



Shared Prosperity Dignified Life



Capacity Development Workshop Monitoring SDG 1.4.2

LAND GOVERNANCE AND LAND TENURE SECURITY IN THE ARAB REGION

4 July 2024

Ombretta Tempra, Land Specialist, UN-Habitat – Global Land Tool Network

الإراضي العربية إدارة
Arab Land Initiative

BMZ



Federal Ministry
for Economic Cooperation
and Development



GLTN
GLOBAL LAND TOOL NETWORK

Objectives

- Awareness on importance of monitoring land tenure security and reporting on indicator 1.4.2 to achieve SDG 1.
- Strengthening Capacities on the methodology to report on SDG Indicator 1.4.2. and address the challenges faced.
- SDG indicator 5.a.2
- Discuss lessons and challenges of monitoring land tenure security through the range of data available

SDG1: End poverty in all its forms everywhere.

Target 1.4: By 2030, ensure that all men and women, in particular the poor and the vulnerable, have equal rights to economic resources, as well as access to basic services, ownership and control over land and other forms of property, inheritance, natural resources, appropriate new technology and financial services, including microfinance.

Indicator 1.4.2: Proportion of total adult population with secure tenure rights to land,
(a) with legally recognized documentation, and
(b) who perceive their rights to land as secure, by sex and type of tenure.



OVERVIEW OF INDICATOR 5.A



Achieve gender equality and empower all women and girls

Target 5.a

“undertake reforms to give women equal **rights to** economic resources, as well as access to **ownership and control over land** and other forms of property, financial services, inheritance and natural resources, in accordance with national laws”

Indicator 5.a.1

“(a) Percentage of **people with ownership** or secure rights over agricultural land (out of total agricultural population), by sex; and

(b) Share of **women among owners** or rights-bearers of agricultural land, by type of tenure”

Indicator 5.a.2

“Proportion of countries where the **legal framework** (including customary law) **guarantees** women’s equal rights to land ownership and/or control”.

Arab Land Initiative

Vision

“All the people in the Arab countries enjoy **equal and affordable access to land for peace, stability and economic growth**, to be achieved with good land **policies** and transparent, efficient and affordable **land administration**”

