



The first Arab Land Conference

26 – 28 February 2018 | Dubai, United Arab Emirates

REPORT



Summary

The first **Arab Land Conference** took place on 26-28 February 2018 and was co-organized by the Dubai Land Department, the Global Land Tool Network, UN-Habitat, the World Bank, the League of Arab States and the Arab Union of Surveyors. A diverse audience of over 300 participants composed by government delegations, land professionals, academia, civil society, women's groups, private sector, real estate developers and international organisations contributed to the lively discussions that spanned across the three-day programme. Three topics were highlighted: Access to land for sustainable business and investment; Land and Conflict; and Women access to land.

The high-level panel on **access to land for real estate, sustainable business and investment** chaired by the World Bank set the tone of the conference, reflecting on how good institutional and legal reforms can help unleashing the potential of the Arab land sector and improve the lives of people in the region. A call for modernization programmes to be implemented with the full participation of local communities was made. Reliable land information systems, transparency, affordability of land administration services, better use of state land, land-based financing mechanisms and public-private partnerships emerged as priority areas of attention.

The high-level panel on **land and conflict**, chaired by the Global Land Tool Network, reflected on the importance of good land governance for the prevention of violent conflicts and for the sustainable social and economic recovery of countries affected by war. The protection and restitution of housing, land and property rights of people displaced by conflict, migrants and marginalised groups emerged as a condition for long-lasting peace in the region. The role of the different stakeholders in post-conflict reconstruction was discussed, noting the importance of working better together across the humanitarian / development divide and improving coordination and alignment among governments, private sector, UN agencies and other international organisations. Attention was drawn on the crucial role of the justice sector, land dispute resolution mechanisms, and functioning fit-for-purpose land administration in conflict-affected contexts.



Chaired by UN-Habitat, the high-level panel on **women and land** strategically placed the topic in the forefront of the land debate in the region. Women's access to, use of, and control over land emerged as important elements in the overall progress towards gender equality and women's empowerment. H.E. Mabrouk Kourchid, Minister of State Domain and Land Affairs of Tunisia highlighted the progress made by his country towards achieving gender equality, and experiences by women's rights associations and land professionals were presented, portraying the image of a region ready to embrace innovation and reforms. Legislative reforms, improved access to banking and financing, awareness and political commitment, and the need for more information and data on women and land were the main priorities identified by the discussion.

Experts and practitioners presented papers and ongoing work in fifteen technical sessions on other important land issues, including **new technologies, housing policy and land management, and education, research and capacity development**. The need for region-specific comprehensive education programmes tackling the broad variety of competences needed to govern land in the region and the importance of establishing effective knowledge exchanges emerged. Good practices and promising ongoing initiatives were presented.

During the closing ceremony, the **Dubai Declaration on Land Governance in the Arab States** was adopted, paving the road for future collaborative action on land governance and land administration in Arab countries (see page 4). UAE was awarded for being the fastest Arab country in registering land and property transactions, while the Hashemite Kingdom of Jordan was honored for being the Arab country that improved the most on this from the previous reporting period,

according to the World Bank's Doing Business Report, 2018.

During the third day of the conference, the International Land Coalition lead a Masterclass on the **role of rural local communities for responsible land governance**. GLTN, FAO, French Ministry of Foreign Affairs and GIZ debated on the land and conflict nexus with the perspective of the role of the Voluntary Guidelines on the Responsible Governance of the Tenure of Land and of **conflict sensitive land tools** in conflict prevention, peace building and reconstruction. Through a round table, The United Nations Committee of Experts on Global Geospatial Information Management (UNGIM) analysed how can geospatial information management support of the land agenda in the Arab states. A round table on **land indicators in the Sustainable Development Goals** provided insights on how the monitoring of the land-related SDG indicators can take place in the Arab states. On the 1st March, 30 participants registered for the **“Best Practices in Real Estate Selling and Leasing”** training offered and conducted by Dubai Land Department.

Overall, the first Arab Land Conference proved to be a very successful event, able to bring together a very diverse range of land sector stakeholders from the region to debate, deliberate and pave the way forward about priority land governance interventions. A series of follow up actions have been agreed at the conference, including the organisation of a **second Arab Land Conference** and of several technical and capacity development events on specific land governance themes.

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Dubai Declaration on Land Governance in the Arab States

We, the participants of the first Arab Land Conference, representing governments, private sector, civil society, academia, professionals, international and regional organizations, and relevant stakeholders, gathered in Dubai, United Arab Emirates to exchange knowledge, promote regional cooperation, and develop capacities and innovation in land governance and real estate reform to promote the social and economic development in the Arab region:

1. Acknowledge the importance of land within the global agenda, including the Sustainable Development Goals, the New Urban Agenda, the Voluntary Guidelines on the Responsible Governance of Tenure of Land, in the Context of National Food Security, and the opportunity to advance land reform at both regional and country levels;
2. Highlight the need to modernize land administration, management and governance in the Arab States to ensure full protection of property rights, promote social and economic development, investment and diversification of the economy, facilitated improved service delivery, and to ensure the sustainable use of land resources for this and next generations.
3. Identify the most pressing land-related challenges currently facing the Arab region: (a) the need for full protection of property rights for the all segments of the population; (b) conflict over land use and land-related resources from different social and economic groups; (c) lack of affordable access to land for women, youth, and marginalised communities; (d) weak land tenure security for vulnerable urban and rural populations, people affected and displaced by armed conflicts, and economic migrants; (e) insufficient and ineffective land administration processes and practices; (f) need for improved capacities of regional and locals institution to deal with land governance challenges in a holistic and integrate manner to ensure sustainable management and use of land and natural resources;
4. Advocate for an active role of Arab regional and national organisations including research centres, universities, professional organisations, intergovernmental bodies, government departments, civil society organisations and other stakeholders, in development of capacities and facilitate knowledge exchange on land and real estate governance and administration;
5. Recommend and promote sustainable and inclusive real estate and sustainable business and investment models that cater to the needs of all inhabitants of present and future generations in the region while respecting the environment;
6. Encourage governments and other stakeholders to address land-related issues for the prevention and mitigation of violent conflicts, and for stabilization, reconstruction, and durable peace;
7. Advocate for the protection of land and property rights of displaced persons and refugees to allow for their safe return to their homes and properties and to sustain the peace;
8. Call for the concerted efforts of governments, civil society, and other actors towards the protection and promotion of women's land and property rights;
9. Highlight the need of utilizing new technologies for more modern, efficient, transparent and inclusive land and real estate administration;
10. Stress the importance of collecting gender and age disaggregated comparable data on land to promote informed and evidence-based decision making and policy formulation and to report progress on land-related targets;
11. Call for cooperation among countries in the region on the land governance and real estate sectors, building on successful models and lessons to bridge the gap between countries.
12. Reaffirm the central role of the private sector in development and the call for governments to partner with private sector to develop inclusive

land markets that will meet the needs of all segments of the society;

13. Stress the importance of collaborating with civil society in achieving sustainable and inclusive land and real estate governance, including through the promotion of group rights for pastoralists and indigenous communities;
14. Finally, we call for continuing this effort by promoting and deepening knowledge sharing, joint research, and capacity building among Arab States to further develop the land governance and real estate reform to benefit all the people of the Region. With this spirit, we call for this conference to be organized every two years and for thematic work being done in preparation for the conference of key land and real estate-related topics, including capacity and knowledge development activities.

We thank the Dubai Land Department, the Global Land Tool Network, UN-Habitat, the World Bank, the League of the Arab States and the Arab Union of Surveyors for organizing the first Arab Land Conference and commit to provide continuous support to the Arab Land Initiative.

Dubai, 27 February 2018

INTRODUCTION AND BACKGROUND

The Arab Land Initiative

Experts from different national and international organisations working in the Arab region came together in 2016 to assess the importance of good land governance, land management and land administration for the sustainable and inclusive social and economic development of Arab countries.

The Arab Land Initiative was established with a shared **vision**: *“All the people in the Arab countries enjoy equal and affordable access to land, peace, stability and economic growth, to be achieved with good land policies and transparent, efficient and affordable land administration systems”*.

The most important **themes** to be talked by the Initiative are: Land and conflict (including land disputes resolution, displacement, etc.); Fit for purpose land administration; Women access to land; Management of public land; Land management for sustainable and inclusive investments and real estate development; and Land, environment and climate change. Knowledge creation and sharing, capacity development and increased collaboration among stakeholders in the region were identified as key priorities to achieve the shared vision and tackle the technical areas requiring attention. The organisation of an **Arab Land Conference** was identified as a key priority for promoting the land agenda and advance the work on the key priorities identified.



The Arab Land Conference

The **objective** of the conference was to exchange knowledge, promote regional cooperation and develop capacities and innovation in land governance and real estate reforms to promote the social and economic development in the Arab region.

Hosted by the Emirate of Dubai, UAE, the First Arab Land Conference took place on the 26-28 February 2018 and was co-organized by the Dubai Land Department, the Global Land Tool Network, UN-Habitat, the World Bank, the League of Arab States and the Arab Union of Surveyors and was attended by a diverse audience with over 300 participants composed by government delegations, Ministers, land professionals, academia, civil society, women’s groups, private sector, real estate developers and international organisations.

The conference’s sessions tackled land issues in the Arab states from new and diverse perspectives. Key three **topics highlighted** in the conference were: (1) Access to land for sustainable business and investment; (2) Land and Conflict; and (3) Women access to land. Technical sessions looked at other land additional issues. Experts and practitioners submitted papers or presentations relevant to the six topics of the conference.



Land-related challenges of Arab countries

The Arab region is undergoing a decade of profound change, where noticeable progress in some countries is clouded by difficulties in others. Individual Arab countries have distinctive needs, priorities, problems and economic, political, and social contexts. While there are apparent national differences, regional commonalities and trends can be observed. There is an increasing realisation that the way land is regulated, used and managed is a key element of sustainable social and economic development and realization of human rights and the aspiration of the citizens of the region, making it a key cornerstone for the achievement of the Sustainable Development Goals.

