



## Workshop: Addressing land administration and land rights challenges to pave the ground for peace and stability in Libya

### Report

30 November&1December 2022, 10 am - 3 pm, Tripoli, Libya

#### Background

Thanks to the financial contributions of Libya, European Union and BMZ, the collaboration between the government of Libya and UN-Habitat, started in 1979, is still ongoing and includes support to sustainable urban development, urban profiling and analysis, planning, capacity building, urban observatory and land governance.

In June 2021, a workshop on “Land Administration and Land Rights - Paving the Ground for Peace and Stability in Libya” was held in Tunis. The event gathered 30 representatives from Libyan governmental bodies, UN, representatives of INGOs, civil society organizations and private sector to discuss land rights and land administration in Libya. It provided a platform to discuss the importance of land management and land tenure security for sustainable peace, stability and economic development; understand the prevailing land issues and their impact on the broader Libyan priorities (e.g. reconciliation, reconstruction, state building and institutional strengthening, human rights); and work towards the development of a common vision and priorities for action.

In the same year, a research on housing, land, and property rights (HLP), land management and land administration was initiated. The report, presented at the Workshop for the 30 November – 1 December, collects information on laws, regulations and legislations, existing assessment reports, archival data, as well as inputs received during the interviews with key experts. The five land administration functions are described: land tenure, land value, land use, land development and land disputes’ resolution.

#### Workshop

UN-Habitat, the Global Land Tool Network, the Ministry of Housing and with the Regional Center for Remote Sensing of North African States (CRTEAN) arranged the second Workshop to discuss land management and administration in Libya with all concerned stakeholders and to identify the priority intervention for improved land governance and land and housing rights. The key findings and recommendations of the report were presented for discussion. More than 45 participant from Libyan institutions related to land management and governance joined it, whether in person or through audio-visual means of communication.

#### Methodology and Languages

The workshop was an open discussion on the findings and recommendations of the “Land Administration in Libya: Analysis and Recommendations” report. Presentations facilitated dialogues and panel discussions on specific topics took place. Small group discussions were complementary plenary sessions. The event was in Arabic and English and simultaneous interpretation was provided.



**30 November 2022**

The workshop starts with opening speech from Dr. El Hadi Gashut, General Director of Regional Center for remote Sensing of North Africa States (CRTEAN), Ms. Ombretta Temptra, Human Settlements Officer and Land Specialist at UN-Habitat, and Eng. Abdul Mawla Adduma, Undersecretary of the Libyan Ministry of Housing and Construction.

The first day of the workshop split into two parts; First part was presentation of “Land Administration and Land Rights in Libya” report, followed by remarks from the participants. Second part was small groups discussions on four issues related to land administration in Libya, followed by presentations of the key remarks from the discussions.

- **First Part: presentation and remarks about “Land Administration and Land Rights in Libya” report**

Eng. Ombretta Temptra, UN-Habitat Land specialist, presented “Land Administration and Land Rights in Libya” report (Annex). The presentation started by illustrating the methodology used to develop the report, its objectives, as well as the objectives of the workshop. Justification about the importance of having a good management of land and land-based resources and its consequences on urban rural areas were clarified. The cross-cutting land related issues in Libya which presented are Legal instruments, Institutional framework, Spatial data infrastructure and Women’s lands’ rights. Then, the Libyan situation regarding the five land administration functions; land tenure, land value, land use, land development and land dispute resolution, on legal basis were summarized. Finally, the key recommendations from the study about national land administration strategy, legal framework, Institutional arrangements, registration system, spatial framework, land disputes’ resolution and adequate housing were highlighted.

Dr. Almokhtar Attwairi, Consultant for UN-Habitat in Libya and the author of “Land Administration and Land Rights in Libya” report, University of Zawia. Started the speech by gratitude the coverage of all dimensions of the report in detail during the presentation. Clarifying that almost 10 months were needed to prepare the document, based on all available resources at time. He emphasized the big effort and work needed by many sectors, that works in the field of land and housing in Libya, for better land administration system. There are some structural problems that needs work on; the managerial aspect as well as more linkages between institutions to work together efficiently and comprehensively towards achieving sustainable development goals.

In the report, there were recommendation about the mechanisms that must be placed to reduce the illegal expansion on land, however, our work on this aspect is technical, but this work is more of administrative and decision-making. Decision -making is one of things that we suffer from in Libya, especially when it took place totally apart from technical, professionals and academia.

