

JORDAN LAND SECTOR ASSESSMENT

BACKGROUND PAPER



مبادرات الاراضي العربية
ادارة
Arab Land Initiative



JORDAN LAND SECTOR ASSESSMENT. BACKGROUND PAPER.

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ABOUT THIS PAPER

This background paper was developed by independent consultants in collaboration with the Urban Training and Studies Institute of Egypt in preparation of the regional report *Governing Land in the Middle East* that covers eleven countries in the Middle East, namely Bahrain, Iraq, Jordan, Lebanon, Oman, Palestine, Qatar, Saudi Arabia, Syria, United Arab Emirates and Yemen. Each paper explores and gives an indication of the country's capacities in delivering good land governance by measuring its performance on the core land administration functions: land tenure, land value, land use, land development and land disputes resolution. It also maps the existing learning offer on land governance, identifying the key institutions and the courses available.

The background papers are part of the research work carried out by the Arab Land Initiative under the Arab Region Programme on Good Land Governance in Support to Inclusive Development, Peace and Stability funded by the Federal Ministry of Economic Cooperation and Development of Germany (BMZ). Its preparation was managed and coordinated by the Urban Training and Studies Institute (UTI) of the Housing and Building National Research Center (HBRC), Egypt, with the support of UN-Habitat and the Global Land Tool Network (GLTN). The opinions presented in this paper are of the author(s) and do not reflect the views of GLTN, UN-Habitat, its Governing Council or Member States.

THE GLOBAL LAND TOOL NETWORK AND THE ARAB LAND INITIATIVE – GLTN is a multi-sectoral alliance of international partners committed to increasing access to land and tenure security for all, with a focus on the poor, women and youth. The Network's partners include international rural and urban civil society organizations, research and training institutions, bilateral and multilateral organizations, and international professional bodies. In 2016, GLTN Partners, led by UN-Habitat and the World Bank, launched the Arab Land Initiative to promote equal access to land, peace, stability and economic growth in the Arab region through good land governance and transparent, efficient and affordable land administration systems. The Initiative aims at empowering land champions from the region by developing capacities, increasing collaboration and promote innovation, learning and sharing of best practices. It also supports the implementation of land gender-responsive and fit-for-purpose land tools and approaches at national and local level. The Research Innovation Fund is one of the streams of work of the Arab Land Initiative.

For more information, please consult the referenced documents, visit www.glttn.net or write to unhabitat-glttn@un.org.

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ABBREVIATIONS

CCVPD	Central City and Village Planning Department
DLS	Department of Lands and Survey
GIS	Geographical Information System
GLTN	Global Land Tool Network
HPC	Higher Planning Council
LRD	Land Registration Directorate
MoLA	Ministry of Local Administration
MoMA	Ministry of Municipal Affairs
SDGs	Sustainable Development Goals
UNHCR	United Nations High Commissioner for Refugees
UN-Habitat	United Nations Human Settlements Programme
USAID	United States Agency for International Development
UTI	Urban Training and Studies Institute

EXECUTIVE SUMMARY

Under the umbrella of the Arab Land Initiative, in partnership with the Global Land Tool Network (GLTN) and UN-Habitat, the Urban Training and Studies Institute (UTI) conducted an assessment of the land sector capacities in the region, reviewing the countries' capacities to deliver good land governance through joint action by land institutions and stakeholders. This paper presents the results of the assessment done in Jordan.

Jordan is a small, semi-arid, almost landlocked country with a population of over 11 million people. The country enjoys high literacy rates and is considered to be among the most stable countries in the region. Established in 1946, the land administration system was built on the inherited Ottoman processes and customary tribal rules, firmly rooted in Islamic laws. Multiple parties and stakeholders are involved in the land administration processes in Jordan, interacting amid a complex dynamic. The main stakeholders include the governmental Department of Lands and Survey (DLS), the Ministry of Local Administration (previously named the Ministry of Municipal Affairs), and civil society such as Bedouin tribes.

The study operationalized surveys and interviews as the primary method to achieve its objectives. The survey covered the five main aspects of land management and administration: land tenure, land value, land use, land development, and land disputes resolution. The main results, challenges and recommendations are based on this survey and the 23 interviews held between March and April 2021.

The main challenges highlighted in this study are data management and updating, coordination and participation in decision-making, and comprehensive planning. The study also proposes several legal, institutional, and technical reform recommendations.

The document consists of five main sections. The first section provides a background on the evolution of the legal framework from the early twentieth century and sheds light on the complexities related to the multi-tier model of regulating land administration. The second reviews the institutional frameworks, including key ministries and committees responsible for land planning and management. The third section illustrates the main findings from the interviews across the five land functions as well as the institutional infrastructure. The fourth section presents the main capacity-building areas identified by the participants. The study concludes with a set of recommendations on how to advance good land administration in Jordan.

1. INTRODUCTION

Strategically located at the heart of the Middle East, Jordan has a population of more than 11 million inhabitants (2023). The country is constituted of 12 governorates with over 80 per cent urbanized land (Department of Statistics, 2021). The country faces geopolitical challenges that include the hosting of large waves of displaced populations. The population doubled between 2004 and 2015 because of the Iraq and Syria crisis, which turned Jordan into the second-largest refugee host country (89 refugees per 1,000 inhabitants) (UNHCR, 2018). These challenges severely impact the built environment and land-related issues.

The study delves into the five main pillars of land management and administration: land tenure, land value, land use, land development, and land disputes resolution. Land tenure aims to assess the relationship, whether legally or customarily defined, among people, as individuals or groups, with respect to land and the associated natural resources. The land value section aims to investigate the process of measuring the land value, as it is a crucial mechanism for estimating the monetary value of a unit of land and technically evaluating how much a plot of land is worth. Land value also reflects the power relations between the involved stakeholders. The land use part of the study explores how people use and exercise their rights over land, uncovering the associated power dynamics. The land development part of the study intends to interrogate the application of resources and how they are channelled to improve land and enable better use of land. Finally, the land disputes resolution section examines the capacity to efficiently and successfully address and resolve land-related disputes.

This study provides a generic diagnosis of land management and administration in Jordan. It highlights the main challenges for key stakeholders to achieve enhanced land management and administration in practice. Such challenges include:

- Misalignment between the planned aspirations and the ongoing implementation on the ground due to the absence of linkage between the existing infrastructural, administrative, and financial resources and the generated plans.
- Outdated urban planning laws and policies leading to uncontrolled urban sprawl and urban injustice in terms of fair distribution of services.
- Inadequate coordination between different public institutions tasked with land-related functions (including data sharing) requiring additional investment.
- Difficulties in updating and integrating land-related with land use, natural resource and infrastructure information, despite the advanced wealth of digital collection and documentation of land-related data.
- Fragmented decision-making and, in some cases, a deformed mechanism of implementing land-related policies resulting from the multiple land-related institutions and local committees.
- Duplication of mandates and responsibilities among land-related organizations.
- Inadequate criteria for reviewing and approving land use modifications.
- Absence of comprehensive and integrated planning at the local, regional, and national levels.

- Insufficient participation and stakeholder engagement in land-related activities and policymaking (and implementation).

2. METHODOLOGY

This report was developed through two information collection methods: questionnaire-based interviews with key informants and a literature review. The study adopted a hybrid methodology that utilized primary and secondary sources. The work unravelled during several stages. The first involved a desk review of land management, administration, and learning offers in Jordan, including studying several grey and academic papers as well as national reports and studies. Second, data was collected through questionnaire-based interviews with 23 key informants (March to April 2021). Third, the gathered data and insights were analysed and elaborated in this report.

2.1. Categories of Actors and Sources Consulted

The study relied immensely on the views and expert judgment of the key informants; therefore, the selection process of the interviewees occupied a critical time of the project to ensure relevant and high-quality information. The key informants were asked to fill out a questionnaire designed specifically for the study. In most cases, the consultant had to fill out the questionnaire together with the interviewees due to its complexity (highlighted as a limitation of the study). The questionnaire was made up of five sections and required between one and two hours to complete.

The study aimed for a gender-balanced representation, with 13 women among the 23 respondents (Figure 1). Moreover, the study also diversified the categories of respondents, paying special attention to capture the input of government employees because the state plays a central role in land management and administration (Figure 2).

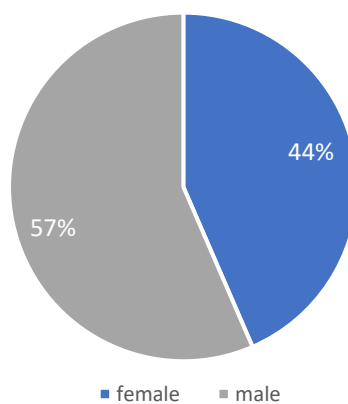


Figure 1: Gender distribution of respondents.