The Arab Land Conference formed a platform to discuss country experiences, latest research, interventions, confirm political will to work on and land issues and innovations in the land sector, and to develop expertise on land in the region for diverse stakeholders.

Key topics presented at conference:

1. Access to land for sustainable business and investment
2. Interlink between housing policy and land management
3. Education, research and capacity development on land policy, management, and administration
4. Protection of land and property rights of displaced people and refugees to facilitate reconstruction
5. Women, land and property rights
6. New technologies to support land and real estate registration systems, property valuation and taxation policies



OPENING SPEECHES

H.E. Dr. Thani Bin Ahmed Al Zeyoudi, opened the conference by welcoming all participants and delegations to Dubai, wishing all a good learning exercise and highlighting the strong achievement of UEA in real states and technology.



Dr. Rafael Tuts, Director of Programme Division of UN-Habitat, highlighted that access to land is critical for the provision of emergency solutions such as shelter and protection from violence and for the development of durable solutions, including return to the areas of origin and restarting a life after the war. Dr. Raf Tuts confirmed that within the Global Land Tool Network, UN-Habitat believe that the creation of strong partnerships and the exchange of knowledge and experiences are crucial for success. *“We call upon the leaders of the Arab region to review their land governance policies and practices, which are at the heart of social and economic development, peace and stability”*, Dr Tuts concluded.



H.E. Salem Al Moosa, chair of Falcon City, that has provided support as the Platinum Sponsor, for the Arab Land Conference, said *“Dubai’s hosting of the first Arab Land Conference is a landmark event and a timely initiative which highlighted the trends in land use and regulations in the region. Falconcity of Wonders fully supports such activities and we are positive that our participation helped in facilitating the exchange of*

knowledge among stakeholders and further contribute towards meeting the UN’s Sustainable Development Goals.”

Dr. Sarkis Fadous shared an overview on the land professional situation in the region, their roles, strengths and challenges. He called the Arab land stakeholders to always realise the importance of sharing lessons and expertise to address the challenges encountered, the importance of having well capacitated land professionals as well; this includes ensuring that the understanding of land professionals and their technical and ‘soft skills’ are evolving with the times, that they are able to respond to current evolving challenges and take advantages of new technological developments.

Dr. Bander Al-Muslmani, Vice President of UN-GGIM Arab States Regional Entity, focused in his opening speech on the crucial role of affordable technology to achieve sustainable development goals and targets that are related to land work in the Arab region, Dr.Bander highlighted that the use of geospatial data is no longer optional, is mandatory for urban and land development work in the region, he also mentioned the need to strengthening the strategic mechanism for management of geospatial info and data collection.

Highlighting the important role of the Leagues of Arab States in the regional land work that is needed in the MENA region, **H.E. Amb. Abdel Moneim Mabrouk**, said that access to affordable land and housing in the Arab Region continues to be constrained by the absence of appropriate land governance system, limited access to credit, escalating price of land and complex and lengthy property registration procedures. He confirmed the readiness of the leagues of Arab States to support the development of a regional mechanisms at the level of all Arab states to allow for coordination on land governance and achieve integration on land issue among them as a follow up on the outcomes of the First Arab Land Conference. *“Good and decentralised land governance and land management systems are important to develop integrated, inclusive and sustainable Arab cities that delivers better quality of life for all citizens, access to adequate and sustainable housing for all categories”* concluded Amb. Mabrouk.

Ms. Anna Wellenstein, Director of Global Practice, Urban, Rural and Land of the World Bank Group, shared during her speech a concrete insight on the importance of focusing on leveraging physical assets, by improving security of private, customary and common land rights, so that more people in the Arab States can invest in and better manage their resources for future generations. She highlighted that good land Governance is key to achieve the SDGs and the New Urban Agenda in advancing urban development in the Arab region and how effective land governance can be a key pillar for social and economic development and a factor that encourages national and international investment. Ms Wellenstein stressed that *“Strengthening the land rights of women and vulnerable populations not only responds to basic norms of equality, but also has positive outcomes on human capital and development”*.



HIGH LEVEL PANEL: Access to land for sustainable business and investment

International experiences show that promoting investment requires many enabling conditions, such as macroeconomic stability, infrastructure, and human resources among others. Land policy administration and management is one such condition. Land policy, administration, and management covers both private and state land. In many countries, effectively leveraging private land for investment purpose requires well-functioning land registration system, land-use planning that is responsive to urban expansion and the needs of the poorer segment of the society, and an equitable land and property tax which can raise revenues for local government also corrects market distortion and ensures property is used for high and best use.

Key issues

- **Local land governance systems** must aim at ensuring access to land for all people in the Arab states, particularly the marginalized ones, and provide land for sustainable business and investments.
- **Women access to land for business** and investment should be promoted.
- **Urban planning policies and guidelines** need to be harmonized with land governance processes across the Arab region.
- **National land information systems** need to be created and updated to capture reliable data on state and private land.
- Putting **non-used/white lands** in Arab cities to use and unleashing the potential for investments is a key challenge that requires good land governance interventions.
- **Transparency** in private sector investments needs to be promoted through responsive policy frameworks; this will also result in increased **affordability** of services, infrastructure and housing.
- Review of **regulatory frameworks** is needed to reconcile the protection of land ownership rights of private owners and the need to make land available for public interest purposes, such as services, infrastructure and low-cost housing.
- **Land value considerations** need to go beyond the conventional relation with real estate to be integrated into other disciplines such as traffic management, infrastructure, physical planning, climate change interventions, etc.
- **Land value capture** and smart growth development are among the solutions at hand that Arab cities can use to gauge the potential for sustainable urban development and affordable housing.

Sessions' chairs

High Level Panel: **Ms. Anna Wellenstein**

Director, Global Practice, Urban, Rural and Land, World Bank Group

Technical Session: **Mr. Wael Zakout**

Global Lead, Land Policy and Geospatial, World Bank

Participating organisations

Ministry of Environment Natural Resources and Physical Development of Sudan, Ministry of Housing, the White Land Fees Program in Saudi Arabia, Dubai Land Department, Placemaking, World Bank, General Authority of Survey of Egypt, Ecole Nationale Supérieure Agronomique of Algeria, Institut de recherche pour le développement Montpellier_France, Département d'économie rurale ENSA Algiers, French Ministry of Foreign Affairs, FAO and UN-Habitat Egypt.



"It's Important to have a balancing of the economic development needs with the social, environmental and cultural needs of a society to ensure the sustainability of access to land for business and investment" said H.E. Sultan Butti Bin Mujran, General Director, Dubai Land Department

Access to land for sustainable business and investment: Recommendations

- High level **commitments from governments** and a clear land sector reform vision are needed in the Arab region; lead champions have an important role in initiating and guiding the reforms towards success.
- **Partnerships** between local authorities / governments and the private sector are crucial to achieve visible and positive change on the ground.
- The perception of the **role of real estate construction companies** should change from 'builders' to 'developers' (through capacity development, exposure, incentives, etc.).
- The introduction of **technology** and open-source platforms is a cornerstone to achieving good land governance.
- Arab countries should **invest in land tenure security** and securing land records; this will boost the ability of people to invest and develop businesses; it will also improve the resilience of communities in Arab states and their capacity to recover from disasters and wars.
- **Data bases** on real estate and housing need to capture transactions in real time and be updated regularly at the national level, with a devolving governance structure in place. The availability of coherent base maps is critical to make land available for sustainable business development and investment.
- **Environmental and social impact** studies should be adopted as part of the due diligence procedures in agribusiness projects, as these have great – often negative – impact on the land and property rights of communities and ecosystems.
- **Land-based financing** and land re-adjustment are important approaches that Arab states can tap into to making land available for sustainable business and investment.
- The **role of the technocrats and government** officials involved in land-based activities to promote business and investments should be assessed, rethought, and made more fit-for-purpose.
- **Risk analysis** and management is critical in the land management and planning processes to ensure access to land for sustainable business and investment.

HIGH LEVEL PANEL: Women and Land

The social and economic development of every society goes hand in hand with the social and economic development of women and the realization of their human rights. Access to, use of and control over land – and housing - are necessary cornerstones of this positive change; they contribute to peace and stability in conflict-affected contexts and to the overall improvement of women’s conditions. The challenges in accessing land faced by women in Arab countries do not substantially differ from those faced by women in other parts of the world: prescribed gender roles, unequal power dynamics, discriminatory family practices, unequal access to institutions and land administration processes, traditional norms and local tenure relationships frequently deny women the chance to adequately access land. The High-Level Panel and the technical sessions on women and land highlighted challenges encountered and solutions crafted by Arab countries to increase women’s access to land and housing.

Key issues

- Women’s access to land is key for realizing women’s **rights**, promoting **development**, and creating **just and peaceful** societies.
- Women are often disproportionately affected by **HLP violations** that are assuming monumental scale in the Arab states.
- Women are rarely parties to lease agreements or other **HLP documentation** in some Arab countries, which leaves them particularly vulnerable to evictions.
- **Economic empowerment** and land ownership are interlinked. Boosting economic empowerment for women is important to secure ownership of land and property and vice versa.
- Top-down policies and approaches targeting the improvement of women’s conditions can achieve a lot there is enough **political commitment** and **resources for implementation**. In Oman, the government encouraged women to apply for land from the government and put in place implementation strategies that increased significantly women’s access to land and housing.
- Land-related national **laws, customs and practices** coexist in Arab states; there is the need to look into these different dimensions to increase women’s access to land and tenure security effectively.
- Access to land and housing goes **beyond individual ownership**: it includes joint ownership, use rights, etc. (the continuum of land rights).
- **Community-based land rights** are important to protect women’s access, use and control over land.

Sessions chairs

High Level Panel: **Ms. Zena Ali Ahmad**

Director, Regional Office for Arab States, UN-Habitat

Technical Session: **Ms. Annalisa Mauro**

Network and Operations Coordinator, International Land Coalition

Participating organisations

UN-Habitat Regional Office for Arab States, Ministry of State domain and land affairs of Tunisia, International Land Coalition, United Nations Resident Coordinator of UAE Oman & Qatar, Union Nationale des Femmes Tunisiennes, Supreme Council for Planning of Oman, Arab Union of Surveyors, GLTN, Norwegian Refugee Council and Cabinet Praticien Foncier_Morocco.



