Tools and approaches

**Naomi Kenney** – Implementation of a Legislation Assessment Tool for Gender-Equitable Land Tenure in Sierra Leone

**Karol Boudreaux** - Operational guidelines for land based investment

## Wednesday, 12 November 2014: Securing land rights under different tenure regimes

16:30 - 17:00	Coffee Break
17:00-18:00	<p><b>Plenary session II: Formalisation and experiences with community titling (Roundtable)</b>  <i>Session Chair: James Opiyo-Omoding</i> (Plenary Hall, Old Conference Centre)</p> <p>Klaus Deininger – Making land records more affordable</p> <p>Clarissa Augustinus - What lessons can we learn from the Mexican customary land registration system for African customary areas</p>
18:00 - 19:00	<p><b>SIDE EVENT I: Strengthening Women's and Land Rights in the Next Decade of Land Governance: Successful Practices for Scaling up</b>  <i>Huairou Commission</i> (Small Conference Room 1)</p> <p><b>SIDE EVENT II: Strategic guidance to recognize, protect and support tenure rights to commons for national food security and wellbeing</b>  <i>IASS</i> (Small Conference Room 2)</p>



## Thursday, 13 November 2014 : Inclusive agricultural growth - Agricultural investment, productivity and land rights in the context of large scale investments

09:00 – 10:30	<b>Plenary Session III: In search of inclusive agricultural growth – trends and challenges</b> <i>Session Chair: Josue Dione</i> (Medium Conference Centre) <ul style="list-style-type: none"> <li>Africa's agricultural growth – How close are we to the revolution? – Ngongi Namanga</li> <li>Land policy, land governance and the CAADP agenda – Joan Kagwanja</li> <li>African Union Guiding Principles on Large Scale Land Based Investments – Abebe Haile Gabriel</li> </ul>		
10:30 – 11:00	Coffee Break		
11:00 – 12:30 (Parallel)	<b>Colloquium 4: Land governance frameworks in the coming decade – implementation dynamics and implications for agriculture</b> <i>Session Chair: Andrew Hilton</i> (Small Conference Room 1) <p><b>Paul Jere</b> – Issues and Options for Improved Land Governance in Malawi - Application of the Land Governance Assessment Framework</p> <p><b>Mathieu Boche</b> - Towards Improved Due Diligence of Proposed Investment Projects: A Framework</p> <p><b>Regina Pritchett</b> - Land governance in the coming decade – what prospects for women's rights</p> <p><b>Esther Obaikol</b> - Monitoring tenure security a foothold for policy reform and practice change in Africa: The Case for Global Land Indicators as a Common Framework for Tracking Progress on Land Issues</p>	<b>Colloquium 5: Securing inclusive growth in the context of large scale land based investments</b> <i>Session Chair: Mandi Rukuni</i> (Small Conference Room 2) <p><b>Eric P. Pamen</b> – FDI and access to land</p> <p><b>Clemence Nhliziyo</b> – Lessons from Land and Economic Investments in Zimbabwe: The case of Chisumbanje Ethanol Investment</p> <p><b>Evans S. Osabuohien</b> – Youth Employment, Agricultural Transformation and Land Deals Nexus in Nigeria and Tanzania</p>	<b>Colloquium 6: Securing land rights in the context of large scale investments</b> <i>Session Chair: Janet Edeme</i> (Small Conference Room 3) <p><b>Richmond Antwi-Bediako</b> – Land rights and implications of jatropa investments in Ghana: the boom, bust and land transformation.</p> <p><b>Andrew Chilombo</b> – Large scale land investments on customary land: a case study of Nansanga farm block in Zambia</p> <p><b>Emmanuel Mlaka</b> – The paradox of smallholder food security in the emergence of large scale land investments</p> <p><b>Doreen N. Kobusingye</b> – Decentralization and Power Complexities in Large Scale Land Allocations: The Case of Amuru Sugar Project in Uganda</p>
12:30 – 14:00	Lunch Break		
14:00 – 15:00 (Parallel)	<b>Focused Discussion IV: 'The Model Matters'</b> <i>Session Chair: Ruth Hall</i> (Small Conference Room 1) <p><b>Chrispin Matenga</b> – Searching for Inclusive Agricultural Business Models: A Comparison between the Large-scale Plantation Model (Zambeef) and Nucleus-estate Out-growers Scheme Model (Zambia Sugar/Illovo) in Zambia</p> <p><b>Abdirizak Nunow</b> – Land scarcity, capital investment and high-value harvests in Meru County, Kenya</p> <p><b>Gertrude Dzifa</b> – Local Impacts of Global Resource Scarcity on Ghanaian agricultural modernisation</p>		
	<b>Focused Discussion V: 'Towards an integrated implementation of the VGGT and F&amp;G'- FAO and Land Policy Initiative</b> <i>Session Chair: Harold Liversage</i> (Small Conference Room 2)		
	<b>Focused Discussion VI: Demonstration of the African Land Portal on LSLBI – Land Policy Initiative</b> <i>Session Chair: Lillian Bruce</i> (Small Conference Room 3)		

