المؤتمرالعربي الثاني للأراضي
Second Arab Land Conference
22-24 FEBRUARY 2021 • CAIRO, EGYPT

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Event report

Final draft

Table of Contents

Acronyms and abbreviations

COP14	Fourteenth Conference of the Parties
CAPMAS	Central Agency for Public Mobilization and Statistics
GCC	Gulf Cooperation Countries
GDWGL	Global Donor Working Group on Land
GLII	Global Land Indicators Initiative
GLTN	Global Land Tool Network
GNSS	Global Navigation Satellite System
GOPP	General Organization for Physical Planning
FAO	Food and Agriculture Organization
FFP	Fit-for-purpose
HLP	Housing, Land and Property
IAEG-SDGs	Inter-Agency Expert Group on the Sustainable Development Goals
ISDF	Informal Settlements Development Fund
ILC	International Land Coalition
LDN	Land Degradation Neutrality
LADM	Land Administration Domain Model
LANDex	Global Land Governance Index
MDGs	Millennium Development Goals
NELGA	Network of Excellence for Land Governance in Africa
NSOs	National Statistics Organizations
NUA	New Urban Agenda
NRC	Norwegian Refugee Council
OFC	Occupancy Free of Charge
Q&A	Questions and Answers
PILaR	Participatory and Inclusive Land Readjustment
PPP	Private-Public Partnership
PSUP	Participatory Slum Upgrading Programme
SDGs	Sustainable Development Goals
SDI	Spatial Data Infrastructure
SLGA	Strengthening Advisory Capacities for Land Governance in Africa
SWF	Sovereign Wealth Funds
TSFE	The Sovereign Fund of Egypt
UDHR	Universal Declaration of Human Rights
UN-Habitat	United Nations Human Settlements Programme
UNHLPF	United Nations High Level Political Forum
UTI	Urban Training and Studies Institute
VGGT	Voluntary Guidelines on the Responsible Governance of Tenure

Executive Summary

Figure 1: Maimunah Mohd Sharif, UN-Habitat's Executive Director, giving the opening speech (UN-Habitat, 2021).

The second Arab Land Conference was held on 22 - 24 February 2021 in Cairo, Egypt, under the patronage of the Egyptian Minister of Housing, Utilities and Urban Communities. The Conference was organized by UN-Habitat, the Global Land Tool Network (GLTN), the World Bank, the Housing and Building National Research Centre represented by the Urban Training and Studies Institute (UTI), in partnership with the German Federal Ministry of Economic Cooperation and Development (BMZ), GIZ, the Dubai Land Department, the Swiss Agency for Development and Cooperation, the Swedish International Development Cooperation Agency and the Network of Excellence of Land Governance in Africa (NELGA) and the Land Portal.

The conference aimed at presenting new research, fostering high level commitment to improve land management, and empowering and developing the capacities of land stakeholders from the region. During the three-days event, several land-related issues and challenges facing the Arab region were tackled, including themes such as land and conflict (including land disputes resolution, displacement, etc.); fit-for-purpose land administration; women's access to land; management of public land; land management

for sustainable and inclusive investments and real estate development; land degradation; climate change; knowledge creation and sharing; capacity development; and increased collaboration among stakeholders.

In order to look into the different angles of these issues, the conference brought together a diverse audience, including academia, national authorities, international development agencies, civil society and land professionals. Given the COVID-19 pandemic restrictions, the conference took place as a hybrid event, allowing for online and in-person participation, and was attended by over 800 people, 30 per cent of whom in person.

The conference was structured into high level sessions presenting the main issues per topic, followed by technical sessions gaving detailed insight on the sessions along with roundtable that brought together the different expertise to discuss issues on land. On the third day, the conference was followed by masterclasses where different agencies presented their work, key terminologies and best practices.

High level sessions - The high-level sessions stressed the need of reliable land data, the importance of public-private partnerships, and of identifying avenues to put in place transitional land administration mechanisms that can enable

post-conflict recovery and reconstruction while protecting the housing, land and property rights of displace people, returnees and vulnerable communities. Many speakers called the attention on the importance of reforming and improving land administration to address current and future economic, social and environmental challenges faced by the region, including climate change, land degradation, water scarcity, land conflicts, and unregulated urbanisation.

The first high-level session highlighted the **correlation between conflict, climate change, the COVID-19 pandemic and good land management** for peacebuilding and sustainable development. Important points were raised by the governments of Iraq, Libya, Sudan and Palestine, particularly the need to scale-up land-based interventions that are nondiscriminatory based on gender, race or age, along with minority rights including pastoralists, refugees, and ethnic minorities, by following an inclusive human rights-based approach that leaves no one and no place behind. Further, the presenters discussed the current climate stressors, and the importance of developing implementable regulatory frameworks to mitigate climate change effects. They concluded that the land sector could benefit from the humanitarian-development-peace nexus approach to enhance peace building efforts, and that there is an urgent need to induce land policy changes, responsive to environmental and public health considerations, and implement spatial planning rules and regulations that can limit land degradation.

The second-high level session focused on presenting the different countries efforts in **modernizing the land and reforming land administration**. All countries appeared eager to develop a better and more sustainable land administration systems, capable of meeting the difficulties they face in securing housing, land and property rights, especially where the conflict has erased traces of land tenure. Many countries are facing large influx of IDPs and refugees, and they are developing national housing plans to accommodate the increasing population. To do

so, governments must collaborate with the private sector, international organizations and international banks.

The third high-level session focused on **women's access to land and women's HLP rights**. Securing women's HLP rights is pivotal to guarantee adequate housing, protection from eviction, financial security, and to enable women to participate in decision making processes within family and communities. Decreasing women's risk of displacement protects them from violence, harsh environment and decreases the negative socio-economic impacts of conflict. The session brought together experts from Kuwait and the International Land Coalition, and local authorities from Iraq, Jordan, Tunisia and Sudan. Each speaker presented their countries challenges and efforts to empower women and secure their land tenure.

Figure 2: Ms. Shilan Arif Hama, Deputy Minister of Justice, Kurdistan region, Iraq (UN-Habitat, 2021).

Technical sessions covered topics such as technologies and smart solutions for land management, the role of the private sector in land management, tools and practices for an efficient land use and efficient registration of land and property, etc. Attendees convened that the contribution of the private sector in all areas of development, as well as of the business community, is crucial in order to achieve the SDGs.

The technical sessions also dived into innovation for land registration. The adoption of fit-for-purpose land administration approaches was recommended to speed up process that are slow, expensive and not accessible to most of the people. Electronic and digital archiving systems were indicated as crucial to strengthen land and property rights and the potential of adapting blockchain technologies to improve the transparency of land transactions was raised.

Roundtable sessions put the spotlight on issues such as land governance and land degradation neutrality, displaced women's access to land, and land consolidation. The sessions assessed the importance of improving land tenure security for all as a key step to enable land degradation neutrality, and recognized women's crucial role in the process.

Masterclasses were held on various themes. Capacity development has been identified as a key step towards improved technical know-how of land stakeholders and improved land governance, but also as an indispensable tool for solid land policies development in the long run. Based on the presentations of recent capacity development efforts conducted by NELGA in North Africa, the participants recommended a stronger collaboration and knowledge exchange between land stakeholders in Africa and in the Arab region.

During the different debates in the roundtables and masterclasses, the participants convened that access to land should be recognized as an essential human right which is the case of the right to adequate housing, property rights and access to water and food. 2021 is likely to see the endorsement of a new general comment on land as a human right to the UDHR, which was the theme of a masterclass.

Innovative approaches to urban policies in contexts of rapid urbanization and displacement were discussed, stressing the importance of durable solutions and securing land access for returnees and other displaced people. Land-based financing was presented as an important tool for effective local governance and for supporting the provision of infrastructure and public services.

The collection of land data through comparable indicators was presented as key for developing an evidence-based national and regional policy discourse, influencing learning and sharing of best practices, and for ensuring transparent land governance. Tools to set up open data databases have been discussed, and the involvement of land stakeholders in creating, adapting and providing information was recognized as pivotal to achieve good land governance.

All the recordings of the sessions have been uploaded on Whova after the Conference, and they are accessible to all registered participants. Further, papers, presentations, and publications, presented during the Conference are [available online](#) on the [Arab Land Initiative website](#) together with the video recordings of all [sessions](#) and [interviews](#).

Introduction

The Second Arab Land Conference took place from 22 to 24 February 2021 in Cairo, Egypt. The event was hosted by the Government of the Arab Republic of Egypt and co-organized, under the patronage of the Egyptian Minister of Housing Utilities and Urban Communities, by UN-Habitat, the Global Land Tool Network (GLTN), the World Bank, the Housing and Building National Research Centre represented by the Urban Training and Studies Institute (UTI), in partnership with the German Federal Ministry of Economic Cooperation and Development (BMZ), GIZ, the Dubai Land Department, the Swiss Agency for Development and Cooperation, the Swedish International Development Cooperation Agency and the Network of Excellence of Land Governance in Africa (NELGA) and the Land Portal.

871 Registered Attendees

534 Male **337** Female

Registered IN Person **164**
112 Male 68.29% **52** female 31.71%

Registered Virtual **707**
422 Male 59.69% **285** female 40.31%

184 Total Speakers
44 In Person
140 Virtual

The conference marked an important milestone in the roadmap towards establishing good land governance in the Arab region. It allowed participants, and their organisations, to exchange knowledge and countries experiences, present new research, foster high level commitment to improve land management, and empower and develop the capacities of land stakeholders from the region. The Conference contributed to advancing the priorities of the Arab Land Initiative: empower and enhance the collaboration and coordination among land stakeholders from the region, develop and share knowledge on land governance, showcase and reflect on recent experiences and innovative approaches. These priorities guided the sessions design and the discussed topics. The conference also provided a platform to discuss countries' experiences.

The Conference successfully dealt with the critical challenges arising from the COVID-19 pandemic by giving the possibility to all presenters and participants to attend the event safely through a hybrid in- person/virtual format which complied with the local COVID-19 restrictions while allowing for a broader participation. The Conference counted 871 registered attendees (164 in-person and 707 virtual) and over 5.000 connections directly through the Zoom platform. Registered attendees participated and connected from 63 different countries, with the highest number of participants from Egypt (see chart 1).

The in-person event was organised at the Four Seasons Hotel at the First Residence in Cairo, while the Whova application was used to facilitate the online event and the interaction between both in-person and virtual participants. Whova allowed virtual speakers and participants to register online, consult the agenda of the event, access the different sessions, organise parallel virtual meet ups and discussions groups, share articles, images and private messages, as well as contact directly the event organisers for questions and technical assistance. This resulted in over 3.000 interactions and more than 120 online meetups organised in parallel to the
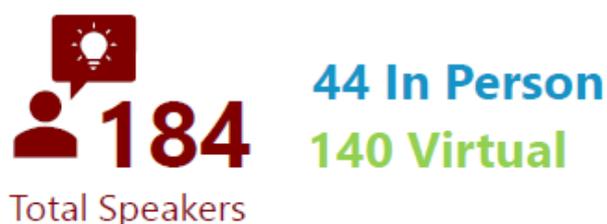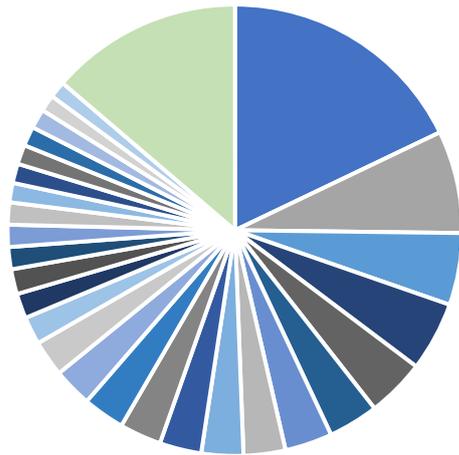
Legend:
- Egypt
- Nigeria
- Ghana
- Germany
- Jordan
- Palestine
- Netherlands
- Italy
- Kenya
- Syria
- Morocco
- Lebanon
- Yemen
- United Kingdom
- USA
- Tunisia
- India
- Canada
- UAE
- France
- Iraq
- Australia
- Sudan
- Oman
- Saudi Arabia
- Algeria
- Ethiopia
- (Others)

Conference. The delivery of a full in-person and online experience was made possible thanks to a consistent effort and coordination of the UN-Habitat team with the support of Paradigm IT services.

In order to look into the different angles of land issues, the conference brought together a diverse audience, including academia, national authorities, international development agencies, civil society and land professionals, and provided the opportunity to 184 speakers (44 in-person and 140 virtual) to present and discuss a wide range of land-related topics during 33 sessions which divided into high-level sessions, technical sessions, roundtables and masterclasses, organised as:

High-level sessions on (1) Land management in time of crisis; (2) Modernization and reform of land administration; and (3) Women and land.

Technical sessions on: (1) Technologies and smart solutions for land management; (2) Private sector participation in land management; (3)

Land management and administration; (4) Land management in time of crisis; (5) Land use; (6) Land, women and vulnerable people; and (7) Land and property registration.

Round tables on: (1) Land governance and land degradation neutrality, (2) Displaced women's access to land, (3) Land consolidation, (4) Land Administration - by invitation; (5) Development Partners' Agenda in the Arab region - by Invitation; (6) Regional Flagship Report on Land.

Masterclasses on: (1) Capacity development progress in North Africa; (2) Monitoring land governance and land tenure security; (3) Towards a common strategy for capacity development in the Arab region; (4) Land as a human right; (5) Land registration and fit-for-purpose land administration; (6) Land-based financing; (7) Informal settlements: from technical solutions to policy dialogue; (8) Displaced people's access to land for durable solutions and return; (9) Land for affordable housing and land readjustment; and (10) Open Data training on access to information and land.

All the content presented at the Conference is available on the Arab Land Initiative web site, where an e-library contains all the papers, presentations prepared for the Conference enriched by publications submitted by the participating experts and organisations.

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The structure of the conference reflected the issues facing the region through the high-level sessions, where technical sessions provided more in-depth information on ongoing initiatives in the region, the different roles of the stakeholders, and proposed recommendations for future actions.

High level session	Land management in time of crisis	Modernization and reform of land administration	Women and land
Technical session	1) Technologies and smart solutions for land management; 2) Private sector participation in land management; 4) Land management in time of crisis	5) Land use; and 7) Land and property registration.	6) Land, women and vulnerable people
Round tables	1) Land governance and land degradation neutrality; 3) land consolidation	4) Land administration and 6) Regional flagship report on land	2) Displaced women's access to land
Master Classes	6) Land-based financing; 7) Informal settlements from technical solution to policy dialogue; 9) Land for affordable housing and land readjustment; 10) Open data training on access to information and land	1) Capacity development progress in North Africa, 2) Monitoring land governance and land tenure security; 3) Towards a common strategy for capacity development in the Arab Region; 5) Land registration and fit for purpose land administration	4) Land as a human right; 8) Displaced people's access to land for durable solutions and return

Opening Remarks

Chair: Dr. Doaa M. El-Sherif, UTI/HBRC

Speakers: Dr. Khaled Mohamed El Elzahaby, Chairman, HBRC / Ministry of Housing, Utilities and Urban Communities, Egypt; Ms. Elena Panova, UN Resident Coordinator, Egypt; H.E. Ambassador Djamel Eddine Djaballah, Director of Environment, Housing and Water Resources Department, League of Arab States; Smeh Wahba, Regional Director for Sustainable Development, World Bank; Dr. Erfan Ali, Regional Director for Arab States, UN-Habitat; Maimunah Mohd Sharif, Executive Director, UN-Habitat; H.E. Dr. Assem el Gazar, Minister of Housing, Utilities and Urban Communities.

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Introduction

The session was introduced by Dr. Doaa M. El-Sherif from the Urban Training Institute. She welcomed the participants and announced the keynote speakers.

Summary

Dr. Khaled Mohamed El Elzahaby, Chairman, HBRC / Ministry of Housing, Utilities and Urban Communities, Egypt opened the session expressing his appreciation for organising the conference in partnership with the United Nations, GLTN and GIZ, and his hope towards strengthening the land governance and management in the region.

Figure 3: Ms. Elena Panova, UN Resident Coordinator, Egypt (UN-Habitat, 2021).

Ms. Elena Panova appreciated the Government of Egypt for hosting the event. She confirmed that good land governance is key in facing the main global issues of our time, where the population growth is concentrated in urban areas with the Arab Region being one of the most urbanized regions in the world. By 2030, 60 per cent of people will be living in cities, economic hubs that harness opportunities for growth, innovation and poverty eradication. Therefore, the way land is accessed, used and governed is one of the key factors for sustainable development, peace and stability. The Arab region is undergoing a positive transformation and countries are working hard to achieve the SDGs, including SDG11, through securing land tenure, eliminating informal settlements, improving transport systems, urban resilience and climate change challenges.

Climate change, gender equality and migration are all linked to urban development together with land governance and land management. Thus, it is necessity to collaborate and innovate, as well as adopt modern technologies. Both rural and urban areas are facing these challenges, and it is important to address them in both contexts.

Women's land rights remain insecure, however land is at the core of inclusion – key for reducing inequalities and reducing conflict. Land is also at the centre of sustainability of any peace building efforts. Land is essential for increasing efficiency of other sectors – housing improvements, agricultural sector, etc. – which need to be sustained by private sector participation.

More efforts are needed to equitably distribute land and resources. Urban sprawl and informal settlements are the source of suffering of many people and inclusive urbanisation will allow to address this through improving infrastructure and transport, improving land administration for ensuring sustainability, and ensuring tax

revenues provide resources to local governments. Further, conflicts in the region have negatively impacted the HLP rights of many people.

Maimunah Mohd Sharif, Executive Director of UN-Habitat, called for the policy makers, experts and stakeholders to work together, stressing that the rights-based approach is the essential ingredient to sustainable urbanisation. Land and housing are the basis for peace, development and the achievement of human rights. She confirmed that land was central to inclusive and resilient future. She stressed the commitment to ensure that no one is forcibly evicted from their homes or lives in inadequate homes. She highlighted that land is not only a commodity but is linked to livelihood, identity and power, with a correlation between HLP rights and access to education. Further, she recognised that land is key to women's empowerment. She concluded by offering the support of UN-Habitat to Member States to tackle these issues in the years to come and called for partnership, collaboration and joint efforts.

Conclusions

All speakers emphasized the challenge posed by the rapid population growth and the pressure it poses on urban areas. They recognised that land governance and land management underscore the inclusive and sustainable urban development. These are essential variable if we are to insure healthy and prosperous future in the region.

All speakers acknowledged that good land governance and management are key for addressing economic growth, poverty alleviation, climate change, resource management, equality, peace and security.

All speakers emphasized the importance of women's access to land and made connection with the overall economic growth of households and of the society as a whole.

Collaboration, partnership (including with the private sector), joint efforts, learning was recognised as the best way forward, together with the involvement of all stakeholders.

High-Level Session 1: Land management in time of crisis

Chair: Wael Al Ashhab, Head of Country Programme, UN-Habitat Iraq

Speakers: H.E. Mohammad Shtayyeh, Prime Minister, Palestine; Ibrahim Thiaw, UN Under-Secretary General and UNCCD Executive Secretary, United Nations Convention to Combat Desertification; Hon. Mohammad Sharakeh, Head of Land and Water Settlement Commission, Palestine; H.E. Salar Abdul Sattar Muhammed, Minister of Justice, Iraq; H.E. Manea Yaslim Baymen, Minister of Public Works and Highways, Yemen; Ms. Irena Vojackova Sollarano, Deputy Special Representative of the United Nations Secretary General (DSRSG) and Resident and Humanitarian Coordinator for Iraq; Ms. Ola Mohammed Soliman, Sudan National Council for Urban Development and Planning, Sudan; Mr. Fareg Abdanbi Fareg Ellafi, Chairman, Urban Planning Authority, Libya.

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Introduction

The Arab region is exposed to stress-factors that are challenging its socio-economic development and increasing its fragility to conflict. The region is being severely hit by climate change: freshwater scarcity, desertification and land degradation are on the rise impacting people's livelihood and food security. Land and land-based resources' management approaches have a significant role to play to reduce such fragility and improve the resilience of communities to climate change.

Over the past years, the region has been increasingly affected by violent conflicts with 50 million people currently in need of humanitarian assistance and over 15 million forcibly displaced (UNHCR, 2019). Such conflicts have causes and manifestations that go beyond land management, but good land management has a role to play to ensure the stabilization of societies in crisis by putting in place sustainable and inclusive patterns of land use that will sustain reconciliation, peace and economic development, and set the foundation for sustainable peace in the years ahead. Equitable sharing of land and land-based resources, protection of land rights, provision of affordable and adequate housing, establishment of functioning land administration systems are all interventions that will help countries to sustain peace in the coming years.

Further, the COVID-19 pandemic exposed the vulnerabilities and inequalities of the Arab society with consequences that are likely to be deep and long-lasting. The region's economy is expected to contract by 5.7 per cent, with the economies of some conflict-affected countries projected to shrink by as much as 13 per cent, leading to the increase of the poor to a quarter of the total Arab population. Good land management can ensure that land resources are efficiently and sustainably used and that their benefits are well administered and shared. Further, the pandemic has brought back to the attention the urgency of providing adequate housing for all, particularly for the about 82 million people living in slums. The vulnerability to the spread of current and future contagious diseases, such as COVID-19, calls for better urbanisation and renewed efforts towards affordable housing and slum upgrading.

Summary

The session brought together national authorities from Iraq, Yemen, Palestine and Sudan, along with members from international agencies, to present and discuss countries experiences that highlight the role of land administration and land registration for peace building and for combating climate change.

In Palestine, land management, registration and settlement play a crucial political role in terms of social cohesion and safeguarding the rights of the most vulnerable communities which are threatened by the Israeli occupation, and by outdated laws that have been in place since the Ottoman period. Despite these challenges, land

settlement focuses on protecting land and property rights at the national level which, in return, contributes to socio-economic development. Investment in public and state land to support economic opportunities is one of the initiatives undergoing Palestine to support sustainable development.