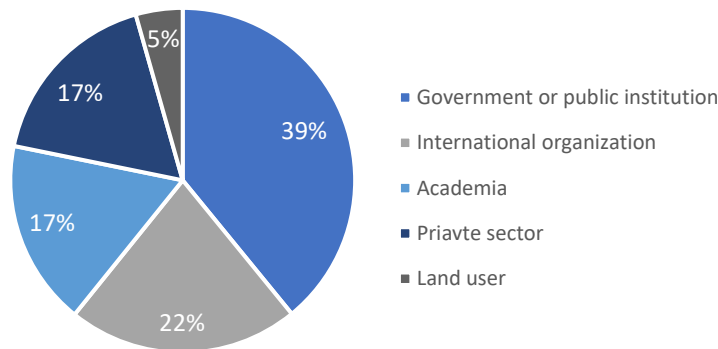


Figure 2: Categories of respondents.

2.2. Time Frame and Schedule for Conducting the Survey

The key informants were approached in the period between 1 March and 15 April 2021. Usually, it took the respondents from one to two weeks to submit a self-completed questionnaire or to schedule a joint completion of the survey with the project consultant.

2.3. Study Limitations

Out of the 45 contacted experts and key informants, only 23 responded positively, with 15 requesting to jointly fill out the questionnaire with the project consultant.

Moreover, the survey adopted a method of providing estimated expert judgment. However, asking the respondents to provide percentages did not adequately convey the purpose of the question. The respondents had the impression that they had to know the exact numbers and percentages to answer the question, which was not the case. Even though the consultant clarified this point during the exchanges, it can be considered as an additional barrier for not participating in the study. In addition, the interviewees were mainly from official/governmental bodies as they were more accessible, therefore, the narrower scope of stakeholder inputs may not reflect the insights of society at large.

3. LAND-RELATED LEGAL FRAMEWORK

No property of any person shall be expropriated except for public utility and in consideration of a just compensation as shall be prescribed by law.

Article 11 (the Hashemite Kingdom of Jordan, 1952)

Compulsory loans shall not be imposed and property, movable or immovable, shall not be confiscated except in accordance with the law.

Article 12 (the Hashemite Kingdom of Jordan, 1952)

Land-related policies encompass legal and regulatory frameworks that protect just access to land in urban and rural settings. Land policies define the legal rights and conditions of access and/or ownership and regulate its distribution among multiple stakeholders, reflecting the structure of power in society.

The land administration system in Jordan dates back to the late 19th century. It can be anchored to the establishment of the Department of Lands and Survey (DLS) according to the Ottoman Land Code issued in 1857. Jordan was part of the Ottoman Empire until 6 August 1924 (DLS, 2021). The Ottoman Land Code is still the source of law concerning property until today. Various departments were created under DLS to record land, called Land Registration Offices (Land Registry Departments – Tabu).

The legal system is a mix of civil, sharia (Islamic), and customary law. Civil laws include the Lands and Water Settlement Law and its amendments (No. 40 of 1952) (enabling the DLS to develop “settlement areas”); the Disposition of Immovable Property Law (No. 49 of 1953); and the Management of State Property Law and its amendments (No. 17 of 1974). Promulgated to establish settlements in the West Bank, it mandates all lands to be registered with the DLS for transactions to be valid. The Disposition of Immovable Property Law also reinforces the DLS giving lands registration departments the authority to oversee all transactions regarding public lands, dedicated lands, and private lands and to issue official bonds (titles) related to transactions (acknowledged by religious courts and authorities) (USAID, 2013).

Historically, under Article No. 139 of the Lausanne Treaty, signed on 24 July 1923, the Emirate of Transjordan obtained all the private and public property and real estate documents. The government then began to reorganize these documents. The Civil Law No. 43 of 1976 is the primary source that provides the legal framework for inheritance in Jordan, stating that all citizens, including non-Muslims, are subject to Islamic legal provisions regarding inheritance. However, the customary law is still implemented to a certain extent within pastoral customary property rights systems on Jordan’s rangelands. Also, it is closely associated with tribal institutions. Customary law has been protecting the resources within those lands by providing use that promotes the conservation of rangeland. Therefore, it is noteworthy to mention that eliminating these systems and the declaration of rangelands as state-owned in the Agriculture Law (No. 20 of 1973) threatened the land that used to be administered under customary law by opening it up for new – often unsustainable – land uses.

Several legal instruments regulate land management: “Urban land and planning laws are found in the Villages Administration Law (No. 5 of 1954); the Municipalities Law (No. 29 of 1955), which introduced the concept of master planning; the City of Amman Planning Law (No. 60 of 1965); the Town and Village Planning Law (No. 79 of 1966), and its various amendments. The Leasing of Immovable Assets Law and

the Sale to Non-Jordanian and Judicial Persons Law (No. 47 of 2006) governs foreign ownership of Jordanian residential and commercial properties. It allows foreigners to purchase residential property in urban areas subject to approval by the Minister of Finance or the General Director of the Survey Department. Yet, ownership of residential and commercial properties remains relatively restricted (USAID, 2013). The basis for securing land rights in Jordan is land registration in the DLS. While the statistics claim that 95 per cent of land is registered private land, this remains partial since state land (80 per cent of all land) is poorly defined and documented” (USAID, 2013).

The Land Department title officially appeared on 30 September 1927. Several departments (Survey Department, State Property Department, Land Registry and Land Liberation Services) were unified into one – the Land Department. In 1951 and 1952, the Land and Survey Departments were unified in the two banks, whereby the Land and Survey Department in the East Bank became responsible for all 15 registration directorates in the Kingdom. Palestinian laws were applied at that time until the issuance of the Jordanian regulations, for example, the Land and Water Settlement Law (No. 40 of 1952), most of which were issued in 1952 and 1953 and applied in the two banks of the Jordan River.

Currently, the DLS carries out surveying works countrywide, settling rights and registration matters. The Department also expanded, opening 34 Land Registration Directorates (LRDs) in the Kingdom. The DLS is responsible for registering land property rights, conducting field survey work to delineate property boundaries, developing cadastral maps, and archiving all legal documents related to landownership, and settlement of landownership disputes. The DLS utilizes the Geographical Information System (GIS) to regulate and digitize land registries. However, the Department still faces several challenges to apply and operationalize the GIS tool in land registration and documentation. Root causes are related to poor monitoring and quality assurance, the absence of inter-departmental support and data sharing, and unresolved *musha* ownership (one plot registered under one name but owned by several individuals).

In summary, the critical pieces of legislation governing housing, land, building and planning in Jordan are the following (MoTA, 2005; the Hashemite Kingdom of Jordan, 1952):

- The Constitution of the Hashemite Kingdom of Jordan (promulgated in 1952),
- Law No. 40 of 1952 (Lands and Water Settlement Law) and its amendments,
- Law No. 49 of 1953 (Disposition of Immovable Property Law),
- Law No. 17 of 1974 (Management of State Property Law) and its amendments,
- Law No. 43 of 1976 (Civil Code),
- Law No. 28 of 1991 (Housing and Urban Development Corporation Law) and its amendments,
- Law No. 47 of 2006 (Sale and Leasing of Immovable Assets to Non-Jordanian and Legal Persons),
- Law No. 11 of 1994 (Landlord-Tenant) as amended by Law No. 30 of 2000 and Law No. 22 of 2011.
- MOLA law 2021

4. INSTITUTIONAL FRAMEWORK AND STAKEHOLDERS

While land management and administration in Jordan are relatively centralized, there have been some recent efforts to decentralize the process. The Ministry of Local Administration Law No. 22 of 2021 aims to integrate the municipalities into a general governance framework and increase accountability. Currently, all 104 municipalities of the Kingdom enjoy a legal presence with financial and administrative autonomy under the direct supervision of the Ministry of Local Administration (MoLA) with the exception of the Greater Amman Municipality, Jordan Valley Authority (JVA), Petra Development and Tourism Authority (PDTRA), Aqaba Special Economic Zone (ASEZA), and the special zones.

Under the Ministry of Local Administration Law No. 22 of 2021, three types of councils were created: (1) the municipal council at the municipal level, (2) the executive council, and (3) the governorate council at the governorate level. Several entities are involved in land management and administration processes. MoLA is responsible for defining zoning and building regulations and preparing master plans for all municipalities. At the same time, the Higher Planning Council within MoLA has the authority to approve the master plans either totally or partially/temporarily. It adopts all zoning modifications in the country.

The primary entity governing land, building, and planning in Jordan is the DLS. The Department also governs and liaises with 34 LRDs and two land registration offices distributed across Jordan. The DLS is responsible for cadastral surveying, registering land properties, and managing treasury or state lands, in addition to governing (with LRDs) all transactions related to the rights of settled or registered land. The DLS also regulates the leasing and accreditation of treasury lands, in addition to the expropriation and control of subdivision and boundary-fixing transactions nationwide. The Department also licenses surveyors, land valuers, and brokers, and collects the government's sales taxes and registration fees.

Tribes play a significant role in the land administration dynamics in the country. There is an ad hoc, historical conflict between the state and Bedouin tribes. The state claims, by law, control of all unregistered and/or desert lands (more than 70 per cent of Jordan's territory in 2000), while tribes claim control of their land frontiers (*Wajiha*) based on traditional legitimacy. The tribes' claim to their *Wajiha* is often used to seize political gains and opportunities. Despite the state implementing a balanced give-and-take strategy (Alon, 2009), DLS is suspected of lower information communication to avoid fostering more claims.