Also, all Laws and resolutions which related to land or property dispossession from late 70<sup>th</sup> and during 80<sup>th</sup> have been mentioned in the report. Those are one of the problems that needs to be resolved before beginning any stage for national strategy or vision. Owner’s legitimate rights and requests are to resolve their compensation issues and return properties in concerned requests. All laws related to land administration, housing, and tenure are included in the report. The issue still needs a lot of discussion and formulation for all the comments to be feasible work programmes.

As for the part on women's and property rights, there is a part in the report on women's right to property, and it was pointed out that there is no difference in property ownership on gender basis in Libyan laws, but there are problems about inheritance.

**Remarks from participants.**

Dr. El Hadi Gashut, General Director, Regional Center for remote Sensing of North Africa States



(CRTEAN). The previous political circumstances that Libya went through, made it necessary to review all administrative and legal procedures. We hope from the concerned institutions to work towards digitization, aiming reducing costs, time and ease procedures. Most of laws in force with regard to ownership of land and housing are good, while others need modifications to be in accordance with the new vision of the Ministry of Housing and Construction, and its affiliated authorities. We are looking forward at transferring society sept by step towards freedom of ownership, aiming at creating developmental society, where peace, security and stability prevail.

Eng. Hussein al-Faroug, Head of the Inspection Department, State Property Authority. State Property Authority is the entity legally empowered by the state to manage and protect the Libyan state property, including land and real estates. It should be the starting point for development of land ownership, classification and recording according to digital systems. the authority has been working on digitization and capacity building for qualified personnel, however, there are some other legislative obstacles, in regards to property ownership, which need modifications, and there have been some papers published on this regards by the authority. In fact, there is a need for data and classification about Libya state property, which doesn't exist yet. This is one of our challenges, that we don't have inventory of the state's property. The geographical scope of Libya is relatively very big and we are lacking financial support. We already did inventory to some parts of Tripoli, Benghazi and south parts, however, it's not representative to the states property and needs a lot of work on the national level.

In 1992, the inventory process began, and about 70% of the state properties were registered in Tripoli, however, this inventory was not realistic, as part of the private properties were included in the state property (property was indirectly expropriated), and many conflicts occurred between citizens and the state to restore ownership, this is one of the challenges. Another challenge is the transfer of the authority's dependency between ministries and its instability which had a negative impact on the existence of a unified database.

Dr. Samir Ahmed Al-Balazi, Ministry of Finance. We face a problem in the culture of employee and citizen in understanding the process of managing land and real estate. For instance, getting a decision for allocation from the Council of Ministers (formerly the General People's Committee), or from the popular committees for the locality (the locality, is a geographical administrative scale, falls under the municipality, and is considered the division of the third level in the hierarchy), and this decision considered by people as equivalent to ownership. According to the regulating legislation, it is considered as a permission to complete the procedures, but citizens and public agencies are satisfied with the "allocation decision" as proof of ownership, for periods of 30 and 40 years, without continuing the procedures, and this, according to the law, is not considered a title deed. Therefore, we must work on awareness programs for the citizen and public personnel, to support tackling land ownership issues.

The report summarized key land issues in 5 key points. 1) Disputes in real estate ownership (Law No. 4 of 88: The land is not owned by anyone) which were presented in a decent manner. 2) Reviewing the legislation regulating property management, especially with regard to its registration with the concerned authorities (for example with the real estate registry), the most important of which are Law 11 of 1992 on real estate ownership, Law 9 of 2010 on real estate investment, and Law 17 of 2010, which is the latest law on property registration. 3) The necessity of approving and issuing a property tax law, as there is no specific law for property tax, and it does not work in the country, adding to constitutes injustice to citizens in the ownership process of real estate in general. 4) Develop plans and programs for land uses and utilization, as land for pastoral, agricultural, industrial, tourist, etc. need programs to benefit from them. 5) Necessity of ratification of third generation urban plans and other plans, as their absence made citizens encroachment on land and establishing informal settlements, which cause a lot of challenges to the country to tackle them.