Figure 4: H.E. Mohammad Ibrahim Shtayyeh, Prime Minister, Palestinian National Authority.

In Iraq, in principle, customary laws are aligned with global frameworks, specifically human rights conventions, and especially in relation to safeguarding individual land and property rights that can't be revoked except for public uses. Further, customary laws provide equal rights to women and men and revoke any procedures through which land tenure could induce demographic or ethnic changes. However, in practice, many women still face challenges when it comes to inheritance rights and the inclusion in land documents. UN-Habitat's work in Iraq is considered a good practice in terms of HLP rights protection, especially in conflict areas.

In Yemen, there are ongoing ambitious efforts in addressing the root causes of conflict and improving land management. Currently, there is strong participation and investment in real estate projects at the local level which contribute to sustainable development. The government is also addressing land and natural resources management during the peace processes which discussion is considered a must in the country.

In Sudan, the climate change stressors adversely affect economic opportunities and deteriorate the public health system. Many environmental-focused regulatory interventions and polices were introduced to support land management issues; however, in many cases, political considerations overweight technical consideration when it comes to land management issues. Disaster risk reduction has an integrated role at the governmental level and inclusion of CSO in the decision-making processes is key in the context of Sudan.

In Libya, though the country is relatively large, the government still struggles with providing enough land for urban development or for agricultural uses, which results in urban sprawl. Currently, the government has adopted land and ecological designations with four main ecological zones. The geographic designations and analysis of the characteristics is key to enable the government steer urban development and forestry, especially when it comes to environmental issues.

Conclusions

Conflicts over land continue to be a challenge to sustainable land management in the Arab region. Therefore, the land sector could benefit from the humanitarian-development-peace nexus approach and from policy changes that are aligned with good land governance. These reforms should include spatial planning laws and regulations that minimize encroachments and protect land from degradation.

International agencies have been intervening in conflict settings to protect HLP rights. These interventions and initiatives need to be upscaled to promote inclusivity and to protect the rights of Bedouins, pastoralists, refugees, and ethnic minorities, by following a human-rights based approach that is inclusive to all, leaving no one and no place behind.

More attention is needed in terms of the land management to *Waqf* designations and the role it might play in sustainable development. Likewise, enhancing women land rights will be pivotal to achieve long-lasting stability.

High-Level Session 2: Modernization and reform of land administration

Chair: Anna Corsi, the World Bank

Speakers: Wael Zakout, the World Bank; Hono. Judge Mohammad Ghanem, Chairman, Palestinian Land Authority, Palestine; H.E Mr. Yahya Al-Kasbi, Minister of Public Works and Housing, Jordan; Wafaa Aldow Nasrudin, Office of Technical Operations for General Director for the Ministry of Planning and Urban Developments - Khartoum State, Sudan; Ms. Shilan Arif Hama, Deputy Minister of Justice, Kurdistan region, Iraq; Dr. Georges Maarawi, Ministry of Finance, General Directorate of Land Registry and Cadaster (GDLRC), Lebanon; H.E. Mohammed Hassan Suleiman Daoudia, Minister of Agriculture, Jordan; Eng. Alaa Abdel Fatah, General Organization of Physical Planning Chairperson, Egypt; Dr. Abdel Khaled Ibrahim, Assistant to the Minister of Housing, Utilities and Urban Communities, Egypt ; Eng. Naser Adel Kherbet , Deputy General Director for Planning and Design Affairs at the Public Authority for Housing Welfare, Kuwait

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Introduction

Research repeatedly shows that secure property rights and effective land and property markets are foundational for an efficient, productive economy. Property rights give confidence to invest in land, allow private companies to borrow using land as collateral to expand job opportunities, and enable governments to collect property taxes. Secure land and property rights also contribute to equity and to improving women's land rights, as well as reducing conflict and social tensions. Several governments in the Arab world are cognizant of the importance of, and need for, a land administration reform in order to capitalize on its benefits. However, many challenges persist. Oftentimes, legal and institutional frameworks are fragmented, resulting in policy gaps that jeopardize tenure security for citizens and businesses. Gaps may include inheritance rights for women, grievance redress mechanisms for land disputes, lack of legal authority for digital land records, etc.

Moreover, although many Arab countries have existing systems in place for registering land and property transactions, most of them are inefficient and outdated, prone to duplications, and often take weeks or months to register a transaction. Consequently, the legitimacy of official land and property records are often questioned, resulting in a lack of trust and access to data, negatively impacting their use for bank loans, investment opportunities, and robust land and property markets.

The purpose of this session was to discuss existing challenges as well as current initiatives to reform and modernize land administration systems in the Arab world. The session consisted of a panel discussion and Q&A with government officials from select Arab countries to understand (i) their reform priorities; (ii) what strategies they have undertaken to implement national programs for modernizing their countries' land administration systems; and (iii) how they have addressed challenges as described above. Topics included digitization efforts, data transparency, grievance redress mechanisms, private sector participation in the land sector, addressing gender gaps in land ownership, and political will and institutional champions for reform.

Summary

The COVID-19 pandemic has affected the economic development of many cities. As the region revives from the pandemic, it is presented with an opportunity to build back better and greener which entails developing and investing in infrastructure, education, and agriculture as means of boosting the economy and creating jobs. In Kuwait, due to the current rapid urbanization rate, the government is investing in building new greener cities supplied with the city services with the aim of providing welfare for Kuwaiti families. Further, the government is

developing partnerships with the private sector through the public-private partnership (PPP) model to increase the revenue of commercial areas and, parallelly, it is investing in the infrastructure of smart cities that would enhance people's lives using technology.

In Iraq, the ISIS illegal occupation and selling of land, and the destruction of land documents have affected current land administration efforts and resulted in the forgery of fraudulent documents. Currently the country is moving towards electronic governance using sophisticated systems, and it is facilitating loans for agricultural land tenure.

In Lebanon, following the economic and social issues coupled with COVID-19 restrictions of the past year, the government has tried to regulate the relation between administration and land administration with the aim of elevating the pressures on the residents. The government is collaborating with the civil engineers' syndicate and the syndicate of real estate developers to assist land management and land allocation.

In Jordan, planning is used to identify the best spatial, economic, and social land use to benefit the community as a whole. Land management is important to safeguard the environment, regulate land use and act as a coordination tool between the policies and the community needs while coordinating development and heritage protection efforts. Within the country, the most dominant use is housing, followed by commercial uses and then public services. There are different ways of regulating urban development, including spatial planning where different scenarios are developed and assessed for implementation. The current approach to housing is densification, which limits unwanted horizontal expansion but can lead to additional pressures on the infrastructure that did not account for densification. This approach is a result of the increasing Jordanian population by the influx of refugees that are mostly residing in Amman. The increase affects the supply and demand which in return affect the value.

Jordan has invested in developing urban projects and developed management systems to allocate housing and community. Given the nature of the population and the presence of refugees, the government has provided social housing to retirees and impoverished population, and it is currently working on increasing the number of beneficiaries through political decree. Moreover, the government has set up a national housing programme with the aim of creating holistic neighbourhoods. Such programme targets the impoverished population, youth and newly wedded/ small families, and it will also assist in regulating land use and preventing unwanted encroachments.

Figure 5: Ms. Wafaa Ad-daw Ash-shreef, Architect & Town Planner - Ministry of physical Planning (UN-Habitat, 2021).

In Palestine, the government is exerting effort into improving land management to contribute to the attainment of the SDGs and NUA. The government structure was modified moving away from having multiple authorities working on land and resulted in the establishment of the Palestine Land Authority. The Palestine Land Authority is now considered as the main authority over land in Palestine. The next step would be developing a common policy for land management. Moreover, the authority developed guidelines for investing in state lands, created a geospatial national database using the most recent data on land, where Palestine Land Authority is the sole data provider. The data is for now accessible only to the government and will

later be accessible to the community and private sector/real estate.

In Sudan, the government is currently developing the strategic plan for Khartoum. This plan aims at developing a spatial plan that should ensure sustainable development in Khartoum. The main pillars to achieving sustainable development would be presence of data, defined methodology, coherent land use, and the consideration of population needs, housing, administrative uses, public transport, commercial use, environment, road, finances and governance. Implementing strategic land management exercises will assist the government in supporting the large influx of refugees. Currently, IDPS live on the outskirts of the city and started developing their own housing which results in the expansion of informal settlements and adds pressure on the basic urban services. With aim of decreasing the pressure over the city center, nine cities will be developed through financing from the government and international loans, investments and PPP.

Conclusions

Secure land tenure for the communities will support the sustainable development of cities. Communities that feel secure are more prone to invest in agricultural activities and house and neighbourhood upgrading. For the next phase, it is important to focus on: modernizing property registration, modernizing the legal frameworks that still use Ottoman's and colonial laws, automating and updating land registration, providing e-services, allowing private sectors and banks to access data regarding land. State land presents an opportunity for economic development and property taxation reform will help assigning adequate taxation based on the real land value. Finally, there are key questions to take into consideration: modernizing property is important but why isn't it happening? There are good practices in the region, how can we encourage knowledge exchange? And, finally what are the needed policies changes that allow women to access and enjoy their HLP rights?

High level session 3: Women and land

Chair: Rania Hedeya, UN-Habitat Egypt

Speakers: Jeanette Edeme, Department of Rural Economy and Agriculture at the African Union Comission; Susanne Mikhail, Regional Director, UN-Women; Eng. Jumana Attiyat, General Director of Housing and Urban Development Corporation (HUDC), Jordan; Jalel Gaha, Management Unit by Objective of Neighborhood Regularization, Tunisia; Ibrahim El-Dosougi, Sudan National Council for Urban Development and Planning/ Sudan National Funds for Housing; Mr. Tawfiq Aljarrah, Kuwait Real Estate Association; Mike Taylor, International Land Coalition; Shaylan Aref, Kurdistan region.

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Introduction

The challenges faced by women in the Arab states in accessing land do not substantially differ from those faced by women in other parts of the world. Various factors, including socially prescribed gender roles, unequal power dynamics at the household and community level, discriminatory family practices, unequal access to justice, institutions and land administration processes, traditional norms and local tenure relationships serve as a barrier to women's tenure rights. However, there are specific challenges encountered by women in Arab countries that lead to the fact that only five per cent of them have their name on a legal land or housing document. This high-level session covered the theme of women and land with a wide participation from Jordan, Iraq, Tunisia, Sudan, Kuwait and other regional and global entities. The session mainly revolved around the status of access to land rights for women in different contexts, and the enablers and barriers for this access.

Summary

Women's secure access to land and property enable women to proactively participate in decision making processes within and outside their families, and to take part in larger political debate as a key stakeholder. In displacement and crisis-affected contexts, women are often better protected from violence and their vulnerabilities are reduced when they have access to land and property prior to the crisis happening. Women's access to land and property spills over to their engagement in peace processes, making peace negotiations more sustainable. The high-level session brought together experiences from different countries in the region where some crucial common issues can be identified regarding women's ability to own land and to benefit from such asset economically and socially.

The African Union is working to promote rights of women at the continental level through many initiatives, including the African Land Policy Center that is working to mainstream gender in land administration systems. Ministerial committees are urging member states to achieve a 30 per cent target of secure women's land rights by 2025, and the Department of Rural Economy and Agriculture at the African Union Commission are tracking status and reporting every two years. Moreover, the commission was requested to develop a continental strategy and guidelines to integrate gender in the land sector in Africa. Experiences from Tunisia, Jordan, Kuwait and from the broader African Region highlighted several components of land in its relation to women.

In Tunisia, women have equal land rights enshrined in the Constitution. Currently, informal settlements land regularization and legalization is ongoing with the goal of integrating these land and properties into the economic cycle while retaining land tenure.

In Jordan, there have been strides in upgrading informal housing and in developing social housing projects through different schemes that include cross subsidy, value return, and bigger land plots to respond to the different needs. Proper infrastructure was provided to all these

projects, funded from public spending. Moreover, the National housing program is providing apartments and land to low-income households and youth through subsidized loans, 24.1 per cent of which are owned by women.

In Kuwait, the government supports divorced women through subsidization to secure their livelihood, including housing. Like in Jordan, in Kuwait, the government is encouraging women to participate in political realm and be part of municipal and ministerial councils.

In Sudan, land laws widely differ from their implementation given the presence of strong customary and Sharia laws that add hurdles to women land ownership and to related economic benefits. There are three main barriers that limit Sudanese women's access to land: (1) land data is limited and there is a lack of proper land management procedure that ensure women's rights; (2) at the time of land registration, land is usually registered under the male's name; (3) only citizens can own land or real estate, thus impacting women with refugee status or women investors. Finally, according to the Sharia, women can inherit half of a man's assets, however this is not being implemented. Long-term plans focus on introducing sustainable gender-specific real estate programs, means for accessible data management systems, slums redevelopment programs, community awareness programs and capacity building.

In the Kurdistan region, the government is committed to increase gender equality and has amended the legislations that discriminate against women. Additional laws that reduce discriminatory procedures against women's

access to land were issued in the Iraqi council but have not been applied in the Kurdistan region.

Figure 6: Ms. Fedaa Ibrahim ElDosougi, Secretary General -Sudan National Council for Urban Development and Planning (UN-Habitat, 2021).

Conclusions

The session overviewed a wide spectrum of issues faced by women in terms of access to secure land rights in multiple countries in the region. The actions undertaken by the different countries show some possible interventions that can be contextualized to enhance the current relation between women and land. Many of the efforts at local or national level need to be accompanied by a global push for women's rights as the issue is not simply an Arab Region's issue but rather a global one, and it is crucial to achieving the SDGs. Security of tenure and land for women is an important and grave issue especially in times of conflict where women's vulnerability is significantly decreased by such an asset.

Youth Assembly

Chair: Rabie Wahba, International Land Coalition (ILC)

Speakers: Tareq Hassan and Salah Alabdali, International Youth Council Yemen (IYCY)

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Introduction

Youth and civil society groups have an increasing role in shaping the public debate, and humanitarian and development work in Arab countries, but their engagement in the land debate remains limited. Limited is also the research and the reflection of land sector stakeholders on the reasons behind and the consequences of this timid engagement. The assembly has been an opportunity to learn about the work being done by youth and civil society, share challenges and limitations faced, and discuss the increased role that they could play in land governance in the Arab region. The role of women's organizations and grassroots groups have also been discussed, and the lessons drawn from the Expert Group Meeting held in December 2020 under the leadership of the International Youth Council of Yemen (IYCY) on the Role of Civil Society in Land Governance were presented. The Assembly provided an occasion to strengthen the partnerships and networking of youth and civil society organizations interested to engage in land governance and land administration in the region. A regional network of Youth and CSO's has been established by IYCY in order to exchange knowledge and lessons learnt and to increase the role of youth in land sustainably.

Summary

Youth and civil society are important pillars in the community where their voices play a crucial role in achieving good land governance. The main questions posed in the session were on the solutions, at the national and international level, that tap into the experiences and expertise of youth. IYCY has conducted assessments in several cities where different stakeholders took part in the survey exercise. Among the main findings, a common understanding can be reached between civil society and government on sustainable and responsible land management. With focus on Yemen, although there is a large influx on IDPs residing in informal settlements, there is a limited number of CSOs working on land issues.

Figure 7: Rabie Wahba, International Land Coalition, carrying out an interactive demonstration was carried out with volunteers from the audience (UN-Habitat, 2021).

During the session, an interactive demonstration was carried out with volunteers from the audience who were asked up on the stage to respond to the questions reported below. Volunteers representing policy makers were able to say yes to most of those questions while those representing IDPs could barely answer affirmative for any of them. Questions and related answers were the following:

a. Have you heard about land governance before this conference? Answer: Yes (72%), no (28%).

b. What is the adequate way for you to access information about land? Answer: internet (43%), community leaders and government institutions (48%),

academia (5%), land users such as farmers, investor, land holder (5%).

c. Do you think accessible information regarding land is relevant to young men and women? Answer: yes, to both (55%); no, not to both (25%); I don't know (20%).

d. Is the information regarding land easily understood by young people? Answer: Yes (71%), no (17%), I don't know (13%).

e. What are the reasons that make young people see land information as not easy to understand? Answer: Incomprehensible terminology (24%), lack of information transparency (48%), lack of interest in land (14%), vague domain (10%), government's matter (5%).

f. Are there governance structures for civil society organization and youth to participate in the decision making with regards to land issues? Answer: Yes (15%), no (80%), I don't know (5%).

g. Are there institutions or associations in place to assess, identify and promote the needs of youth in relation to land? Answer: Yes (17%), no (58%), I don't know (25%).

h. What are the barriers that would prevent young women and men to access land and housing? Answer: financial (27%), cultural (9%), social

status (5%), legal, religious, all the above (59%).

i. Are you directly or indirectly involved in land related stream of work? Answer: Involved directly (32%), involved indirectly (59%), not involved (9%), I don't know.

j. What are the most important topics related to land to which you would like your country to give more attention to? Answer: social housing, public spaces (25%), mortgages for youth, women and land right (17%), youth land rights (17%), land and peace building (25%), access to land information (13%).

Conclusions

It is important to encourage youth to take part in policy making processes for land, and hence assist in achieving better land administration, management and registration. The poll highlighted that governments need to work on making land management more accessible by providing tools for economic empowerment, and legal enactments that would enhance the access of youth to information and decision-making process.

IYCY requests all the UN-agencies, donors and humanitarian partners to support Yemeni civil society organizations who are working on youth and land-related matters. Further, IYCY asks governments to include youth in all policies, decisions and strategies related to land governance.

Round table 1: Land governance and land degradation neutrality

Chair: Marcos Montoiro, UNCCD

Speakers: Miriam Medel García, UNCCD; Ahmed Abdelati, UNCCD; Wissal Gharbi, Tunisian Agricultural Land Agency; Petra Samaha, Lebanese Center for Policy Studies (LCPS); Jes Weigelt, TMG Research gGmbH; Vera Boerger, FAO

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Introduction

At COP14, the United Nations Convention to Combat Desertification (UNCCD) Parties adopted the decision 26/COP.14 on land tenure, recognizing that responsible land governance is a fundamental component of sustainable land management. Governance of tenure is crucial to the livelihoods of billions of people, who depend on their tenure rights and tenure security to engage in sustainable land management practices for their food security and nutrition. Sustainable land management helps avoid, minimize or revert land degradation which is prominent in the Arab region due to the region's growing scarcity of water resources and high levels of aridity. The round table provided an opportunity to discuss the complex nexus between land governance and land degradation neutrality, and the specificities of land tenure in the context of desertification, land degradation and drought in the region.

Summary

UNDCC views Land Degradation Neutrality (LDN) through a holistic approach, linking land to the broader concept of the SDGs and to enhancing well-being, livelihoods and environment, which has become even more relevant with the COVID-19 pandemic. The aim is to achieve a neutrality score, whereby land resources are not overexploited. Land tenure security is key to enable LDN as those who own land are able and more willing to invest in the restoration of their land. The decision taken in the Conference of Parties mandates the UNCCD Secretariat to work on three tracks: policy, reporting and awareness-raising. The policy track touches upon the technical guide, on how to integrate the

Voluntary Guidelines on the Responsible Governance of Tenure into LDN.

FAO, on the other hand, has developed the VGGTs that are recognized as a guideline and an instrument to improve tenure security on a large scale, and they are intended to contribute to the global, national and local efforts recognizing the importance of land and legitimate tenure rights towards sustainable development. At the local and national level, these efforts may include recognizing legitimate tenure rights, establishing local dialogue mechanisms, ensuring meaningful participation and inclusiveness, setting land tenure and land use policy/legal frameworks, strengthening land administration systems, and enhancing inter-institutional coordination.

Figure 8: Round table on good land governance and land degradation neutrality (UN-Habitat, 2021).

One key aspect that is often neglected is Pastoralism. Pastoral societies have accumulated knowledge over centuries of management of food and land use systems (ecological and social factors). Land policies must recognize the customary land tenure and land use systems. Policies related to pastoralism needs to be

recognized. Therefore, it is key to deconstruct preconceived ideas on societies and land use and combine them with the policies.

Three interconnected factors can explain the ongoing land degradation: natural vulnerability, socio-economic factors (poverty, fragmentation, demographic pressure) and governance.

TMG Research gGmbH introduced elements of the technical guide that were produced based on series of e-consultations with global/ regional/ national experts and several relevant case studies. It is key to create incentives for sustainable land management practices by securing land rights of those who actually use the land, otherwise there is the risk of losing one of the key agents to achieve LDN. The technical guide offers a range of activities at local and national levels that can be selected to increase tenure security to combat desertification, land degradation and drought, and to achieve land degradation neutrality. The nine pathways can be divided in three broader categories: (1) key elements of responsible land governance to LDN (legal and policy framework, policy coordination mechanisms, women's land rights); (2) specific tools (integrated land use planning, grievance mechanisms, land consolidation); and (3) specific tenure regimes (public lands, commonly owned lands, private lands).

Two case studies have been presented. In Egypt, according UNCDD, one of the main issues is desertification especially in the Northern coast zones where it faces challenges with respect to water resources and drought, plant resources (e.g. deteriorating plant cover, over grazing, firewood, improper agricultural practices, poor rangeland management, etc.), soil resources (e.g. erosion, low fertility, low productivity, salinity, drought), and poverty. A project was implemented in Masra Matrouh, in the North Coast, to enhance sustainable management of natural resources, including water and land, to reduce poverty and enhance livelihoods. One of the main focuses of the project was water harvesting. The development of a flat-water harvesting system resulted in the allocation of land to the government, which through

discussions and collaborations contributed to the development the valley. In addition, micro water harvesting systems and grazing areas were developed to enhance cultivation, improve livelihoods and restore degraded lands in the region.