“There is need to promote women’s access to land with the view of contributing to broader objectives of social and economic development and human rights, and in conjunction with men’s rights” said Mr. Frode Mauring, United Nations Resident Coordinator, UAE, Oman & Qatar

Women and land: Recommendations

- More **research and data** are needed on women's access to land in the Arab region, beyond the mapping of legislative frameworks. Gender-disaggregated land indicators are crucial to have a clearer idea of women's conditions in relation to access to land and tenure security and to monitor the changes.
- Ensuring women's access to land requires a conducive **legislative framework** as well as a focus on the **implementation** of the legislation. Gender-responsive constitutional, policy and legal reforms and land administration improvements should be introduced. Fit-for-purpose approaches that can achieve change with limited financial and human resources and within a reasonable time frame should be preferred, as they will allow to reach out to all, including women.
- **Practical barriers** preventing women from accessing land administration services should be removed. Decentralized land administration offices, mobile services, and dedicated services for women should be established.
- Land and housing can be owned, rented or used in many ways and through many different types of agreements; women do not have **equal access** to many of these ways. There is a need to introduce reforms to ensure that all avenues for accessing housing, land and property become more gender responsive.
- Arab countries need to increase **access to banking, credit and financing** for women. The establishment of positive financial discrimination policies could facilitate this.
- Reforms should be introduced to make **property arrangements within marriage contracts** clearer and gender responsive; joint marital property should be introduced and promoted. Arab countries should consider setting the joint marital property as the default option if couples fail to explicitly indicate their preferred property regime and the marital contract does not indicate otherwise.
- **Awareness raising** and **capacity development** activities for women, women associations, communities, civil society organisations, gender champions, political leaders, etc. should be done.
- **Community-based land rights** should be protected and women's rights within such frameworks should be guaranteed.

HIGH LEVEL PANEL: Land and Conflict

Land issues can be drivers of conflict and obstacle to peace, stabilisation and recovery in counties affected by war. Increasingly acknowledged as crucial in peace-making and peace-building, if not addressed, land-related issues can contribute to protract crises and hamper social reconciliation. In the coming decades, global challenges such as population growth, urbanization, rural-urban migration, increasing food insecurity and climate change will generate more competition over land, which will increase the number of land-related conflicts at global, regional, national, and community level. Because of these trends, increasingly large numbers of people are likely to be forcefully displaced, as recent trends already indicate. Rural-urban migration upsurge by people in search of food security, livelihoods, access to services and work, will, in the absence of planned urbanization, increase proliferation of slums and informal settlements in urban and peri-urban areas, leading to conflicts with communities and individuals already living in the area. Women, youth children and other vulnerable groups, such as indigenous people, will be affected the most. These challenges are acknowledged in the Sustainable Development Goals, which, for the first time, propose a transformative development agenda that has reference to land in Goals 1,2,5,10,11, 15 and 16. The High-Level Panel on Land and Conflict highlighted challenges and solutions to address the land and conflict nexus in the Arab countries.

Key issues

- **Demographic pressure, migration, displacement and competition over natural resources** are key factors with important land-related implications that both contribute to and are results of conflicts in the Arab region.
- **Youth** are often excluded from accessing land and housing.
- Land issues must be addressed when doing negotiations for the **political settlement of conflicts**, particularly housing, land and property (HLP) rights restitution and protection and land reforms.
- There is a general **lack of policies, tools and approaches** that address conflict prevention and recovery from a land governance point of view in the region.
- UN, development and humanitarian actors often adopt a **fragmented approach** to land and HLP issues, hampering the sustainability and impact of their development and peace / security interventions.
- **Resolving land disputes** in conflict-affected countries should be a priority for the region; access to justice, transitional justice, community-led processes, etc. should be prioritized.
- **Partnerships between government, UN organisations and private sector** need to be explored to facilitate post-conflict reconstruction, restitution and protection of HLP rights.

Sessions chair

High Level Panel: **Mr. Oumar Sylla**, Unit Leader, Land and GLTN, UN-Habitat

Masterclass: **Ms. Sarah Hayes**, Land Governance Officer, French Ministry of Foreign Affairs

Participating Organisations

GLTN, UN-Habitat, Land and Water Settlement Commission of Palestine, FAO, OHCHR, GIZ, Norwegian Refugee Council, UNHCR Lebanon and French Ministry of Foreign Affairs



“The judiciary and the justice sector have a key role to play in addressing housing, land and property rights of people affected by conflict in the reconstruction phase” said Ms. Ms. Laura Cunial, Norwegian Refugee Council

Land and Conflict: Recommendations

- There is a strong connection between violent conflicts and land issues in most conflict-affected areas of the region; the **land and conflict nexus** needs to be better researched and understood by the wide range of land stakeholders and organisations / institutions involved in conflict prevention, response and resolution.
- **Capacities of UN actors** need to be developed at the technical and political level to ensure that land issues are addressed in the negotiations for the political settlement of conflicts.
- Two-way communication between **humanitarian and development actors** needs to be encouraged when moving between relief, rehabilitation and development. A framework for interventions is needed to reinforce existing coordination arrangements, to advance the 'New Way of Working'.
- **Protection from forced evictions and land disputes resolution** are the two key areas where shared understanding, coordination and joint action are needed.
- **Housing, land and property rights of displaced people** and refugees require urgent attention. Joint strategies and actions are required to protect their rights in the areas of origin and improve their HLP rights in the areas of displacement. **Return and restitution** approaches also need to be defined and addressed (see also the next section for more information).
- Attention needs to be dedicated to **displaced women**, as they are disproportionately impacted by the conflict and affected by several layers of discrimination (as women, as displaced individuals and as members of communities living as minorities far from their areas of origin).
- Capacity strengthening of Arab institutions is needed for **implementation of international and humanitarian law**.
- **Civil society organisations, religious and customary/traditional groups**, and other non-conventional land stakeholders need to be involved or in the lead of some key land-related processes in conflict affected countries, including in the provision of legal aid or review of the legislative frameworks related to land.
- Housing, land and property rights must be addressed along the conflict cycle - prevention, mitigation and resolution – to **ensure social reconciliation after the conflict**. Physical reconstruction must go along the reconstitution of the social fabric of cities and neighbourhoods to **avoid planting the seeds of new conflicts**.
- Reconstruction of Arab cities destroyed by war would benefit from a well-developed **partnership with the private sector**. Such collaboration should reconcile business interests and needs / rights of the people, looking beyond the physical reconstruction of the cities.
- Bottom-up plans to **build-back-better** through people's methodology would foster resilience and ensure tenure security.
- Countries should put efforts in **documenting land rights and protecting land property records** as a measure to prevent land-related conflicts and disputes and to facilitate the restitution of land, housing and properties to the people returning home after conflicts and displacement.
- Governments and key stakeholders should be sensitized and trained on the use of **forms of evidence other than ownership titles** (e.g. witnesses, utility bills, etc.) to support HLP claims for restitution and compensation.
- **Access to justice** over land issues needs to be guaranteed. Successful examples exist for consideration, but further analysis needs to be done of how access to justice can be provided in contexts of mass displacement, multiple layers of displacement and large scale HLP rights violations. **Mediation** and **transitional justice** approaches need to be considered and joint efforts must be made for implementation.
- The **durable solutions framework** offers a good entry point for addressing land issues and HLP rights of displaced people.
- **Functional land systems** are important to protect people's housing, land and property rights and, by doing so, reinforcing or re-establishing the social pact between the state and its citizens. This is particularly needed in fragile states emerging from conflict in Arab states. Affordable and inclusive land registration, effective dispute resolution and equitable land distribution are key aspects of a functional land system. Arab states should therefore invest in establishing and maintaining functional land systems as an effective measure for conflict prevention and resolution.
- **International standards and frameworks**, such as the Pinheiro principles and the VGGTs, need to be adapted to the context to facilitate their implementation.

Technical session: Protection of land and property rights of displaced people and refugees

The Arab region is currently the region experiencing the highest rate of forced displacement. Housing, land and property (HLP) rights challenges are common and at the center of the international and national agenda in the Arab region, both for IDPs and refugees. Restoring HLP rights of returning refugees, solving HLP disputes while starting the reconstruction process, protecting the HLP rights for displaced people and refugees, creating a HLP rights registration system are issues with which Arab states and the international community are grappling with. There can be no social reconciliation and sustainable peace without ensuring that people and communities can regain access to the land and houses from which they were forcibly evicted and where they can rebuild their lives. What mechanisms and institutions should be put in place to prevent and address such issues? What is the scope of establishing an efficient legal and institutional mechanism to mediate and resolve disputes and to ensure HLP right in the reconstruction process? How can countries emerging from war and destruction reconcile the rights of the displaced people and affected communities with pragmatic and effective reconstruction approaches for going forward? Those questions, among others have been debated in the two technical sessions that were designated to this topic

Key issues

- In conflict-affected Arab states, widespread **HLP violations** are affecting IDPs and refugees who are experiencing destruction of properties and loss of land.
- The return of IDPs and refugees to their communities will result in a high number of **competing claims** over the ownership and use of land and properties.
- During displacement, families have **lost personal documentation**, records and evidence relating to ownership of land, housing or property.
- There is **shortage of affordable housing** in areas of displacement, compelling displaced people and other vulnerable categories to live in substandard accommodation with insecure tenure at high **risk of eviction**.
- HLP rights of displaced communities are not adequately protected, **legal assistance** to displaced populations to prevent forced evictions and provide accurate legal information regarding HLP issues is yet to be provided at the required scale.

Sessions chairs

Technical Session Day1: **Mr. Abdel Rahman Mustafa**
National Programme Coordinator, UN-Habitat, Sudan

Technical Session Day2: **Dr. Gamal Mahmoud Hamid**
Minister of Urban Planning of Khartoum State, Sudan

Participating Organisations

Norwegian Refugee Council, the Land Research Center of Palestine - West Bank, McGill University, UNHCR Lebanon, Ministry of Urban Planning of Khartoum State – Sudan, Technical University of Munich, Habitat International Coalition and UN-Habitat (country offices of Iraq, Palestine, Lebanon and Sudan)



“Social reconciliation after conflicts cannot be achieved without addressing the topic of land”, said Dr. Abdel Salam Sidahmed, the OHCHR regional representative.