Eng. Mohamed Abdullah, Head of scientific and technical affairs, Libyan Center for Remote Sensing and Space Sciences. There was a blame on the state institutions working in the field of lands that they still have not moved from paper registration to spatial registration using geospatial techniques. That's why Libya still suffering from the problem of land borders and registration. Geographic information systems and satellite



images with the new capabilities (accuracy of satellite images have reached very high levels 30 cm, and have high classification ability) can facilitate resolving many existing challenges (such as; security problems that obstruct access to some areas within the country. Also, there is a way to go back in time in some cases where there is a need to go back to the initial status to resolve disputes).

Eng. Ammar Al-Abany, Consular at Sirte Construction Fund. I was delighted to work with UN-Habitat in 2018 on Site profile, an integrated development report which evaluate the current situation of the city, back then, after liberation from the Islamic State of Iraq and the Levant (ISIL). Concerning land reuse in destroyed cities, I believe they have special characteristics that should be considered. For instance, there is about 2750 destroyed houses. Their inhabitants go away and build in other areas. This attitude affects the demography inside the city. And again, the reason is the absence of ratified urban plans. We believe that relevant laws need to give considerable attention to the special characteristics of destroyed cities. Land re-ownership is important in destroyed cities. We have a case, which is state-owned land, on which a residential neighborhood was established in 1973. The area was destroyed, and people believe that they are the owners of the land because they used to live there. This case is considered a legal problem, which need to be tackled through modified legislations.

Dr. Nuri Fello, Head of geology department at Nafusah Oil Operations B.V. We hope to see in the recommendations feasible mechanism to reduce informal urban expansion, specifically in west part or Green Mountain. We also hope that if the Libyan state's property has a small part of database, we can build on, to reach a complete digital database for the whole country in the future.

Eng. Ali Abhire, General director of Benghazi & Derna Construction Fund, contributor to "Land Administration and Land Rights in Libya" report. Land administration has been covered in the report from various dimensions. Land tenure, which is a very important dimension, but also, Use, Development, and Taxation were covered. We believe that all dimensions need clear mechanisms to deal with, otherwise disputes over lands will emerge and cause further conflicts. All the concerned stakeholders in land administration field, including State Property Authority, Real estate registration, Urban Planning Authority, Ministry of Housing and Construction, Universities, and Research institutions, need to work together for better land administration system. Land needs to be a contributor in funding projects, and this wouldn't happen without clear ownership, land uses and development plans, which could encourage funding projects on such land. We already held a workshop before, discussing all land dimensions with all stakeholders and realize that without resolving land issues, even via phased solutions, we wouldn't be able to achieve sustainable development goals or apply the new urban agenda. One of the important emerged recommendations in the report, is to work on national strategy for land administration, with clear executive program, based on our priorities. This could be the right start to be able to overcome all troubles. It won't be easy, it would need political will and support from the highest executive power. In collaboration with UN-Habitat and all concerned national organizations we would be in a better position by working on national strategy for land administration.

Eng. Abdul Fattah Al Shaibani, Libyan Authority for Scientific Research. Since the issue related to land and entities concerned with mapping, photogrammetry, law and surveying, there is a recommendation to classify Libyan land based on ease of handling. Would like to see the first phase of the report on the types of land subject to the invasion of the population. They needed to be protected and improved by the concerned entities by law and procedure, as they are low populated areas. The second phase, need to concentrate on densely populated areas. Due to the absence of sustainable development plans in Libya for long time, people don't have alternatives rather that to adapt, adjust and cope with difficult circumstances. People need energy, water, services, and infrastructure systems, which are all now in Libya collapsed. This makes life in cities very difficult. Dealing with densely populated areas need a lot of time and budget to be able to deal with people who have nothing and be able to compensate them. Phasing would facilitate the process of amending laws, thus, starting with ease handling land, then the difficult ones, as dealing with all classes of land at once would be very difficult. We can find many houses is taken by adverse possession, as a result of the stoppage of the



work of the Property Registration Authority as well as the property law is unenforceable. All of these are consequences of long-time absence of development. On the other hands, coordination with Urban Planning Authority is crucial, as a main partner for such work. They need support on the third phase of urban plans, which are now frozen, and they are facing a lot of challenges to make urban plans effective.