Tunisia is facing challenges that include climatic changes (such as successive drought and decrease of precipitation), desertification and degradation of agricultural land, weak control of excessive agricultural land use by farmers, aggravation of the salinization phenomenon that degrades land due to the excessive use of groundwater (in South Tunisia) and of surface water (in North Tunisia), urban expansion, implementation of industrial projects on fertile agricultural, lack of material and human resources in public institutions involved in monitoring land consolidation perimeters, and plurality of stakeholders involved in the registration of rights. Moreover, in Tunisia urban expansion is increasingly becoming a challenge for land degradation neutrality as in some areas people face the question of whether to have food or to have a home. The Tunisian Agricultural Land Agency has used land consolidation and conservation actions as tools to combat land degradation and land fragmentation. Four mechanisms of land consolidation were used: (i) legal (through laws concerning the protection of agricultural land and the registration of land rights), (ii) institutional (through a plurality of institutions working on land consolidation), (iii) financial (through public funding as well as funding from international conventions and institutions); and finally (iv) technical mechanisms, with special focus on land consolidation actions.

Conclusions

The nexus between governance of tenure and land degradation neutrality has a complex, multi-factual and multi-scale (national / subnational/ local) nature. It is important to address sustainable management of natural resources while taking into consideration tenure and enhancing coordination between/ amongst ministries. Land tenure security is a key step

toward LDN, especially women's tenure. The knowledge about LDN and the technology to achieve are there but the implementation environment still needs to be created: stakeholders must encourage change, education, awareness raising. Also, it is important to note that terminologies might vary depending on the national context, especially in Arabic language. It was brought up in the discussions that tenure refers to the accessibility to land while ownership commodifies or financializes the land. Tenure refers to the access and use of land for those who need it but may not afford or be able to own it.

Round table 2: Displaced women's access to land

Chair: Jim Robison, Jim Robinson, Housing, Land and Property (HLP) Area of Responsibility, Global Protection Cluster and NRC.

Speakers: Laura Cunial, Dana Swanson, May Hadaya, Sheren Bakhsar and Noor Taher from NRC.

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Introduction

Displaced women have been facing various barriers when accessing and claiming their land and property rights. The legal frameworks placed by governments haven't yet changed to accommodate the status of women, and in particular women in crises. Women's land rights are impacted by social norms, poverty, loss of official documents and security networks. At the same time, conflict and displacement brought to a transformation of gender roles for women across the region, with women reporting increased decision-making power in the household and taking up roles that were previously considered for men only. The round table explored barriers faced by women displaced because of conflict in claiming and exercising their housing, land and property rights while displaced and or upon return to their area of origin.

Summary

The round table focused on Iraqi and Syrian women and the challenges they face within the country of origin and in the host countries. NRC presented their findings based on research and work in the field. In Iraq, the conflict coupled with the ethnic and sectarian pre-existing conflicts contributed to women's loss of land rights. The conflict in Iraq has complicated women's right to own and claim property which is caught in the interplay between formal and customary norms. Women often also lack awareness of their own rights. Moreover, with the conflict, most women have lost official land and civil documentation hindering their capacity of proving their inheritance rights to the land.

For Syria, the main challenges faced by women include lack of awareness about rights and procedures, restrictive social and cultural norms, poverty, displacement and the lack/loss of property and personal documents. Progress has been made with the promulgation of new legislation which directly or indirectly affect women, such as the 2019 amendments to the Personal Status Law and other initiatives such as the digitalization of property records. NRC has been providing legal assistance for women to obtain their civil documentation and legal residency in Jordan and Lebanon, and it has found a changing perception within the women on their roles and their rights. Particularly, women have become more willing to take on roles that were "deemed" as manly roles.

NRC has developed a booklet on the personal stories of Syrian women attempts in accessing their property rights. Lastly, UN-Habitat has developed key messages on sustaining peace through women's empowerment and increased access to land and property in fragile and conflict affected areas, with contributions from Global HLPAoR members, particularly NRC, IOM, and UNHCR. The messages were briefly presented to the audience as an engagement tool for non-experts in the field and as an advocacy tool.

Conclusions

Women play a vital role in sustaining peace and hence should be included in the decision-making processes and in political roundtables. It is crucial to understand and address the current HLP issues faced by Syrian and Iraqi women, such as lack of protection, inequality, loss of documentation, lack of awareness, social constructs, and discriminatory inheritance practices. Addressing these issues will ensure more equitable and sustainable humanitarian response, and will ultimately protect, support, and strengthen the safety and resilience of those affected by the crisis - especially women.

Round table 3: Land consolidation

Chair: Frank van Holst, RVO; Jean Maurice Durand, FAO

Speakers: Morten Hartvigsen, FAO; Wissal Gharbi, Agricultural Land Agency in Tunisia; Dr. Ali Hozayen, Ministry of Agriculture and Land Reclamation, Egypt; Dr. Said El Azrak, Hassan II Institute; Salah Abukashawa, Center for Land and Environmental Governance in Sudan; Mrs. Fatma Tuz Zehra Gulsever, Republic of Turkey Ministry of Agriculture and Forestry.

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Introduction

Land consolidation is a tool for reducing land fragmentation and it contributes to improvements in agriculture and efficient land use. Land fragmentation is an issue faced by many countries in the MENA-region and it is influenced its social structure: in the Arab region, under a system of private law and custom, property is inherited amongst heirs with progressive sub-division without correction mechanisms to preserve farming structures. Often such sub-division between heirs is intended to maintain, by a meticulous similarity in each subdivision, a physical equality of shares in the original holding.

The implications of fragmentation are twofold: the plots become fragmented and rational cultivation is prevented; modern cultivation methods applied to parted distant plots can be of problematic efficiency; and the holdings are reduced to sizes insufficient to support a family. Land consolidation can be used as a highly effective instrument not only to cope with these particular issues but also to address and improve the other challenges related to land governance, including improved management of natural resources, better management of watersheds and forests, building and consolidating peace, re-inclusion of degraded lands, and reducing informality through improving land administration systems. However, land consolidation alone will have little effect on the long term unless the impact of the sub-division of parcels through inheritance is mitigated with legislative reforms. The round table provided an opportunity to discuss the state-of-the-art and new approaches to land consolidation as part of integrated rural development strategies in North Africa and Near East.

Summary

FAO presented their experiences in European cities, where land management play an instrumental role in land consolidation. Traditionally land consolidation was used as an instrument for agricultural development to reduce land fragmentation and enlarge farm sizes, and as multi-purpose instrument to improve agricultural infrastructure and/or public intervention and to respond to land registration problems characterising informal land. The three pillars of the FAO regional programme on land consolidation in Europe and Central Asia include: i) technical guidelines, ii) field projects in programme countries, and iii) LANDNET, the informal technical network of land tenure professionals.

FAO developed legal guidelines on land consolidation instruments at policy, legal, institutional and operational levels. Furthermore, it provided a land consolidation definition, a typology of the main land consolidation approaches (voluntary, majority-based, and mandatory), and three standard project phases (conducting a feasibility study, negotiating with the community on re-allotment and finally implementing the project). The guide emphasizes the importance of a multi-purpose approach. It also recommends conducting pilot projects before scaling up, engaging different stakeholders to achieve a participatory process, and combining land consolidation with land banking instruments.

In Tunisia, The Agricultural Land Agency of Tunisia is dealing with the phenomenon of

fragmentation of agricultural lands and clarification of the ownership situation in areas of intervention. The land consolidation procedure in Tunisia consists of six key stages that start with defining the zone of intervention and raising awareness of both women and men equally. These are followed by deciding on the perimeter which allows the authority to declare decrees to conduct the land consolidation programme, followed by an inquiry on the land borders and the collection of deeds of ownership. Then the project is published and it is followed by a decree on the approval of the plans.

Land consolidation operations in irrigated areas include an obligation of participants to apply irrigation systems after the project, and to financially contribute to the costs of hydraulic installations. For irrigated and rain-fed areas, land consolidation reduces ownership dispersion by enforcing the legal principle of minimum ownership and monitoring ownership transaction. Land consolidation facilitates access to agricultural credit and subsidies, and combats soil erosion through planting certain crops and combining land consolidation with land degradation mitigation measures. Land consolidation awareness raising in Tunisia is gender sensitive.

Some of the challenges facing land consolidation include climate change, weak control of new plots allocated to farmers, urban expansion and implementation of industrial projects on agricultural land, poor coordination between structures involved in preserving agricultural land, insufficient water resources for irrigation, lack of data on agricultural land, lack of human and material resources. Land consolidation has the mean to impose severe sanctions on those who do not respect regulations of land use, and to create a public structure that holds an information system able to collect data relating to each agricultural plot.

In Egypt, the agriculture sector plays an important role for the country's economy with 11,05 per cent of annual GDP value in 2019 and by providing more than 50 per cent of job opportunities. However, there is limited agricultural land available to provide food. The population derive their food from the cultivation of nearly 9 million acres. Land fragmentation in Egypt results from the post revolution laws and inheritance laws which envisage the division of the land into smaller plots. The programme "Building the resilience of food security systems in Upper Egypt", jointly executed during 2014-2020 by the Ministry of Agriculture and WFP, focused on consolidating land through the establishment of cooperatives of small-scale farmers (consolidating land use); subsidizing each cooperative during the first three years; covering levelling costs, the cost of seeds, fertilizers, and the provision of extension services. The conducted impact assessment of the project indicated a success rate of 70-80 per cent in overcoming fragmentation through cooperation, increasing crop productivity by 20 per cent and decreasing the irrigation water consumption by 15 per cent. Farmers' opting-out rates did not exceed 20-30 per cent.

In Morocco, the agriculture sector is facing a dichotomy between the modern and traditional ways of land and agricultural management and systems. Land consolidation, including both rural and urban settings, is expected to bring the old traditional agricultural systems and management into the modern form of agricultural system and management. This is done through a diagnostic phase of the land sector in a specific area where traditional forms of land tenure are prevalent before land consolidation can occur. Land consolidation in Morocco provides rural land use planning through securing access, irrigation, infrastructure, modern agri-systems, etc. Parcels are transformed through participatory approaches, socio economic surveys, and awareness raising. Land consolidation commissions support all stakeholder engagement and commission members are the beneficiaries themselves who take the lead in decision making.

In Sudan, land consolidation started in the 1930s. The initial objectives aimed at reducing costs, developing irrigation systems, and extending agricultural areas through the provision of

irrigation and crop diversification. Further, land consolidation aimed at consolidating small farms to provide necessary services and increasing productivity of food and other products, particularly cotton. Several projects were implemented over the years. Among the lessons learnt, land consolidation can contribute to decreasing production costs, enhance producers' access to agricultural inputs and financing, diversification of crops, access to the national and international markets. While the challenges identified include, among others, maintenance of irrigation infrastructure, sustainability of funding, and limited capacity.

Figure 9: Salah Eldin Hassan Ahmed Abukashawa, Estidama Training Centre (UN-Habitat, 2021).

In Turkey, land consolidation programmes were used as a tool to solve irrigation, agricultural, drainage, and other infrastructure problems. However, there has been few challenges affecting small scale holdings such as lack of rural infrastructure, fragmentation through inheritance, and land abandonment. After implementing land consolidation, large and uniformed shaped parcels were developed, the water and road connection improved, land abandonment decreased, land leasing and selling became simpler and the rental fees thrice-d and quadrupled. The evolution of land consolidation in Turkey follows a path from simple land consolidation to multi-purpose land consolidation (basin-based land consolidation starting from 2008), and combined land consolidation - land banking approach (under

development since 2015). The operationalization of land banking is currently supported by FAO.

The round table included a Q&A session, during which the following questions were discussed:

a) What can be said about the public cost of land consolidation programmes? How are these covered in middle-income countries? What can be said about farmers' preparedness to cooperate in countries with modest confidence in government? Is there a relationship between the level of public funding and farmers' willingness to participate in land consolidation?

In Morocco, the government covers all the costs of land consolidation which varies between EU 1000-1500 per hectare. In Tunisia, the costs are taken by the budget of the agricultural land agency, while farmers need to provide financing for the hydraulic installation. Registration of land rights are also covered by public funds. In Turkey, cost is covered by national budget, farmers do not have any financial cost even in terms of irrigation installation.

In Egypt, beneficiaries participate from the inception of a land consolidation project. This is conducted through socio-economic land surveys to assess the feasibility of land consolidation projects, which the administration is responsible of doing. Moreover, awareness raising is maintained throughout the process. A land consolidation commission based on four farmer members decide all sorts of activities related to the project.

b) How to handle weak tenure security when one wants to undertake land consolidation?

According to FAO, it is counterproductive to register the land rights and then conduct land consolidation project. The feasibility study should assess the legitimate right holders of the land parcels that are not formally registered. The legal registration should be part of the third phase of the process, which

is the registration and implementation phase.

Conclusions

Land consolidation is an instrument which, in addition to traditional agricultural objectives, can contribute to the implementation of land restoration, environmental and infrastructure projects and improve the economic power of farmers. Important activities that accompany land consolidation include clarification of ownership and registration of property rights (creating opportunities for recognizing and formalizing women's rights), formalization of inheritance, fragmentation and update of cadastre records. Land consolidation can also contribute to modernizing the agriculture sector. It is imperative to develop land consolidation projects in a participatory manner. Moreover, land fragmentation and consolidation are challenging in terms of inheritance, land tenure regimes, capacity development, farmer's preparedness and participation.

Round table 4: Land administration

Chair: Kholoud Saad, Esri Northeast Africa

Speakers: Wael Zakout, the World Bank; Christiaan Lemmen, Twente University/ Kadaster; Willi Zimmermann, Arab Land Initiative; Ombretta Tempra, UN-Habitat/GLTN

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Introduction

The roundtable on Land Administration built on the Dubai Declaration on Land Governance in the Arab States, developed during the first Arab Land Conference, in 2018, which "Highlighted 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 by improved service delivery to ensure the sustainable use of land resources for this and next generations". The round table had the overall objective of advancing the land administration agenda in the Arab countries by providing to participants the opportunity to meet, share updates on work being done or planned, and strategize on how to join efforts among land initiatives and partners to achieve the common goals outlined in the Dubai Declaration.

Summary

UN-Habitat presented the Arab Land Initiative created in 2016 by UN-Habitat/GLTN, the World Bank, and other partners – with the 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"**.**

Egypt - An overview on the main developments in real estate and property registration processes in Egypt was provided, including regulatory frameworks in place that witnessed positive changes to protect land and property rights and enabled investments. The modifications of the customary laws used in Egypt to protect individual rights were presented together with the challenges faced in the process, such as time

issues. The government adopted modern tools in converting paper documents to automated systems by benchmarking real estate and properties with aerial photographs.

Oman – The National Urban Strategy is working on curbing urban sprawl and address urbanization challenges. In terms of modernization initiatives, Oman has focused on the urban planning connection with land administration issues, and this will be realized under the National Spatial Strategy that was concluded recently. The role of local participation is key in the formulation of land administration laws. The work they do is cognizant of social and transparency considerations regarding land information with focus on the spatial dimension. On the institutional level, a unification mechanism was adopted. Land administration requires proper planning laws, capacity building, comprehensive national strategies that incorporate social aspects, and a nationally unified system.

UAE - The investment in using automated processes and smart technologies, including block chain was catalysed by the COVID-19 pandemic. In the UAE, a person can register a property in 30-minutes. This was enabled by a regulatory framework and institutional set up where users can access all information related to land including valuation, fees, processes, etc. Successful global partnerships were established for examples with ESRI and Khatib & Alami. Further, the role of women has been well recognized and tapped in: women land rights have been retrospectively recognized and safeguarded, and user rights, including rental agreements, have been documented.

Kuwait - The national master plan in Kuwait is the statutory tool that influences land administration

issues, noting that the urban area is less than 10 per cent of the total area in the country. Further, there is an ambitious plan to realize large scale housing and industrial schemes to be realized in cooperation between the different governmental bodies, including the Municipality of Kuwait.

Yemen - The public and state land is protected through different land laws, and there is reference to master plans in the registration processes which depends heavily on field investigations especially in remote areas. A proposal has been made to adopt a unified lexicon to land issues in the Arab region. Further, in Yemen, there is an increased focus on protecting open and green public spaces.

Syria - A unification project has been introduced which envisage a unique regulatory framework in relation to land issues. Further, there is focus on automated and electronic services to the citizens, especially considering the ambitious build-back-better project with a vision to realize smart cities that include modern land administration apparatus. In terms of land uses, there is clear designation to land uses and parcellations of land plots. The regional planning initiative promotes the conservation of agricultural land and natural resources.

Lebanon - The registration of land and properties process takes between 2-3 days, and is done through electronic tools, including mobile applications and online registration. Lebanese citizens in the country or abroad can easily access information related to land. Further, the government is working with development partners, such as the World Bank and the French Government to simplify land registration processes by allowing designated staff to register land and properties easily. A successful project was piloted in Beirut to register public and state land, and it will be rolled out in the rest of the country.

Jordan - Only the documentation from the land register, including the buying and selling of land, is officially recognised in the country. The current focus is on updating the land cadastre to advance electronic services to citizens and clients with 75 per cent of built-up area already demarcated and digitized using technology. Land interventions depend by and largely on government support. Further, through a pioneer experience in land valuation, they are in the process to convert from the market value to administrative value.

Palestine - The role of local authorities is key in the land settlement processes to ensure sustainability and local ownership. Currently, there is political support from the government coupled with technical and financial commitments from development partners, however, there is a need to upgrade the regulatory framework. Capacity development remains important, and there is a need to focus more on maintaining up-to-date databases and technological tools, including archive systems to realize a comprehensive land information system.

Sudan - The role the court system plays in safeguarding the public and state land was presented. Registration of agricultural land and housing land is complete, lands that are unregistered fall under a law stipulating that unused land is registered as state land.

Conclusions

It was apparent in the round table that comprehensive modernization programmes and titling systems in the Arab region are on the rise, including automated and electronic processes and services to the citizens. Success stories show that good land administration is not only based on use of technology, but also on capacity development and strong legal systems. Land administrators in the Arab region are committed to continuous learning and capacity development based on fit-for-purpose programmes, with special focus on vulnerable groups, including IDPs, and refugees. Transparency issues remain of utmost importance to protect the investments of the government and private sector.

Round table 5: Development Partners' Agenda in the Arab region

Chair: Rafael Tuts, UN-Habitat

Speakers: Doaa M. El-Sherif, UTI/HBRC; Erfan Ali, Robert Lewis Lettington, Ombretta Tempra, UN-Habitat; Willi Zimmermann; Javier Molina Cruz, Jean Maurice Durand, FAO; Jean Maurice Durand, ILC; Melle Leenstra, Netherlands Representative; Daniel Valenghi, SDC; Beckhee Choo, The Korea Land and Housing Corporation (LH)

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Introduction

The Second Arab Land Conference encompasses key partners, such as the Egypt Ministry of Housing, Utilities and Urban Communities, the host of the conference, as well as UN-Habitat, HBRC, UTI, the World Bank, GIZ, SDC, SIDA, NELGA, FAO, UNCCD, the International Land Coalition, ESRI, The Netherlands Cadastre, the Norwegian Refugee Council, LandPortal, and many others. The roundtable on development partners agenda in the Arab region aimed to bridge the gap between partners, sectoral field actors and global contributors through an enriched dialogue on organisational priorities in the upcoming years and exchange best practices.

Summary

Each participant highlighted their interests and agendas related to land issues.

For the Netherlands, key interests are:

- Land and agriculture
- Rural development
- Increased access to land
- Capacity development
- Land reclamation

For the Korea Land and Housing Corporation (LH), key interests are:

- Cross- regional exchange
- Joint collaborations on land and housing (UN, Government, Private)

For UTI and HBRC, key interests are:

- Capacity development of relevant national departments

- Knowledge exchange
- Rural agribusiness development
- Land planning and administration development

For FAO, key interests are:

- Capacity development, building on agribusiness development
- Legal policy and law preparation
- Capacity sharing
- Integration of good land governance
- Multi-stakeholder approach to programming

For ILC, key interests are:

- Increased access to land rights
- Democratic dialogue on good land governance
- Awareness campaigns on land rights

For BMZ, key interests are:

- Cross regional exchange
- 2nd phase of UN-Habitat regional programme
- Capacity development

Conclusions

It is necessary to further increase the number of engagements and exchanges on land issues and develop multi-stakeholder programmes. Capacity development programmes are much needed along with knowledge exchange. These areas are strongly integrated in the agendas of partners. To enhance synergy and accelerate impact it will be important to conduct regional assessments.

Round table 6: Regional Flagship Report on Land

Chair: Wael Zakout, World Bank

Speakers: Anna Corsi, Harris Selod and Roberta Gatti, the World Bank

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Introduction

The discussion at the round table was organized around selected key challenges in the land sector in the MENA region, including mobilizing revenues from land, enabling land markets, promoting more efficient land use in both urban and rural areas, enhancing a more equal access to land especially for women, and addressing land challenges stemming from climate change and conflicts. The objective of the round table was to present some of the preliminary findings of the Word Bank report assessing the key land challenges faced by the MENA region, focusing on land scarcity, land governance, economic and social costs and related policies, and to stimulate a discussion with subject experts in the region, as well as the broad range of stakeholders attending the conference. The feedback received during the session is meant to inform the report and provide a valuable input for the preparation of a round of in-country consultations in the months ahead.

Summary

This consultation session is part of a broad analytical programme to feed into an ongoing work and report on key land challenges faced by the MENA region. Some of the challenges facing the region are HLP rights for different community groups in particular women, limited access to land, COVID-19 recovery plans, lack of data on land issues in the region, and ineffective land use. Moreover, with the rapid urbanization, land is being allocated to urban amenities and housing rather than agriculture which compromised food security.