Protection of land and property rights of displaced people and refugees: Recommendations

- **Raise awareness** of IDP and refugees about opportunities and procedures for claiming HLP rights, including using mobile technologies and social media.
- **Develop the capacity to address HLP issues** of all relevant land and housing stakeholders in the Arab region (NGOs, community groups, women associations, national and local authorities etc.) and provide other types of support depending on the needs identified. Both **technical support** and capacities to address the **social dimension** of the problem are needed.
- Raise awareness on HLP issues and **develop a common perspective** on the way forward among international organisations, Arab states' governments and other key actors. This can be done by organizing a series of regional dialogues, technical conferences, and debates on issues related to housing, land and property rights.
- Develop a **common understanding** – and if possible, a regional framework that can inform country level interventions – to address HLP rights of refugees and IDPs.
- Establish regional and country specific processes and mechanisms for the **restitution of HLP rights** to people displaced by war and violence, including the reconstruction of their HLP documents if lost or destroyed. The adaptation and implementation of the Pinheiro Principles in the region is an important element in this.
- Carry out an **HLP assessment** to explore the full range of land and housing tenure options that can be available to the different categories of people affected by displacement. The continuum of land rights concept developed by the Global Land Tool Network and widely used by several countries and international partners is an important lens of analysis.
- **Reform the land administration** processes to make them more inclusive, effective and gender responsive. This includes: establishing a well-functioning, cost-effective, corruption free and inclusive land and properties registration system.
- Establish effective and multiparty **dispute resolution** and land demarcation processes.

Technical session: Education, research and capacity development on land policy, management and administration

There is a shortfall in both the quality and quantity of capacity needed to develop and implement inclusive and gender-responsive land policies and practices in the Arab states. College and university education programmes on land related disciplines - such as planning, surveying, social disciplines, law, etc. - are still taught in a very narrow and conventional manner, instead of enabling students and professionals to have a broader and holistic view of land management and its linkages to other sectors of the society and the economy. There are hardly any law faculties focusing on land legislation and reform in the region. This is combined with the near-absence of land-related training and capacity building materials in Arabic language. While there is research covering HLP rights for IDPs, there is a gap in terms of information, data and analysis on land policy, land legislation, land management, and land administration in the region. Gender disaggregated data is not collected. At the Arab Land Conference, two technical sessions and a masterclass debated the need of rethinking and innovation in the education, research and capacity development, to scale up good practices from the region and beyond, develop new tools and approaches, strengthen land-related institutions and organizations, and enhance the skills of the Arab land actors of the present and of the future.

Key issues

- **Holistic capacity development** on land issues is key to establish sophisticated land administration and land management systems and to improve existing ones based on responsible land governance and land policies.
- In Northern African countries there is no education/training programme teaching **comprehensive approaches concerning land policy, management and administration**. There are only programmes focusing on surveying, geo-information or law etc. separately and with a very narrow perspective on land issues.
- The programme “Strengthening capacities for land governance in Africa” was launched in January 2018 with the objective to set up a network of universities called **Network of Excellence on Land Governance in Africa (NELGA)**. It targets also North African countries and it needs to be recognized as a good model that could be extended or replicated in other Arab countries.
- Jordan is organizing a regional event to exchange experience in 2019: “**Modern Land Administration for Development Forum**”, 5-6 March 2019 in Amman. The conference aims at exchanging knowledge and experience that will lead to sustainable change in land administration systems.

Sessions chairs

Technical Session Day1: **Mr. Willi Zimmermann**, Task-force member of the Arab Land Initiative

Technical Session Day2 and Masterclass: **Mr. Siraj Sait**, Professor at the University of East London

Participating Organisations

Ordnance Survey of Egypt, Centre for Sustainable Development and Environment of Iran, Kadaster International, Department of Lands & Survey of Jordan, GTOPIE sarl, Institute of agronomy and Veterinary Medicine - Department of Geodetic Sciences of Morocco, UNECE WPLA, UNCCD and Faculty of Architecture - University of Khartoum, School of Geomatic and Institut Agronomique et Veterinaire Hassan II / NELGA North Africa and GIZ

Education, research and capacity development on land policy, management, and administration: Recommendations

- Establish **comprehensive land education systems** for Arab states that include legal, cultural, environmental, economic, social, technical (e.g. planning), technological, political and institutional issues. This may be achieved through networks of organizations and institutions and should combine **land tenure** issues (aiming to create tenure security for all – as per SDG target 1.4) and **land use** issues (aiming to ensure land degradation neutrality - as per SDG target 15.3) in holistic land education systems.
- Develop a **comprehensive model curriculum on land governance and land administration**. This can guide professors, teachers and instructors of universities and other learning institutions in designing the different courses and capacity development processes related to land governance and land administration. It can also guide the revision and expansion of the existing curricula and periodically revisited based on the experience gained. The adaptation to the Arab region of the Responsible Land Administration Curriculum developed by GLTN is a good entry point.
- Establish **state-of-the-art higher learning programmes** within existing universities or institutions that can form land experts from the region that have a comprehensive and solid knowledge on land governance and land administration. A good example is the Land Management Master Programme for students from post-Soviet States: 505 students entered the master program of which 75% graduated with an MSc degree. The advantages of the programme are in its holistic perspective and the regional focus. The University of Amman is considering setting up a programme on land management to be offered to students from Jordan and other countries.
- Put in place **effective exchanges of land-related knowledge** in the region. Many qualified staff and lots of knowledge and experience are available in the region. Such knowledge should be more effectively shared within the region and complemented with knowledge with external experts. Effective knowledge exchange will entail responding to cultural differences, overcoming language barriers, applying adequate methods to deliver knowledge, building capacity of trainers, teachers and professors, sharing hands-on experience and developing the capacities of land sector stakeholders to make informed decisions. A good example is the international knowledge exchange between the Jordan Department of Land and Survey and the Netherlands Cadastre, Land Registry and Mapping Agency aiming at improving land administration, developing simple and clear procedures, enhancing trust in the government, guarantee ownership rights for all and adopt state-of-the-art technologies.
- Develop knowledge and capacity to **manage public land**. This is crucial as the majority of land in Arab states is designated as public land. Capacity development programmes for public officials to manage public land should be designed and implemented. Educational institutions can help with evidence-based documentation of successful interventions to inform policy makers about the changes required.
- **Adapt, translate into Arabic, and make widely accessible** existing relevant materials on land governance and land administration (e.g. GLTN tools, Voluntary Guidelines for the Responsible Governance of Land, etc.)
- Capture **case studies** from the Arab region to look at the cultural and regional specificities in land governance and create a reference book on land governance paradigms in the Arab region.
- **Create data** and information for monitoring and evaluation of land policy reform programmes within capacity development interventions.
- **Support the Arab Land Initiative** with the provision of names and contacts of universities, departments and training institutes that offer land related educational programs to gain an overview of existing capacity development programs and institutions.
- **Learn from the successful experience** of the UNECE-WPLA. The UNECE Working Party on Land Administration (WPLA) has been set up in the 1990s to promote and improve land management and administration in the ECE region (in particular in post-Soviet Union countries), e.g. through seminars, workshops, studies, and benchmarking of land administration systems and in-country policy advice and expert assistance which was very useful to provide recommendations from peers and experts. Today, those countries have very strong land administration systems.

Technical session: New technologies to support land and real estate registration systems, property valuation and taxation

Land and property values in many Arab cities are growing, generating a demand for increasingly reliable and secure records. Paper-based and outdated land and real estate registration systems are still used in some Arab countries, while others are moving fast towards full digitization. Land data should be secured, updated, easily accessible and frequently analysed, to inform policy decisions, secure property rights, and enable property valuation and taxation that will lead to sustainable and inclusive development. These can be important entry points to manage urban and rural development, encourage and sustain investment in infrastructure and services, generate income for local and national administrations and redistribute wealth for the benefit to all. The papers presented in the two technical sessions on this topic, demonstrated experiences and lessons learnt from implementing some of such approaches in the region and at the same time questioned the role of new technologies for achieving the development goals related to land.

Key issues

- Establishment of reliable, accurate and secured land **registration systems** should be a high priority for Arab countries. It will relieve people from cumbersome paper-based processes, high risk of corruption, and outdated land management methodologies.
- The delivery of **affordable houses** will also benefit from digitized land registration systems, now only present in few Arab countries.
- Securing people's access to land is a way to **empower people** and increase their **trust in government's institutions**.
- Fair **taxation** contributes to sound land management, particularly in urban and peri-urban areas.
- Jordan provides a good practice example of **simplifying processes** in the Land and Surveys Department through establishing ONE Stop Shop that simplifies the interactions with the customers.