While the Jordanian (formal) land system is centralized, the country still exhibits a classic case of legal pluralism. Several sources of legitimacy, such as Islamic, tribal, and official means are simultaneously mobilized when dealing with land issues. Such pluralism sometimes triggered conflicts between stakeholders. For instance, rangelands and desert lands, formally under the ownership of the treasury, are claimed by some investors considering their "right" to revitalize/reclaim desert land under the Quranic principle of *ihya*, made possible by the 1977 Law on Tafwid, while local tribes consider them as part of their community *Dyrah* and dismiss state control over them (Al-Naber and Molle, 2016).

The geopolitical situation in the region has placed the country in the position of hosting large refugee populations. More than 600,000 displaced Syrians have registered as refugees with UNHCR in Jordan since 2012, of whom more than 80 per cent live in Jordanian host communities. Such an increase in population has intensified pre-existing challenges related to land tenure, public service delivery, and resource

allocation. However, these challenges have not been mitigated on a long-term basis, and many (including security of tenure) remain valid, requiring close humanitarian, albeit unsustainable, assistance.

Land administration in Jordan started with the establishment of the first institution under the Ottomans (Tapu or land registry offices). DLS built on this organization and today holds sole responsibility for cadastral surveying, the registration of land and property, and the management of treasury lands. DLS managed to digitalize all procedures and documents, including the land registers and cadastral plans. The DLS authority covers all geographical areas in Jordan, including the Jordan Valley Authority and the Aqaba Special Economic Zone Authority. Despite the well-established land administration processes and institutions, some issues do remain. Most urban land is privatized, while most non-urban land is state land. This dichotomy has led to increasing prices of private land, jeopardizing its affordability, while state lands (which are outside the land market) remain underutilized. At the same time, the high transaction fees (5 to 10 per cent) have pushed more transactions into informal channels (Madanat, 2010; USAID, 2013).

5. ANALYSIS OF LAND MANAGEMENT AND ADMINISTRATION

5.1. Land Tenure¹

Historically, the state owns all abandoned land; existing land tenure patterns are intrinsically traditional and derived from the Islamic sharia law and the Ottoman Code of 1858. Before the formation of the Kingdom, there were two ruling classes of land tenure (Tewfik, 1989):

- *Amiri* land which belonged to the state and included arable and desert lands. The state exercised ultimate control over this land, imposed taxes on individuals for using it and regained full rights even when the land was freely sold or purchased.
- *Tafwid*, or unalienable lands, were initially of the *Amiri* type before full ownership rights were granted to individuals or tribal groups through the governor.

According to Article 1 of the Land Settlement Law of 1933, the present land categories comprise the following (Madanat, 2010; Tewfik, 1989):

- State domain includes lands owned by the public sector, such as the military, ministries and public enterprise. Most of the land in Jordan is owned by the state, particularly east of the Hejaz railway.
- *Miri* land is mainly arable and agricultural land located outside of municipal boundaries. The holder has the full right to use and invest in the land but does not have permanent ownership, which rests with the state.
- *Waqf* or endowed land cannot be transferred from the possession of an owner or his descendants. There are, however, two subcategories related to this pattern of tenure: land endowed to charitable or religious institutions, and land bequeathed solely for the heirs.
- Tribal land granted by the monarchy to various tribal groups. It is usually held in joint tenure, where each member can be reallocated a share as needs arise.
- *Mulk* land is located within municipal boundaries and owned under full private ownership rights or freehold by an individual, by limited joint holdings, or by collective shareholdings (i.e. *musha*). In current urban practice, *musha* also applies to any parcel of land that has more than one owner.

Although the Land Settlement Law of 1933 has contributed to determining titles to land, *musha* is still registered in the name of individual shareholders leading to a fragmented behaviour of landownership, which is consolidated by law. Traditional rules of inheritance further aggravate this problem.

It is noteworthy to mention that before the 1950s, Jordan's rangelands were characterized by effective land tenure systems associated with tribal institutions, which protected the resources of those lands. Upon the elimination of these systems and rights and the declaration of rangelands as state-owned areas that are open for everybody to use, new land uses emerged, which in many cases led to misuse and urban sprawl (Al-Oun, 2008; IUCN, 2010).

¹ Land tenure is the relationship, whether legally or customarily defined, among people, as individuals or groups, with respect to land and associated natural resources. Rules of tenure define how property rights in land are to be allocated within societies, along with associated responsibilities and restraints. In simple terms, land tenure systems determine who can use what resources, for how long and under what conditions.

Land tenure in urban areas in Jordan is well established, and the relationship between peasant producers and the state is regulated in ways that gradually evolved. On the other hand, rangeland has not been systematically embedded in the state's codified land tenure system due to its lower economic value and profitability (Rae, 2002).

The Constitution protects citizens from eviction, explicitly stated under Article 9: "No Jordanian may be prevented from residing at any place or be compelled to reside in any specified place, except in the circumstances prescribed by law" (the Hashemite Kingdom of Jordan, 1952). Eviction circumstances are outlined in under the Civil Code under the Landlord-Tenant Law.

Jordan has gone far in developing beyond the 1857 Ottoman Land Code. Currently, land management and administration are regulated by an umbrella law for Jordanian citizens (and, in some, cases non-citizens). At the same, the DLS established a centralized yet accessible information hub to facilitate land-related processes.

Women's rights to land are enshrined in the Constitution, and men and women are treated equally before the law. More laws have been issued to protect women's rights to land, such as Article 142 of the Provisional Jordanian Personal Status Law (No. 36 of 2010), which guarantees the non-enforcement of contracts obtained through coercion. Yet, women still face various challenges to access their rights. Currently, women own and rent fewer properties than men, this is due to multiple reasons such as societal norms, economic power, and acquired knowledge of legal rights. For instance, studies revealed that many women do not know their rights to inheritance and the details associated with the division of estate (Nasarat, n.d.). At the same time, Jordanian women have weaker economic power relative to men as well as fewer financial assets. Non-Jordanian residents, such as refugees (especially Syrians), face aggravated challenges, specifically regarding tenure security and awareness of rights.

Refugees, particularly Syrian refugees, are the most tenure-insecure population in the country. Nearly 80 per cent of refugees living outside camps do not have secure tenure. Many households rent without basic rental agreements and are vulnerable to potential forced eviction and displacement (NRC, 2016).

Insights from the survey: Approximately 70 per cent of respondents perceived that data related to tenure security is available (Figure 3); however, this data is outdated and needs a thorough updating. As for the perception among the population concerning the security of tenure rights, more than 70 per cent responded positively that they were aware of their tenure rights. Interestingly, men and women respondents perceive their tenure rights in a relatively similar way (Figures 4 and 5). However, while studies of women's property rights evidence that Islamic courts have "upheld women's rights to property," women still own a minimal share of land (less than 5 per cent) (Sonbol, 2020). On another topic, the threat of eviction was not a pressing issue. According to the responses, most threat cases are related to financial reasons or direct misuse of the property (Figure 6).

When it comes to the understating of the channels and mechanisms for accessing land tenure rights, despite the accessibility of data and secured tenure rights, more than half of the respondents agreed that such understanding is at a mediocre level and needs to be mainstreamed in the population (Figure 7).

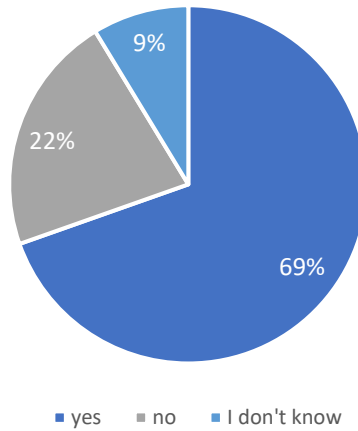


Figure 3: Share of adult population with secure tenure rights with legally recognized documentation.

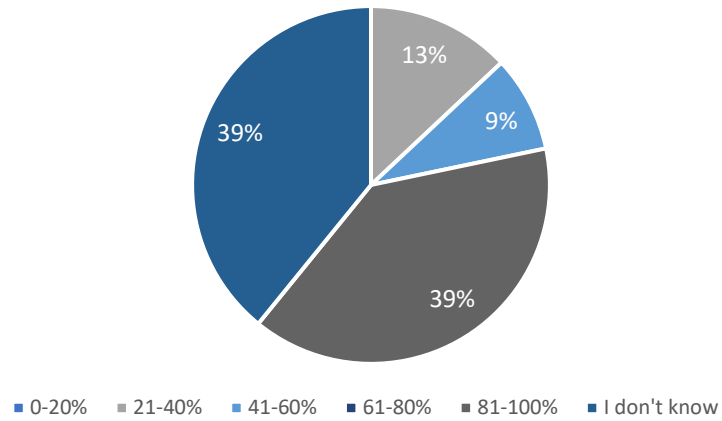


Figure 4: Share of adult population perceiving their rights as secure.