The key pillars of the study are land scarcity, land governance and land policies. The main objectives of the report are to identify the physical and governance challenges in the land sector and assess the resulting socio-economic and environmental impacts. It attempts to develop a comprehensive assessment to have a better understanding of key issues like land use dynamics, strategic trade-offs, land policies and then using this research to guide policy dialogue. For land scarcity, it is noted that more than 84.2 per cent of the land in the MENA region is desert, suitable land for agriculture is scarce and over the years, cropland decreased while the population growth reached 2 per cent per year, increasing demand for land for housing and compromising food production/agriculture.

As for land governance, the legal frameworks within the region have emerged to serve four main functions: application of religious principles, recognition of existing practices, revenue collection and consolidation of centralized land administration. Institutionally, laws are outdated and are tied to Ottoman's regime which lead to ambiguities and conflicting interpretations of the law coupled with complex land tenure situations. Institutionally, there is fragmentation and multiplication of land mandates.

When looking at land administration through the registering property index, GCC have high scores while regarding quality of land administration, in terms of reliability and transparency, the MENA region has the lowest progress. The study found that richer and smaller countries do better with land administration. Regarding women HLP rights and access to land, the MENA region is the lowest ranking in terms of property ownership and inheritance rights. A pilot survey in Palestine showed that women are less likely to own land and are prone to renounce their inheritance without compensation in return. Finally, land disputes remain a major issue particularly regarding claims over inheritance and over informal land.

The study also looks into policy challenges, such as policies for mobilizing revenue, which are usually unfair taxing and politically sensitive; policies over land market where land administration and management are not aligned with land market mechanisms and where public land is not effectively managed; polices managing agricultural lands that suffer from land fragmentation and where the peri-urban agriculture land is lost to informal housing and to urban expansions.; polices related to social housing where most interventions are not sustainable and the weak land governance has contributed to slums and informality; policies addressing access to land for women and vulnerable population; and finally policies targeting reconstruction and recovery.

The round table included a Q&A session, during which the following questions were discussed:

a) What are the key land issues, what causes them and why is it important?

In Sudan, land value is very high given the extra expenses of registering land, and geographically mapping and demarcating it. As for women rights, under the constitution, women have equal rights to land however, the social construct is limiting. Data is unavailable, inaccurate, outdated and incomplete. There is also limited access to funding and financial systems that can support land ownership. Recently, the government has allowed citizens and institutions to register small land (100sqm) and expand horizontally. New institutions are forming to tackle land issues. More importantly, CSOs play an important role in land registration and need to be involved in the land reform actions.

For Prindex, there are few issues facing the region which include challenges in accessing housing, women's HLP rights, and access to land information. The region doesn't have a clear mechanism for data collection or a body that oversees data collection and sharing. In Libya, there is a lack of a body that oversees land property taxes. Land use efficiency is very low and that is result of laws that doesn't take into consideration private ownership. Most land is state owned. This is the result of socialism ruling over Libya.

b) What reforms should be prioritized? What is hindering the government to address the key issues on land?

In Iraq, the laws intent to service refugees and IDPs but are very difficult to implement. There is conflict between the policies that are suggested by international agencies and the existing polices which hinders development. In Yemen, land disputes are political. There are two main forces, the military and the tribes. With the presence of such conflict, land reforms need to be on the macro level including women's rights since some tribes in the North deny women their right to land. Pastoral rights are also important and need to be taken into consideration into policy making. For instance, in South Sudan, there are territorial agreements to regulate the relationship between pastoral communities and farmers, where they co-use the land based on a timeframe where they both benefit from the other.

Conclusions

Land is a key economic asset, it is scarce and under stress due to its increasing demand, stemming from demographic projections and urban expansion and to the impact of climate change. Weak land governance prevents efficient land use and holds back the economy. It inhibits strategic decisions over trade-offs needed to ensure sustainable land use while responding to population needs such as housing and food security. There is a need to discuss the socio-economic inequality facing vulnerable communities especially women.

Technical session 1: Technologies and smart solutions for land management

Chair: Prof. Amr H. Ali, Shoubra Benha University

Speakers: Dave Stow, Ordnance Survey; Naeema Al Hosani, UAE; Carl Steinitz, UHarvard GSD; Manal Mandeel, Alexandria University

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Introduction

Technological advances and smart solutions for improving data quality and transparency have enabled many countries to modernize land management, land development and construction in a relatively short period of time. Technologies such as 3D cadastres, blockchain can provide support to the rights of residents in urban areas while also combatting urban sprawl, informing and helping to expand the real estate markets of cities. Moreover, the development of national spatial data infrastructures can provide comprehensive and authoritative geospatial information that can be used to bolster effective decision-making by governments, as well as inform private sector actors who seek to make smart investments. This session provided case study examples of optimizing technologies and smart solutions in Arab countries for enhancing land management, land development and construction.

Summary

In Egypt, the National Spatial Data Infrastructure (NSDI) facilitates the process of sharing and exchanging geospatial information among government bodies. It aims at providing data for the different institutions, decrease the presence of duplicated data, provide harmonized data, and develop a stable system for data sharing. This infrastructure relies on aerial and satellite images, and the available data at the different institutions. Some of the guidelines for increasing the efficiency of land use within sustainable development plans include integrated SDI framework; innovation in allocating land that protects investments and allows for partnerships; and developing a legislative framework that guarantees protection of all the relevant stakeholders.

Figure 10: Ahmed Helmy, National Spatial Data Infrastructure (UN-Habitat, 2021).

Another form of smart land registry is through developing a system that is able to deliver entirely software-driven land transactions that do not require human intervention. However, for this to be successful, there is a need for certain adjustments to be made such as on the technology fronts, codification of rights (spatial representation of parcels and rights associated to them), political will to allow legislation that supports smart software driven land registry etc. When effectively implemented, smart land registry can improve transparency in land transactions, thereby improving land management and administration.

In Abu Dhabi, there is an increasing attention on the importance of actively and thoughtfully planning and designing in an adaptive way to be able to respond to a relatively unpredictable world, i.e. planning for a longer-term change. Based on that, geo-design plays an important role in big data-based models that can predict future problems by posing different scenarios and their impacts. Reflecting this, in Al Ain in Abu Dhabi, two alternative contiguous and distributed strategies which doubled development, and their

subsequent negotiation, were the basis of defining the geo-design teams and their designs.

In Basrah, Iraq, the presenter expounded on how technology can provide smart solutions through the parametric design by applying biomimicry, showing that nature provides an unlimited source of design and can be effectively applied to inform the design process. The process starts with making a simulation of the building by using software like Grasshopper and Ladybug. Using parametric design could help reducing the radiation effects on the buildings which in result would reduce the effects on the surrounding environment.

Conclusions

Effective planning is vital to preserve the environment for the generations ahead, think of the changes that are likely to occur and implement adaptation measures for those existing scenarios/situations.

Geo-design can be used to link information knowledge to the design process and methods, facilitating sustainable designs. Further, effective adaptation of Blockchain technology has the potential to improve transparency in land transactions, thereby improving land management and administration, by allowing the visibility of the transaction between the seller and buyer and other concerned parties/entities such as government authorities, financial institutions, including the tax authorities who are part of the 'chain' and who engage through the 'smart contract'. Blockchain however requires the move to 'smart-land registry' which can entail the following: a land authority that enables software driven transactions, codification of rights to land and ease of registration of land including informal tenure, among other provisions.

Technical session 2: Private sector participation in land management

Chair: Prof. Doaa M. El-Sherif, UTI/HBRC

Speakers: Aya Hesham Abdelmoaty, Alexandria University; Moustafa Haroun Ismael, Arizona State University; Reham Reda Sayed Ahmed Ali, UTI; Juliette Page & Anna Sobczak, UN-Habitat; Shaharin Annisa, MTCspacelab

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Introduction

The private sector plays an important, and acknowledged role, in land management. There are different areas of potential collaboration with the private sector: land professionals and surveyors play a crucial role in supporting land surveying and mapping, and in the collection of data for land registration. Investors, real estate agents and land developers, due to the influence they have on the land market and land use, are pivotal for promoting and carrying out responsible land-based investments - especially in contexts of weak land governance and weak tenure security - and for ensuring the sustainable development of land. During this technical session, presenters discussed, amongst others, the gender dimension of public-private partnership (PPP) strategy to encourage community – and women - participation in land-related decision-making processes, and land-based investment tendencies in the cross-borders activities of sovereign wealth funds (SWF).

Summary

Even though approximately 60 per cent of urban populations in Africa live in informal settlements, the economic importance of this large market remains untapped. Companies and investors lack the enabling environment needed to develop business cases for modern solutions and affordable innovations for informal urban areas. Through the Participatory Slum Upgrading Programme (PSUP), UN-Habitat supports countries to reach large-scale transformation in unplanned settlements demonstrating business models for low-cost and innovative methods and solutions, unlocking private sector investment and government policy. There are multiple ways to include private sector in the development of informal settlements including joint advocacy, PPPs and financing (e.g. direct investment from business partners; co-finance from the government; PSUP finance; direct funds, etc.). The combined project of Mr. Green Africa & UN-Habitat PSUP for waste management presented how to establish a community-managed waste recovery center and pilot a model for a financially sustainable PPPs, formalizing jobs of waste pickers and capacitating a community-based organization.

In Oman, the research conducted by MTC Space lab identified typologies of land use and the role of citizens in land management within the neighbourhoods with varying self-governance system. It explored the relations between civil society and government, governing structures of self-organized communities, and the multilateral networks between self-organized communities and regulatory bodies. The research outlines various structures of neighbourhoods that could achieve a collaborative discussion internally and externally. The ideas brought into discussion were concentrated on how to achieve the balance between the various stakeholders for better communication between self-organized communities and governmental bodies concerned with land management.

In Egypt, the construction sector plays an important role in the economy (6.2 per cent of GDP), with 10,000 companies and 300 mega real estate developers active in the development market with investment of USD1.48 billion in housing. Due to the success of some projects like Heliopolis, many projects led by private sector were constructed such as Maddi district. Yet the private sector has initiated a new concept under which the new real estate projects have been

placed away from the saturated city centre moving to the new urban communities around Greater Cairo generating exclusive high and upper middle-class communities. the New Urban Communities Authority (NUCA) was found to be responsible for the planning and management of the land in new cities. The land of the new urban community is owned by NUCA and it is legally authorized to manage the development. NUCA assigns the land to real estate investors through various forms of ownership. Public-private partnership (PPP) is one of these forms and it is presented in Madinaty where land was given free of charge and the return to the government was 7 per cent of the units dedicated for social housing. Constraints on applying this model include high land prices and construction material, limited financing schemes, macroeconomic environment and regulatory/ institutional bureaucracy complications. On the other hand, opportunities for PPP approach include fostering rapid development of communities, lower economic burden on governments and increased land value of arid areas. It is important to mind the emerging threats: clarity and fairness of land valuation, government supervision and control over land, and the issue of affordability.

Furthermore, in Egypt, land management faces challenges that include lack of access to information, inadequate financing and lack of incentives to attract private sector. The Sovereign Fund of Egypt (TSFE) was formed to utilize several assets and to effectively manage land. TSFE created four sub fund and could participate in subsidiary companies in partnership with private sector, TSFE's resources consist mainly of its capital and the assets it owns. These assets could be the lands that have been transferred to it, hence this may result in increasing land value of the unutilized lands after listing the land on TSFE assets sheet.

Strategic urban planning in Egypt was introduced using the public-private partnership (PPP), a strategy developed in the past decade to encourage community participation in the land-related decision-making process however the gender dimension is not applied nor is taken into consideration. Women have diverse needs, strategic needs and practical needs, with the case of urban public spaces as an example: tangible needs (e.g. lighting, signage, urban furniture) and intangible needs (e.g. safety, sense of belonging, accessibility, privacy). Some of the limitations affecting gender needs are barriers affecting women's professional progress; restrictions on female occupation of Egyptian ministerial positions; lack of conviction by decision makers of the importance of the empowerment and participation of women; lack of awareness of women of their own rights to the city; and bias and stereotypes still faced.

Conclusions

The experiences and research presented in this session recognized the key role played by the private sector in all areas of development. Investments can stimulate innovation in critical sectors to accelerate affordable solutions, increase competitiveness and sustainability of affordable solutions, facilitate access to the capital needed to commercialize promising early-stage innovations and bring existing innovation to scale. Important advances have been made in institutionalizing, financing and catalysing the engagement of the private sector in multiple parts of the world, in urban and rural contexts, in formal and informal areas. These advances can be scaled up and replicated in the Arab region. The private sector presents an important opportunity for women participation in urban planning to implement gender-sensitive urban strategies. The best strategy to advance the role of private sector in land management encompasses participation, innovation, partnership, and innovative financing. The critical question recurrent in most presentations is: Is the paradigm of private sector led land development in urban communities a successful practice to entail better use of public land and effective response to housing needs?

Technical Session 3a: Land administration and management

Chair: Anna Corsi, World Bank

Speakers: Mr. Waddah Katmawi, General Director of Cadastral Affairs, Syria; Kholoud Saad, ESRI; Jean-Maurice Durand, FAO; Dave Stow, Ordnance Survey; Moha El-Ayachi, NELGA.

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Introduction

Land management is comprised of activities associated with making informed decisions about the allocation, use and development of land resources, including resource management, land administration, land policy and land information management. Land administration consists of the processes of determining, recording and disseminating information about ownership, value and use of land and its associated resources. These processes include the determination, or adjudication, of land rights and other attributes, land surveying, and the provision of relevant information for supporting land markets. These concepts are key for unlocking land and property for sustainable development in the Arab world.

This session provided participants with current tools and practices for improving land management and administration in select Arab countries and the broader region, as well as the identification of common challenges and opportunities that countries face. Topics to be covered by presenters include, but are not limited to, fit-for-purpose techniques, spatial planning, and strategic policy guidelines for ensuring that land management and land administration support socio-economic development. The session focused on presenting different case studies from multiple stakeholders and agencies.

Summary

Some of the challenges that face the region are: overlapping mandates**,** anachronistic laws, scarce or bureaucratic documentation, lack of innovation**,** incomplete data, lack of standards**,** barriers to partnership and lack of awareness over land rights.

Kadaster International has worked in Egypt, Lebanon, Jordan and Palestine where 90 per cent of transactions are informally undertaken, thus representing a missed opportunity for financial resources. Moreover, women are not represented in the registry although allowed by the law. According to Egyptian authorizes, 20 million people are largely unmapped and are not within the land administration system.

FAO presented cases in which the VGGT were adapted to national contexts, namely Tunisia and Mauritania. In Mauritania, in 2016, a reform process was launched by the government. In 2017, FAO supported projects based on a multi-stakeholder platform where all stakeholders playing a role in land governance came together. These projects have resulted in developing a road map and a strategy to improve the legal and administrative framework. In Tunisia, after the revolution in 2011, community members and CSOs were expected to have a more active role and participation in the decision making including agricultural projects and urban planning. The Tunisian government requested the support of FAO to apply the VGGTs for land governance and land administration. A collaboration was undertaken to identify needs and capacity. Participatory approaches were used through regional networks, and training series on good practices and inclusive approaches were undertaken.

The Ordnance Survey presented their proposal on data management that forms the registrar systems. It was noted that IT systems haven't been developing or supporting the mega trends facing the region. There is a need to move away from paper-based systems, as there is a high risk of failure as they are obsolete at the point of delivery. There has been a move towards digitalizing the data however, the process is not

adapted to the rapid changes. It is recommended to focus on the current and future data registration and avoid massive data transformation.

In Syria, the constitution recognizes private ownership which cannot be retracted except if there is a public interest. The current conflict has resulted in the loss of valuable documents that can ensure land tenure. Based on that, centralized locations and national archive should be setup to store valuable documents. Currently, the government has developed an electronic/digitalized archiving system that has provided property documents. These documents are important to support claims of land and property ownership.

Finally, NEGLA NA presented one of its good practices that aims at fostering research and development and share knowledge. This was achieved through the African Journal on Land Policy and Geospatial Sciences. The objectives of the journal are to advance the research agenda related to land policy and geospatial sciences in the continent.

Conclusions

The region faces overlapping mandates and obsolete data systems. It is recommended to use the Fit-for-Purpose administration system to allow land registration to be based on the local needs, and to be less costly than mass data registration. Moreover, a multi-actor framework is needed, especially when it comes to the translation of global guidelines into national policies, where women and youth need included, thereby encouraging inclusive and participatory approaches.

Technical Session 3b: Land administration and management

Chair: Anna Corsi, World Bank

Speakers: Muhammad Fathi; Ahmed Helmy Salem; Shimaa Hassan; Hamda Al Hajri, Ministry of Housing & Urban Planning, Oman

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Introduction

Figure 11: Anna Corsi, Senior Land Administration Specialist and Regional Coordinator of the Land Program, the World Bank (UN-Habitat, 2021).

Land management is comprised of activities associated with making informed decisions about the allocation, use and development of land resources, including resource management, land administration, land policy and land information management. Land administration consists of the processes of determining, recording and disseminating information about ownership, value and use of land and its associated resources. These processes include the determination, or adjudication, of land rights and other attributes, land surveying, and the provision of relevant information for supporting land markets. These concepts are key for unlocking land and property for sustainable development in the Arab world. This session provided participants with current tools and practices for improving land management and administration in select Arab countries and the broader region, as well as the identification of common challenges and opportunities that countries face.

Summary

The speakers presented different challenges facing Egypt. The country planning has changed to follow the international planning concepts that take into consideration socio-economic issues and work towards achieving the SDGs. Land management-related challenges include economic challenges, complex institutional frameworks, inefficient role of regional bodies, local and municipalities in public investment management, lack of coherent land policy frameworks, complex legal framework, lack of capacities that can review and apply laws on land management. Further, land data is not accessible, nor it is available for investors and other stakeholders, and there is a lack of communication and coordination between the government institutions.

In the 1990s, in a context of globalization, industrial areas were developed. Today, land value is growing and people express the demand for transforming these areas into residential zones. Health and the importance of natural ecosystems need to be integrated into planning mechanisms to create liveable areas.

In Alexandria, Egypt, land management plays an important role in avoiding encroachment and providing housing for the communities. Land management is a resource with public and economic value. With the increasing and rapid urbanization, natural resources are under threat.

Currently, the government is placing a lot of effort on restoring state lands. The government has formed a committee for land management to support developing successful urban planning systems in a participatory manner. Moreover, they have focused on subsidizing housing through facilitation of ownership, especially for low-income people.

In Oman, since 1970's, there has been huge demand for housing and hence relevant ministries were created. In 2020, there was an institutional reform where planning became an important tool. Until now, there has been a lottery system for land allocation. This system was established in 1986 to ensure equity and equality, whereas the locations were randomly selected. It was an effort towards distribute oil wealth, give access to land, consolidate the state, mix and unify people. With the fast development and fast growth of people this system is highly unsustainable. Currently, the ministry is going through paradigm shifts where the aim is to achieve sustainable development. The institutional structures are changing, and local and international partnerships are promoted.

However, the country still faces challenges that include double granting of land, allocating land in environmentally sensitive areas, lack of participatory planning, lack of integration among stakeholders and ministries, lack of proper land management practices and tools, random plot allocation in sensitive or unsuitable areas, extensive urban sprawl, high percentages of privately owned and undeveloped land.

Conclusions

Cities grow, societies evolve and social needs change. These changes can be taken into consideration and oriented through land use planning. Governments in Egypt and Oman should consider a new planning approach that includes social, economic, and environmental effects of land use planning. Strategic planning, participatory approaches and collaboration between national, regional and local bodies and stakeholders is key. Also, effective land management and land use are interrelated, yet many countries meet challenges, such as lack of qualified staff and capacities, lack of and difficult access to land information and overlapping and unclear responsibilities between government bodies. In contexts or rapid urban growth, adequate housing can only be provided through efficient, participatory and sustainable land management.

Technical sessions 4a: Land management in time of crisis

Chair: Oumar Sylla, UN-Habitat

Speakers: Tala Kammourieh, UN-Habitat; Nicole Tabet, Universidad Politécnica de Valencia; Layla Zibar, Brandenburg University of Technology; Karwan Yaseen Shareef, NRC.

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Introduction

This technical session allowed panellists to present and discuss different aspects of land management in time of crisis in the Arab region. This includes, among others, managing land rights and ownership in the aftermath of the Beirut Blast; land cover changes induced by civil conflict and forced displacement; a recovery plan for the land and water settlement commission from the COVID-19 pandemic; tenure security for refugees; and the role of land administration in reaching food safety and peacebuilding in conflict-affected contexts.

Summary

In Lebanon, the Beirut blast affected 351,000 residents and exacerbated the issues on HLP rights including pre-existing tenure disputes, unresolved inheritance issues, missing rights holders, lack of tenure documentation, etc. After the blast, pre-existing challenges were compounded by the destruction of historically valuable buildings, missing HLP documents, threats of eviction, refusal of owners to rehabilitate housing, disputes between property owners and tenants, lack of clarity on governmental compensation, lack of ability to seek legal support and judicial solutions. Humanitarian actors have been covering basic needs of Syrian refugees in Lebanon where housing is a critical problem due to lack of affordable rental housing which led them to renting unfinished apartments. Moreover, given the lack of laws on rent regulation or private rental laws, Syrian refugees are usually under the pressure of the landlord that can evict them at any time. In the case of Bar Elias, there has been a focus on tenure security for the Syrian refugees. The occupancy free of charge (OFC program), provided refugees with one year of housing but that is not a sustainable solution. The program included specialized dispute resolution team and rehabilitation of buildings and units. The majority of the beneficiaries were satisfied with the rehabilitation work. However, half of the residents moved out when the program was over as they were under the threat of eviction. In Iraq, during ISIS occupation, many people lost their land. NRC is working on reinstating land to the citizens. Currently, there are multiple legal procedures to reinstate land and to resolve real estate disputes. However, refugee camps are mostly set up as temporary shelter even if they are not given the protracted nature of some of the conflicts.