Dr. Ziad Yousef, Research and Studies Department, Ministry of Housing and Construction

Concerning the recommendation on establishing a land registry system, in 2018 there was an agreement between State Property Authority and what was called previously Cities Development Authority. The agreement was to establish “Development and Investment of State Property”, and one of their programmes were Land investments. However, within two, three years the entity was resolved. Concerning the land owned by the Libyan state, it’s worth mentioning that there are some Libyan state subsidiary companies, which are affiliated to the Economic and Social Development Fund, own land initialized for construction according to urban plans, and are certified by Urban Planning Authority. This is part of the initiative of the “Government of National Unity” to provide housing and initialized lands for needy families. For example, in the city of Sirte, 111 hectares are ready for housing projects, which can provide thousands of housing units and can be used to solve the housing problem, through the municipalities and the Ministry of Local Government.

Ms. Zainab Al-Tabbal, Legal Counsel, Ministry of Housing and construction. The recommendations drawn from the report, in their entirety, are; reforming real estate systems, resolving disputes related to land ownership, developing policies, structuring laws, and revisiting some laws. In this regard, the Ministry of Housing and Construction carried out a study aimed at defining the proper legal framework for reorganizing the provisions related to real estate ownership, in accordance with the terms of reference assigned to it (Cabinet Resolution No. 101), including reviewing and operating the legislation regulating it and proposing what is necessary. Accordingly, a legal committee was formed at the Ministry to study real estate property legislation regarding the reorganization of provisions related to private ownership, ensuring the participation of the private sector in initialization, and spatial development, and removing obstacles that prevent this. The committee submitted it’s final report to the Council of Ministers, which included recommendations for preparing a draft law on the challenges and obstacles to real estate investment, which the General Authority for Investment Promotion Affairs and Privatization is concerned with implementing. A memorandum of understanding was also concluded between the Authority and the Ministry to encourage investment housing and overcome obstacles. It is worth noting that there is a conflict of jurisdiction with regard to urban planning between the Local Administration Law and the Urban Planning Law, which needs to be amended. Therefore, a memorandum of understanding was concluded between the Ministry and the Ministry of Local Government in this regard.

Eng. Khaled Al-Shater, Director General of the Military Survey Department: As for the armed forces in Libya, they face a problem with land ownership, as many of the lands and property of the Libyan army are in the status of adverse possession by public and private parties.

Dr. Yasmine Al-Ahmar, Libyan women in Location Intelligence The Libyan Women's Association takes care of many women's affairs, including their rights to own land and the digitization of land.

Eng. Laila Mahmoud, Libyan climate change research centre: The problem in Libya is not a problem of a woman and a man, but rather a problem of a human being, a problem of a country, a problem of national security. In the analysis of the content of Libyan laws and legislation, there was no problem related to women, however, problems appear in implementation, in public policies, and in administration, as they are accumulated problems over decades that did not find plans or political will to solve them. The main problem, in my opinion, is the problem of national security in the first place, because disputes over land, whether the party is a woman or a man, lead to instability. Certainly, the solution to the problem requires political will, social solidarity, merging between national sentiment and civil rights, and collaboration between the Ministry of Planning, the Armed Forces, the Ministry of Interior, the Ministry of Economy and others to solve this problem. It is a problem of conflict between a state and a state.





Mr. Ali Reda Fathallah, Executive Director of the Owners Association: With regard to investment and property laws in Libya, they are still not clear. It happened that a set of laws was issued in the General National Congress, and then Parliament cancelled these laws. To work on any investment or future projects, clarity of land ownership is the first element in this process. The expropriation of property for public benefit has many problems, especially when citizens demand their livelihood. What we need is a complete project to rewrite the laws defining ownership.

- **Second part: remarks from the small groups discussions on four issues related to land administration in Libya**

1. National land administration strategy: One of the recommendations of the report is to prepare a national land administration strategy as a multistakeholder process. Which institutions should be leading or collaborating? Which non-government actors should participate in the process?

Relevant bodies are all bodies related to planning, implementation, and monitoring processes, including the Planning, Finance, and General Budget Committee in the House of Representatives, the National Planning Council, the Ministries of Planning, Agriculture, Environment, Water, Finance, and Housing, research centers, universities, State Property Authority, Urban Planning Authority, Real Estate Registration Authority, businessmen represented in the private sector, civil society and the international community, and experts specialized in the field.