**Thursday, 13 November 2014 : Inclusive agricultural growth - Agricultural investment, productivity and land rights in the context of large scale investments**

15:00 - 16:30	<p><b>Thematic Session 4: Exploring the nexus of land administration and the future of smallholder agriculture in Zambia</b>  <i>Session Chair: Nancy Kachingwe (Small Conference Room 1)</i></p> <p><b>Nicholas Sitko</b> - Land Alienation by Elites and its Effects on Agricultural Growth in Zambia</p> <p><b>Munguzwe Hichaambwa</b> - Smallholder Farm Size, Agricultural Commercialization, and Potential Broad Based Rural Poverty Reduction: Evidence from Zambia</p> <p><b>Jordan Chamberlin</b> - What are the Drivers of Rural Land Rental Markets in sub-Saharan Africa, and how do they Impact Household Welfare?: A comparison of Zambia and Malawi</p> <p><b>Brian P. Mulenga</b> - Rural-Rural Mobility, Land and Labour Markets in Zambia</p>	<p><b>Thematic Session 5: African youth, employment and agricultural growth</b>  <i>Session Chair: Marc Wegerif (Small Conference Room 2)</i></p> <p><b>Cyriaque Hakizimana</b> - "It is like waiting for the rain in a dry season": Assessing the Impacts of the Failure of Inter-generational Land Transfers on Rural Youth in East Africa.</p> <p><b>Beby S. Andriamanalina</b> - Rural Youth, Agriculture and Access to Land: The Case of Madagascar</p> <p><b>Manase K. Chiweshe</b> - An Investigation into the Marginalisation of Adolescent Girls from the Agrarian Structure and its Impacts on their Livelihoods in Africa: Experiences from Zimbabwe</p> <p><b>Andiswe Jukuda</b> - Can Agriculture be a Remedy for Rural Youth Unemployment</p> <p><b>Gillo M. Lekane</b> - Coffee Crisis and Rural Youth Attitude towards Agriculture: The Case of the Western Province of Cameroon</p> <p><b>Gertrude D. Torvikey</b> - Land for Equity and the GADCO Rice Project: A Sustainable Agriculture Model for the Youth and for Ghana?</p>	<p><b>Thematic Session 6: Traditional authorities and local land management</b>  <i>(Panel discussion)</i>  <i>Session Chair: Hon. Abdoulie K. Jawla (Small Conference Room 3)</i></p> <p><b>Eria Serwaijja</b> - Accumulation 'from below': Land Grabbing Within and Between the Local Communities of Amuru district, Northern Uganda</p> <p><b>His Royal Highness Senior Chief Chibesakunda XI</b>          Bwembya Bob Luo, Zambia</p> <p><b>Romanus Alaanningeh Che, Cameroon</b></p> <p><b>Mr. Matthew Otto Ker Kwaro Acholi (Chieftom of Acholi), Uganda</b></p> <p><b>Nana Frimpong Anokye Ababio, Ghana</b></p>
16:30 - 17:00	Coffee Break		
17:00 - 18:00	<p><b>Plenary session IV: Can Africa achieve agricultural growth which is inclusive?</b>  <i>Session Chair: Nana Frimpong Anokye Ababio (Medium Conference Centre)</i></p> <ul style="list-style-type: none"> <li>• Marc Wegerif, Oxfam</li> <li>• Ward Answeeu, Land Matrix</li> <li>• Madiodio Niasse, ILC</li> </ul>		
18:00 - 19:00	<p><b>SIDE EVENT IV: Youth and Land in Africa (FARA, FAO and PLAAS)</b>          (Small Conference Room 1)</p> <p><b>SIDE EVENT III: Focus on Smallholder Farmers (ILC)</b>          (Small Conference Room 2)</p>		