Conclusions

In Lebanon, there is a need to assess the HLP context prior to and during shelter interventions, mainstream HLP interventions in the shelter response, and include HLP considerations in the assessments and analysis conducted by the different shelter actors to better inform programming, closely coordinate with legal actors working group, raise awareness on the provisions of the relevant laws related to HLP, promote compliance with the provisions of the new legislation, ensure adequate implementation. Distribution of assistance within the compensation scheme should be based on the need and vulnerability criteria to ensure the inclusion of vulnerable groups and alternative housing for the temporary displaced while focusing on localized solutions. Also, for the OFC, there is a need for a transitional phase integrating shelter, legal and livelihood interventions, as a one-year period isn't enough to protect the population once the program is over.

Technical sessions 4b: Land management in time of crisis

Chair: Wael Al Ashhab, Head of Iraq office-UN-Habitat, UN-Habitat

Speakers: Ahmad El-Atrash and Mona AlQutob, UN-Habitat Palestine; Domitille Vallée and Sofia Espinosa Flor, FAO; Harris Selod, the World Bank; Roula Maya, UoS; Muna M. Eltahir, Omdurman Islamic University

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Introduction

Conflict in the Arab Region has multiple multitudes. It could be seen through the land management systems in the different countries that are now facing more pressures compared to pre-crisis. This session looked into the land management issues facing these countries while looking at it from the lens of water governance and tenure, agricultural and land cover changes that in some cases can be related to the migration/refugee situation, food security and climate change in terms of desertification and land cover changes, while also looking at how these factors interplay with the role of women and their accessibility to resources that could elevate their situation. Moreover, the session has also highlighted the efforts that countries are taking while facing their respective protracted crisis coupled with the pandemic.

Summary

With the increasing urbanization, there is an increase in demand for land, water and food. However, with the current impacts of climate change, it has become challenging to fill that demand which in return it has made important to device strategies and actions that counteract and are aligned with SDGs, and NUA. With that background, FAO focused on defining water governance and tenure, terminologies that emerged early in the voluntary guidelines. Following the agreement on the terminology, FAO took step towards developing a program called KnoWat* which focuses on defining the issues of food, water and land. They have hence identified the main stakeholders that are part of the issue and mapped the policies that govern water and the political economy under which these policies exist. The project also works on the

ground through identifying water tenure situation and assess the legal frameworks.

In Palestine, the land and water settlement commission's work is crucial in fostering security of tenure and safeguarding land rights. Under this institution, a strategic plan was under development, however due to COVID-19, it was halted and there was a refocus on having a recovery plan to counteract the current pandemic and its risks which include supporting the Land and Water Settlement Commission, funding and community mobilization, contributing to the change of policies, laws and governmental procedure and accelerating the settlement process and its procedures within the COVID-19 pandemic guidelines. The main two aspects for the recovery that were discussed include: a) providing the land and water commission with the staff that can develop a recovery plan and can later work within the governmental institutions. This was achieved by analysing the structure of the current staff while looking into age, gender, education and location; and b) increasing tenure security, accelerating the settlement process using tools like the Social Tenure Domain Model (STDM) and developing social impact studies that focus on increasing awareness on land right and tenure.

In Syria, conflict has affected urban and rural areas alike. It destructed farmlands and the agriculture infrastructure affecting the productivity of the city. The World Bank portrayed the impact of the Syrian civil war on land cover along the Syrian/Turkey borders. Through satellite imaginary, they examined migration flows and IDP camps location: land cover changes can be viewed in terms of how they have increased in areas near the camp sites located on the borders between the countries

and also their decrease in other areas in Syria. Future recommendation included identifying the contributors to violence and migration and assessing the economic costs caused by such crises. Furthermore, the effects of the ongoing Syrian crisis coupled with climate change and COVID-19 have reshaped Syrian cities. Statistically, almost 9.3 million people are food insecure where parallelly 68 per cent of the land is susceptible to become desert land, and around 60 thousand of the farming families are forced to leave their homes looking for alternative methods of income. Some other factors that have contributed to the current situation include the population distribution where the rural population has been declining since 1950s and more and more people have moved to cities accelerating the urbanization rates, adding pressure on a destroyed infrastructure.

In Sudan, there is a focus on a bottom-up approach towards developing resilient communities. Al-Widay is an informal village which has been incorporated into Omdurman, one of three cities forming Greater Khartoum, home for thousands of people, and a place where public spaces are overlooked, ignoring people needs. Al-Widay lacks public spaces needed, particularly sidewalks. This coupled with using the river Nile as a dumping spot for dead animals has resulted in the spread of Malaria, causing the neighbourhood to be inhabitable. The use of cultural performances in the streets attracted the different stakeholders and allowed for the community to be more engaged and assisted in reviving the community. Through such actions, it is expected that there would be new investments in the neighbourhood enhancing the overall livelihood of the community.

Conclusions

Figure 12: Wael Al Ashhab, Head of Iraq office-UN-Habitat, UN-Habitat (UN-Habitat, 2021)+

It is evident that land plays a very important role in the different contexts (conflict and otherwise). One common issue and recommendation that could be seen in the presentations is the need for land administration institutional frameworks that can govern the complex land tenure issues. Further, presentations have shed the light on rural development and the direct effects of current urban conflict on land cover and subsequently on food security, and socio-economic integrity of communities. It is recommended based on the presentations, to take another look on the land administration functions in the Arab Region and how it can adapt to the emerging needs under the current pandemic.

Technical session 5a: Land Use

Chair: Prof. Doaa M. El-Sherif, UTI/HBRC

Speakers: Salvatore Fundaro, UN-Habitat; Amira Atef Zaki, Architectural engineer; Mahmood Abdelkader, Twente University; Pakinam Nabil Barakat, Alexandria University

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Introduction

How people use and exercise rights over land has an enormous influence on the direction of their development. Good land-use planning ensures that land and its resources are used efficiently for the benefit of the wider economy and population while protecting the environment" (GLTN, UN-Habitat, TUM, GIZ 2016). Efficient land use is key to ensure the best, and most sustainable, use of available land resources in the Arab region while contributing to preventing disputes over land. During this technical session panellists presented, amongst others, land use dynamics and their determinants in the Middle East and North Africa, alternatives housing solutions to combat urban sprawl, and the impacts of the Land Use Development Policy on unplanned human settlement growth in Egypt.

Summary

The session brought together different case studies from the region. UN-Habitat presented the case of Saudi Arabia where the current development policies that guide urban development are causing unbalanced growth patterns, socio-ecological and economic imbalance and urban sprawl. The sprawl in return affects the cities amenities producing poor quality public spaces, spatial and social fragmentation, increase air pollution, forces architectural solutions that consume energy. Land and planning framework are currently regulated by different entities instead of having one clear unified and coherent regulatory framework. Lack of land-readjustment or land-pooling systems within the legal framework is increasing fragmentation of private initiatives. A new model needs to be contextualized and adapted with a new sustainable urban and territorial model. The development of

boundaries in the city is too generous for future development and the land available for extending cities is too large. Empty land within the city should be included in urban planning. A new and more sustainable urban and territorial model need to be introduced in Saudi Arabia. There is a need for new strategies for public spaces and public transport, compactness, integration, environment, and natural assets preservation, among others. The new model needs to be contextualized and adapted to the cultural context and a new governance and regulatory framework should be developed in parallel in order to increase its implementation ability and its efficiency (i.e. national vision, local implementation).

Within the Egyptian context, successful urban management can be defined as the development of desert lands and new cities through the private sector, community participation and the distribution of development between central planning and decentralized implementation. It is argued that the concepts of development in Islamic legislation and its objectives and principles are not different from sustainable development goals, and they are consistent indicators of measuring and achieving goals. Following the Islamic state's planning principles, can offer land to people to urbanize it without or with little compensation.

Looking into Assuit, a governorate in Upper Egypt, the focus was on the Impacts of the Land Use Development Policy on Unplanned Human Settlement Growth through comparing the land use development plans with settlement growth using Remote Sensing, Machine Learning, and GIS; and through understanding the stakeholders' perspectives on the growth. The analysis looked into the infill, edge-expansion, linear branch, cluster and scattered development

to understand the growth types patterns, and covered the cultural, demographic, socioeconomic, political and institutional and spatial dimensions in Assiut governorate. It was found that the shift from Master Planning approach to Strategic Planning approach was useful to address development growth from a multi-dimensional perspective.
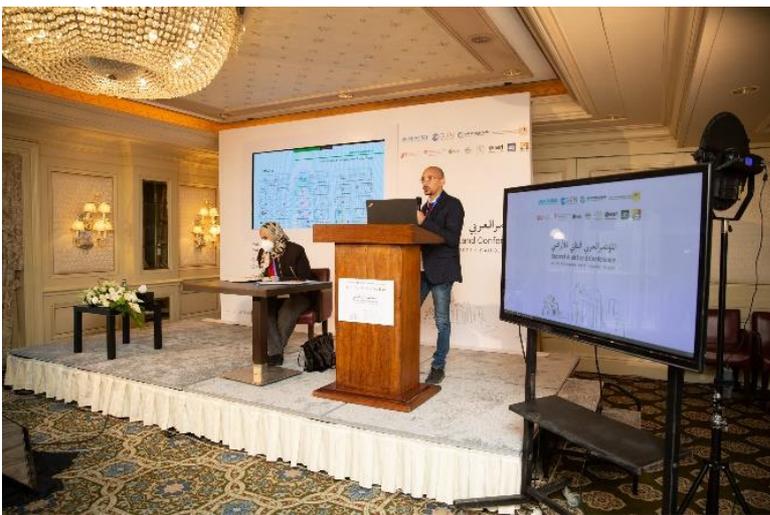
Figure 13: Mahmood Abdelkader, Twente University, presenting the Impacts of the Land Use Development Policy on Unplanned Human Settlement Growth in Assiut Governorate, Egypt.

Also, it was found that investing in new settlements in the Nile Valley's hinterlands represents a reasonable alternative for unplanned growth in the area. In the hinterlands of Assiut, there are three ongoing projects: New Assiut City, which started in 1997, West Assiut City, and the Hinterland villages. However, it was found that there is a lack of successful rural development inside the Nile Valley that improves the quality of life for rural settlers as well as the quality of the agricultural land yield. Also, the hinterland's new settlements lack proper incentives and economic structures to encourage the low and middle classes to leave their old settlements in the Nile Valley. Moreover, it was found that the objectives of the new settlement are usually overestimated where no new cities and villages have reached their targeted population as planned.

In Alexandria, slums cover approximately 3,25 per cent of the total city area, characterized by high population and poor infrastructure. Slums in Alexandria are mainly of three types: i) encroachment on agricultural land, ii) settlement on public and voluntary dedicated lands, iii) unplanned development on Bedouin land. There are various reasons behind the informality which are: first, governance aspect including laws, demand and supply, security stability and urban expansion. Second, economic aspect including unemployment, unorganized self-housing, capital accumulation. Third: social aspects including migration and renting. Moreover, there is a strong relation between land and slums. The presenter identified some concerns related to land, such as: a) land price and market: governmental interventions have resulted in increased land prices and imbalance in land markets, therefore inability of the low-income people to live formally; b) land ownership: Egypt should work on reducing urban sprawl through an assessment of urban land markets and legal and regulatory impediments to develop land within urban boundaries. On the other hand, Egypt has already taken steps to improve slum conditions, including efforts to regularize land rights within informal settlement areas; and c) land location: some social housing relocation projects are very far from city centers in addition to the absence of job opportunities and lack of main services like schools and hospitals.

The presenter suggested box-unit structures as an innovative housing substitute to slum dwellers. This prefabricated box-unit system was chosen as it is mainly employed in structures containing a high degree of service units. This structure is based on inhabitants needs and will allow government to pay attention to land plots importance, creating a social economical area that satisfy the inhabitants needs while still connecting directly to cities and job opportunities.

Conclusions

New and more sustainable urban and territorial models need to be introduced in Saudi Arabia, including new strategies for public spaces and public transport, compactness, integration, and environment and natural assets preservation, among others. The new model needs to be

contextualized and adapted to the cultural context. A new governance and regulatory framework should be developed to increase the implementation ability of the new model and its efficiency. Lack of planning of land use and limited land boundaries create fragmented development. When development boundaries policy is too generous the land for extending cities can grow too large. For Egypt, it was suggested that the plans and programs of new cities development should be based on the concepts and foundations of achieving feasibility and the different stages of development, so that each stage is based on balancing the costs of development and its revenues within the framework of the spending system. Further, sources of funding should be secured for the different stages of development away from considering the land as a primary source of financing through sale.

Technical session 5b: Land Use

Chair: Dr. Doaa M. El-Sherif, UTI/HBRC

Speakers: Alaa Mohamed Kassem; Gamal M. Hamid, University of Khartoum; Alaa K. Abo Al yazeed, Alexandria University; Harris Selod, the World Bank

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Introduction

How people use and exercise rights over land has an enormous influence on the direction of their development. A good land-use planning ensures that land and its resources are used efficiently for the benefit of the wider economy and population while protecting the environment" (GLTN, UN-Habitat, TUM, GIZ 2016). Efficient land use is key to ensure the best, and most sustainable, use of available land resources in the Arab region while contributing to preventing disputes over land. During these technical sessions panellists will present, amongst others, land use dynamics and their determinants in the Middle East and North Africa, alternatives housing solutions to combat urban sprawl, and the impacts of the Land Use Development Policy on unplanned human settlement growth in Egypt.

Summary

The MENA region has relatively scarce cropland space compared to other regions. Only 3,5 per cent of land is cropland, and it is reducing of 2,4 per cent per year while the population increases more than two per cent per year. World Bank has conducted research aimed at studying the drivers of cropland challenges globally and within the MENA Region. The study posed three questions: What is the role of climate? What is the role of demography and human activities? and What is the role of institutions (including land institutions)? To answer these questions, the following datasets were used: MODIS land cover satellite imagery from 2003 to 2018 with a spatial resolution of 500m, local biophysical variables (temperature, precipitation, droughts, distance from rivers and coastland), local demographics and infrastructure, and national level data. The study findings correlated cropland loss with adverse climatic shocks, distance from rivers (i.e.

aridity and difficulty of irrigation), proximity to coast (i.e. salinization), population growth (i.e. encroachment of human settlements on cultivated land) and travel time to local markets.

Figure 14: Participants of the Technical session 5b on Land Use (UN-Habitat, 2021).

Within the national context of Egypt, there is a need to reconsider the Egyptian building code with regard to street widths and their impact on the daylight quality inside residential spaces. Through comparing the Egyptian code with the Indian code and California's building code, some proposals that can be taken into consideration for the Egyptian code were discussed in relation to streets width, the negative impact of artificial light, the relation between street width and building height, window area and privacy.

In Alexandria, a study was conducted on the role of urban governance in shaping the resilience of urban form. Findings from the analysis phase resulted in tracing the changes in terms of built environment and urban governance. Two cases were presented, Egypt Sidi Gaber and Ezbet El-Nozha between 2001 and 2021. Using space syntax, comparison between Ezbet El-Nozha and Sidi Gaber shows that long term perspectives and

planning regulations enhanced capital building and physical/ social connectivity, which aid resilience. Urban scale projects and investments led to higher efficiency and flexibility, due to diversity in land uses, and higher land values, while gated communities, building-by-building development and fragmented ownership led to loss in capital building and physical/social connectivity.

Sudan has been experiencing rapid urbanization during the past three decades with an urbanization rate of 4,8 per cent per year, while the population growth rate is 2,4 per cent per year. Housing consumes about 50 per cent of urban land, and home-ownership amounts to 80 per cent of total households. 65 per cent of urban housing is in the form of single-storey houses, which results in massive sprawl and wasteful utilization of a valuable finite resource – land. The conducted study advocates a change in building regulations and land planning standards, and by-laws to facilitate the spread of hybrid villa-apartments. New housing hybrid-villas with up to five-storey building is a more efficient form of land utilization, reduced cost of infrastructure networks and less pressure on valuable agricultural lands. Hybrid villa-apartments pose some challenges of privacy for villa residents, but these can be handled through careful designing that considers plot location, dimensions, position of entrances, staircases, windows and balconies.

On other hand, issues of location, space efficiency, privacy, and economies of scale need to be carefully considered so that the new generation of hybrid villa-apartments achieve their multiple benefits. The study also advocates

introduction of flexible funding mechanisms, through the formal banking system, or through housing cooperatives, in order to accelerate the proliferation of hybrid villa-apartments through loans to villa owners as well to apartment residents.

Conclusions

Factors affecting cropland leading to losses include variables like: population growth, land scarcity, and, for some countries, weak enforcement of property rights. Gross cropland loss can be mitigated by cropland gains from desert land reclamation, a practice that is particularly prevalent in MENA. Some questions need to be answered in the near future are: a) do some drivers have stronger effects in MENA than elsewhere? b) what is the role of policies (agriculture and water subsidies)?

In Alexandria, long-term perspectives and planning regulations enhanced capital building and physical/ social connectivity, which aids resilience. Urban scale projects and investments led to higher efficiency and flexibility due to diversity in land uses, and higher land values, while gated communities, building-by-building development, and fragmented ownership led to a loss in a capital building and physical/social connectivity.

In Sudan, hybrid villa-apartments have evolved in response to economic pressures caused by high land prices, high building costs, and high inflation rates that encourage capable homeowners to invest in a number of rental apartments that they build incrementally through self-finance.

Technical session 6: Women, land and vulnerable people

Chair: Prof. Siraj Sait, University of East London

Speakers: Joseph Feyertag, Overseas Development Institute; Myriam Ababsa, Ifpo; Nisreen Qawas, YMCA East Jerusalem; Samah Jaber, Sawsan Sarsour, UWAC

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Introduction

Access to, use of and control over land are closely bounded to broader power dynamics, wealth, socio-cultural identity and even survival. Women in the Arab region can access land through a wide range of land tenure options spread along the continuum of land rights and more or less secure, depending on whether formalized and recorded or just protected through customary and social norms. However, women still do not fully take advantage of such continuum. On the echo of the high-level session on women and land, this session allowed panellists to present a global overview of women's tenure security in the Arab region and discuss the urgency of empowering and improving the life of women by protecting their land, housing and property rights.

Figure 15: Prof. Siraj Sait, University of East London (UN-Habitat, 2021).

Summary

There are several factors that play into women ownership of land or tenure like demography, socioeconomic context and the internal family pressures. The Arab Region has one of the lowest rates of women ownerships in the world (5 per cent). Although their rights are perceived to be preserved under the Islamic law (Sharia Law), they still don't have access to their rights and the issue remains marginalized and dismissed. This is due to lack of women's awreness of their rights, especially widowed and divorced women; social constructs, especially in rural areas and assumptions on the household dynamics and the dominant patriarchy in the region. Another important aspect is women's role in agri-economy: FAO estimates that 43 per cent of the agricultural labour force in developing countries are women, yet only between 4-6 per cent of women are farm managers. Furthermore, the topic is under-researched and there remains gaps in literature. More often than none, the impact of climate change, conflict and displacement on women's livelihood, income and on the value of assets are overlooked. The bulk of literature still focuses on women's access to land without considering the availability, effective use, affordability, location, secure tenure, and location.

In Jordan, only one fourth of women entitled to property inheritance receive it fully. Women are often pressured to relinquish their rights to inheritance through family members. Moreover, land is often not subdivided and hence women are unable to retrieve their inheritance. In 2011, there has been a change in the personal status laws that improved women's inheritance rights. Some of these amendments envisage mandatory three months period where transactions on inheritance is frozen and a judge must explain to the heirs the legal consequences of the exclusion of inheritance. This has resulted in judges asking for better education for women so that they can better defend their rights. However, the adoption of new real estate law in 2019 poses a threat on women property right.

In Palestine, land ownership and registration are challenging issues given the different laws and

units governing and administrating land and properties, the complications related to occupation, the complexity of inheritance and the social and cultural norms. Women are the most affected and they face legal restrictions that hinder their ability to take part in processes to access land. YMCA's efforts seek to empower women and youth in participating in achieving their economic, political, cultural, and social rights. YMCA conducted a study on community awareness of joint ownership which showed moderate knowledge (49 per cent) on joint marital ownership and only 8 per cent of divorced women undertook procedures to claim their properties after divorce. Moreover, through the survey conducted under the organization works, 79.5 per cent of women realized they can benefit from joint martial ownership and are more inclined to document debts and financial obligations, and record movable and immovable funds to protect their rights.

International organizations like FAO, UN-Habitat and GLTN have been developing tools, guidelines and evaluation criteria that aim at reducing the burden of infrastructure on women and girls, at supporting the achievement of responsible gender equitable governance and land tenure, and at raising awareness about a repertoire of gender dimensions of land policy and legal issues.

Conclusions

Decision makers and civil society advocating for policy reform and addressing land rights within the Islamic laws should be aligned to reach the desired improvement. Women need to be more aware of their land and economic rights within marriage and be able to sign equitable wedding contracts.

In Palestine, it is recommended to accelerate the establishment of property rights, resolving disputes, and registering lands and to work with the current civil judges on applying the relevant laws.

Finally, there is little research on the issues faced by women. The literature reflects little guidance on the importance of quantifying real and potential losses. Stakeholders should be joining efforts to address fragmentation of research on women's ownership in the Arab region. Review literature that looks at women's access to land is needed to fill the gap, provide evidence, and build better targeted interventions.

Technical session 7: Land and property registration

Chair: Wael Zakout, the World Bank

Speakers: Rafic Khouri, Arab Union of Surveyors; Mona Abed Al Aziz, NRC; Katherine Smyth, ESRI; Mohammed Al-Wathig

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Introduction

Although many Arab countries have existing systems in place for registering land and property transactions, most are inefficient and outdated, prone to duplications, and often take weeks or months to register a transaction. Consequently, the legitimacy of official land and property records are often questioned, resulting in a lack of access to data and of trust that negatively impacts their use for bank loans, investment opportunities, and robust land and property markets. This session discussed efforts to modernize and reform land and property registration in the Arab world. Papers presented highlighted existing challenges citizens and business face when trying to register land and property. Moreover, it provided examples of innovative practices for land and property registration reform, such as efforts to boost real estate transactions in the wake of the COVID-19 pandemic.