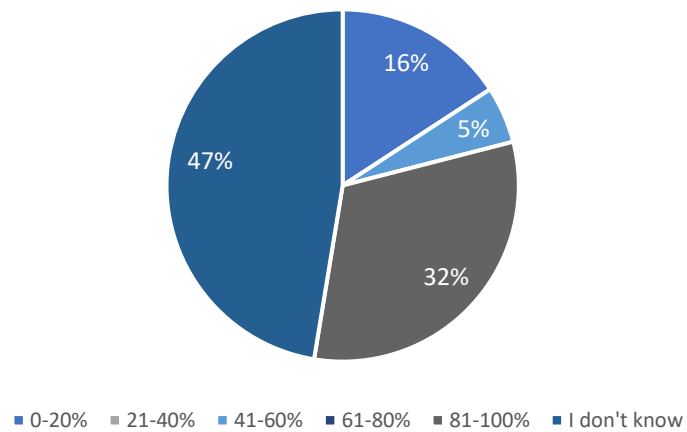


Figure 5: Share of female adults perceiving their rights as secure.

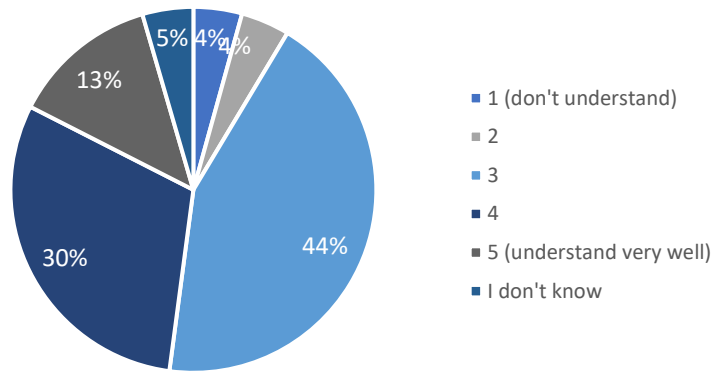


Figure 6: Common understanding how to access land rights and the related processes.

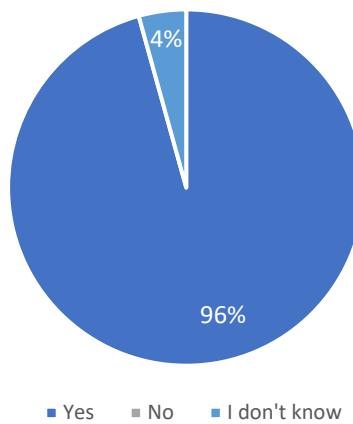


Figure 7: Existence of a functioning cadastral system.

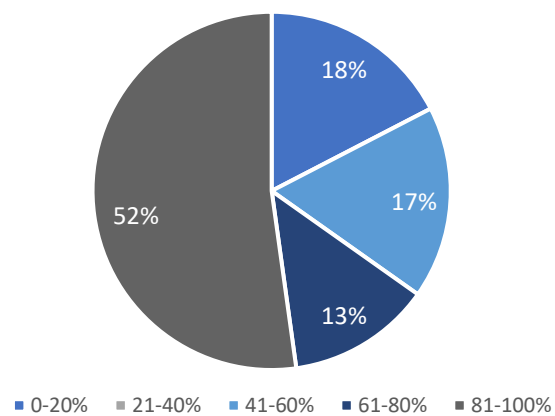


Figure 8: Proportion of the digital cadastral information system.

5.2. Land Value²

Like other governments, Jordan aims to link the economic benefits of urbanization with public revenue by using upgraded land value capture mechanisms, which allow municipalities to finance infrastructure services that meet the needs of a growing urban population. Land value capture mechanisms bring territorial justice, linking economic growth with increased public revenues. Several tools are utilized, such as the fixed asset tax (property tax), where capital gain taxes are charged at the time of sale. It is noteworthy to mention that in many cases, taxes are either undervalued or misvalued. The value of land, and consequently its tax, is associated only with market value (supply and demand), while other elements (e.g. the public good) are not considered. Moreover, various non-registered properties are sold with parallel mechanisms such as *hujja* contracts, jeopardizing the formal taxation system.

Property tax on rented apartments is three times higher than on owner-occupied apartments, while the tax on vacant units is two times higher. At the same time, the tax collection rate is rather low. In 2010, the annual property tax accounted for approximately 2.6 per cent of total government taxes, decreasing to 1.3 per cent in 2015. Property tax revenue collections are heavily concentrated in the capital of Amman, while the remaining municipalities account for less than a quarter of property tax revenues. However, because registration is required at the building level and not for each apartment, not all the properties are included in the tax roll. Currently, the government is working to expand the connection of property taxation with other taxes, such as professional licensing. The high urbanization and the deep reliance on administrative revenues justify the substantial taxation and valuing systems that have been developing in the Kingdom since Ottoman rule.

Insights from the survey: More than 70 per cent of respondents felt that the taxation systems of buildings and land in Jordan are adequate (Figure 10) and that registered and trained valuers are accessible to average-income citizens (Figure 11). The respondents were also inclined to agree that most of the land is regulated and taxed (Figure 12), yet there were different perceptions regarding the fairness of the taxation rate (Figure 13). Moreover, they did not perceive the significant difference between the genders in terms of accessibility to mortgages and loans. On the contrary, some respondents indicated that women could access microloans more easily than men (which has backfired in several cases, increasing the number of women debtors facing prison sentences).

² All land may be considered to have a value. The process of measuring the land value is crucial for estimating the monetary value of a unit of land and technically evaluating how much a plot of land is worth.

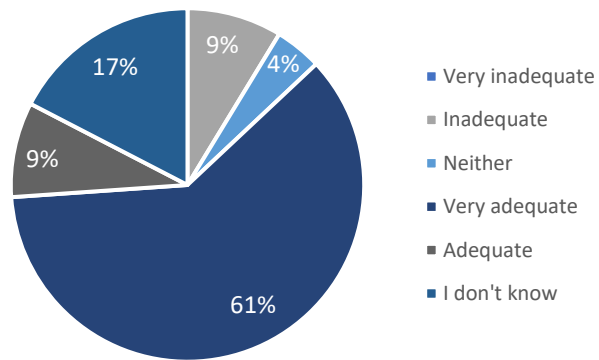


Figure 9: Adequacy of valuing buildings.

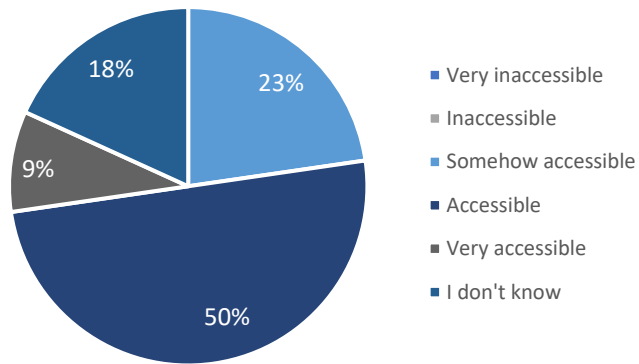


Figure 10: Accessibility to professional valuing services.

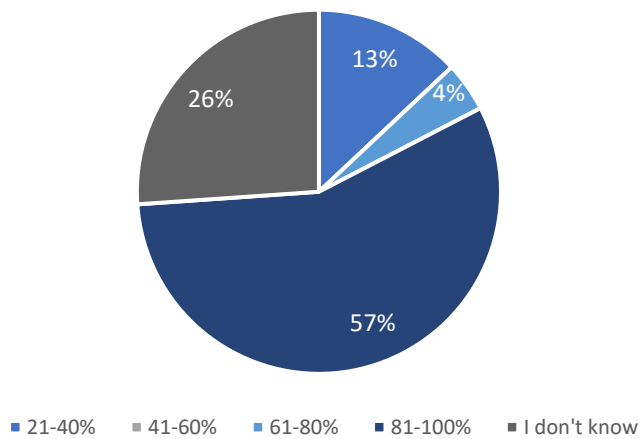


Figure 11: Percentage of taxed land/properties.

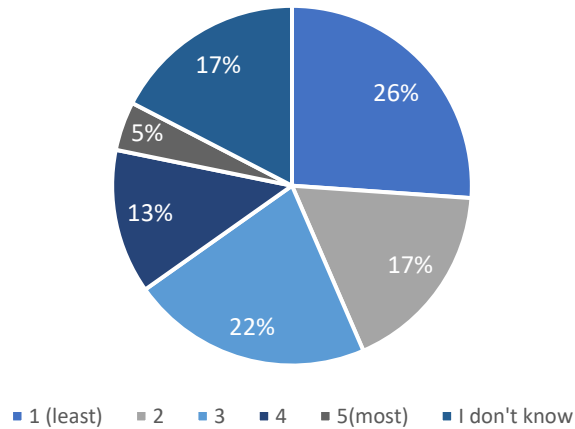


Figure 12: Fairness of taxation rate.

5.3. Land Use³

Driven by population growth, water scarcity, and climate change, Jordan is witnessing rapid urbanization at the expense of agricultural land. Refugees have also tended to aggregate into Jordan's larger urban areas which expanded the severity of encroachment over agricultural land. At the same time, the arid and semi-arid climate – less than 200 mm of annual rainfall – has added to the pressing demand for natural resources, economic opportunities, and housing.