Sessions chairs

Technical Session (3.C) Day1: **Mr. Tarek Osseiran**, Country Programme Manager UN-Habitat, Lebanon

Technical Session (4.C) Day1: **Mr. Khalifa Al Zeriam**, Chair, Emirates Real Estate Solution

Participating Organisations

The Department of Lands & Survey of Jordan, Kadaster International, George Mason University, MARSRobotic company, ConsenSys Research, ESRI, Emirates Real Estate Solution, UN-Habitat Lebanon, the Idle Lands Program of Saudi Arabia, The University of Manchester, Intelligent Mapping Ltd, Ordnance Survey, the Information and eGovernment Authority in Bahrain and Arab Union of Surveyors



New technologies to support land and real estate registration systems, property valuation and taxation: Recommendations

- Land registration can be a lengthy and cumbersome procedure. **Going digital and introducing new technologies** will reduce time and cost of land data management, and provide a centralized and up-to-date overview of all land data, including borders, building locations, ownership, value, etc.
- Introducing new technology to support land and real estate registration should be guided by the **principles of trust, transparency, participation, partnership, security** of the data and include a business model to ensure its sustainability.
- With the digitization of land registry, it is essential to **review data protection laws and regulations**.
- **Digital infrastructure** around land issues is becoming increasingly important, in addition to the physical infrastructure, and adequate attention needs to be put in developing it.
- **Collaboration between the government and the private sector** in the Arab States can help accelerating land registry reforms.
- A **review of legal challenges and local laws** in adopting innovations is essential for their sustainability. It requires a wide engagement of all stakeholders to establish such an inclusive technology and make it a reality.
- Among the various new technologies available, the **use of drones** for high resolution aerial photographing is a promising one, as done for the Aqaba Railway surveying.
- Facebook, Wikipedia, Careem and other internet-based platforms could inspire land management stakeholders in Arab States to develop similar **technology-based platforms** that will provide a rich environment full of opportunities and abundant land transactions. Open data systems are more robust, reliable and inclusive. It requires development of digital skills and ICT capacities.
- Blockchain is another emerging tool for efficient digital asset management and land registries. The automation of the property cycle in the real estate sector will help to go beyond local networks of investors, which can be a positive element in some countries (while in others the advantages and disadvantages of this need to be assessed).
- When going digital, it is key to **put the users of land and real estate registration at the center** to tailor the solution to the local context, needs and possibilities. Arab States should trust users as people who make land and real estate transactions and public entities that need access to the registered information.
- **Understanding the continuum of land rights** (from formal to informal land rights) and its manifestations is important to design appropriate and inclusive land and real estate registration systems, and to promote low cost technology and fit- for-purpose land administration models.
- Digitizing land administration systems can also mean connecting people with an inclusive and open system based on **crowdsourced data** where they can participate in creating and validating data.
- **Exchange of practices** and tools across Arab countries is vital, despite their different contexts and stages of development.

Technical session: Land management and housing policy

Most Arab countries experience a shortage of affordable adequate housing, a trend that negatively affects youth and low-income groups in particular. Studies have demonstrated that the cost of land is the main factor contributing to the high cost of housing, especially in urban areas. Availability and affordability of suitably located urban serviced land is therefore the most crucial element to achieve adequate housing for all. A lot remains to be done to link land management policies to housing initiatives in the region. The lack of land-related legislation and land management tools is also hampering the implementation of urban development plans in many Arab states. This technical session investigated the linkages between housing policies and land management.

Key issues

- The rising demand for housing and infrastructure in Arab cities resulted in **increased pressure** on land in urban and peri-urban areas.
- Urban land has become increasingly privatized and **commodified**. There is very limited understanding that its value rests in its **social function**, rather than in its economic value.
- **Land management** should help Arab cities to meet the needs of the rapid urban growth such as provision of housing, infrastructure, services, transportation, energy and employment.
- In many countries of the region, there is potential to **increase the supply of affordable housing through land-based solutions**, particularly densification.
- The focus should be on **youth**.

Sessions chair

Technical Session: Shaikh Nayef Bin Khalid Al Khalifa

CEO of Urban Planning and Development Authority, Kingdom of Bahrain

Participating Organisations

Kalamu Consulting, LANDac Netherlands Academy for Land Governance - Utrecht University, MBM - Abu Dhabi Islamic Bank, UN-Habitat Egypt, and Urban Planning and Development Authority of Kingdom of Bahrain

Recommendations

- The **linkages between land and housing policies** and regulations should be better researched and understood across the region, to inform decision making and reforms.
- **Rental policies** and regulations should be reviewed and updated, to ensure that the rental market plays its role in contributing to tenure security and housing for different groups (citizens, residents, asylum seekers, migrants, refugees, internally displaced people, etc.).
- Cities should review regulations that hinder **densification**. Promoting compact city development and higher densities can contribute to more affordable housing costs, more efficient urban mobility and reduce the cost of services' provision.
- **Empty lands** should be better inventorized, regulated, taxed and – ultimately – better used to contribute to sustainable urbanization and affordable housing.
- **Land-related regulations, building codes and standards** should be reviewed to allow for incremental building, maximization of space, mixed use development, income-generating functions in conjunction with housing, etc.

Other sessions

Land indicators in the Sustainable Development Goals and their application in the Arab region

In 2015, UN member states adopted the 17 comprehensive and ambitious Sustainable Development Goals (SDGs) including key targets and indicators for monitoring progress. Target 1.4 underscores the importance of access to productive resources including land and provides an explicit indicator (1.4.2) for monitoring tenure security. Indicator 5.a.1 underscores gender dynamics of tenure rights to agricultural land. This round table that has been chaired by Mr. Sultan Al Akraf, Dubai Land Department provided an update on this process, the indicators and the developed methodology for monitoring them. Discussion on how the monitoring will take place in the Arab states followed.



Key issues

- A systematic measurement of an indicator on tenure security, as part of SDG framework, is necessary to **inform policy-making, impact evaluation** and make sure that land-related projects achieve their outcomes. However, it is still challenging to highlight the causal linkages between tenure security, poverty and inequality, which depend on the context.
- Land indicators are **building blocks** for tenure security. They make decision-makers accountable and allow them to justify their investments in the land sector.
- Tenure security measurement provides an opportunity to **open debate** on reforms that want to be introduced.
- It is important to measure the **perception of tenure security** along administrative land tenure data (n. of land records for example). This is particularly relevant for countries where land registration only covers some areas. SDG indicator 1.4.2 allows this.
- The collection of **sex and age disaggregated data** is important.

Recommendations

- All Arab countries should **collect data and report on SDG indicators** on land and tenure security.
- **Partnerships** are essential to ensure that data is collected and reported regularly.
- The **relationship between National Statistical Offices and Land Departments** needs to be strengthened, which requires commitment from the governments and support from all stakeholders.
- **E-learning materials and tools** are available to help data collectors and National Statistical Officers.
- **The civil society** also has a role to play in supporting the governments with data collection.

Geospatial information management in support of the land agenda in the Arab states

The roundtable presented the work of the United Nations Committee of Experts on Global Geospatial Information Management (UNGGIM) to strengthen national geospatial information management systems and secure land and property rights for all.

Key issues and recommendations

- IT and geospatial information is being used today in different ways; there is the need to render geospatial information management user-friendly to all users.
- Geospatial information management systems must focus more on economic and financial aspects.
- Spatial and legal aspects should be developed and integrated into geospatial information management systems.
- Several networks dealing with geospatial information management exist and their integration and collaboration should be prioritized, to maximize efficiency.



Women, social media and access to land

The session looked at the importance of social media as an empowering tool for women with regard to land rights. According to many, the explosion of social media across the region expressed a clear desire for social protest and political change. The session proposed women's use of social media as a tool for social advancement in the MENA region and as an entry point for discussing how technologies can enable women's involvement in land rights and land-related discussions, from which they are traditionally largely excluded.

Key issues and recommendations

- Women in the Arab region use social media less than men according to survey while there are good examples of social media campaigns where people become aware, claim their rights and get mobilized around specific issues in the region.
- If women are not aware of their land rights they will not be outraged by the violations. Education and targeted awareness raising activities, including through social media, are needed to enable women to claim their rights to land and create space for this discussion.
- Social media do not reach everyone. Extra effort is needed to reach marginalised people and people living in poverty.
- Collective action and identification of key messages are important to mobilise women around common key land issues (e.g. land registration, inheritance, marriage contracts that include land and property rights provision, etc.).



The role of rural local communities in responsible land governance

The Masterclass looked at sustainable business and investment and the role played in responsible land governance by rural local communities. Land is a limited resource and, if not managed responsibly, conflicts over its use, ownership and control arise. Good local land governance is therefore an essential element to build peaceful societies. Inclusiveness in land processes ensure the sustainability of the outcomes from both political and technical perspectives. The session showed the benefits on the creation of inclusive policies on rangelands, such as the one promoted by the government of Jordan, and presented the experiences of Iran and Algeria where bottom-up processes to strengthen the role of local communities in decision-making on land governance have taken place for negotiated territorial agreements. Positive experiences were presented on decentralization in decision-making, equitable sharing of wealth generated from natural resources, recognition by the state of the role of local communities in safeguarding land and resources, protection of the rights of local communities and opening permanent spaces of constructive interaction and consultation for the formulation and implementation of policies.

Key issues

- There are successful experiences in Algeria where bottom-up processes to strengthen the role of local communities in decision-making on land governance – particularly collective rights – have taken place for negotiated territorial agreements.
- Climate change is affecting nomadic tribes in part of the Arab region. While there are different levels of nomadic resilience to cope with the climate change impacts, traditional methods used by some communities are helping in reducing pressure on rangelands.
- Due to uncertain land tenure rights, some Arab communities are highly vulnerable to claims by external actors and are often involved in land and natural resource conflicts with neighbours or private companies. At the same time, they generally suffer from limited access to services, incentives and development opportunities.
- Land use planning with low recognition of the role of traditional institutions has hampered mobility of pastoralists in parts of the MENA region. There is a need to emphasize the role that land use planning can play in facilitating sustainable rangelands management, regional mobility for pastoralists and prevention of conflicts over grazing and water resources.
- Fragmentation of arable lands undermines the sustainable management of agricultural land, reduces productivity and weakens the resilience of small holders.

Recommendations

- **Bottom-up processes** to strengthen the role of local communities in decision-making on land governance – particularly collective rights – is highly needed in the Arab region.
- It is important to increase the understanding of the benefits of creating **inclusive policies** among governments and key actors. A good example is the one promoted by the government of Jordan on Rangelands, which won the Future Policy Award and highlights as goal #5 Engagement of Local communities in sustainable rangeland development and management.
- There is a need to introduce and recognize existing **community-led approaches** for conflict prevention, mediation and resolution.
- The **understanding of the effects** of concentrated land investment on local communities needs to be developed. A space for dialogue between communities and other relevant stakeholders of the Arab land sector needs to be created.
- The **Voluntary Guidelines** for the Responsible Governance of Land Tenure propose a set of principles to create a framework for land governance at the community level, where communities play a bigger role in securing their tenure rights. Awareness and understanding of the Voluntary Guidelines need to be created in the region.