Content of the strategy: It's recommended to consist of an executive summary that includes the general objective, problems, methodology, and results that include a summary of interpretations, conclusions, and recommendations, as well as, a reference framework, which is divided into a legislative framework "represented in laws" and a scientific practical framework. The strategy must contain a clear vision and message, definite goals and basic values, identification for the current reality, setting goals "strategic and subsidiary", mechanisms for achieving goals, indicators for achieving goals, defining priorities, identifying resources, management assessment of potential risks, policies, monitoring and evaluation mechanisms.

2. Spatial data framework: On the basis of the recommendation presented, what would be the priority actions to be undertaken? Which institutions and other actors should lead and take part?

- Identify the key players, in spatial data sharing, in terms of data generation and management
- Adapting current legislation to serve spatial data
- Establishing urban observatories in all municipalities
- Supporting digital transformation in the field of spatial data by advancing a comprehensive project for national mapping and establishing a modern national spatial database in order to produce base maps in accordance with international technical standards and specifications available to all development partners
- The need to study and approve technical standards for spatial data by the Libyan National Center for Standardization and Metrology
- Developing the system of geographical names for its impact on the production of base maps
- Demarcation of borders between municipalities to avoid any obstacles that prevent the localization of development projects
- Opening the way for scientific societies to participate in submitting policy proposals for the development of integrated frameworks about spatial data management
- Enabling Libyan experts in the field of spatial intelligence to contribute effectively to the governance and management of land rights through spatial data and geographic information systems.
- Localization of spatial intelligence techniques in the local administration system

3. Capacities: Maintaining a functioning land administration system will require a large number of people trained in various land-related disciplines. How could Libya train and engage the youth in land administration, in collaboration with universities and other institutions? What key actions would you propose?

- Develop a comprehensive framework for training in land management and property rights using modern techniques in the field of assessment and inventory
  - Developing specialized programs in universities related to land management, including the legal aspect
  - Awareness program to increase citizen awareness of existing legislation
  - Priority is given to the following entities to enroll in the change training program: Ministry of Housing and Construction, Ministry of Planning, State Property Authority, Urban Planning Authority, Survey Authority, Real Estate Registration Authority, and Military Survey department.
  - Study legislation and laws related to real estate ownership, trace their historical origins, and learn about the most important updates that occurred in these legislations
  - Training jurists in land management agencies on ways to bridge legal gaps in legislation, taking into account the opinions of jurists and the principles of the Supreme Court.
  - Giving permission to ministries, agencies, and departments to directly undertake the implementation of training programs for technicians from their allocated budget instead of managing them centrally through the Ministry of Labor and Rehabilitation
  - Benefit from the experiences of neighbouring countries regarding the same problems facing the State of Libya, and know ways to deal with them
  - Communicate with international bodies to benefit from their previous international experiences, and exchange research and recommendations resulting from them
  - Starting where the previous ones end
4. Land and property taxation: Please indicate which actions should be prioritized to improve the property taxation system? Which actors should take the lead?

Achieving peace, stability, industrial and agricultural development, and housing in Libya begins with the stability of real estate ownership, which requires the following:

- Defining the identity of the state: republican, monarchical, socialist, capitalist, etc
- Addressing the contradiction between reality, applicable legislation, and expectations
- Reconsideration of real estate ownership, as it is a prerequisite for stability and investment
- Reconsidering the previous laws that are still in force and how to deal with the usurped real estate and lands of the owners after amending and reconsidering the price list for compensation
- Activation of Law No. 29 of 2013 and the formation of a specialized authority for dealing with real estate property (Transitional Justice)
- Addressing urban encroachments that occurred as a result of urban sprawl on agricultural lands
- Issuing the executive regulations for Law No. 20 of 2015, which is still with the Presidency of the Council of Ministers, regarding addressing the effects of the application of Law No. 4 of 1978.
- Addressing the problem of expropriation for public interest and rectifying Law No. 116 of 70 and the consequent principles of the Supreme Court (the long history). Issuing the law deals with the effects of applying socialist laws. Law No. 88 of 75, 123 of 70, 38 of 70, and other expropriation laws
- Increasing taxes on rest houses, which took place as a result of urban sprawl on agricultural lands
- Separating public property from the usurped property by the State Property Authority, and conducting a comprehensive survey of state property on which investment projects are to be carried out without preparing plans
- The list of areas classification, which reflects the densities of the approved urban plan, does not apply to all cities, and needs some modification, as well as, taxes associated with them.