Summary

ArcGIS is well position to support LADM. It also serves as a system of record, of insight and engagement. There are several different components that ArcGIS can support with, like parcel management on national level. Data can be collected in the field and uploaded on web maps were visualization of data is possible. In the LADM implementation, there are representations of two forms, spatial unit or spatial source point. The former can be used to collect address, rights and responsibilities of the parties. The land administration portal acts as the main source of data fed through LADM. As a system of record, data is collected based on the country and fed into the cadastre that in return sets up the registry systems that goes back to the land administration portal. Data can be reachable and updated using ArcGIS.

In Morocco, according to the Ottoman land law of 1858, land was divided into five main categories: _mülk_ (private), _miri_ (state property open to leasing), _waqf_ (tax-exempt land devoted to supporting charitable establishments, or family projects), _metruka_ (land designated for the public activities of villages, such as the village threshing floor, or any other another specific group, such as tribe members), and _mevat_ (dead and unclaimed remote land) then changed during colonial years. The privatization of state, collective and religious landholdings is currently ongoing. Government incentives to privatization include efforts to streamline the process of land registration, the adoption of policies to limit land fragmentation, as well as to minimize joint holdings (multiple title holders) of private parcels to maintain efficiency of private holdings; the standardization and regulation of tenant contracts; and the conversion of state and religious groups-owned (_waqf_) lands to private holdings. With focus on tribal land, lands have been privatised shedding light on the development of such policies while discriminating against women as these lands usually go to the son based on tribal customs and laws. In 2019, women were granted the right to be included in the formal privatization process. However, due to social resistance, equality of treatment between men and women still needs to be confirmed. In Jemna, Tunisia, after the independence, the tribal lands that were occupied during colonial rule became state property. Independent Tunisia rented these lands to private investors, transforming the peasants into poorly paid wage earners. During the Arab spring, the inhabitants of Jemna created an association to retake the economic control of

these lands, creating 162 new jobs, funding new classrooms in the school, in addition to supporting young people willing to enrol in university, considering that they are entitled to regain control of their traditional land.

Figure 16: Mona Abed Al Aziz, NRC (UN-Habitat, 2021).

In Gaza, Palestine, there are challenges in land registration and HLP rights. This is due to the numerous yet changing laws that are governing land registration from the Ottomans years till recent years. The multiple laws make it challenging to have a proper registration framework that is inclusive to all, including women. Also, the land ownership plays a role where there are different types of lands and each has its own systems and laws, such as: state owned land, unregistered land, plot for the ministries of endowment and campgrounds, etc. Moreover, the Israeli occupation resulted in more laws through which lands were confiscated to build settlements. The Palestinian division also played a role which resulted in the disruption of the Legislative Council thus preventing the issuance of new laws regulating the land registration process.

Abu Dhabi, with the outbreak of the COVID-19 pandemic, improved its systems to abide by the COVID-19 precautions. The land sector most affected by the pandemic is the real-estate sector which has been supported by new legislation to ensure its business continuity despite the pandemic. Part of the strengths of the established new system is developing an online portal for paper submissions. Also, they have allowed realtors to sign the contracts in front of the notary online to decrease any delays. Moreover, Abu Dhabi amended its laws to include the alternative methods they have used to facilitate the work online into their legislations.

Conclusions

The Tunisian case of Jemna illustrates the attachment of tribal populations to their land, and their apparent economic success underlines the need to guarantee the populations' adhesion to land reforms. However, tribal populations evolve with education and modernity at the expense of customs, as demonstrated by the Soulaliyate women's case in Morocco. ArcGIS provides scalable solutions for collecting and managing parcels along the land rights continuum. The Land Administration Domain Model can also be scaled up and is an internationally recognized ISO standard. Bringing ArcGIS and LADM together enables seamless data management whether Fit-for-Purpose, local, regional or national.

Closing remarks

Chair: Dr. Doaa El Sherif, UTI/HBRC

Speakers: Erfan Ali, UN-Habitat; Mohamed Nada, WorldBank

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UTI and the World Bank thanked the participants for their fruitful engagements and interactions despite the current situation in terms of the pandemic, they thanked the organizers and the partners for their support. UN-Habitat provided a recap on the event:

All speakers emphasized the challenges posed by providing good quality of living to the rapidly growing population, climate changes, economic and health crisis in urban and rural areas. Speakers recognized that land governance and land management underpin the achievement of inclusive and sustainable development, peace, stability and human rights in the Arab region, and they insisted on the importance of women's access to land for the improvement of women's lives and the overall economic growth of households and Arab societies. Collaboration and partnership, capacity development and learning have been recognized as essential element of the way forward, and particularly partnership with private sector and civil society stakeholders which is often forgotten.

Land is a source of livelihood, identity and power. Addressing land issues through good land administration has a strong peacebuilding potential. Further, in the Arab region, there is a need to scale-up land-based interventions that are non-discriminatory based on gender, race or age, along with minority rights including pastoralists, refugees, and ethnic minorities, by following a human-rights based approach that is inclusive to all; leaving no one and no place behind. Some of the efforts that countries are making to address the new and protracted crises related to conflict, climatic change and the COVID-19 pandemic have been widely discussed during the technical sessions and roundtables.

Figure 17: Closing remarks by Dr. Erfan Ali Director of the Regional Office for Arab States, UN-Habitat (UN-Habitat, 2021).

Key emerging reform priorities include modernizing property registration, strengthening legal frameworks, strengthening land and property taxation mechanisms, improving access to land related information, strengthening women's access to land both through inheritance and through joint ownership in marriage, increasing public-private partnerships and the collection of reliable land data.

Masterclass 1: Capacity Development Progress in North Africa

Chair: Moha El-Ayachi, NELGA

Speakers: Joan Kagwanja and Judy Kariuki from ALPC, Nabila Zouhiri from SLGA, Siraj Sait from UEL UK and from NEGLA NA: Jean Doumit, Heba Allah Khalil, Sait El Azrak, Ousman Wague, El Taeb Ganawa and Salwa Saidi,

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Introduction

Within the framework of the priorities and activities of the Network of Excellence on Land Governance in Africa (NELGA), a study was planned on the need's analysis on training, continuing education and research in North Africa. The expected outcomes of the study will reflect the reality of the problems related to various needs of the Northern Africa countries to develop programmes enabling to meet the governments and professionals needs in the capacity building required for any sustainable development strategy for capacity development on land. The NELGA masterclass aimed at sharing the findings and progress of the ongoing activities in the Arab region and the achieved results, capacity gaps and recommend areas for collaboration, building on existing achievements and expanding on the need for an integrated approach to comprehensively address capacity deficits in land governance issues in North Africa.

Summary

There is little data on land to influence policy change in North Africa where 80 per cent of the land falls under customary laws. Institutions need to focus on research applicable to land governance issues that can be amplified through knowledge exchange. NELGA and the African Land Policy Center (ALPC) are interested in collaborating with programs that solve this challenge. However, the question is not only to create knowledge but also to link the generated knowledge with capacities able to influence policies.

The masterclass session focused on case studies from Morocco, Tunisia, Sudan, Egypt, and Mauritania, and described the methodological framework for delivering key results. Each location created a bespoke action plan that addressed capacity gaps and needs with a specific target for vulnerable groups.

The scoping study covered a robust methodology that included both quantitative and qualitative, evidence-based and inter-disciplinary data from urban and rural areas across different levels of government, private sector, and civil society. Because the development of a comprehensive survey was not possible, the questionnaire was linked to broader development issues such as SDGs, human rights, natural and human resources, conflict and migration, gender rights, social equity, youth and migration.

Key findings from the scoping study include, among others:

- Different needs have been assessed and many multi-disciplinary land governance topics are identified for trainings and research.
- The existence of diverse instruments with no harmonized curriculum for land training from different training institutions nor coordination.
- Lack of coordination among land trainers of different aspects of land within training institutions and even within the same institution.
- Insufficient coordination and collaboration between national and local organizations
- Slow policy development of the legal framework.
- Dispersed land services and lack of coordination among land government institutions.

- Inefficient capacity-building programs and few academic programs on land governance.
- Little to no specialized training solely on land governance.
- Limited availability of open data which is mostly inadequate or outdated.
- Fragmented land policies and absence of a consolidated, coordinated, cross sectorial strategy.
- Cooperation and financial tools and mechanisms deficits.
- Insufficient involvement of civil society and of vulnerable groups in land decision making and policy development.

In Egypt, the scoping exercise and research resulted in identifying key stakeholders related to land governance. Further, it uncovered complex issues and knowledge gaps within the established system or frameworks. One of the key issues is the dynamic between established judicial systems and private actors. The exercise highlighted issues like the need for capacity development programmes on land governance, the presence of obsolete data and lack of coordination between the different public sectors and the frail legal systems. Such observations and findings fed into a strategic plan that included short and medium capacity building programmes on land management, land readjustment, land use and urban planning, urban economy, legislation and laws, land governance and resource utilization; and post graduate courses and diplomas on land governance targeting the land professional and real estate developers. The study recommended the development of national land information systems, update the legal frameworks, encourage research on land governance in collaboration with the different organizations, and develop financing tools and mechanisms for land management. In order to implement such actions, it is important to also link training institutions, improve land registration programmes, and improve data collection.

In Morocco, only one third of the land is registered. The land sector faces challenges that include lack of transparency of land governance, plurality of tenure rights and vague financial land allocations. Moreover, civil society's role is diminished. The study showed that there is a need for the following types of capacity development trainings: continuous professional training for the already employed, fundamental trainings for a diploma and continuous training for partners. To identify the needed capacity development training for the targeted stakeholder, the study recommends the following eight-phased steps: 1) understand the organisations' expectations, 2) assess the institutions' needs and capacities, 3) assess potential partnerships for the training, 4) identify the training priorities, 5) establish the training, 6) organize the training with internal and external competencies, 7) assess and evaluate the training, 8) promote the integration of research and development.

As for Lebanon, the main focus was on the establishment of the land management master program, as a first experience in the Arab region and as an example of capacity development in the land governance sector. This stems from the need for capacity development to address land conflicts, cadastral development, urban planning, and land use to strengthen the local economy. Through the support from different partners (the Technical University of Munich, the University of Hassan II, GIZ and GLTN), the educational programme and the curricula will include the research skills in geography, geoinformatics, mathematics, remote sensing, digital mapping, geo-statistics, land policies, land management, land tenure systems, real estate economics, pollution and climate change and other topics. Under the North African-Arab cooperation framework, future twinning arrangements between the Lebanese University and IAV Hassan II Institute in Morocco are being set up with future plans of including institutions like GLTN, Technical University of Munich and IAV Hassan II NELGA Node and the Lebanese University.

Conclusions

Some key general challenges are commonly found in North African cities in terms of land

governance. There is general lack of capacities regarding land management, land governance and lack of coordination among institutions. It is therefore important to build capacity development strategies along with national strategies on land governance allowing youth and women to actively contribute. Moreover, developing monitoring systems for land issues is important to enable timely responses and informing future strategies. Presenters recommended to encourage the integration of comprehensive and interdisciplinary educational paradigms in training and research/smart technological tools on land governance. Further, it is necessary to strengthen academia's role in coordinating actions between private and public partners, between national and local institutions and organizations, and to re-establish the link between science, research, policy development and policy making.

Masterclass 2: Monitoring land governance and land tenure security

Chair: Everlyne Nairesiae, GLTN, UN-Habitat

Speakers: Sydney Gourlay (World Bank), Ward Anseeuw (International Land Coalition), Shahd Mustafa (Global Land Alliance), Sam Biraro (Rwanda Land Management and Use Authority).

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Introduction

Six years into the implementation of the 2030 Agenda and its 17 SDGs, national governments and other partners are feeling the pressure to deliver on key commitments including those related to land tenure security and governance processes. Ushering in of the UN Decade of Action not only underscores the importance to deliver on these commitments but also the urgency to fast-track progress through evidence-based monitoring of key targets. However, most countries are yet to collect data and report on SDG land tenure indicators 1.4.2, 5.a.1 and 5.a2 to the UN Statistics Division. An analysis of the Voluntary National Reviews (VNRs) submitted annually by various countries to the UN High Level Political Forum (UNHLPF) to report progress on key commitments shows glaring land governance data gaps. Currently, global methodologies for monitoring SDG land tenure security indicators 1.4.2, 5.a.1 and 5.a.2 have been developed and approved by the Inter-Agency Expert Group on SDGs (IAEG-SDGs). There are other tools and approaches that also support production of complementary land tenure security datasets at local and national level. However, as these efforts are being implemented to achieve the land monitoring agenda, the importance of strengthening national institutional capacities for data generation and use for policy decision continues to emerge.

This session featured the work and experiences of the custodian agencies UN-Habitat, FAO and the World Bank in monitoring SDG land tenure indicators 1.4.2 and 5.a.1 using the joint module for measuring individual tenure rights, as well as ILC's LANDex and Global Land Alliance's PRIndex data initiatives. The experience of Rwanda in monitoring of land tenure security and its collaboration with UN-Habitat, GLTN and FAO under the GLII initiative was also highlighted while profiling lessons learnt and the importance of strengthening country capacities in collecting and use of official data and statistics for policy decisions.

Summary

Representing the custodian agencies for SDG indicator 1.4.2 (UN Habitat and the World Bank) and SDG indicator 5.a.1 (FAO), the World Bank highlighted key initiatives undertaken to strengthen the capacity of national data and statistical organizations to monitor SDG indicators 1.4.2 and 5.a.1. Key initiatives include the development of a joint module "Measuring Individual Rights to Land: An Integrated Approach to Data Collection for SDG Indicators 1.4.2 and 5.a.1." The methodology provides a set of 5 questionnaire modules that can be adapted and integrated in relevant national-level surveys for data collection on the indicators, making it efficient and cost effective for countries to report on the two indicators The methodology is available online in 5 languages: English, Arabic, Spanish, Russian, and French and accessible through the link.

Custodian agencies have conducted several learning workshops and targeted trainings for NSOs, land institutions and partners in the MENA region under the Arab Land Initiative on the use and application of the joint module for data collection and reporting on the SDGs land tenure security indicators. Some of the capacity strengthening initiatives include "Gender Statistics in the Field of Agriculture" by FAO in collaboration with the Arab Women Organization, and on-going UN-Habitat, GLTN and the Global Land Indicators Initiative in partnership with national statistics offices and

land registries in Tunisia and Iraq, and the 50x2030 initiative involving the World Bank, FAO and other partners. The 50x2030 is an initiative and partnership for data-smart agriculture to strengthen national agricultural data systems in 50 least-middle income countries by 2030 for sustained evidence-based decision making.

Presentations highlighted the importance of comparable and sex disaggregated land tenure security data in planning and policy decisions at the national level but also for governments to track progress on key commitments. Capacity strengthening for national data and statistical organizations remains a priority need and an ingredient to increase countries adoption of the methodology and reporting on the land tenure indicators.

A representative from the International Land Coalition (ILC) presented on the Global Land Governance Index (LANDex) tool that aims at putting people at the centre of land data, democratize land monitoring and build a data ecosystem where all voices are heard. It promotes the gathering, use and comparison of data for a common set of 33 indicators for monitoring the complexity of land tenure issues. LANDex aims to broaden the scope of monitoring land issues and their respective data sources. It draws on existing initiatives by taking stock of the existing information and data sources available on land including people's generated data.

The 33 identified indicators were retained based on broad consultations at global, regional and national level. The indicators are classified in 3 levels:

1. Level A - Legal aspects of land governance;
2. Level B - Implementation level (of the legal indicators); and
3. Level C - Outcome, results and impact level.

The three levels cover ten thematic areas: secure tenure rights, family farming, diverse tenure rights, women land rights, land rights for indigenous people and local communities, locally managed ecosystems, decision making and

governance aspects of land rights, transparent access to information, effective action against land grabbing, and protection of land rights defenders. The indicators are applied through four methodologies:

a. people-centred / expert-centred indicators,
b. National Statistics Organizations (NSOs) indicators,
c. Global initiative indicators (through partner initiatives e.g., PRIndex), and
d. Crowd sourced indicators.

An online platform has been developed to show the global evolution of the indicators. Through this initiative, country partners will provide various datasets expected to support and complement SDGs reporting since LANDex is an open database for use and contribution by everyone and all countries. Efforts are in place to include all countries globally by end of 2021.

This session also featured the Property Rights Index (PRIndex), a joint initiative of the Global Land Alliance and the Oversees Development Institute (ODI) that measures perception of land and property rights. PRIndex's main objective is to develop a nationally representative, globally comparative dataset, available to all, with an approach and methodology that can be adapted to different country contexts in monitoring the perception of land and property rights. Some of the challenges identified by PRIndex that affect perception of tenure security on land and property rights include lack of information related to land and perception, lack of documentation and statistics, obstructed implementation of law and reliance on traditions and social norms, limited access of women and youth to land and policy revision. These challenges are more prevalent among refugees and foreign workers.

PRIndex used a tenure security metric between 2018-2019 in 140 countries and surveyed 96 per cent of the total global adult population with data weighted by age, gender, urban/ rural based on the latest census data. Using the PRIndex methodology, data on perception of tenure

security was collected in 13 countries in the Arab region. Results shows that:

- More than 1 in 4 adults feel insecure about their land or property rights.
- People aged between 26-45 years are the most vulnerable especially in the Guld Cooperation Council (GCC) countries.
- Renters are comparatively more insecure in the region - up to 10 times in Lebanon and Egypt.
- In the event of death of a spouse, women feel more insecure in the region compared to men. This gap is bigger in Morocco, Egypt and Jordan.
- Those with documented rights in the region are generally more secure than those without.

PRIndex encouraged cross-country comparison and deep dives to understand tenure insecurity issues and their causes, calling for regional partnerships and outreach to strengthen capacities to collect and report on perception of tenure security going forward. To enable this, the representative from the Global Land Alliance in the region called for more thematic research in the areas of fragility, conflict and violence, youth and gender, customary tenure and financial issues, and how these influence perceptions of land tenure security.

A government official from the Rwanda Land Management and Use Authority shared Rwanda's experiences in land data collection, lessons learnt, challenges and opportunities for strengthening national capacities. Noting the historical land tenure challenges and its link to the subsequent Land Tenure Regularisation Process; Rwanda has continued to develop capacities in data collection, management and reporting for policy decisions. Prior to land tenure regularization, Rwanda faced challenges such as: scarcity of land, the mode of human settlement and the protection of the environment, inadequate land policies, laws and regulations, lack of a reliable land registration system that guarantees the security of tenure

and poor coordination among various national institutions dealing with land matters.

In 2003, under its new constitution, Rwanda initiated the land tenure regularization programme and since 2010, over 11.4 million parcels of land have been registered. A land registry has also been established to collate all land records for statistical data generation including, but not limited to, land-related SDGs indicators on land tenure security, land value, land use etc. The benefits of Land Tenure Regularization include equal rights to property (for men and women), enhanced decision making and security (of tenure) at household level, access to finance through collateral security/mortgage and source of investment leading to poverty reduction, efficient land use planning and increased production. The government official cited the importance of the official land data used by the Government for planning and decision making.

The statistics on land ownership in Rwanda (SDG indicator 1.4.2) are as follows: land owned by women alone is 19 per cent, land owned by men alone is 11 per cent, land owned jointly both women and men is 50 per cent while that owned by churches, the state, NGOs etc. is 20 per cent. The proportion of agricultural land ownership is as follows: 22 per cent of women and 12 per cent of men own agricultural land, 56 per cent of agricultural land is jointly owned by men and women while 10 per cent is owned by others (land owned by more than two persons).

The Government of Rwanda is committed to avail land-related data for SDGs monitoring through its new organizational structure for the National Institute of Statistics of Rwanda (NISR) that has a special unit responsible for environmental statistics. Additionally, the Ministry of Environment (MoE), developed a results-based management that will produce regular data on SDG indicators.

Rwanda has also collaborated with UN-Habitat through the Global Land Tool Network (GLTN) and with facilitation of the Global Land Indicators Initiative (GLII) in enhancing the capacity of

national data and statistics organisations in to collect data and report on SDG indicators 1.4.2 and 5.a.1. The initiative is currently on-going with the aim to support Rwanda report on these indicators

Conclusion

Just like in other regions, most countries in the Arab region face challenges in land tenure data access for planning and policy decisions. Despite this challenge, governments and other actors in the region are implementing various initiatives that aim to improve data generation and use; including administrative data from national land registries and cadastre systems, national surveys by NSOs and other partners. These initiatives demonstrate existing capacities which, if strengthened, can leapfrog the region to regular reporting on land tenure security data, land administration and perception of tenure security.

Measuring SDG land tenure security indicators 1.4.2 and 5.a.1, through the globally approved methodologies, provides the impetus for countries in the region, and globally, to collect and report on the status of land tenure security using comparable land indicators, disaggregated by sex, tenure type and other levels as may be applicable. National data and statistical organisations bear the responsibility for collection and reporting on the SDGs land tenure indicators, with official data being critical for planning and policy decision at the local and national level. Experiences from Rwanda

underscored the role of governments in taking the lead to invest in land data collection and management including open-source data access to inform national policies on land governance.

Data collections tools such as LANDex and PRIndex presented during this session are useful in providing complementary datasets to the official data and statistics generated by national institutions. However, tools used for data collection and/ or reporting need to have robust methodologies that are acceptable by key actors including national governments to test their reliability, validity and promote national ownership and usability of the data to inform policy decisions. LANDex and PRIndex datasets are useful to spur dialogue around land tenure and governance interventions. Such complementary data produced by non-governmental agencies is important in surfacing key challenges that local communities, indigenous people, men and women face in securing their land rights, influence debates that informs land governance policies at national, regional and global level. Use of people generated data including on perception of tenure security is key in understanding challenges in securing tenure security, causes and informing strategies to tackle the challenges. Closer collaboration between data agencies in government, private sector, CSOs and others is key to realize the value of existing land tenure data and related initiatives.