Closing

The **Arab Land Initiative** - facilitated by the Global Land Tool Network, UN-Habitat and the World Bank and composed by a number of partners active in the region including the Dubai Land Department - has proven to be an effective platform to promote good land governance and increase alignment, coordination and collaboration among different organisations, partners and countries. The Initiative led to the organisation of the **Arab Land Conference**, the first large regional event addressing a broad range of land governance issues. Participants recognized it as a milestone in the establishment of a regional partnership among a wide range of Arab and international governments, organisations and institutions active on this important topic.

The effective participation and the high interests of different international, regional and national land actors is expected to help unfolding and intensifying the discussions and initiatives on land governance in the region. The **Dubai Declaration on Land Governance in the Arab States** (page 4) and the recommendations emerged and collected in this report will guide the way ahead. Technical sessions and capacity development initiatives will likely be organized by different stakeholders in a more coordinated and harmonized way. Regional and national programmes will benefit from the

knowledge, networks and capacity being created through the Conference, and the next steps of the work of the Arab Land Initiative that will keep generating knowledge, collaboration and discussions on land issues of pressing interest for Arab states. Further, as an outcome of the Conference and announced in the Conference's Declaration, **Arab Land Conferences will be organized every two years** and hosted by a different Arab country each time. The organisers of the first Conference will coordinate the identification of the host of the Second Arab Land Conference and will support the organisation of the event.

H.E. Sultan Butti bin Mejren, Director General of Dubai Land Department closed the conference commenting: *"We were pleased to welcome a large number of delegates and representatives from governments and international and private sector organisations, reflecting the importance of the topics covered by the conference. Throughout the sessions everyone participated enthusiastically to find successful solutions to the various challenges faced by the land sector in the Arab region. The outcomes of such rich discussions are well reflected in the list of recommendations emerged from the conference, which will benefit all segments of society".*

Annex A. The First Arab Land Conference Programme

Programme for the Conference

DAY 1: 26 FEBRUARY 2018

Day 1, SESSION 1 - High Level Opening Session 9:00 – 10:00

Order	Name	Organisation & Function	Duration of the intervention and Topic
1	MC		10 min- Opening Ceremony
2	H.E Dr. Thani Bin Ahmed Al Zeyoudi	Minister of Climate Change and Environment	5 min - Opening Speech
3	H.E. Amb. Abdel Moneim Mabrouk	Head of Mission and Permanent Representative League of the Arab States	10 Min - The perspective of Arab countries on the importance of good land governance and land management to promote social and economic development
4	Dr. Sarkis Fadous	President Arab Union of Surveyors	10 Min - The role of land professionals in promoting good land governance and management in the Arab region
5	Dr. Bander Al-Muslmani	Vice President, General Commission for Survey and the Secretary General of UN-GGIM Arab States (Regional Entity)	10 Min - Application of geospatial information management and new technologies in support of good land governance and land management
6	Dr. Rafael Tuts	Director of Programme Division UN-Habitat	10 Min - How land governance can contribute to the Sustainable Development Goals and the Implementation of the New Urban Agenda in the Arab States
7	Ms. Anna Wellenstein	Director, Global Practice, Urban, Rural and Land, World Bank Group	10 Min - Land governance reform: a global perspective
8	H.E. Salem Al Moosa,	Chair, Falcon City	5 min – Sponsor's speech

Day 1, SESSION 2 - High Level Panel on access to land for real estate, sustainable business and investment; 10:30 – 12:00

Order	Name	Organisation & Function	Duration of the intervention and Topic
	Ms. Anna Wellenstein	Chair; World Bank Group	5 min introduction of the topic, introduction of the panel, facilitation of the interventions from the floor (20 min) and concluding remarks
1	H.E. Mr. Aboud Saeed Gabir	Minister Ministry of Environment, Natural Resources and Physical Development - Sudan	10 min Land management and agricultural investment: challenges and lessons from the Sudan perspective
2	Eng. Mohamed Al-Mudayheim	Deputy Minister Ministry of Housing, the White Land Fees Program, Saudi Arabia	10 min New technologies to support land registration systems, property and property valuation policies and taxes
3	H.E. Sultan Butti Bin Mujran	General Director Dubai Land Department	10 min Dubai rich experience in access to land for real estate, sustainable business and investment
4	Ms. Nadine Bitar	Director Placemaking	10 min The private sector perspective
5	Ms. Seema Al langawi	Managing Director, Land Capital Land Administration Consultant	10 min The land professionals' perspective
6	Mr. Wael Zakout	Global Lead Land Policy and Geospatial, World Bank	10 min Access to land for real estate, sustainable business and investment in Arab States

SESSION 3.A Technical Session: Women’s land and property rights

Order	Name	Organisation & Function	Duration of the intervention and Topic
	<i>Annalisa Mauro</i>	<i>Chair; International Land Coalition</i>	<i>10 min introduction of the topic, introduction of the panel, facilitation of the interventions from the floor (30 min) and conclusions</i>
1	Mr. Rafic Khouri	Senior Advisor Arab Union of Surveyors	10 min Women’s access to land in the Arab countries
2	Ms. Ombretta Temptra	Human Settlements Officer UN-Habitat / GLTN	10 min Practical recommendations to increase women access to land and housing in the Arab states
3	Ms. Shahaan Murray	ICLA Specialist & ICLA PM Norwegian Refugee Council	10 min Barriers to Accessing Housing Land and Property Rights for Women in Iraq
4	Mr. Rashid Abdel Aziz Musaad	Project Director, Butana Integrated Rural Development Project	10 min Women Land and Property Rights in Butana Region, Sudan
5	Mr. Jean Marie Bora	Land Practitioner Investigator Cabinet Praticien Foncier	10 min Women Land Rights in the Maghreb between the complexity of the land system and discrimination: the case of Morocco

SESSION 3.B Technical Session: Protection of land and property rights of displaced people and refugees /1

Order	Name	Organisation & Function	Duration of the intervention and Topic
	<i>Dr. Erfan Ali</i>	<i>Chair Iraq Country Representative, UN-Habitat</i>	<i>15 min introduction of the topic, share UN-Habitat Iraq experience on HLP rights for IDPs, introduction of the panel, facilitation of the interventions from the floor (20 min) and conclusions</i>
1	Ms. Laura Cunial	Information Counseling Legal Assistance (ICLA) Specialist Norwegian Refugee Council – Syria Office	10 min Displacement and Housing, Land and Property in the Syrian Arab Republic
2	Mr. Jamal El Omleh	Director the Land Research Center Palestine - West Bank	10 min Land laws and regulations need to be understood and reconsidered
3	Prof. Jon Unruh	Associate Professor McGill University	10 min Upgrading Housing, Land and Property Restitution: A Digital Approach
4	Mr. Abdel Rahman Mustafa Ahmed	National Programme Coordinator UN-Habitat, Sudan	10 min Land Perspective for Durable Solutions - Darfur Case
5	Mr. Tom O’Sullivan	Housing Land and Property Expert UNHCR Lebanon	10 min The Housing, Land and Property situation of Syrian refugees in Lebanon – experiences from the field

SESSION 3.C Technical Session: New technologies to support land and real estate registration systems, property valuation and taxation policies/1;

Order	Name	Organisation & Function	Duration of the intervention and Topic
	<i>Mr. Tarek Osseiran</i>	<i>Country Programme Manager UN-Habitat, Lebanon</i>	<i>5 min introduction of the topic, introduction of the panel, facilitation of the interventions from the floor (20 min) and conclusions</i>
1	Firas Jarun and Jochem Lesparre	Surveying engineer the Department of Lands & Survey, Jordan (MSc), Kadaster, the Netherlands;	10 min A Strategy to Reduce Discrepancies between Graphical Cadastral Information and Physical Reality – a Systematic Approach in an EU Twinning Project for the Department of Lands & Survey of Jordan
2	Dr. Philip Auerswald	Associate Professor George Mason University	10 min - How Worldwide Cadastral Updates Can Launch a (Global, Distributed) Marshall Plan for Digital Skills
3	Dr. Mo'men Al Jarrah	MARSRobotic company & Arab Surveyors Co.	10 min Aqaba Railway Surveying using drones (UAVs)
4	Christiaan Lemmen	Kadaster International	10 min Simplification of Work Procedures in DLS – Based on Digital Archives
5	Bashar Lazaar	ConsenSys Research	10 min - Exploring Possibilities for Land on a Blockchain Platform: Landstream and Democratizing real estate investment with blockchain
6	Mr. Matthew Pennells	Digital Transformation Business Development Manager, ESRI	10 min - Exploring Blockchain based Land Administration. Transparent, trusted and future proof.

SESSION 4.A Technical Session: Education, research and capacity development on land policy, management, and administration/1

Order	Name	Organisation & Function	Duration of the intervention and Topic
	<i>Willi Zimmermann</i>	<i>Chair</i>	<i>10 min introduction of the topic, introduction of the panel, facilitation of the interventions from the floor (20 min) and conclusions</i>
1	Mr. Mohamed Timoulali	GTOPIC sarl	10 min <i>Capacity Development on Land Governance in North Africa</i>
2	Mr. Moha EL-Ayachi	Associate Professor Institute of agronomy and Veterinary Medicine, Morocco	10 min <i>Challenges and opportunities of The Northern Africa Land tenure systems.</i>
3	Fredrik Zetterquist	Chair UNECE WPLA	10 min <i>Capacity Development and Regional Cooperation to Improve Land Administration and Management – Proven Experience from the UNECE Region</i>
4	Dr. Barron Joseph Ms. Sabine Sakr	Lead Scientist Associate Program Officer -UNCCD	10 min - <i>Promoting Innovation in Land Governance through Land Degradation Neutrality (LDN)</i>

SESSION 4.B Technical Session: Access to land for sustainable business and investment