Physical planning in Jordan is bound to the Law of Planning of Cities, Villages and Buildings (No. 79 of 1966). As a result, land administration and planning fall under three primary hierarchical levels (local, district, and regional), with three central official planning bodies: local planning committee, district planning committee, and the Central City and Village Planning Department (CCVPD) within the Ministry of Local Administration (MoLA). Driven by the implementation of the decentralization law, the Ministry of Municipal Affairs (MoMA) was renamed MoLA, with a clear strategy to implement municipal, legislative, financial, and administrative reforms. Under MoLA, the Higher Planning Council (HPC) and the Cities and Villages Development Bank are considered the main official players in the planning processes. Nevertheless, planning protocols in Jordan remain centralized and substantial additional effort is needed to achieve a meaningful shift into decentralized land administration.

The preparation of local master plans (subject to the approval of the district planning committee) falls under the responsibility of the municipal councils, while regional plans are prepared by CCVPD. The HPC acts as an arbitrator, settling any differences or disagreements that may arise between the decisions of the local planning committees and the district planning committees before giving final approval of planning acts (MoLA, 2021).

³ Land use defines how people use and exercise rights over land.

Among the various challenges to achieving sustainable urban development in Jordan, the gap between the three levels (local, regional, and national) in terms of addressing root needs, resource management, ownership, and applicability of the plans remain a top challenge. Bridging such gap promises the achievement of a comprehensive planning mechanism, better management of resources as well as just distribution of urban services and infrastructure.

Aiming to regulate overall urban development, MoLA developed the first National Land Use Master Plan in 2007, to control associated sprawl over rural and natural resources. At the same time, further cross-cutting issues related to climate change, the water-energy-food nexus gained momentum in land administration circles, especially with the launch of the Jordan 2025 National Vision and Strategy. The strategy aimed to chart a path for the future and determine the integrated economic and social framework that will govern the economic and social policies based on providing opportunities for all (GoV Jordan, 2014). MoMA also prepared a comprehensive plan (2006–2012) designating land use for the entire Kingdom, which was implemented over two phases. The first phase focused on setting a generic master plan for land use development. The second one involved the preparation of detailed development master plans for selected municipalities with certain competitive advantages. Recently in 2019, MoLA (formerly MoMA) started to update the 2007 land use plan based on adopting cross-cutting considerations such as climate change mitigation measures.

Insights from the survey: A common challenge voiced among the respondents is the gap in integrating principles of sustainable development into urban management, including adopting comprehensive planning approaches and mindful resource management – sorely needed to break the vicious encroachment over the very limited agricultural land. Despite more than half of respondents finds that digital land information is accessible (Figure 14), they find that this is not the case regarding accessibility to data related to natural resources (Figure 19). These findings reflect a significant gap in considering natural resources in land-related processes.

Furthermore, the respondents viewed that land use planning and practice are more adequate at the local level than at the national and regional ones (Figures 15, 16 and 17). Interestingly, more than 40 per cent of the participants did not view the regional land use plan as adequate, indicating a crucial disconnect in land administration, as well as disengaged levels of planning and implementation which inevitably hinder comprehensive and sustainable development countrywide. This outcome can also be linked to poor communication and coordination among stakeholders, including citizens and grassroots beneficiaries (Figure 18).

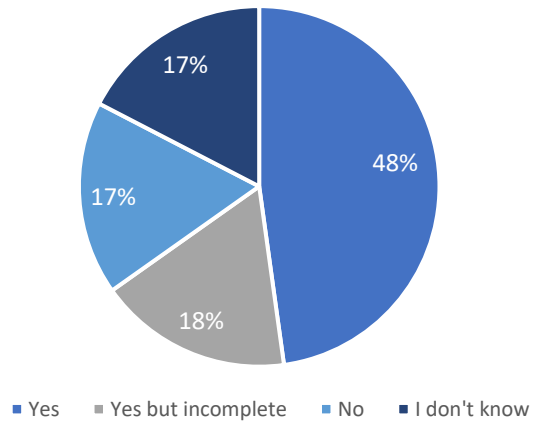


Figure 13: Accessibility of digital land information.

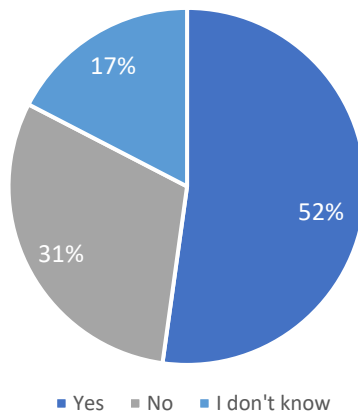


Figure 14: Adequacy of land use plans at national level.

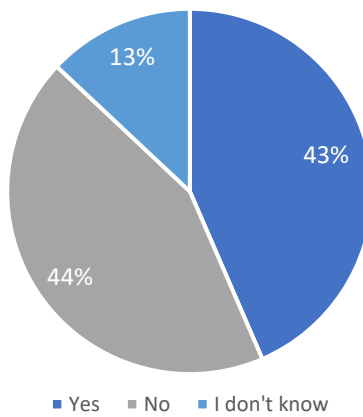


Figure 15: Adequacy of land use plans at regional level.

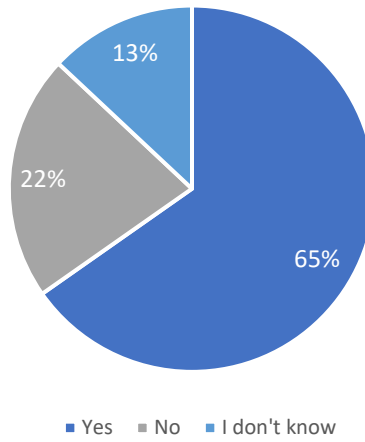


Figure 16: Adequacy of land use plans at local level.

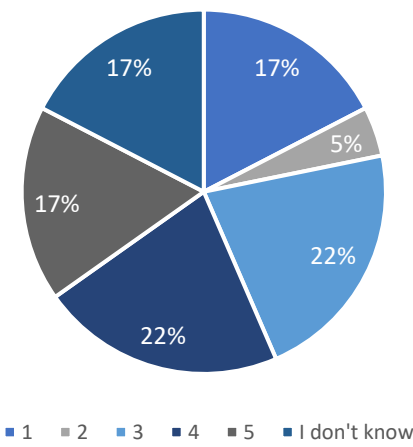


Figure 17: Clarity of governmental interference in private land rights.

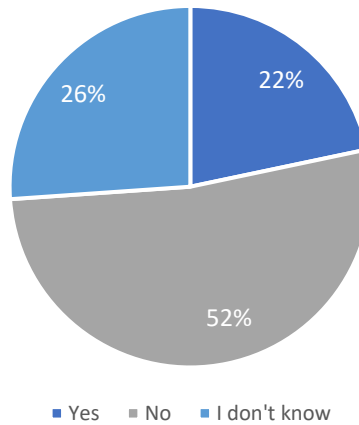


Figure 18: Accessibility of digital land information system recording natural resources.

5.4. Land Development⁴

The common practice of the current Planning and Building Code of 1979 takes for granted that all land inside municipal boundaries is accessible for urban development. New urban land can be zoned by the simple extension of the already approved municipal boundaries (Tewfik, 1989). Therefore, land-related and urban planning laws and regulations remain outdated and need substantial updating.

Article 11 of the Constitution provides for a general right against expropriation: “No property of any person may be expropriated except for purposes of public utility and in consideration of a just compensation, as may be prescribed by law” (the Hashemite Kingdom of Jordan, 1952). Yet, this right is granted only to Jordanians, not foreigners. Moreover, the Investment Law states that “ownership of any economic activity may not be removed or be subjected to any procedures that would result in the same, unless it is expropriated for the public benefit on the condition that fair compensation is to be paid to the investor, in a currency, which may be exchanged without delay” (the Hashemite Kingdom of Jordan, 1952). In the Land Acquisition Law, Articles 3 and 9 state that land may be expropriated provided that (1) it is for public benefit; (2) there is fair and just compensation; and (3) there is direct negotiation between the purchasers or public benefit project and the landowner until an agreement is reached. If no agreement is reached, cases are referred to the court and may be appealed to higher courts if necessary. The proper amount of compensation for expropriated land is detailed in Articles 11 to 26.

Insights from the survey: Interestingly, the respondents seemed to positively evaluate the major land development processes. For instance, 52 per cent saw the land expropriation mechanism as appropriate (Figure 20), and even more found the regulations to control land subdivision and the effectiveness of mechanisms related to changing land use to be adequate (Figures 21 and 22).

However, respondents remained equally divided on the fairness of distribution mechanisms of development costs (Figure 23). This finding once again confirms the poor communication of land-related practices to the community as well as professionals.

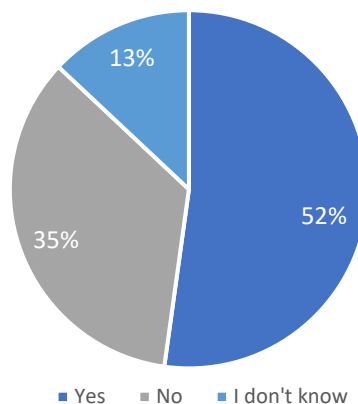


Figure 19: Adequacy of the land expropriation mechanism.