Climate action

Poverty alleviation & food security

Women's land rights and empowerment

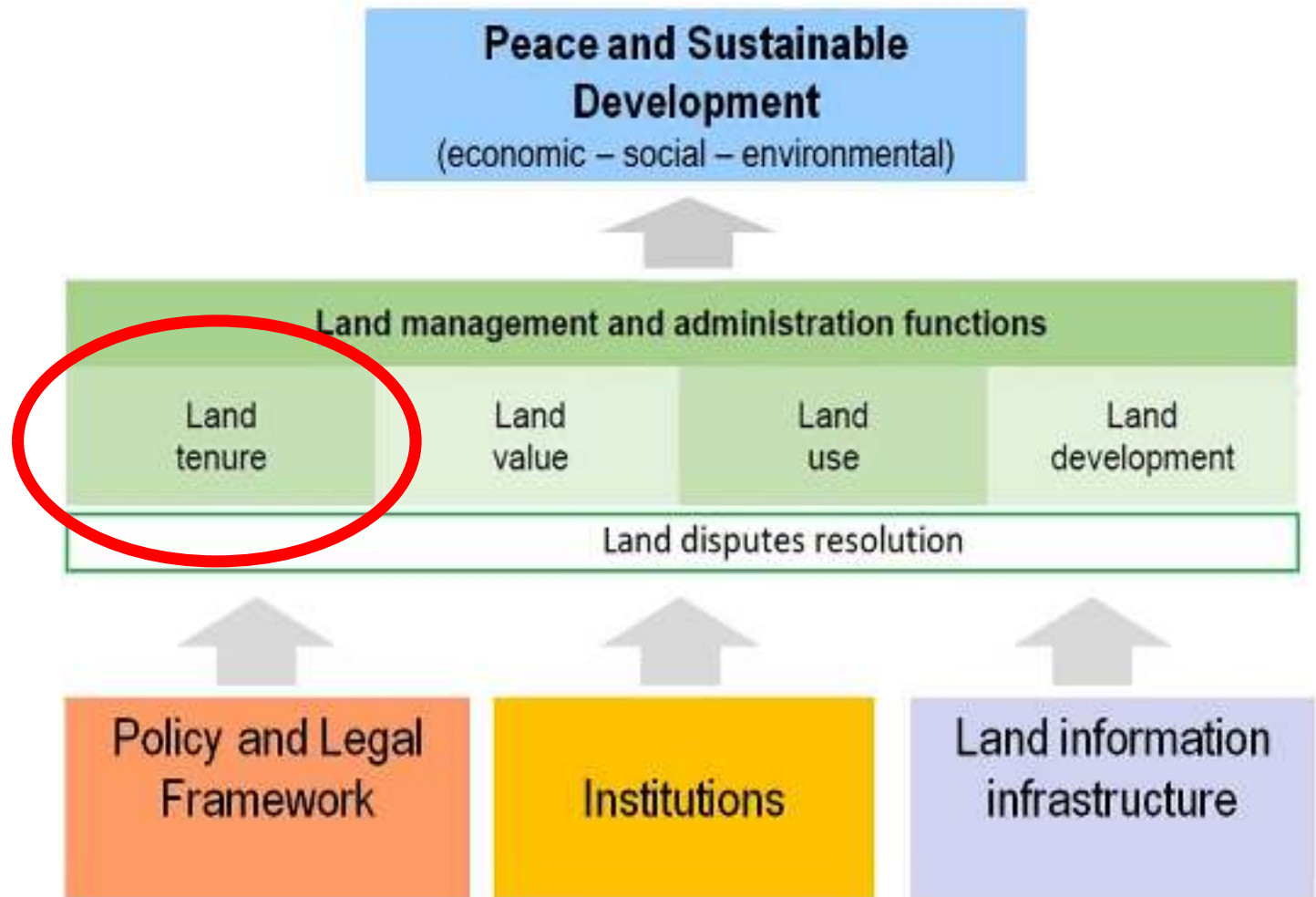
Land administration reforms

Land for peace




Note: Social change approach is based on soft systems methodology for complex contexts (Checkland: 2000 and Ortiz: 2013), adapted and used by GLTN over 15 years