Order	Name	Organisation & Function	Duration of the intervention and Topic
	<i>Wael Zakout</i>	<i>Chair; World Bank Group</i>	<i>5 min introduction of the topic, introduction of the panel, facilitation of the interventions from the floor (20 min)</i>
1	Mr. Medhat Mohamed Kamal	Chairman General Authority of Survey – Egypt	10 min <i>The role of land survey in national projects in Egypt</i>
2	Mr. Ali Daoudi Mr. Jean-Philippe Colin	Département d'économie rurale, Ecole Nationale Supérieure Agronomique, Algiers, Algeria UMR GRED, ENSA Algiers	10 min <i>Land policy and land markets on the agricultural frontier in arid Algeria</i>
3	Ms. Sarah Hayes	Land Governance Officer Land Tenure and Development' Technical Committee / Ministry of Europe and Foreign Affairs	10 min <i>guide to due diligence of agribusiness projects that affect land and property rights</i>
4	Dr. Mohyeldeen Eltohami Taha	Peacebuilding and Safeguard Expert Sudan Peace building and Development Project and Partners in Development Service (PDS)	10 min <i>Land and Development in Sudan</i>
5	Ms. Kholoud Saad Salama	Consultant / Project Manager Land Administration	10 min - <i>Common challenges in Land Administration implementations within Arab Countries</i>
6	Mr. Daniel Danano	FAO	10 min - <i>Pressure on land in the NENA: What policy, socioeconomic and technical actions are required?</i>
7	Dr. Nihal El-Megharbel	Legislation and Governance Program Manager UN-Habitat Egypt	10 min - <i>No attractive land for businesses: Cities without industry and industry without cities?, Scarce land yet scattered investments</i>

SESSION 4.C Technical Session: New technologies to support land and real estate registration systems, property valuation and taxation policies / 2

Order	Name	Organisation & Function	Duration of the intervention and Topic
	<i>Mr. Khalifa Al Zeriam</i>	<i>Chair; Emirates Real Estate Solution</i>	<i>5 min introduction of the topic, introduction of the panel, facilitation of the interventions from the floor (20 min) and conclusions</i>
1	Eng. Abdulhameed Alhammad	Deputy Executive Director the Idle Lands Program, Saudi Arabia	10 min <i>The experience of charging the with land taxes: between a digitalized system and the use of geo-engineering)</i>
2	Mr. Peter Stolk	Kadaster International - DLS	10 min - <i>Digital Archiving</i>
3	Dr. Kamie Kitmitto	CEO of Intelligent Mapping Ltd The University of Manchester,	10 min - <i>Novel approach to the creation of National Mapping for developing countries to facilitate addressable identification of lands.</i>
4	Mr. Neil Ackroyd	Deputy Chief Executive, Ordnance Survey	10 min <i>Sustainable Digital Land Administration within Arab Countries</i>
5	Carsten Bjornsson	Senior Program Manager ESRI	10 min <i>The importance of a proper address system for secure land tenure - GIS based Land Administration</i>
6	Mr. Khalid Al Hammadi	Former Director of GIS Arab Union of Surveyors	10 min <i>The Role of SDI in Spatially Enabled Cadastre (SEC)</i>

SESSION 5, Day 2 - High Level Panel on Land and Conflict; 09:00 – 10:30

Order	Name	Organisation & Function	Duration of the intervention and Topic
	<i>Oumar Sylla</i>	<i>Chair; UN-Habitat / GLTN</i>	<i>5 min introduction of the topic, introduction of the panel, facilitation of the interventions from the floor (20 min) and conclusion</i>
1	Hon. Abdul Kareem Faris	Deputy Minister Ministry of Justice, Iraq	10 min - The relevance and impact of land-related conflicts in Iraq: challenges and opportunities for stabilization and reconstruction
2	Hon. Musa Shkarna	Head of Commission, Land and Water Settlement Commission, Palestine	10 min - The relevance and impact of land-related conflicts in Palestine: challenges and opportunities
3	Mr. Javier Molina	Senior Land Tenure Expert Food and Agriculture Organisation	10 min – The relevance of the Voluntary Guidelines on Good Land Governance of Tenure for countries affected by conflict
4	Dr. Abdel Salam Sidahmed	Regional Representative, the United Nations High Commissioner for Human Rights	10 min - Addressing Housing, Land and Property rights in the Arab region for conflict prevention, mitigation and resolution: <i>handbook on Pinheiro principles</i>
5	Ms. Laura Cunial	Information Counseling Legal Assistance Specialist, Norwegian Refugee Council	10 min - Addressing land rights for refugees and IDPs, key lessons from the field
6	Ms. Karolina Lindholm Billing	Deputy Representative, UN High Commission for Refugees Lebanon	10 min – Improving the lives of refugees in the Arab region: how land issues come into play and should be better addressed

SESSION 6, Day 2 - High Level Panel on Women and Land 11:00 – 12:30 [Coordinated by GLTN & WB]

Order	Name	Organisation & Function	Duration of the intervention and Topic
	<i>Ms. Zena Ali Ahmad</i>	<i>Chair; Director, Regional Office for Arab States, UN-Habitat</i>	<i>20 min introduction of the topic, introduction of the panel, facilitation of the interventions from the floor (20 min) and conclusion</i>
1	H.E. Mr. Mabrouk Kourchid	Minister Ministry of State domain and land affairs – Tunisia	10 min <i>The experience of Tunisia in advancing the conditions of women and protecting women's land and property rights</i>
2	Mr. Michael Taylor	Director International Land Coalition	10 min <i>Land rights for women, farmers and pastoralists in the Arab states: the perspective of civil society</i>
3	Mr. Frode Mauring	United Nations Resident Coordinator, UAE, Oman & Qatar	10 min <i>Gender perspectives from the Gulf region</i>
4	Ms. Jebri Radhia,	President Union Nationale des Femmes Tunisiennes (UNFT)	10 min <i>Advocate for the eradication of poverty, UNFT's experience in supporting the creation of income for women and families in precarious situations</i>
5	Majida Ali Rashed	Assistant General Director Dubai Land Department	10 min <i>Bringing land administration closer to the needs of women: the experience of Dubai</i>
6	Ms. Raghda Jaber	Senior Land Use Policy Advisor Supreme Council for Planning, Oman	10 min <i>Land Conveyance Policy in Oman: conveying land to Women as well as men</i>

SESSION 7.A Technical Session: Land management and housing policy;

Order	Name	Organisation	Duration of the intervention and Topic
	<i>H.H. Shaikh Nayef Bin Khalid Al Khalifa</i>	<i>Chair; CEO of Urban Planning and Development Authority, Kingdom of Bahrain</i>	<i>10 min introduction of the topic, introduction of the panel, facilitation of the interventions from the floor (20 min) and conclusion</i>
1	Mr. Christopher Feather	Executive Director Kalamu Consulting	10 min - Expanding Access to Residential Land for Arab Youth: Densification Opportunities for Affordable Housing
2	Ms. Griet Steel	LANDac Netherlands Academy for Land Governance, Utrecht University	10 min - Land, housing and urbanization in the fringes of Khartoum, Sudan
3	Dr. Mohamed El-Wateq Abdel-Hamid Mohamed Ibrahim	MBM - Abu Dhabi Islamic Bank	10 min - The new legal concepts of real estate ownership and registration provisions in the Emirate of Abu Dhabi
4	Dr. Bassem Fahmy MRTPI	Principal Adviser - Programme Manager UN-Habitat - Egypt Office	10 min - Urban planning and productive development linking planning and economy in Al-Alamein new city, Egypt

SESSION 7.B Technical Session: Protection of land and property rights of displaced people and refugees/2

Order	Name	Organisation & Function	Duration of the intervention and Topic
	<i>H.E. Dr. Gamal Mahmoud Hamid</i>	<i>Chair; Minister of Urban Planning – Khartoum State – Sudan</i>	<i>10 min introduction of the topic, introduction of the panel, facilitation of the interventions from the floor (20 min) and conclusion</i>
1	Ms. Anna Soave	Programme Manager Iraq	10 min <i>Land and Property Rights of IDPs in Iraq</i>
2	Mr. Jihad Arafat	ICLA Project Coordinator Norwegian Refugee Council, Gaza	10 min <i>Rebuilt from the Rubble: Gaza three years after</i>
3	Ms. Tala Kammourieh	Housing Policy Analyst UN-Habitat, Lebanon	10 min <i>Housing, Land and Property Issues affecting Syrian refugees</i>
4	Ms. Shahd Almkhtar	Technical University of Munich	10 min <i>How to protect HLP rights of Syrian IDPs and refugees, with a focus on women rights</i>
5	Mr. Joseph Schechla	Coordinator Housing and Land Rights Network, Habitat International Coalition	10 min <i>Challenges and Priorities for Arab Land Restitution within International Law Norms</i>

SESSION 7.C Technical Session: Education, research and capacity development on land policy, management, and administration /2

Order	Name	Organisation & Function	Duration of the intervention and Topic
	<i>Siraj Sait</i>	<i>Chair; University of East London</i>	<i>10 min introduction/recap of the topic, introduction of the panel, facilitation of the interventions from the floor (20 min) and conclusions</i>
1	Mr. Samir Elrouby	General Manager , Planning Department – Egyptian Survey Authority	10 min <i>Egyptian national cadaster information system (challenges & lessons learned)</i>
2	Ms. Ghanimat Azhdari	Senior Expert on Natural Resources Management and Conservation and Participatory GIS - CENEST - Iran	10 min <i>Land or Territory for indigenous peoples? Using participatory GIS and Satellite images</i>
5	Ms. Suzanne Valkman	Cadastre, Land Registry and Mapping Agency (Kadaster), the Netherlands	10 min <i>International Knowledge Exchange Jordan and the Netherlands</i>
4	Mr. Mazen Badwan	Consultant for Projects Affairs Department of Lands & Survey, Jordan	10 min <i>Real Estate Appraisal in Jordan</i>

SESSION 8, Day 2: CLOSING SESSION – 15:30 – 16:30

Order	Name	Organisation & Function	Duration of the intervention and Topic
1	Mr. Wael Zakout	World Bank Group	10 min - Awards
2	Mr. Sultan Al Akraf	Dubai Land Department	15 min - Report on the outcomes of the meeting and next steps
3	Dr. Sarkis Fadous Amb. Mabrouk Mr. Wael Zakout Oumar Sylla	Arab Union of Surveyors, League of Arab States, World Bank Group, GLTN/UN-Habitat	3 min each - Closing remarks