⁴ Land development is the application of resources to improve land and enable a different, better or more efficient land use. These resources include capital investments (e.g. constructing buildings, services, or infrastructure), labour (e.g. clearing or draining land for agriculture) or administrative processes (e.g. securing or revising planning permissions).

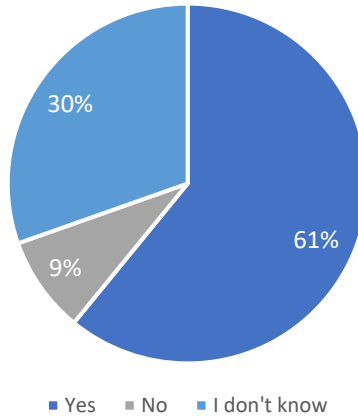


Figure 20: Regulation efficiency – control of urban land subdivision.

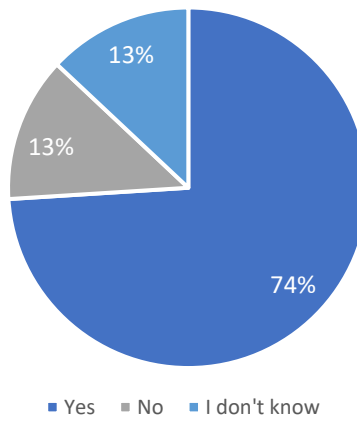


Figure 21: Effectiveness of changing land use mechanism.

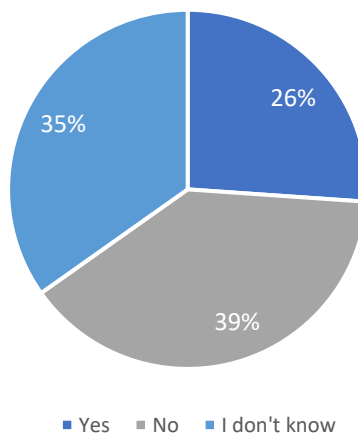


Figure 22: Fairness of distribution mechanisms of development costs.

5.5. Land Disputes Resolution⁵

The process of proving the ownership of a property requires no more than issuing a registration bond by DLS. Such bonds can only be invalidated or corrected under Law No. 40 of 1952 (Lands and Water Settlement Law) and its amendments. This law is considered a source of power for DLS to settle property rights regarding land or water. In the case of non-registered properties, DLS accepts written proofs, evidence non-written or verbal transactions to complete the process.

In Jordan, particularly in the Badia region, tribes and communities occupy their territories on a customary basis for generations. *Dyrah* is considered where certain families and tribes use an area for grazing, pasture and cultivation. Over time, they become recognized as having a right to certain preferred grazing areas. Today, most of these tracks are state lands. Property transactions and processes are handled without reference to the DLS registration system, which lowers the degree of tenure security (IUCN, 2010). As the first stage of dispute resolution in land-related issues, the cases are referred to DLS (and recently to its sub-committees in the Department). If the dispute is not resolved there, the case is escalated up to the court. Customary or non-formal dispute resolutions still take place in Jordan, mainly outside of urban and tribal settings.

Insights from the survey: Even though many respondents viewed the disputes resolution system in Jordan as well structured (Figure 24), interestingly, they did not perceive that the communities had a satisfactory level of knowledge regarding the system (Figure 25). This highlights a pressing need for raising awareness about accessing formal channels to resolve conflicts. At the same time, the participants voiced some challenges for women to access formal channels of land disputes resolution due to societal barriers – but to a minor level. Some of the respondents believed that in some cases women have more access to informal channels instead.

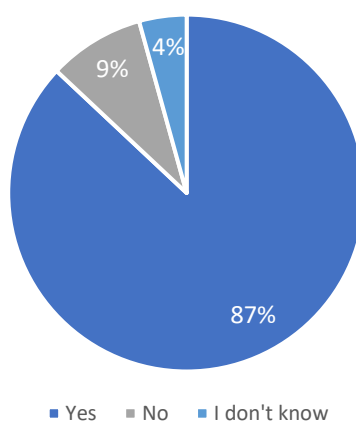


Figure 23: Existence of a well-structured system of conflict and dispute resolution.

⁵ Several typologies of disputes can arise over access to, use of and control over land and land-based resources. Such disputes can have different scales: individual, family, communities or whole societies. Some land-related disputes can lead to violent conflicts, while others lead to tenure insecurity and constrain effective use of land resources. The capacity of countries to efficiently and successfully address and resolve land-related disputes is an important factor for a successful land sector.

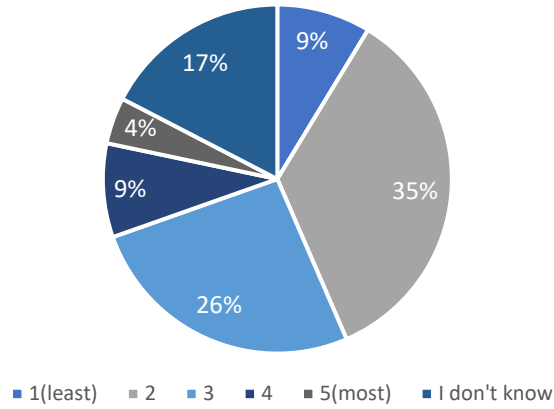


Figure 24: People's familiarity with accessing the formal dispute resolution system.

5.6. Institutional Infrastructure

Despite the mature body of stakeholders that administrate land in Jordan, the respondents expressed serious concerns regarding the level of coordination, technical capacity, and financing of these bodies (Figures 26 and 27).

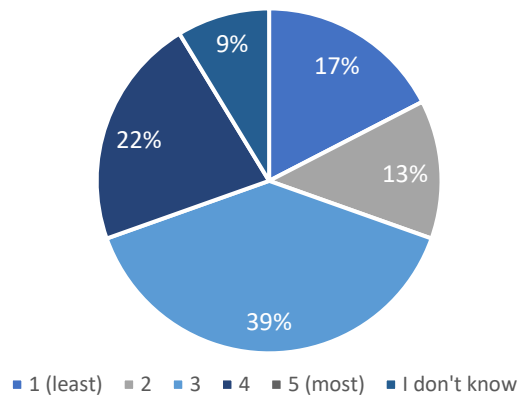


Figure 25: Financing of organizations with land-related mandates.

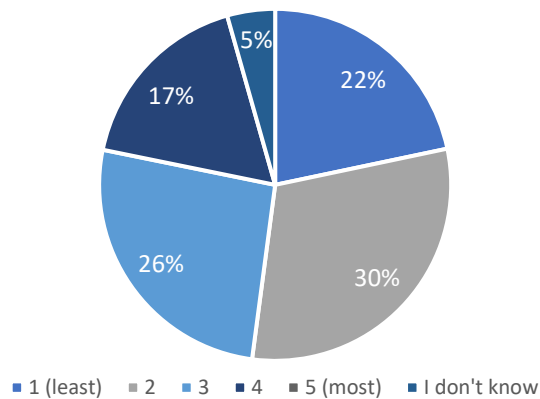


Figure 26: Staffing of organizations with land-related mandates.

6. ANALYSIS OF EXISTING LEARNING OFFERS AND RELATED CURRICULA FOR LAND GOVERNANCE

This section is elaborated based on desk research and interviews with Jordan professionals in September 2021. The study adopted a structured-interview methodology, where the interviews were held over the phone and documented in online forms. The backgrounds of the interviewed experts varied from academics and government officials to private sector actors.

The main findings from the desk review and interviews indicated several sources of land governance and land administration training and learning. The education system offered a diversified group of learning opportunities, both formal and informal. Yet, such courses remain sector-oriented, with limited cross-sectoral integration, such as linking land surveying to qualitative data analysis, urban governance, and sustainable development. Most interviewees also emphasized that such learnings were confined to academic institutions, as part of graduate and undergraduate programmes (Figures 28 and 29), with minimal civil society involvement. Additionally, the study found that free-of-charge training opportunities were extremely rare, which has an adverse impact on the overall capacity of land professionals. The interviewees from different land-related sectors, such as DLS and the Housing and Urban Development Corporation (HUDC), also indicated that international agencies funded the primary sources of staff training. Respondents agreed that there is a fundamental lack of qualitative research projects related to urban planning and sustainable land use in Jordan. The weak analytical capacities to handle data related to environmental and urban development were also highlighted.

A few initiatives that aimed to tackle land-related practices from a more integrated point of view have been conducted. Prominent examples include – but are not limited to – “Monitoring Land Governance and Land Tenure Security in the Middle-East sub-region”, a BMZ and GLTN project (*The Jordan Times*, 2020), and “Integrated Investment Framework for Sustainable Land Management in Jordan Initiative” (MoE, 2014). These and similar initiatives provide a basis for building future trainings.