Masterclass 3: Towards a Common Strategy for Capacity Development in the Arab Region

Chair: Willi Zimmermann, Arab Land Initiative

Speakers: Ombretta Tempra, UN-Habitat/GLTN; Dr. Doaa M. El-Sherif, UTI/HBRC; Jean-Maurice Durand, FAO; Rabie Wahba, ILC; Abdalla Gad, on behalf of CRTEAN; Moha El Ayachi, NELGA NA; and Innocent Antoine Houedji, YILAA

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Introduction

The challenge of capacity development is one of the most difficult areas for individuals and institutions working to improve the livelihoods and security of the world's poorest people. An inadequate level of professional capacity currently exists in Arab countries in the important field of land governance and related land matters. The masterclass discussed the challenges for capacity development as well as ongoing initiatives and future opportunities, namely: curricula development and modernisation; land-related master programs (such as NELGA NA/ IAV Hassan II); research and innovation fund for young researchers in the Arab region; wide range of land tools (for example GLTN) and best practices; training of trainers and training materials; e-learning; IT-supported capacity building and blended workshops; knowledge network and knowledge sharing; studies on existing educational and training facilities in the Arab region.

Summary

The Arab Land Initiative was established in 2016 with a common vision where all countries want to achieve Good Land Governance with transparency and affordable land administration systems. The programme focuses on capacity development as it is key to empower partners. The 'Agreement of Cooperation Action Plan' managed by GLTN (and supported the German Government through BMZ) is setting priority on short-term interventions while building the foundation for a long-term vision on capacity development. Ongoing capacity development events, training of trainers, expert group meetings and knowledge sharing events,

preparation of twinning arrangements and supporting research are operational components of the action plan related to capacity development. The creation of a knowledge platform (website) as well as reference to the GLTN land toolbox and e-learning tools are supporting an enabling learning environment.

UTI has been developing capacities on gender-responsive land tools and good land governance approaches in the region and, on behalf of GLTN, it established a research innovation fund which is currently supporting 18 innovation research. UTI is carrying out a capacity needs assessment on land governance in the Middle East including a review of the curricula in the region. Furthermore, UTI is converting key land-related literature into Arabic to enrich the land governance pool of material.

On another hand, NELGA North Africa offers its advisory capacities (in terms of curriculum development, training, applied research, and interdisciplinary education) to accompany and share its acquired experience and expertise with other universities, research centres and land stakeholders in the Arab region. The needs and gaps analysis as well as the recommendations of the regional scoping study help design and implement the capacity development strategy and programme in North Africa, and aim at creating linkages between science and policy development and at better accompanying land reforms in North Africa and the Arab region.

Other agencies like FAO and ILC have worked on developing capacities in the region. FAO developed extensive e-platform for continued learning on land governance principles. By introducing online courses on land tenure

systems, including the VGGT, FAO has raised awareness on responsible governance of tenure and improved various groups' capacity for knowledge exchange. On the other hand, ILC will hold the first national engagement strategy in Jordan as a framework and platform for open yet strategic discussion to move land issues in the Arab region. ILC advocacy leveraged on platforms such as the Global Land Forum in Jordan (2022) and other global advocacy spaces to discuss land-themed food security issues, community rights, etc. ILC relies on civil society groups to enhance the democratic space, using a participatory approach in decision-making, to empower women by emphasizing their rights to land through the rights-based approach to development.

CRTEAN emphasized the critical role of ICT and how it can empower local communities through using remote sensing techniques and upstream systems and scientific research, enabling sustainable development and encouraging technology transfer. With this background, CRTEAN has implemented trainings on remote sensing, rehabilitation and granting professional diploma. However, they are facing some challenges in terms of finances, administrative issues and lack of incentives for the workers.

From the civil society, Yilaa presented their work. The Yilaa e-learning institution conducts continuous assessments of available skills and competencies in terms of land governance in Africa. The aim is to draw conclusions to inform initiatives in the Arab region. These skills present an opportunity that ensures young people have the requisite skills sets to engage and enter government and land governance space to ensure its sustainable development. Land is an important source of livelihood for many in the Arab region. But not everyone has the resources to receive formal education in land governance. Providing quality hands-on training on land governance provides all land users with easy knowledge.

Conclusions

Currently, different agencies are working on capacity development and there is a need to foster healthy competition and collaboration where organizations could benefit from one another's' data and information, and research findings that would develop more integrated projects and programmes on land governance. Organizations like FAO, NELGA, UN-Habitat and GLTN, and ILC have deployed significant resources to identify land-related data and systems gaps, and carry out inclusive, interdisciplinary and participatory approaches. FAO could be possibly involved in promoting sustainable multi stakeholder mechanisms; legitimatizing tenure rights; creating multi stakeholder platforms; monitoring women land rights using the SDG indicator 5.a.2; supporting policies and laws; promoting and testing innovative notions; promoting modern geospatial information management and infrastructure; promoting partnership building and building platforms in order to ensure a long term follow up; and in interventions in post conflict tenure management.

Civil Society play a crucial role in capacity development where their presence could ensure sustainability of the projects. Youth and women are key stakeholders in land governance and key participants in the capacity development programmes. Organizations such as Yilaa work with youth and assess their needs and capacities to enable them through capacity development to participate effectively in the land issues. Finally, ICT and data are important parts of the land governance system but so does indigenous knowledge. The increasing rate of women in current land-related education, research, and action (CSO's) is fast growing in the Arab region and globally. The Arab region shows the biggest increase worldwide even though it had to get started from a lower rate.

Masterclass 4: Land as a Human Right

Chair: Joseph Schechla, Housing and Land Rights Network, Habitat International Commission

Speakers: Michael Windfuhr, CESCR; Robert Lewis-Lettington, UN-Habitat; Jean du Plessis, UN-Habitat

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Introduction

This masterclass questioned whether or not land should be considered as a human right like adequate housing and water in the context of the UN Committee on Economic, Social and Cultural Rights (CESCR) current drafting of a General Comment (GC) on land. To fully understand this proposition, the speakers presented the argument of land being recognized as a human right by CESCR following its 2002 precedent of recognizing the human right to water under the International Covenant on Economic, Social and Cultural Rights (ICESCR). The masterclass presented the debate on the new GC available here. This GC will be a new legal instrument interpreting obligations about land for state parties to ICESCR. The stakeholders from Habitat International Coalition (HIC), GLTN, and CESCR deliberated on the criteria for, and implications of recognizing a "human right to land" in the context of ICESCR. The session discussed the need to think differently about land management beyond its treatment as "property" which human right is not a subject of ICESCR.

Summary

In addition to recognizing land as a universal human right, it is among the first in a chain of elements needed to fulfil other human rights. Land's human rights definition should transcend the notion of property to be seen rather as a subject of equity. Also, beyond land as a social and cultural asset, it is essential for human life on planet Earth and a requisite for human life, health and wellbeing, due to its qualities enabling human bodily functions (as affirmed in endocrinology and gravitational biology) and brain function (as affirmed in geophysics and electromagnetics). Therefore, land's treatment in human rights methodology should combine law with natural science, as was done in recognizing the human right to water. In addition to this universality test of a "human right to land," equitable treatment of land should remedy historic discrimination and bias in the governance of land tenure for women, minorities, indigenous peoples, peasants, rural workers and people under colonial occupation, who have not been treated equally or equitably. Currently, some agencies and human rights NGOs are advocating codification of land as a right for specific groups, as well as a human right of everyone. From the perspective of CESCR, the draft GC on land so far treats land as a tenure issue and an indicator for violation or fulfilment of other human rights within the ICESCR. The draft GC will be available for comment by interested parties until 27 July 2021 and should be adopted within 2021.

Conclusions

To recognize land as a human right, it must be understood as a universal human need. To treat land equitably, "legitimate" land tenure holders may be land users along a wide continuum of tenure rights. Human rights governance of land is a core subject in conflict or post-conflict settings, and in cases of discrimination on the basis of gender, age, economic status, race, ethnicity, religion, and migration status, etc. In the Arab region, one participant observed, governments indeed have the ability to develop policies and laws that are in line with international treaties, while the civil society should focus rather on capacity development for implementation. Another participants discussed the importance of land tenure in other contexts, such as implementation of the International Convention to Combat Desertification, as reflected in a recent CoP decision.

Masterclass 5: Land registration and fit-for-purpose land administration

Chair: Kholoud Saad, ESRI

Speakers: Christiaan Lemmen, Kadaster International; Clarissa Augustinus; El Haidi Gashut and Abdallah Gad, CREAT; Carsten Bjornsson and Ahmad Makram, Esri

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Introduction

Conventional land administration systems consider conventional legal forms of evidence and cover only a sub-set of all forms of land tenure, without the integration of informal use rights. The spatial, regulatory and institutional frameworks that are developed with the Fit-For-Purpose Land Administration (FFPLA) approache focus on tenure security for all. The approach is participatory, gender sensitive and poses attention to the rights of the poor and vulnerable. It basically implements the continuum of land rights. The use of Modern Information Technology is one of the key principles. The overall desired outcome of the master class was helping authorities in the Arab countries in realizing the benefits of incorporating the FFP approach for speeding up the land rights registration.

Summary

The World Bank and the International Federation of Surveyors (FIG) developed the FFPLA approach, designed to meet the needs of people and manage the current land issues. The FFPLA approach can be used as an entry point to land governance, land use planning, security of tenure, land management, land financing and land dispute resolution, especially in conflict settings where people might have lost the access to land, hindered access to natural resources, lost livelihoods and lost land and housing rights. FFPLA can be used for peace building through addressing land related injustices by looking at the legacy of large-scale past abuses to ensure accountability, serve justice and achieve reconciliation.

Different stakeholders presented their ongoing work. The Regional Center for Remote Sensing of the North African States aims at building the capacity of North African states to apply remote sensing and geographical information in support to different aspects of sustainable development. Following that, ESRI presented examples on how GIS technology can support Fit-For-Purpose Land Administration whether it is marking the usage boundaries using a mobile/cell phone or more precisely using a high accuracy GNSS receiver. Further attention has been given to demonstrate how this initial data capture can become the foundation for more formalized boundaries and land rights. The continuum of land rights as implemented in the Land Administration Domain Model (LADM) is relevant in this formalisation process. The current implementation usually involves highest possible survey accuracy and collection of detailed land use information rather than focusing on defining the outline of the property and capturing the ownership/rights related information to the property – where improvements in accuracy can be implemented in later maintenance of the data.

Conclusions

Through education in land management and tools like GIS, future generations will be able to have a better understanding of the current land management challenges facing the region and better capacity to analyse the land data to resolve land issues. The issue of spatial accuracy calls for flexible and pragmatic approaches to land registration as opposed to strict millimetre accuracy followed by surveyors. The issue of formalization of land rights requires cooperation between different professional disciplines with the citizens.

Masterclass 6: Land-based financing

Chair: Mohamed Nada, the World Bank

Speakers: Magd Zahran, Samar Adel, the World Bank; Jean du Plessis, UN-Habitat/GLTN

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Introduction

Land has a number of advantages for local governments as a basis for raising a significant share of the revenues necessary to finance needed for infrastructure and services. The application of land-based financing requires sound legal and institutional framework and a well-trained local government staff. The masterclass presented an overview of the current situation in relation to the application of the different instruments of land-based financing and the approaches that are being adopted by several local governments in the developing world to use these instruments to become more financially sustainable by closing the gap between own-source revenues and expenditures. More specifically, the masterclass a) reviewed the range of urban financial instruments that are tied to land; b) described the application of the different instruments in the developing world with emphasis on their application in the Arab world; and c) presented some of the challenges and lessons learned from their application in selected countries, especially in relation to their administration, valuation and taxpayer resistance.

Summary

Land-based financing is a financial tool that assist local administration and governments to collect appropriate fees to achieve urban development. Land-based financing can raise land and property value through supplying infrastructure or other services. Hence land-based financing is a cycle by which land and property value is being assessed, revenue is collected and then invested back into the public sector through the delivery of infrastructure or basic services. The mechanisms of land-based financing are:

- Recurrent Property Tax: tax payable at regular repeating intervals.

- Betterment Charges: levied one-time where public investments benefit landowners. Property is re-valued based on the value increment of a public intervention.
- Developer Exactions: contribution by the developer to cover the cost of additional public infrastructure and services. Typically, as a one-time, up-front charge as a precondition for public approval to develop land.
- Sale of Development Rights: Land/ property owners want to develop land or property they own by paying a fee.
- Transfer taxes: levied at the time the registered title to real property is transferred from one party to another. This is tied to implementing a land registration system that is up-to-date.
- Sale of public land: land sales of public land to the private through a transparent process.
- Leasing of public land: leasing public land through multi-year leasing agreements for either annual or one-time revenues.

UN-Habitat has worked on Land-based financing in the past years in fragile states such as Somalia and Afghanistan and has developed a "Where to start" guide aiming at expanding the understanding of local leaders on taxes and fees related to land and the advantages of this approach. The assumption is that land-based financing can be applied even though the cadastral system if not fully operational. The guide identifies three broad categories of options:

- Transfers: meaning transfers from other levels of government. This option is not always a reliable source for local governments.

- User charges: which are essential but often inadequate, since there are many services which simply cannot be charged due to practical or equitability/ affordability considerations.
- Taxes: taxes on land specifically have been argued to be the "least bad tax".

Figure 18: Britta Gade, Junior Expert, GIZ (UN-Habitat, 2021).

The "Where to start" guide is organized in four parts where part one provides an overview of land-based financing and discusses the advantages of using land for revenue generation, providing examples. Part two deals with taking inventory, understanding context and assessing strengths, opportunities and challenges. It provides guidance regarding four dimensions: 1) legal, 2) administrative capacities of the agencies, 3) historical and cultural context, and 4) understanding the condition and maturity of the land market. Part three addresses the reasons for not using land-based financing in developing countries. The guide identifies four reasons which include lack of public support, political will, exemptions and lack of supporting infrastructures. The final part presents best practices. To implement a successful land-based financing, it is necessary to: cultivate and nurture political will, initiate public information campaign, identify lead agencies for reform, initiate legal reforms, date cadaster/valuation, and implement billing and collection processes.

In Egypt, since 2020, the World Bank has collaborated with the Ministry of Finance and Ministry of Local Development to identify the main own-source revenues in Egypt. Many challenges face the implementation of land-based financing which includes betterment levy is rarely applied as law is outdated and administration to levy betterment charges is weak due to lack of capacity at city council level. Revenues are collected locally and transferred to the central treasury. Hence little motivation or interest on the part of local authorities to support land-based financing projects, tax on vacant land became unconstitutional, agricultural land tax is frozen since 2017, exactions are not imposed on developers, unclarity of regulations governs rezoning and changes in the building heights, development rights, the majority of property is not registered (90 per cent of residential property not liable for the property tax) and there's limited capacity at local level.

The World Bank has identified three possible solutions: 1) fixing legal framework such as outdated law of betterment levy, transfers, and unclarity of application of developer charges, through a holistic legal approach; 2) creating incentives for local authorities because they don't benefit in collecting own source revenue, due to generous central transfers, while citizens must learn to pay taxes given that local authorities provide the needed services; and 3) enhance the administrative capacity to enable staff to evaluate the different tools and choose the most suitable instruments.

Looking into informal settlements in Egypt, there is limited access to basic services and infrastructure due to limitation in the urban planning policies governing planning city extension. Detailed urban plans for informal areas and expansion areas which should be prepared and implemented after the cities finalize their strategic planning process are facing several legal and institutional limitation. Reform efforts are needed to insure the sound integration of land-based financing instruments during the development of these areas. Moreover, amendments and reforms are needed

to enable new planning and development methodologies like land readjustment and other international best practices.

Land readjustment is a tool that can help in land fragmentation and in overcoming the gap between the detailed plan and its implementation. Some of the key actions to help in land-based financing projects in Egypt is to capture land value increments to cover redevelopment costs, provide urban population with basic services and local infrastructure, engage urban poor in land redevelopment and prevent forced eviction, increase development density to make room for urban expansion and revitalization, redevelop urban areas according to an updated master plan. Land readjustment projects require an initial cost for implementation for compensation for landowners, however local authorities' budgets have limited financial resources and they are dependent on transfers from national government. Further, land readjustments need a clear legal and regulatory framework and a modified version of development exaction in which the government can exact 50 per cent of the land or equivalent in value, to provide a well-planned road network (30 per cent), service (10 per cent), and land for investment (10 per cent) and an annual property tax to be firmly collected for delivery basic services.

Conclusions

Land-based financing is a key resource for effective local governance by providing infrastructure and public services and building the social contract. It is crucial to include all stakeholders, particularly beneficiaries. It is important to look into the easiest and most ready tools for land-based financing and review legal and regulatory frameworks, updating them to fit the current context.

Masterclass 7: Informal settlements: from technical solutions to policy dialogue

Chair: Mohab El Refaie, GIZ

Speakers: Hesham Gohar, ISDF; Emrah Engindeniz, UN-Habitat PSUP; Salma Yousry, UN-Habitat Egypt;

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Introduction

Informal settlements have been spreading across Egypt since the 1950's. The recognition of this overarching phenomenon and its associated urban challenges has led to the establishment of the Informal Settlements Development Fund (ISDF) in 2008. Consequently, the ISDF has developed a categorisation of informal settlements in Egypt that differentiates between unplanned and unsafe areas. After initially focusing on the improvement of unsafe areas, the ISDF expects to shift towards the development of unplanned areas in the years to come.

Figure 19: Mohab El Refaie, GIZ (UN-Habitat, 2021).

The lack of a precise definition of this category together with the upcoming changes in the Egyptian Building Law puts both the ISDF and the General Organization for Physical Planning (GOPP) before new challenges. Such challenges are sought to be addressed through collaboration with long-standing partners such as the GIZ and UN-Habitat Egypt. The masterclass gave an insight into the experience of ISDF and GOPP in integrating the approaches of UN-Habitat and GIZ into both their policy work and the technical

approaches adopted for intervening in unplanned areas. The session, therefore, seeks to thematise the difficulties in determining informality and in designing urban development approaches that respect the physical, social, and economic character of the areas with the goal of bringing real and sustainable improvement to their residents.

Summary

Unplanned areas are defined as areas densely built outside the regulation of law; the buildings are technically safe, yet they lack utilities supply. Officially such areas form over 37 per cent of the urban fabric. ISDF has been working with other organisations to develop tools to face the challenge of unplanned areas. ISDF's main goal is enhancing the living conditions for the residents of the areas. It's worth mentioning that ISDF works in a decentralized way using guiding values and policies, and land as the cornerstone for all intervention mechanisms.

UN-Habitat in partnership with ISDF and GOPP developed a new classification for the unplanned areas in light of the changes of the Building Law 119 and the city-wide approach. A summary of the study was shown through the presentation, while GIZ presented a list of toolboxes that have been developed over the years to implement interventions locally using participatory and interdisciplinary planning approaches including the Local Area Development Plans (LADP).

The LADP responds to a number of SDGs, it helps in the process of adopting Egypt 2030 agenda and it will benefit the local residents due to its to participatory and multi sectoral approach. The LADPs cover a bigger scope than that of the detailed plans which is looking in between both levels; the strategic and the detailed. The urban upgrading plans scope are not announced yet. On the other hand, the LADPs looks into areas,

integrative projects and impacts on residents. Through the LADPs projects, interventions and measures are studied to analyse relations and positive and negative impacts to advise on priorities and the development of interventions with all stakeholders.

UN-Habitat's Participatory Slum Upgrading Programme (PSUP) showcased the work that has been doing in more than 40 countries, offering an overview on the international context that the Egyptian experience is set in comparison to. Some examples of policy instruments for intervening in informal settlements upgrading and enhancement were presented which included examples on City-Wide Informal Settlements Upgrading Strategy, Land and Tenure Security, the social function of land and land regularization policy instruments in Mexico and Brazil, and Solutions to Slums 2020 MDGs-SDGs.

Looking into upcoming changes in the building law on planning processes and their impact on informal areas, the building law includes sections on re-planning unplanned areas, yet the executive legislations do not explain in details how these plans will be formulated. The GOPP has been working with UN-Habitat, GIZ and ISDF to develop plans for unplanned areas including also brown fields and urban extensions. The new law is intended to address development plans for all types of lands. Such areas referred to earlier are to be named as urban upgrading areas and will need LADPs to plan their development. GOPP needs to holistically develop those areas while considering all basic services and the physical, social, and economical components of cities. There is currently a gap at the planning level, and GOPP hopes to address such gap through the work being developed by its partners. Local authorities were part of the planning process and there is currently a shift to have development plans on Markez level as well. The executive legislation guide for the new law will be published to the public.

Conclusions

The development plans referred in the law will eventually identify areas that need immediate intervention such as the unplanned areas, the brown fields or areas of urban extensions. This is where the LADPs can be of benefit.

Internationally, a number of agendas and agreements have been developed like the MDGs and the SDGs as well as the New Urban Agenda, with the aim of opening doors for interventions. Yet the country still has informal settlements, and land issues difficult to solve and there is definitely an economic and social benefit/value for the categorization of land in the realm or urban upgrading areas.

Masterclass 8: Displaced people's access to land for durable solutions and return

Chair: Jim Robinson, Housing, Land and Property (HLP) Area of Responsibility, Global Protection Cluster and NRC

Speakers: Aia Khadem, Ali Jame, and Stuart Brooks, NRC; Abdel Rahman Mustafa, UN- Habitat Sudan; Muslim Qazimi, UN-Habitat Iraq; and Jenny Bjerlestam, UN-Habitat Lebanon

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Introduction

The masterclass explored different programmatic approaches for assisting displaced persons in the region to achieve durable solutions to protect their HLP rights. Different countries within the region have been impacted by conflict and crisis in recent years leading to large-scale displacement and the loss and destruction of property and HLP rights. Affected populations include those in short-term displacement (such as those impacted by the Beirut Port Explosion), protracted displacement (Syrian refugees in the region), historically marginalized communities (Yazidi communities in northern Iraq) and conflict-affected populations in Sudan, including Darfur. The masterclass showcased a range of tailored approaches which help communities understand and protect their HLP rights, facilitate land registration, negotiate and resolve HLP disputes and identify short, medium- and long-term opportunities leading to durable solutions and returns. The masterclass provided illustrative examples from UN and humanitarian actors in Lebanon, Iraq and Sudan.