1 December 2022

The second day of the workshop split into two parts; First part was set of presentations from UN-Habitat, CREAN, Libya Ministry of Housing and Construction, Benghazi & Derna Reconstruction Fund, and Women's Land Rights Expert from Tunisia. Second part was open discussion on all presented land issues.

Eng. Ombretta Temptra, UN-Habitat Land specialist, presented Clarification of land rights & Land registration – Case studies (Annex). The presentation aims at giving a glimpse about the situation of land and property rights on global, regional, and national levels. It focuses on considering Fit-For-Purpose Land Administration and transitional solutions for clarification & recordation of land rights in Syria and Iraq. In-depth illustration for Fit-For-Purpose on issuing occupancy certificates for Yazidis (Iraq).

Dr. Jamal Gledan, CRTEAN, presented Land administration in Libya. The current situation and proposals to address the challenges (Annex). Started with theoretical background about Land administration. then briefly talked about the connection between four land administration functions; land tenure, land value, land use, and land development. Concerning land administration in Libya, there was an introduction about the historical background of Land related laws. Following that, proposal actions to address the key challenges of the five land administration functions in Libya.

Dr. Ziad Yousef, Research and Studies Department, Ministry of Housing and Construction, presented The Ministry of Housing and Construction and its role in implementing the initiatives concerned with providing land and housing units for needy families and youth for more stability (Annex). The presentation started with clarification about Ministry's vision on housing and land. More elaboration on some of the Ministry initiatives such as "return life", "provide housing or residential plots for youth and needy families", and "Private sector initiatives to provide housing and residential lands" was given. Further clarification about the executive progress of some projects were discussed. Finally, results of the Ministry progress so far have been illustrated, and the recommendations for better progress have been presented.

Eng. Ali Abhire, General director of Benghazi & Derna construction Fund, presented The problem of unauthorized housing developments in Libyan cities, and how to start dealing with it, with examples from the city of Benghazi (Annex). It started with a glimpse about the general context of unauthorized housing, and historical background about the problems in Libyan cities, with some recommendations for them to be tackled. Then, in-depth discussion about technologies for surveys from the air needed for Identifying, mapping & planning. This includes Establishment of GIS data base and reference orthophoto maps, Creation of high-resolution, large scale vector topographic maps, and Continuous monitoring of unauthorized buildings & subdivisions. Example about dealing with housing developments outside the city boundaries and a new masterplan from Benghazi were presented. Finally, the action plan for the Urban Planning Authority for the informal settlements was explained.

Ms Najet Ben Salah, Women's Rights Expert from Tunisia, Briefly, some important issues were highlighted about the issue of women and land, by explaining some experiences from Tunisia and Libya.

- Sustainable development goal 5: Achieve gender equality and empower all women and girls, aiming to reduce all forms of discrimination against women. Libya is one of the countries that have ratified the majority of international and regional conventions on human rights, and it has recently submitted Universal Periodic Review on human rights.
- Although Libya and Tunisia have ratified many international agreements, some laws are still symbolic against women. As for the issue of inheritance, in Libya there is a law dating back to the year 59 that prohibits and criminalizes not empowering women to inherit, which is a good step to guarantee women's share of the inheritance.
- UN Security Council Resolution 1325 on Women, Peace and Security, urges the necessary measures to be taken in matters related to women's participation in decision-making processes. All countries are required to develop plans to implement this decision, and for women to have an effective role in reconstruction





and peace. Therefore, we always recommend taking into account women's views in the urban planning processes about the future of our cities and development projects

- The Journal of "In-kind Rights" is a Tunisian experience that began to be published in the year 1957. It compiled all the laws that apply in Tunisia. The issue of compiling and unifying laws is a helpful step in identifying and addressing legal gaps
- The real estate survey in Tunisia is very important, and its development is done through the real estate court. we believe that it is important to have a court specialized in real estate disputes. when it issues its rulings, it is directly included in the real estate property management processes. This court needs to work with all parties involved in dividing, managing properties, and so on. Also, working on the security of title deeds is one of the issues that must be taken into consideration.
- One of the issues calling for questioning is the role of the tribes in resolving real estate disputes, the work of the courts, and whether there is any conflict between them
- The enforcement of laws is one of the most important things that concern us, as the existence of laws without enforcement leads to many problems
- With regard to data, and in order to know more information about women's real estate rights, we in Tunisia, request through the Ministry of Women, Family, Childhood and Seniors, to include gender-detailed indicators, especially with regard to women's ownership of housing, within the periodic population survey in Tunisia, so that we have data that would help us to work on in-depth studies in this regard