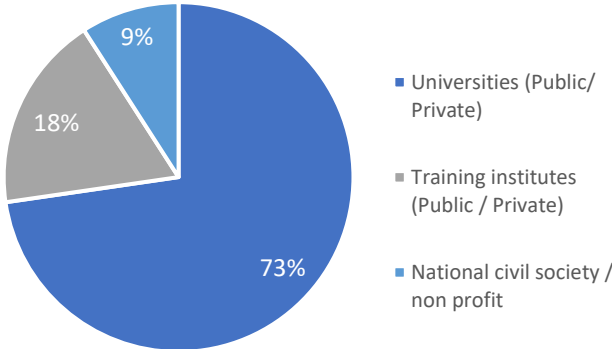


Figure 27: Organization offering the course.

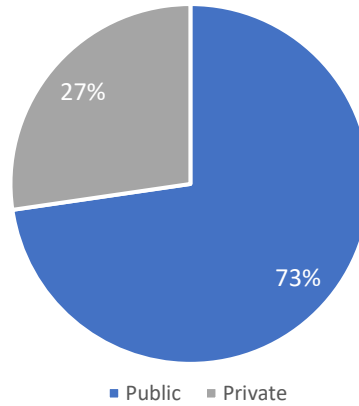


Figure 28: Type of organization.

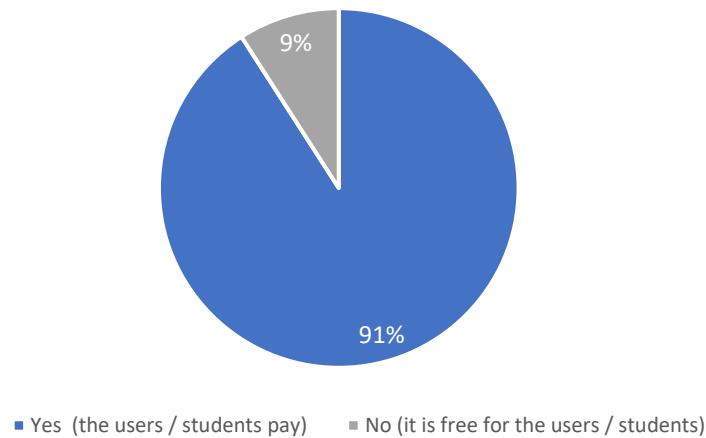


Figure 29: Payment modality of course/training.

6.1. Existing Learning Offers on Land-Related Topics

The leading learning offers for land management and administration are limited to formal and structured education (except for a few training opportunities provided by non-profit, and civil society organizations such as Rasheed TI) (Figure 31). The courses cover a broad spectrum of topics:

- Mathematical statistics;
- Principles of statistics;
- Feasibility study;
- Using ArcGIS for mining geoscience workflows;
- Spatial socioeconomic development planning;
- Environmental design;
- Building regulations and professional practice;
- Housing;
- Strategic management;
- Public finance and taxation; and

- Monitoring land governance and land tenure security in the Arab region (the Middle East).

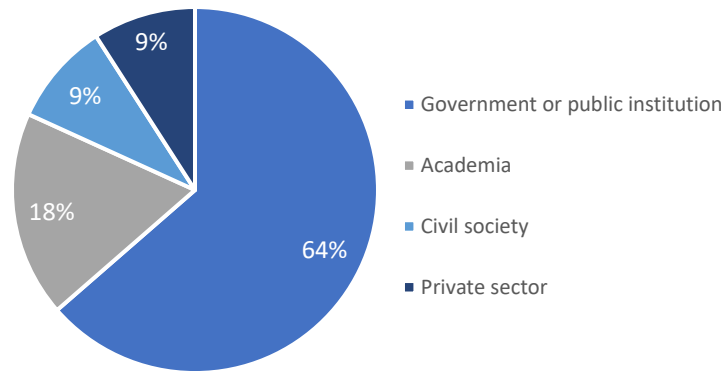


Figure 30: Category of institution.

6.2. Existing Research Efforts on Land-Related Topics

A few recent studies were conducted in Jordan, mainly funded by international agencies such as the “USAID country Profile: Property Rights and Resource Governance” (USAID, 2013), the “Integrated Investment Framework for Sustainable Land Management in Jordan Initiative” (MoE, 2014), and the “Hima project – Securing Rights and Restoring Lands for Improved Livelihoods” (UNEP, 2010). As mentioned earlier, such studies are incidental and some are over 10 years old.

7. RECOMMENDATIONS

The significant findings of this exercise echoed the primary observations and conclusions outlined in Section 2 of this report. Since the main rules and regulations are based on laws that date back to the 19th century, it is necessary to build the capacity of professionals in the arena of laws and regulations. At the same time, the dispersed processes related to planning and land administration in Jordan call for joining efforts to build the institutional capacities of the main actors in the field, to ensure defined roles and responsibilities, and to build synergies among the different institutions, especially when it comes to data sharing and scalar planning (national, regional and local plans). The interviews also underlined the need to produce realistic goals and their associated regulations, which would be enhanced by building the financial capabilities of land-related players. Finally, according to the interviewees, the technical capacities of the staff in land-related institutions need to be strengthened, especially for junior and mid-level employees. It is important to emphasize that capacity-building should target all stakeholder types – governmental, private, and societal. The main recommended reforms are outlined below in four areas.

7.1. Legal Reforms

- Empower localities and municipalities in the decision-making and administration of their resources (rooted in the 2015 decentralization law, then replaced by the MoLA 2021 law); and
- Build the legal capacities of the land-related practitioners to propose amendments to the applied laws when needed – especially older regulations dating to the Ottoman period.

7.2. Institutional Reforms

- Embed institutional reforms in land-related institutions to further clarify their mandates to regulate and enforce policies;
- Institutionalize a participatory planning mechanism that allows all concerned stakeholders to participate equally in the development of public policies – a critical factor for accountability and transparency; and
- Establish a “rurban” planning institute to analyse, monitor, and advise land-related organizations, in addition to also coordinating balanced land-related investments.

7.3. Human and Financial Resources Development

- Bind the proposed master plans with the financial capabilities of the hosting locality (either village, city, or region) to capitalize on the economic benefits; and
- Provide intensive investments in staff skills and capacities to introduce decentralization to give localities more autonomy to manage their administrative and financial activities.

7.4. Technical Reforms

- Limit encroachments on rural land by enacting and enforcing strict regulations;
- Interlink the different levels of master planning (local, regional, and national);
- Enhance data- and knowledge-sharing among different land-related institutions;

- Root participatory planning between different hierarchical institutions during the planning and implementation of master plans; and
- Strategically position data updating as a core activity within land-related organizations.

7.5. Recommended Areas for Training and Education Interventions

The interviewed experts and professionals highlighted various gaps and learning needs in land management and administration. The suggestions varied from strengthening managerial capacities and analytical skills among practitioners to build capacities in legal aspects related to land governance and land administration. The focus areas for action on knowledge and capacities are the following:

- Sustainable land management, including managing white plots;
- Enhancing land accessibility and affordability;
- Enhancing financial knowledge in institutions (including setting priorities, budget preparation, and project implementation);
- Capacity-building of local authorities to enhance mobilization of local resources and partnerships with the private sector;
- Digitalization of data (including harmonizing sources and creating a databank or hub that is accessible to the related stakeholders);
- Adoption of evidence-based policymaking;
- Legal capacity-building in updating land-related laws (especially older legislation);
- Taxation and revenue management;
- Managerial capacities;
- Archiving systems;
- Institute a 3D land administration cadastre, a system that registers rights and limited rights on 2D parcels (legal registration) and gives more insight into the juridical and factual situation;
- Informal settlements studies;
- Land administration and management strategies; and
- Women's land rights, including inheritance and complementary mechanisms to acquire access to housing, land and properties.

7.6. Recommended Areas for Potential Collaboration

The interviewed professionals suggested the following collaboration areas with UTI and other institutes:

- Comprehensive planning and resources management;
- Tenure and the new cities planned in Egypt;
- Land governance and informal settlements;
- State property management; and
- Waterfront development.

8. CONCLUSIONS

Achieving a functional and effective land administration necessitates engaging all key parties: state institutions, civil society, and the private sector. Land administration incorporates a broad spectrum of topics such as taxation, land use, and land tenure, as well as multi-faceted dimensions such as socioeconomic, political, and legislative (Mansberger, 2012). Consequently, efficient land administration directly impacts the country's development, catalysing economic growth and contributing to societal cohesion and inclusion.

Land administration has significantly advanced since the establishment of the Hashemite Kingdom of Jordan – despite the persistent geopolitical and socioeconomic challenges. The land administration dynamics in Jordan have resulted in crucial needs for improvements and reforms on multiple levels: institutional, legal, and technical. To achieve efficient land administration, this study proposes to (1) adopt evidence-based land management, integrating several sciences such as cartography, soil science, and economics, among others; (2) build and maintain a digital up-to-date cadastre system, enabling a healthy investment atmosphere; and (3) create an independent monitoring system that ensures efficient distribution of resources and prevents duplicity and duplication of roles.