## Friday, 14 November 2014: Experiences and emerging best practices in developing and implementing land policies

09:00 – 10:30	<b>Plenary Session V: The Africa agenda on land – successes, challenges and nexus with agricultural productivity (Policy maker panel)</b> <i>Session Chair: Sue Mbaya</i> (Medium Conference Centre)  Policymakers including government officials, parliamentarians and representatives of Regional Economic Communities		
10:30 - 11:00	Coffee Break		
11:00 - 12:30	<b>Colloquium 7: Land administration and the future of smallholder agriculture</b> <i>Session Chair: Catherine Gatundu</i> (Small Conference Room 1)  <b>Fetene A. Wubante</b> – Acquisition of Land Holdings and Compensation practice in Ethiopia: Amhara Region - Bahir Dar City surrounding farming areas  <b>Mkpado Mmaduabuchukwu</b> – International Land Trade and Investment Capacity in African Agriculture: How can the People Benefit?  <b>Frank Byamugisha</b> – Effective Land Administration in Africa: Promising Practices and Way Forward	<b>Colloquium 8: Addressing capacity for land policy development and implementation in Africa</b> <i>Session Chair: Stig Enemark</i> (Small Conference Room 2)  <b>Ernest L. Molua</b> – Institutional Requirements for Building Resilience and Sustainability in Agricultural Land Management in the Central African sub-region  <b>Solomon Haile</b> – Towards an Africa Capacity Development Framework for land Policy  <b>Essimi J. Biloa</b> – Gender responsive microcredit policy, inclusive growth and food security in Cameroon	<b>Colloquium 9: Country experiences in developing and implementing land policies</b> <i>Session Chair: Romanus Alaan-ngeh Che</i> (Small Conference Room 3)  <b>Ahanda S. Nicaise</b> – Policies and Laws Governing Land Tenure, Dichotomy or consistency in Africa: the Case of Pastoral Lands in Cameroon and Niger  <b>Freedom Mazwi</b> – Sugarcane production after the Fast Track Land Reform Programme in Zimbabwe: A focus on out-growers in Triangle, Hippo Valley and Mkwesine estates.  <b>Stanley N. Toe</b> – Land Reform in Liberia: Developing the First National Land Policy
12:30 - 13:30	Lunch Break		



## Friday, 14 November 2014: Experiences and emerging best practices in developing and implementing land policies

13:30 - 14:30	<div><div><div><div><div><div></div><div><b>Focused Discussion VII: Costing and financing land administration services (CoFLAS) in developing countries</b></div><div>Session Chair: Diane Dumashie (Small Conference Room 1)</div></div></div><div>GLTN and FIG</div></div></div><div><div><div><div><div><div></div><div><b>Focused Discussion VIII: Converting from Manual Land Registration to GIS Enabled Land Information System: Case Studies from Sub Saharan Africa</b></div><div>Session Chair: Rex Ahene (Small Conference Room 2)</div></div></div><div><div><ul style="list-style-type: none"><li>Ghana – Mike Cheremshynsky LIS Design and Development Specialist</li><li>Ghana – Ben Arthur Lands Commission</li><li>Uganda – Richard Oput Commissioner, Land Reform Program</li><li>Uganda - Sarah Kulata Basangwa Commissioner for Registration</li><li>Tanzania - Subira Sinda Registrar of Titles, Ministry of Lands Housing &amp; Human Settlement Development</li><li>Tanzania - Barney Laseko Projects Coordinator, PMO</li><li>Mozambique - João Carrilho former MCA Land Project Coordinator</li></ul></div></div></div></div><div><div><div><div><div><div></div><div><b>Focused Discussion IX: Land Programmes in Ethiopia - An exploration</b></div><div>Session Chair: Solomon Bekure (Small Conference Room 3)</div></div></div><div><div><ul style="list-style-type: none"><li>Responsible and Innovative Land Administration Program (REILA);</li><li>Land Investment for Transformation (LIFT);</li><li>Sustainable Land Management Project (SLMP);</li><li>Ethiopian Agricultural Investment Land Administration Agency</li></ul></div></div></div></div></div></div></div>
14:30 - 16:00	<div><div>Stakeholder Round Table Discussions</div><div><div><div><div><div><div></div><div><b>Technical &amp; Development Partners</b></div><div>Convenor: EU</div></div></div><div><div><div><div><div></div><div><b>Policy Makers</b></div><div>Convenor: Hubert Ouedraogo</div></div></div><div><div><div><div><div></div><div><b>Non-state actors</b></div><div>Convenor: Catherine Gatundu</div></div></div><div><div><div><div><div></div><div><b>Private sector:</b></div><div>Convenor: Ibrahim Mwathane</div></div></div><div><div><div><div><div></div><div><b>Research &amp; Academia:</b></div><div>Convenor: Ruth Hall</div></div></div></div></div></div></div></div></div></div></div></div></div></div></div>
16:00 - 17:00	<div>Coffee Break</div>
17:00 -1800	<div><div><div><div><div><div></div><div><b>CLOSING PLENARY: PRIORITIES FOR IMPLEMENTING THE AFRICA LAND AGENDA IN THE COMING DECADE</b></div><div>Session Chair: Stephen Karingi (Medium Conference Centre)</div></div></div><div><div>Stakeholder Reflections:<ul style="list-style-type: none"><li>Technical and development Partners</li><li>Policy Makers</li><li>Non-state actors</li><li>Private sector</li><li>Research &amp; Academia</li></ul></div><div>Africa Call to Action<ul style="list-style-type: none"><li>African Development Bank</li><li>United Nations Economic Commission on Africa</li><li>African Union Commission</li></ul></div></div></div></div></div>