#### **Collective remarks from participants.**

- Participation of the Urban Planning Authority and Real Estate Registration Authority and Ministry of Agriculture, Livestock and Marine would be encouraged in the upcoming discussion for a better understanding of the challenges of land system and ensuring the feasibility of any proposed actions.
- Emphasis on proposing development plan for Land and Real estate Management, in terms of institutional building, the legal framework, and raising awareness.
- What is needed is the best use of technology, not the highest technology (Low Tech, High Touch).
- Creating a legal framework that bridges the gap between legal professionals and technical businesses, and it is recommended to rely on legal professionals with a technical background.
- Custom is one of the prevailing things in Libya, and it is possible to rely on the decisions of the sheikh of the tribes regarding the allocation of lands.
- We need to protect women's rights in the matter of inheritance by raising awareness about existing legal and religious inheritance provisions, in combating the negative attitude towards women who are demanding their rights. Also, developing the capacities of all stakeholders dealing with inheritance procedures and related land issues and combating and regulating renunciation practices by providing information, financial and legal assistance, and practical support to enable women to claim their rights in courts or alternative dispute resolution systems.
- Finding a mechanism to work on the base maps project through the Survey Authority, both civil and military branches, with other beneficiaries to help facilitate the technical and financial operations on the project.
- Considering taxation on overexploitation use for natural resources (Land and below land) in Law
- Taking into consideration the deterioration of infrastructure in Libya while planning for the future
- There is a need for preservation of the limited agricultural lands in Libya by reworking on urban plans and urban management, to minimize informal urban sprawl on it.
- There is a need for evaluation for the existing housing project and urban boundaries, as well as, defining our priorities, before proceeding on expanding on such projects, to make sure it's fitting our goals and to avoid creating more informalities.
- Would like to work on accreditation of our engineering university programs from International Federation of Engineers, to make sure that we have accredit specialists with competitive knowledge and skills.



# Annex

## Workshop agenda & Presentations

| Day                        | Date             | Topic   | Responsibility  |
|----------------------------|------------------|---|---|
| Wednesday 30 November 2022 | DAY 1            |   |   |
|                            | 11 am / 11:30 am | Opening session<br>Round of introduction and expectations from participants   | Ministry of Housing, UN-Habitat, CRTEAN, UN Resident Coordinator's Office |
|                            | 11:30 am / 1 pm  | Presentation and discussion on the findings and recommendations of the report "Land Administration and Land Rights in Libya"  | UN-Habitat / Global Land Tool Network                                     |
|                            | 1 pm / 2 pm      | Group Picture and Lunch Break   |   |
|                            | 2 pm / 3pm       | Facilitated small group discussion on pillars and thematic topic from the report  | UN-Habitat & CRTEAN   |
|                            | 3 pm / 4:30 pm   | Bilateral meetings  | UN-Habitat  |
| Thursday 1 December 2022   | DAY 2            |   |   |
|                            | 10 am            | <b>Opening of Day 2</b> and short recap of Day 1, by CRTEAN   |   |
|                            | 10:15am          | <b>Presentations and discussion on clarification of land rights and land registration</b> , UN-Habitat / GLTN (20 min presentation and 25 min discussion)   |   |
|                            | 11:00            | Coffee Break  |   |
|                            | 11:30 am         | <b>Presentation and discussion about ongoing work and own priorities related to land governance</b> <ul style="list-style-type: none"> <li>▪ CREAN</li> <li>▪ Ministry of Housing</li> <li>▪ UPA (to be confirmed)</li> <li>▪ Benghazi Reconstruction Fund, Ali Abhire (15 min)</li> <li>▪ Women's Land Rights in Tunisia, Ms Najet Ben Salah (15 min)</li> </ul> Additional inputs from the floor and discussion |   |
|                            | 1:30 pm / 2 pm   | <b>Closing</b> <ul style="list-style-type: none"> <li>▪ Ombretta Tempura UN-Habitat/ GLTN,</li> <li>▪ Aida Robbana, UN-Habitat</li> <li>▪ MoH,</li> </ul> CRTEAN  |   |
| 2 pm – 3 pm                | Lunch            |   |   |