The study proposes several arenas of capacity-building to directly advance good land governance and administration: strengthening legal and governance knowledge, enhancing technical and managerial capacities of staff (mid-level in particular), and country-to-country exchanges and exposure to different and diverse experiences from the region (to build strong networks and connections). The study also detected a few learning gaps that open the door for academic and applied collaboration between different institutions in the region. Such exchanges would further contribute to the advancement of land management and administration in the country.

Finally, it should be highlighted that Jordan provides fertile ground for establishing modern, efficient, and high-quality land management and administration. Notable advantages include the current decentralization processes, a strong private sector, international aid, political stability, and the high level of education among the population. Accordingly, with thoughtful and collaboratively planned institutional reform at the national and regional levels, this potential can be quickly and efficiently harnessed.

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ANNEXES

Annex 1: Mapping Matrix for Existing Learning Offers and Related Curricula for Land Governance

Org.	Type of Org.	Country	Type of Content	Name of Course	Duration	Type of Course	Grade/ Level	Certification	Funding	Payment	Information on the curriculum	Website and contacts
Universities (Public/Private)	Public	Jordan	Mathematics / Statistics	Mathematical Statistics	3 months	Professional Learning (compulsory, optional, etc.)	Undergrad	Yes (Issued by a government-recognized institution and/or international education bodies)	Govern.; Fees from students	Yes (users/students pay)	In this course students will acquire knowledge about estimation: point estimation, confidence interval; statistical test: UMP test; likelihood ratio tests, chi-square tests, SPRT; non-parametric methods; Sufficient statistics and its properties; complete statistics exponential family; Fisher Information and the Rao-Cramer inequality.	https://science.ju.edu.jo/Departments/school_DeptCourses.aspx?DeptName=Mathematics
Universities (Public/Private)	Public	Jordan	Mathematics / Statistics	Mathematical Statistics	4 months	Academic	Undergrad	Yes (Issued by a government-recognized institution and/or international education bodies)	Fees from students	Yes (users/students pay)	This course is designed for undergraduate students in statistics. It is a course in the theory of statistics that provides students with a basic foundation for more specialized statistical methodology courses. Topics include point estimation, including method of moments, maximum likelihood estimation, uniformly minimum variance estimation, and properties of the associated estimators; hypothesis testing (including uniformly most powerful, likelihood ratio tests). Application to a normal distribution(s), Chi-Square test for independence.	https://www.just.edu.jo/FacultiesandDepartments/Arts/Departments/MathematicsandStatistics/Pages/Mathematics%20and%20Statistics.aspx
Training institutes (Public/Private)	Public	Amman, Jordan	Project Management	Feasibility Study	3 days	Project specific	Short course	Yes (Issued by a government-recognized institution and/or international education bodies)	Fees from students	Yes (users/students pay)	In this course students learn to write a business plan, construct a financial feasibility study, present their business plan and feasibility study professionally.	www.jea.org.jo
Training institutes (Public/Private)	Private	Jordan	Geospatial Studies/Survey/Mapping	Using ArcGIS for Mining Geoscience Workflows	3 days	Professional Learning (compulsory, optional, etc.)	Short course	Yes (Issued by a government-recognized institution and/or international education bodies)	Fees from students	Yes (users/students pay)	In this course, students learn ArcGIS workflows that support efficient mining geoscience processes. In course exercises, you will work with realistic mining data to solve problems related to mineral exploration, land management and mine operations. You will learn how to manage, analyse, and visualize mining data in order to create reliable information that supports decision-making. <i>Goals:</i> <ul style="list-style-type: none"> Efficiently manage geological data, sample data and other datasets used for mapping. Apply a standard analysis workflow to produce reliable results. 	www.infograph.com.jo

Org.	Type of Org.	Country	Type of Content	Name of Course	Duration	Type of Course	Grade/ Level	Certification	Funding	Payment	Information on the curriculum	Website and contacts
											<ul style="list-style-type: none"> Locate optimal areas for mineral exploration. Visualize data and share analysis results. 	
Universities (Public/ Private)	Public	Jordan	Spatial Planning /Land Use Planning	Spatial Socioeconomic Development Planning	4 months	Professional Learning (compulsory, optional, etc.)	Graduate	Yes (Issued by a government-recognized institution and/or international education bodies)	Govern.; Fees from students	Yes (users/ students pay)	The course presents an integrated development planning that helps students to encompass qualitative and quantitative capacities for assessing proper implementation in the context of sociocultural entities as well as social structures while promoting integrated economic development. It further highlights theories, strategies and policies of economic development and location theories.	www.gju.edu.jo/content/abot-sabe-957
Universities (Public/ Private)	Public	Jordan	Spatial Planning /Land Use Planning	Environmental Design	4 months	Professional Learning (compulsory, optional, etc.)	Graduate	Yes (Issued by a government-recognized institution and/or international education bodies)	Govern.; Fees from students	Yes (users/ students pay)	This course is a study of environmental factors and their implication on building design and materials. The comfort zone for the human body and the different means of environmental control in buildings. Means of structural control in buildings. Study of environmental control in traditional buildings by means of courtyards. Studying examples of buildings which adapt physical means of environmental control and appropriate technology versus mechanical equipment.	engineering.ju.edu.jo
Universities (Public/ Private)	Public	Jordan	Spatial Planning /Land use planning; Legal/Justice; Land Management	Building Regulations and Professional Practice	4 months	Professional Learning (compulsory, optional, etc.)	Undergrad	Yes (Issued by a government-recognized institution and/or international education bodies)	Govern.; Fees from students	Yes (users/ students pay)	<p>In this course, students are introduced to the architecture profession. It prepares students as professional architects with capabilities of dealing with engineering, legislative, and managing aspects of the profession.</p> <p>This course includes regulations that connect architects with other specializations: building legislations, regulations and building codes in cities and municipalities in Jordan and the municipality of greater Amman (High rise building specifications and codes), and their effects on design. Emphasis is given to environmental, social and economic requirements.</p>	https://hijawi.yu.edu.jo/index.php/ae/courses
Universities (Public/ Private)	Public	Jordan	Spatial Planning /Land Use Planning; Land Management	Housing	4 months	Professional Learning (compulsory, optional, etc.)	Undergrad	Yes (Issued by a government-recognized institution and/or international education bodies)	Fees from students	Yes (users/ students pay)	This course aims to introduce students to the development of the housing concept on local and international levels, which are associated with demographic studies, planning of the neighbourhood and residential areas and their components, types and means for allocating services and utilities, the impact of residential environment on social relations, types and general characteristics of residential buildings and behavioural settings, the	https://www.asu.edu.jo/en/engineering/arch/Pages/Course-Description-and-Curricula.aspx

Org.	Type of Org.	Country	Type of Content	Name of Course	Duration	Type of Course	Grade/ Level	Certification	Funding	Payment	Information on the curriculum	Website and contacts
											informal housing sector, and ways to deal with it in Jordan, supply and demand, housing investment and housing policies.	
Universities (Public/ Private)	Private	Jordan	Project Management	Strategic Management	3 months	Professional Learning (compulsory, optional, etc.)	Diploma	Yes (Issued by a government-recognized institution and/or international education bodies)	Fees from students	Yes (users/ students pay)	This course is designed to expose students to the many facets of strategy, i.e. why certain companies outperform their competition and gain sustainable competitive advantage. The major focus of the course is placed on Strategy Formulation (methods for analysing industries and competitors within these industries) and Strategy Implementation (methods for executing the formulated strategy). Students are also exposed to the human side of corporate strategy, i.e. the role the general manager plays in strategy formulation and implementation and also discharging the social responsibilities of the corporation.	taguci.edu.jo/page/MB A_Course_Descriptions.aspx
Universities (Public/ Private)	Public	Jordan	Economics/ Finance/ Business Administration; Legal/Justice	Public Finance and Taxation	4 months	Academic	Graduate	Yes (Issued by a government-recognized institution and/or international education bodies)	Govern.; Fees from students	Yes (users/ students pay)	During this course students will elaborate a study analysing state reviews and public expenses, the national budget and the Jordanian law of land taxation, public taxes and loans. This will be followed by an analytical and comparative study of topics such as the national budget, income tax and customs.	law.ju.edu.jo/home.aspx law.ju.edu.jo/Lists/Program Specifications/School_ProgramSpic_last.aspx?prog=33&categ=18
National civil society/ non-profit organizations	Private	Jordan	Legal/Justice; Land Management	Monitoring Land Governance and Land Tenure Security in the Arab Region (Middle East sub-region)	3 days	Other (specify)	Short course	Yes (Issued by a government-recognized institution and/or international education bodies)	Donors; Research project (or any type of project)	No (it is free for users/ students)	This course aims to strengthen capacities in the monitoring of land governance; create partnerships for implementing improved land governance and land tenure security monitoring in the context of the SDGs and beyond; monitor indicators and tools and their alignment with SDGs and VGGT; provide new forms of accountability from governments towards citizens and land users; identify financial, technical, and human resources for the development of monitoring.	rasheedti.org/arabstates.gltm.net/wpc content/uploads/2021/08/1sttraining-Training-on-MonitoringLand-Governance-and-LandTenure-Security-in-the-ArabRegion-Concept-Note-1.pdf

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