Session 9, Day 3: THEMATIC ROUND TABLES; 9:00 – 10:00

Thematic Round Table 1: LAND INDICATORS IN THE SUSTAINABLE DEVELOPMENT GOALS AND THEIR APPLICATION IN THE ARAB REGION; Organizers: Dubai Land Department, Global Land Tool Network, World Bank Group

Order	Name	Organisation & Function	Duration of the intervention and Topic
1	Mr. Sultan Al Akraf	Chair; Dubai Land Department	10 min
2	Oumar Sylla	UN-Habitat / GLTN	10min
3	Everlyne Nairesiae	GLII Coordinator / GLTN	10 min
4	Javier Molina	Senior Land Tenure Expert, FAO	10 min
5	Harold Liversage	Chair, Global Donor Working Group / IFAD	5 min
6	Michel Taylor	Director, International Land Coalition	5 min

Thematic Round Table 2: GEOSPATIAL INFORMATION MANAGEMENT IN SUPPORT OF THE LAND AGENDA IN THE ARAB STATES – 9:00 – 10:00; Organizers: UN-GGIM and World Bank

Order	Name	Organisation & Function	Duration of the intervention and Topic
1	Teo CheeHai	Chair; UN-GGIM	15 min
3	Wael Zakout	World Bank	15 min

Session 10, Day 3: MASTERCLASSES/1; 10:30 – 12:30

MASTERCLASS 1: The role of rural local communities for responsible land governance; Organizers: International Land Coalition

Order	Name	Organisation & Function	Duration of the intervention and Topic
1	<i>Annalisa Mauro</i>	<i>Chair / Moderator International Land Coalition</i>	<i>10 min introduction/recap of the topic, introduction of the panel, facilitation of the interventions from the floor (20 min) and conclusions</i>
2	Javier Molina	Senior Land Tenure Expert, FAO	10 min - International land governance - the VGGTs and the technical guidelines on Rangelands
3	Wael Alrashdan	Director of rangeland and Badia development, Ministry of Agriculture, Government of Jordan	10 min - Innovative policy on the governance of the Rangelands: the role of empowered communities
4	Ghanimat Azhdari	Senior Expert on Natural Resources Management and Conservation and Participatory GIS, Centre for Sustainable Development and Environment (CENESTA) - Iran	10 min - Local community driven experiences: the fundamental steps for a negotiated territorial agreement in Iran
5	Soufiane Khoukhi	Président chez Association de volontariat Touiza de la wilaya d'Alger, Touiza Voluntary Association – Algeria	10 min - Wilayas and the Algeria Code (2011)

Session 10, Day 3: MASTERCLASSES/1; 10:30 – 12:30

MASTERCLASS 2: Land and Conflict in the Arab states: the role of the Voluntary Guidelines on the Responsible Governance of the Tenure of Land (VGGT) and of conflict sensitive land tools in conflict prevention, peace building and reconstruction; Organizers: GLTN, FAO, France, GIZ

Order	Name	Organisation & Function	Duration of the intervention and Topic
1	Sarah Hayes	Chair / Moderator: France	10 min introduction/recap of the topic, introduction of the panel, facilitation of the interventions from the floor (20 min) and conclusions
2	Oumar Sylla	GLTN/UN-Habitat	15 min - Key outcomes of the land governance-related discussions relevant for the Arab States carried out in 2016 and 2017
3	Javier Molina Cruz, Daniel Dale, Kayan Jaff, Alfredo Impiglia	FAO	15 min - The VGGTs and the FAO's work on land governance in the Arab region, with focus on aspects related to land and conflict
4	Christian Graeffen	GIZ	15 min – GIZ experiences
5	Ombretta Tempra	GLTN/UN-Habitat	15 min - GLTN conflict-sensitive tools and approaches for conflict prevention, mitigation and resolution being implemented in the Arab region

Session 11, Day 3: MASTERCLASSES/2; 13:30 – 15:30

MASTERCLASS 3: Masterclass: Capacity Development Initiatives in Support to Good Land Governance and Fit-for-Purpose Land Administration; Organizers: University of East London, School of Geomatic and Institut Agronomique et Veterinaire Hassan II / NELGA, and Global Land Tool Network

Order	Name	Organisation & Function	Duration of the intervention and Topic
1	Siraj Sait	Chair / Moderator: University of East London	<i>5 min introduction/recap of the topic, introduction of the panel, facilitation of the interventions from the floor (20 min) and conclusions;</i> 20 min presentation - Presentation of the ongoing work on a Responsible Land Administration Curriculum and its relevance and application in the Arab states
2	Moha Elayachi	School of Geomatic and Institut Agronomique et Veterinaire Hassan II / NELGA North Africa	20 min - Status and establishment of the NELGA Node for North Africa and its relevance and application in for the North African countries and Arab states as a whole
3	Willi Zimmermann	Resource person	10 min

Session 11, Day 3: MASTERCLASSES/2; 13:30 – 15:30

MASTERCLASS 4: Women, social media and their access to land; Organizers: LandPortal

Order	Name	Organisation & Function	Duration of the intervention and Topic
1	Astrid Zweynert	Chair / Moderator: Thomson Reuters	<i>5 min introduction/recap of the topic, introduction of the panel, facilitation of the interventions from the floor (20 min) and conclusions;</i> 20 min presentation
2	Anastasia Stacey	Land Portal	20 min presentation
3	Mr. Rafic Khouri	Senior Advisor -AUS	20 min presentation Women’s access to land in the Arab countries
4	RAED Gharib	Seeds Jordan	20 min presentation

Day 4 – 1 MARCH – ONE DAY CAPACITY DEVELOPMENT (optional upon registration)

Organised by the Dubai Land Department in their premises. Topic: **“Best Practices in Real Estate Selling and Leasing”**;
Dubai Land Department 9:00 – 15:0

Annex B. The Arab Land Conference Organizers

Dubai Land Department

Dubai Land Department seeks to achieve the objectives of the Dubai Government's strategy in the real-estate sector, improve land registration procedures according to the latest international systems and practices in the real-estate sector, aligned with a framework of strategic objectives to plan and develop an integrated strategy to enhance real-estate industry in Dubai. The strategy will also help to improve the sector's control and monitoring competency, oversee and develop its leasing regulations, and encourage investments by establishing appropriate environments to promote the role of real-estate in Dubai's comprehensive development plan.

The Global Land Tool Network

The Global Land Tool Network (GLTN) is an alliance of international partners committed to increasing access to land and tenure security for all, with a particular focus on the poor and women. The Network's partners include international civil society organizations, research and training institutions, bilateral and multilateral organizations, and international professional bodies. GLTN develops, disseminates and implements pro-poor and gender-responsive land tools. These tools and approaches contribute to land reform, good land governance, inclusive land administration, sustainable land management, and functional land sector coordination. Over the past years, the GLTN has been expanding its work in the Arab States, with particular focus on land governance, capacity development, knowledge management, promoting regional cooperation among organisations and sectors with a stake in land governance and land management, gender, land and conflict, and support to land projects implementation at country level.

UN-Habitat

UN-Habitat is the Agency of the United Nations working towards a better urban future. It promotes socially and environmentally sustainable human settlements and adequate shelter for all. Mandated by the UN General Assembly in 1978 to address the issues of urban growth, UN-Habitat developed a wealth of knowledge and expertise by working in human settlements throughout the world and building a brighter future for villages, towns, and cities of all sizes. Its expertise ranges from policy development, to partnership building, to a wide range of specific technical issues. This makes of UN-Habitat a key partner for local and national governments to formulate and make their urban vision of tomorrow a reality, ensuring that cities become inclusive, affordable, and drivers of economic growth and social development. UN-Habitat global headquarters are based in Kenya and its regional and country offices cover most developing countries.

World Bank

The World Bank is a source of financial and technical assistance to developing countries around the world. The World Bank not a bank in the ordinary sense but a unique partnership to reduce poverty and support development. The World Bank Group comprises five institutions managed by their member countries:

1. The World Bank Group's five institutions:
2. The International Bank for Reconstruction and Development
3. The International Development Association
4. The International Finance Corporation
5. The Multilateral Investment Guarantee Agency
6. The International Centre for Settlement of Investment Disputes

Established in 1944, the World Bank Group is headquartered in Washington, D.C. The World Bank is owned by 189 countries and has over 10,000 employees from 170 countries in more than 120 offices worldwide. The World Bank Group has set two goals for the world to achieve by 2030: end extreme poverty by decreasing the percentage of people living on less than \$1.90 a day to no more than 3%; and promote shared prosperity by fostering the income growth of the bottom 40% for every country. The World Bank extends loans and grants to finance development projects around the World. In 2017, the World Bank lending/grants was 45.9 billion in many sectors, infrastructure, health, education, water, etc.

The League of Arab States

The Arab League has the objective to help the social, cultural, and economic growth of the Arab world and support peace and stability in the region and globally. The Charter of the Arab League states the organization's main goal as "strengthening the relations between the member-states, the coordination of their policies in order to achieve co-operation between them and to safeguard their independence and sovereignty; and a general concern with the affairs and interests of the Arab countries. "These affairs and interests include all important economic issues, including finances, commerce, business, currency, etc. The Arab League plays a key role in promoting regional dialogue and collaboration on common priorities of the Arab states.

The Arab Union of Surveyors

The Arab Union of Surveyors is a regional professional organisation that aims at the following by all scientific, technical and legal means:

- To limit the practice of the field of land survey to specialists in the field and members of land unions and professional institutions that deal with cadastral affairs and guarantee their rights in accordance with international standards
- Encouraging all Arab States to enact laws regulating the land survey field profession
- To support relations with the international surveying federations and organizations
- Encourage the formation of land survey unions, specialized organizations and bodies, associations and institutions as well as universities courses that teaches the land survey field.
- Support the preparation and the development of educational and academic programs in relevant institutes and universities specialized in teaching the Surveying Engineering Sciences.
- Organizing and ameliorating the level of the profession of surveying in the Arab countries
- To develop a technical and professional common database for Arab States
- To participate in scientific and professional studies in the field of surveying and to work on making the exercise of the profession based on scientific and technologic basis.