Summary

There is a pressing need to develop tailored durable solutions for the protracted conflicts in Iraq, Sudan, and Lebanon. Durable housing and shelter solutions are considered as part of human rights, achieved when displaced persons no longer have protection needs and can enjoy their human rights. The primary responsibility for this relies with the state, and collaboration between state and humanitarian actors is key. States also have an obligation to help displaced persons recover their property and ensure sustainable integration. Two main elements are 1) security of tenure, and 2) due diligence. Tenure security is the relationship between groups and individuals over land involving a degree of certainty. Due Diligence is the process of verifying property rights, including ownership and usage rights to avoid harm to IDPs and members of the host community. Both elements contribute to effective and resilient outcomes for affected communities.

NRC presented the constructive and complementary role that humanitarian actors such as NGOs can play in helping displaced persons protect their HLP rights. Beneficiary needs must be understood as well as the relevant context and the priorities of the government. Humanitarian actors can work with authorities at the local, regional and national level, as well as with UN agencies and civil society NGOs. It is crucial to understand the context and the laws (whatever their form) that govern countries. Following this initial mapping, humanitarian actors can identify the needed actions and the different stakeholders, whether it is the community, government or other agencies working on similar issues, or are actually providing complementary services like basic urban services. Once the legal and stakeholder mapping is completed and the beneficiaries' needs have been identified, due diligence should be conducted to minimise any risk to the IDPs in question. Legal aid actors can help protect HLP rights in different ways. They can raise IDP awareness about HLP rights, provide consultations on different legal options and take action to resolve issues and complaints, such as by helping IDPs obtain HLP documents, resolving disputes or assisting with compensation claims.

In Iraq, NRC provides information on HLP rights and helps IDPs file for compensation and resolve inheritance issues. In Jordan, NRC helps refugees with lease agreements and tenancy disputes. In Libya, NRC monitors evictions and conducts legal research on HLP issues. In Palestine, NRC challenges demolition and eviction orders and helps Palestinians protect their land rights.

NRC's work in Lebanon involves protection of the tenure security of vulnerable households, including refugees. In the aftermath of the Beirut port blast this means looking at the availability of housing stock. Prior to the explosion, there was a mismatch between demand and supply in the Beirut housing market. It is estimated that 300,000 persons were affected in the blast, including 82,000 individuals who suffered moderate or severe damage to their homes and could not live there. The blast also exposed different property arrangements, including deteriorating housing units, unsafe buildings, squatting and informal rental arrangements as well as segregation on socio-economic lines. The influence of property developers was also a cause of housing shortages. This, coupled with the lack of affordable housing, the different tenure agreements that have been shaped over time based on local demographics (refugees and host community alike), and the wide array of socio-economic issues that face the country, contributed to the post-explosion crisis in Lebanon, placing IDPs, refugees and citizens under tremendous pressure. In planning and coordinating the shelter response, HLP needs must be taken into account: 90 per cent of residents did not have written lease agreements so there is a risk of eviction. Another issue arising from the explosion was identifying who was responsible for repairs: a Temporary Technical Committee on HLP issues was established and HLP Guidelines for Shelter Actors were drafted to cover due diligence and tri-partite agreements between landlord, tenant and shelter actors. Quantitative and qualitative assessments are now complete.

In Iraq, the conflict with ISIS caused unprecedented damage and destroyed up to 138,000 houses, with over one million persons currently displaced. An NRC HLP assessment indicated that whilst 40 per cent of returnees had suitable places to live upon return, 25 per cent said their accommodation was overcrowded and 22 per cent were living in unfinished buildings. Whilst 50 per cent of respondents to the survey said that they have copies of their HLP documents, another 28 per cent advised that they did not need tenure documents to solve their problems but would use customary justice systems. Some ethnic groups still consider it unsafe to return home. ISIS persecuted the Yazidis and destroyed 6,000 homes as well as systematically looting their possessions. Part of UN-Habitat's work in Iraq was focused on providing durable solutions for the Yazidi minority living in Sinjar in northern Iraq. The first step was to provide the Yazidis with documentation and deal with unresolved claims, including secondary occupation. UN-Habitat demarcated the land of the Yazidis to map and register the claims which required due diligence to be verified.

Figure 20: Ombretta Tempra, Land Specialist, UN-Habitat / GLTN (UN-Habitat, 2021).

UN-Habitat is verifying and validating the claims in close coordination with local authorities and community leaders to avoid any dispute or false claims, and it is using the latest technology and issuing IDs for each property. UN-Habitat has been working on improving the capacities of the government on Yazidi's rights and IDPs. Moreover, UN-Habitat has developed an online

registry service for the IDPs, mapping HLP claims from scratch and developing a database for these claims that are then provided to the relevant authorities. All the property information collected will be compiled in a specific database which will be handed over to the Real Estate Registration Authority who will issue an occupancy certificate endorsed by local authorities. As Iraq's existing land registration system is fully paper based, the new digital approach is innovative. Gender is being considered, with women and men registered as co-owners. Furthermore, UN-Habitat issues land IDs and codes that are linked to an online database that the community can access and use as needed.

In Sudan, conflict is complex and involves several parties including IDPs, returnees, host communities and militia in disputes over the land of absent owners, farmers and pastoral people. Displacement has significantly impacted the urbanization rate, with double the number of women IDPs than men. Fifty-two per cent of IDPs have settled around urban or pre-urban areas. Of the six main causes of conflict in Darfur, three relate to land. Many villages have been burned and people have lost property. Illegal settlements have spread and there has been an increase in incidents of secondary occupation. There are three main proposals to address HLP disputes and rights: 1) there should be a recognition of the customary law system, and its gradual incorporation into the formal legal system; 2) there is a need for hybrid land management and legislative reform, this would improve the land title system through adoption of a more advanced system, ideally digital. The demarcation of village boundaries can assist with land management, as well as use of satellite imagery to show boundaries and the buffer zones which sometimes overlap with the migratory routes of nomads; and 3) avoid friction with nomads who cover a very large area.

The current approach implemented by UN-Habitat is a bottom-up approach that complements government's actions relying on participatory planning with the community. UN-Habitat has implemented the STDM model which is currently also being used by the Ministry of Planning. With the support of partners, new land legislation has been drafted and is being implemented, land titles are being digitalized by the government and FAO is currently developing an early warning system to avoid the conflicts over the pastoral corridors. There is still need to work on supporting women headed households, housing prices and compensation for private landowners whose lands have been used by IDPs.

Conclusions

One of the recommendations emerged from these practices is to ensure tenure before starting reparation. Coordination with legal actors to protect the rights of IDPs and refugees is required, as well as working at the institutional level in terms of promoting laws that protect the rights of refugees and increasing awareness and understanding of their rights. Presentations also showed that civil documentation often is crucial to durable solutions, and, without the inclusion and active participation of women, there cannot be any durable solution.

Masterclass 9: Land for affordable housing and land readjustment

Chair: Ahmed Soliman, Alexandria University

Speakers: Geoffrey Payne, GPA; Ahmed Soliman, Alexandria University; Christophe Lalande and Amr Lashin, UN-Habitat

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Introduction

This session applied an empirical methodology to test concepts and patterns known from theory using new empirical data. A wide range of policy instruments have been presented on the role of land in improving access to adequate housing as part of urban development and expansion. Theoretically, there is a huge literature questioning the Participatory and Inclusive Land Readjustment (PILaR), the level of informal land development, and the concept of sustainability transitions. Practically, the study examines the linkages between informal land expansion, the application of the PILaR and urban sustainability transitions depending on the Multi-Level Perspective, focusing on El-Rezqa area, approximately 45km north of Cairo, Egypt. This case study is the first project to be implemented in Egypt based on the PILaR as an approach to control urban land expansion. It helps explaining both the processes of sustainability transitions and the outcomes of the PILaR through the organizer's engagement in the process, participant observation, community participation, reconstruction, and analysis of the data obtained through several meetings held with the stakeholders.

Summary

Creating and maintaining adequate and affordable housing is a global issue that is now becoming very common in most urban cities around the world. The current housing needs are increasing rapidly where the formal housing supply can't keep up with the demand. GPA presented their report that discusses the range of policy instruments that should be considered in the development of affordable housing. Some of the policies or taxes include: a) tax based instruments which is a land value increment tax;

b) fee-based instruments which is from sale of development rights; and c) development-based policy instrument where the developer charges an impact fees to generate income and revenue. This includes land sales or leases of public land, mandates to make inclusionary housing (a percentage of housing in any commercial development should be allocated for affordable use), request for proposals, land banking, land pooling or land readjustment. Land pooling and readjustment is when landowners pool their land and, after subdivision, some plots are sold to recover costs, others may be allocated for housing or other public benefits and the remaining plots are returned to landowners at a higher value than before the project was undertaken. Land readjustment has been successfully applied in many countries, Indonesia, Japan, Malaysia, Nepal, South Korea, Taiwan and Thailand.

Soliman developed a study that aims to open an academic discussion on theory and practice of sustainable transitions and its correlations on land readjustment for urban expansion in Egypt. The country is dealing with rapid urbanization and half a million hectares of agricultural land has been destroyed for urban use between 1982-2004. Land readjustment has shown its value for the servicing and subdivision of urban land holdings. Projects have relied on urban sustainability transitions which relied on a sociotechnical approach using the multi-levels perspective and hidden potential actions of cities. The model has advantages that comes with dynamic of the duality of economic and social exclusion in Egypt. It is a flexible process that meets changes beyond the formal and informal regulatory frameworks, it is an adaptable model to cope with external and internal forces, it works

with a diversity of actors, and it is flexible with various transitions.

UN-Habitat is one of very few institutions and organizations that discuss land readjustment. There is a pressing need to resolve the encroachment on agricultural land and to provide public services. This could cause some issues with some of the population hence there should be remedies for compulsory purchases of land. Land readjustment takes into consideration four aspects: social, economic, institutional and urban aspect. UN-Habitat is seeking sustainability for the implemented plans however, there is a need for a methodology that guarantees sustainability. Negative impacts of land readjustment could be limited through identifying empty land and getting consensus amongst stakeholders and through developing a model that citizens could trust and rely on.

Conclusions

There are several options available to central and local governments to generate a public benefit from private ownership, investment in land for urban development. At present, these are not being adopted or implemented nearly as much as their potential justifies. This is not necessarily out of ignorance as many policy instruments have been in the public domain for many years, so public pressure may be needed to encourage their wider adoption. It is also clear that applying land-based finance policies to improve access by low- and lower-income groups to land for housing needs to be balanced with measures to ensure that such housing remains affordable in the medium to long term. It is also clear that all policy options have both strengths and weaknesses, so they need to be selected according to local circumstances. Many sectors also need to work together to help realize and achieve affordable housing. The initiatives of the grassroots of intervention of enhancing informal land markets should remodel and adjusted as a basis of the contribution at the niche level of to accelerate, modify, regulate, and adjust informal land markets for the sake of most people who are seeking plots for affordable housing.

Masterclass 10: Open Data training on access to information and land

Chair: Stacey Zammit, Land Portal

Speakers: Neil Sorensen, Laura Meggiolaro, Romy Sato, the Land Portal; Shahd Mustafa, Global Land Alliance; Dina Naguib

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Introduction

The masterclass aimed to address a gap in terms of knowledge on the potential of open data: it gave participants the tools they need to use and contribute to the open data ecosystem to leverage and improve their work, as well as to enhance local and global monitoring, decision-making and policy development. More specifically, the masterclass aimed to debunk the complexity that is often associated with open data and to give participants the basic information and skills to better share and use open data as a tool in their daily work. This has been done through explanation of concepts and through specific examples. Finally, a way forward has been shown to participants on how they can become both providers and users of open data.

Summary

The amount of data that has been produced all over the world in multiple languages thanks to the support of new technologies has been increasing exponentially over the past few decades. We live in a data revolution, and it is becoming more and more difficult to make sense out of this ocean of data mostly because data is fragmented, closed in silos and not shared in a ways that allow people to discover use and generate impact. Open data is data that should be accessed by everyone with no payment or log in barriers. Yet, considering the sensitivity of land tenure data, we have to be conscious of the fact that not all data should be made open, and privacy needs to be respected. Data, if used by the right people, can add great value to the land sector.

Open data is findable, accessible, interoperable and reusable and it offers many advantages including increased efficiency, impact and transparency, enabling better decision making,

collaboration between different parties, and generating new ideas and strengthening trust between different stakeholders.

LandVoc is a sub vocabulary of AGROVOC, developed in close collaboration with FAO. It is a controlled vocabulary that covers 310 concepts related to land issues including land administration, land governance, land use and cover, etc. It is used as a tool to connect data and it undergoes constant enriching updates from experts in different languages. The use of LandVoc is not limited to indexing electronic information resources and facilitates the discovery of content in search engines, it can also be used as a glossary for translation.

Figure 21: Stacey Zammit, Communications Officer, the Land Portal (UN-Habitat, 2021).

Data life cycle consists of four stages: data collection and analysis, data management, data dissemination and data feedback. Open Data contributes to each of the stages of the data cycle. The first stage starts with establishing clear standards for data collection and identifying a way to communicate these data in an understandable way. Taking into consideration the most vulnerable in the data collection

process. This stage requires institutional commitment, time, financial and human support. Data management is about publishing the data according to standard metadata models, taking into consideration data sensitivity and privacy elements. Knowing the source of the data will help determine accuracy of the data. The data dissemination process starts by identifying the targeted audience and the required communication tools. To ensure that data is fully understood and therefore becomes knowledge, the last stage of feedback is needed. This can be done through surveys which in turn can be used to update future strategies of data collection, management and dissemination.

The region in general suffers from different issues when talking about data like transparency: with the lack of open data, policies shortcomings can't be addressed. Another common issue is the gap in data due to the rapid changes in the urban realm or the inconsistent methodology in data collection that doesn't change to accommodate the needs. Moreover, data systems vary between formal, informal, and tribal. Some countries are managing to change this practice by publishing some of their data online like UAE publishing its annual budget, Qatar publishes its law and Bahrain allows you to have data on registered firms within the country. In Egypt, CAPMAS is developing a data catalogue that will be accessible to the public. Looking at land data, land information is fragmented, limited in terms of accessibility, and requires governmental approvals. Moreover, the government capacity to analyse and collect meta data is still limited.

When Prindex entered the Arab region, its main objective was to develop national representative datasets that are open access and easy to use by everyone with a mechanism of data collection that can be adapted into any context. The main challenges faced Prindex in the region is getting approval for data collection. The sensitivity of certain questions used to collect information as well as the sensitivity of the topic land tenure itself especially when it comes to gender disparities. Yet, many opportunities are there regarding data sharing and management to deliver useful data and train people on certain data collection mechanism and meta data standards.

Conclusions

The session concluded that data acquires value when it is delivered in the hands of the right people at the right time. For this to happen data needs to be open and accessible to all. Open data is not only about data that has the right technical and legal prerequisites, but also about people and organizations that adopt the right attitude towards sharing and exchanging. If data and information remain closed in silos - being it closed databases, or organizational repositories - it is of no value because very few people will be able to find and use it and will therefore have no impact. Collaboration is crucial between different governmental bodies, but also between governments and other stakeholders in the data ecosystem. An open collaborative spirit towards data will increase transparency and make data holders accountable. It will also open the space for innovation and a more equitable distribution of knowledge which in turn will improve land governance.

Annex 1: Second Arab Land Conference Programme

Second Arab Land Conference - Programme
Venue: Four Seasons Hotel Cairo at the First Residence, Egypt. Egypt Time Zone

Time	DAY 1 Monday 22 Feb	DAY 2 Tuesday 23 Feb	DAY 3 Wed 24 Feb
8:00 - 9:00	*Registration*	*Registration*	*Registration*
9:00 - 10:30	**Opening** [9:00 - 10:00; Room: Versailles]	**High Level Session3: Women and Land** [9:00 - 10:30; Room: Versailles]	**Masterclass 1: Capacity Development Progress in North Africa** [Room: Acacia] / **Masterclass 2: Monitoring land governance and land tenure security** [Room: Tamarind]
	Break		
10:30 - 12:00	**High Level Session 1: Land management in time of crisis** [10:30 - 12:00; Room: Versailles]	**Technical session 5/a: Land use** [Room: Tamarind] / **Technical session 4/b: Land management in time of crisis** [Room: Acacia] / **Round table 3: Land consolidation** [Room: Versailles]	**Masterclass 3: Towards a Common Strategy for Cap. Dev. in the Arab Region** [Room: Acacia] / **Masterclass 4: Land as a Human Right** [Room: Tamarind]
12:00 - 12:30	*Break*	*Break*	*Break*
12:30 - 14:00	**Technical session 1: Technologies and smart solutions for land management** [Room: Acacia] / **Technical session 2: Private sector participation in land management** [Room: Tamarind] / **Round table 1: Land governance and land degradation neutrality** [Room: Versailles]	**Technical session 5/b: Land use** [Room: Tamarind] / **Technical session 6: Land, women and vulnerable people** [Room: Versailles] / **[Round Table 4: Land Administration - By invitation - Room: Acacia]**	**Masterclass 5: Land registration and fit-for-purpose land administration** [Room: Tamarind] / **Masterclass 6: Land-based financing** [Room: Acacia]
14:00 - 15:00	*Break*	*Break*	*Break*
15:00 - 16:30	**High Level Session 2: Modernization and reform of land administration** [15:00 - 16:30; Room: Versailles]	**Technical session 3/b: Land management and administration** [Room: Tamarind] / **Technical session 7: Land and property registration** [Room: Versailles] / **[Round table 5: Development Partners' Agenda in the Arab region - By Invitation, Room: Acacia]**	**Masterclass 7: Informal Settlements: from Technical Solutions to Policy Dialogue** [Room: Acacia] / **Masterclass 8: Displaced people's access to land for durable solutions & return** [Room: Tamarind]
16:30 - 18:00	**Technical session 3/a: Land management and administration** [Room: Versailles] / **Technical session 4/a: Land management in time of crisis** [Room: Acacia] / **Round table 2: Displaced women's access to land** [Room: Tamarind]	**Youth and civil society assembly** [16:30 - 18:00; Room: Versailles] / **Round table 6: Regional Flagship Report on Land** [Room: Acacia]	**Masterclass 9: Land for affordable housing and land readjustment** [Room: Acacia] / **Masterclass 10: Open Data training on access to information and land** [Room: Tamarind]
18:00 - 19:00		**Closing** [18:00 - 19:00; Room: Versailles]	

Version 18.2.2021

KEYS:
- Plenary events
- Technical sessions
- Round tables
- Masterclasses

Annex 2: Second Arab Land Conference Organisers

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. UN-Habitat supports Arab countries in their efforts to advance sustainable urbanization as a driver of development and peace. UN-Habitat Regional Office for Arab States provides knowledge, policy advice, technical assistance and collaborative action for eighteen countries across the Arab region and is currently present in thirteen Arab countries, supporting partners through a diversified portfolio, centering around the four main pillars of action of the 2020-2025 Strategic Plan. In Egypt, UN-Habitat has been working since 2008 to support sustainable urbanisation that is able to drive development and improve living conditions for all. During this period, the programme worked closely with various partners at central and local levels to support sustainable urbanisation by guiding urban policy formulation, legislation, governance, urban tools, and practices.

For more information visit: www.unhabitat.org

Global Land Tool Network (GLTN)

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. For more information visit: www.gltn.net

Housing and Building National Research Centre

The Housing and Building National Research Center (HBRC), affiliated to the Minister of Housing, Utilities and Urban Development, is headquarter in Cairo and its Chairman has the right to establish other branches in governorates and New Cities. HBRC is the Egyptian beacon of science and knowledge center. HBRC includes eleven institutes: Building Materials and Quality Control Research Institute, Concrete Construction Research Institute, Structure and Metallic Construction Research Institute, Soil Mechanics and Geo-technical Engineering Research Institute, Sanitary and Environmental Engineering

Research Institute, Construction Engineering and Construction Management Research Institute, Architecture and Housing Research Institute, Raw Materials and Technological Processing Research Institute, Building Physics and Environment Research Institute, Electro-mechanical Research Institute and In addition to the Training and Urban Studies Unit.

For more information visit: www.hbrc.edu.eg

Urban Training and Studies Institute (UTI)

The Urban Training Institute (UTI) is a quasi-private organisation affiliated to the Housing and Building National Research Centre- (HBRC), an Egyptian national government research institution. UTI seeks to strengthen institutional and human resources capacities that can nurture the improvement of the living and environmental conditions of cities in Egypt and the Middle East. UTI is a training and capacity building institution specialized in post-graduate and tailor-made training, policy research and technical advisory services. It focuses on urban management and planning, housing and real estate development policies, informal settlements upgrading and urban renewal, urban environmental planning and management, urban infrastructure project management and urban finance. UTI provides tailor-made and specialized training to professionals, technical cadre and policy makers working in central and local government agencies, NGO's, private sector and educational institutions.

For more information visit: www.utieg.org

World Bank Group

Established in 1944, and headquartered in Washington D.C., 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. It comprises five institutions managed by their member countries: The International Bank for Reconstruction and Development; The International Development Association; The International Finance Corporation; The Multilateral Investment Guarantee Agency; The International Centre for Settlement of Investment Disputes. The World Bank Group has set two goals for the world to achieve by 2030: 1) End extreme poverty by decreasing the percentage of people living on less than $1.90 a day to no more than 3%; and 2) 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.

For more information visit: www.worldbank.org