Land governance and land administration




Overview of the context

 **Population**
436 m

 **poor**
20%

 **50% below**
25 years

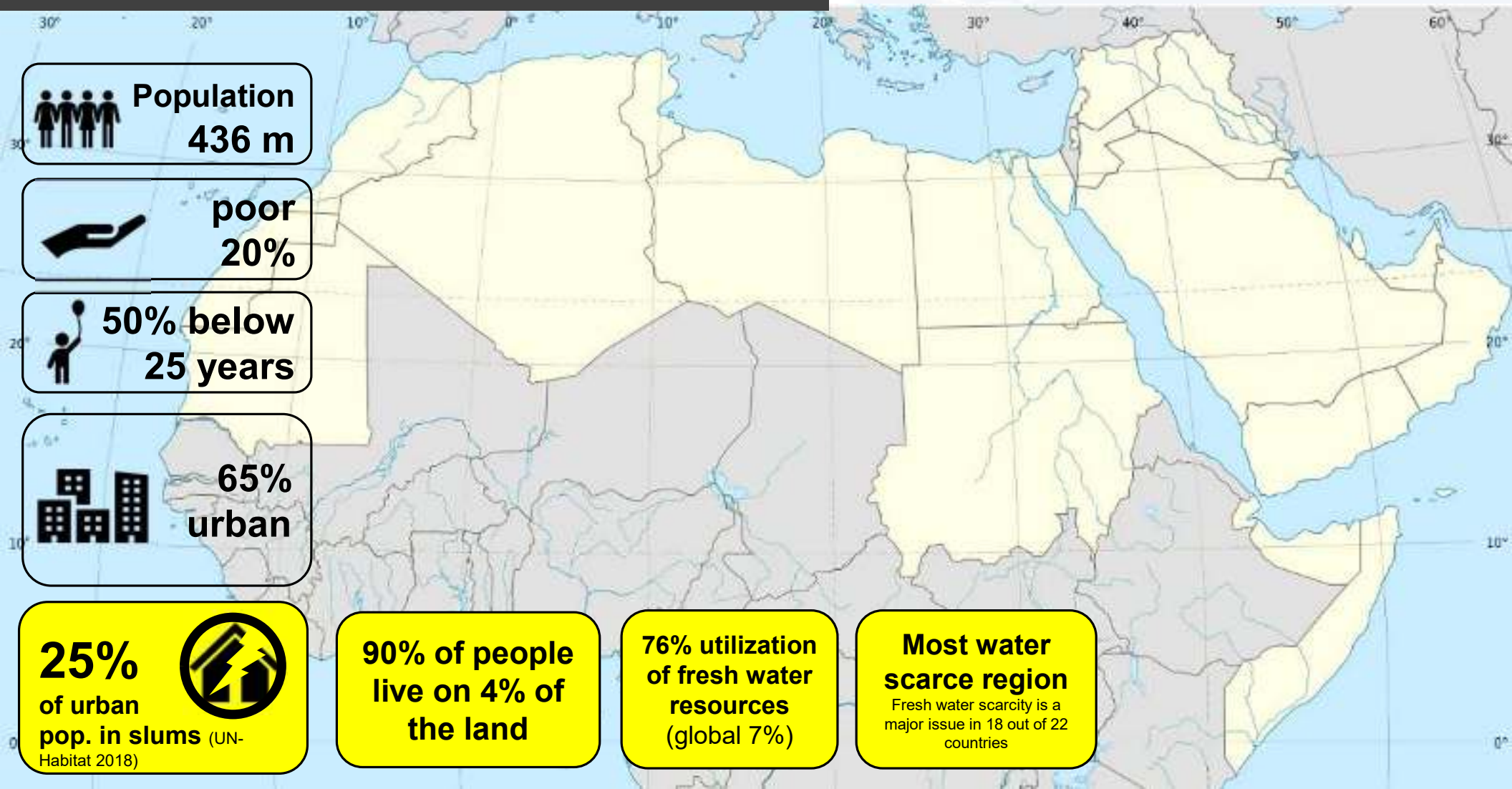
 **65%**
urban

25%
of urban
pop. in slums (UN-
Habitat 2018) 

90% of people
live on 4% of
the land

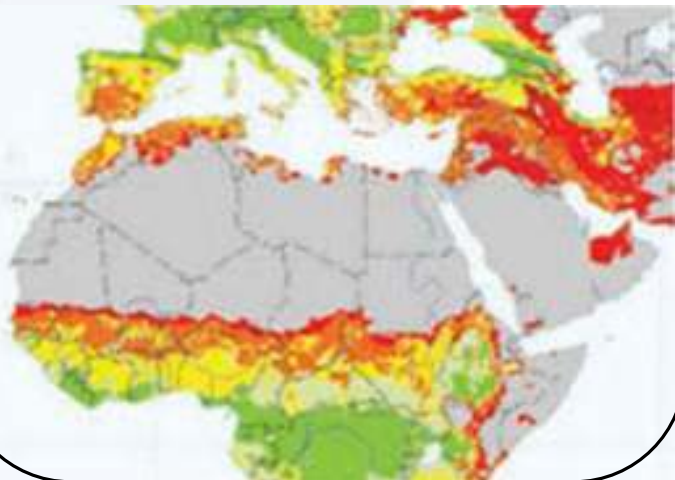
76% utilization
of fresh water
resources
(global 7%)

Most water
scarce region
Fresh water scarcity is a
major issue in 18 out of 22
countries



The context: DESERTIFICATION & LAND DEGRADATION

Vulnerability to desertification



More than half of all land (40-70%) in MENA is degraded.

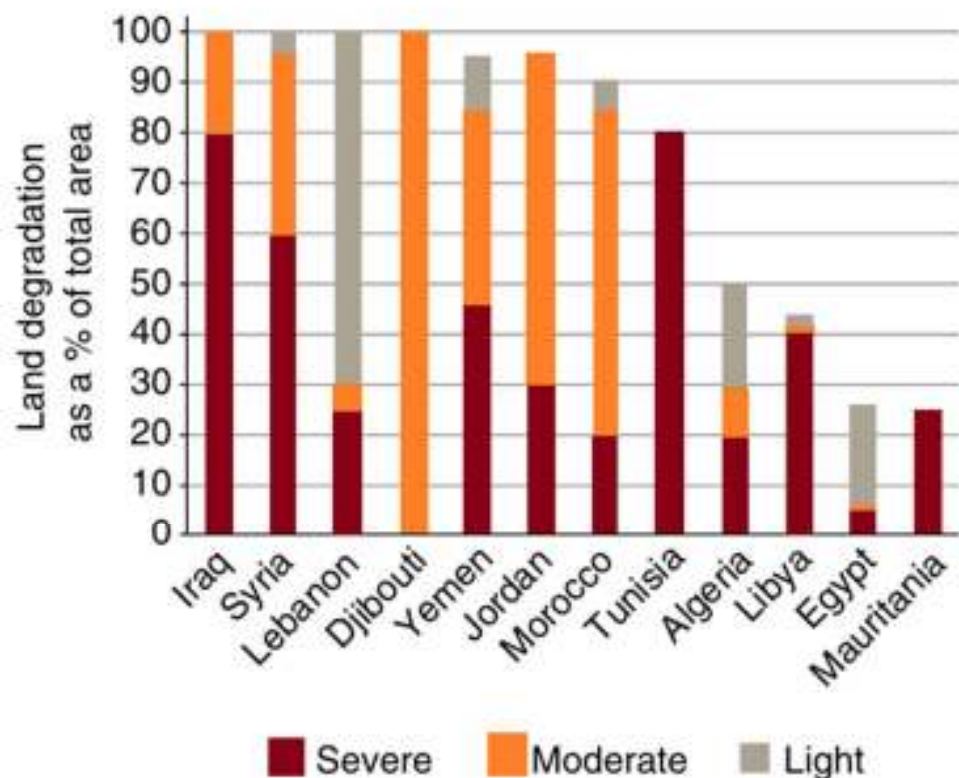
(WB, 2019)

Vegetation changes (1982-2006)

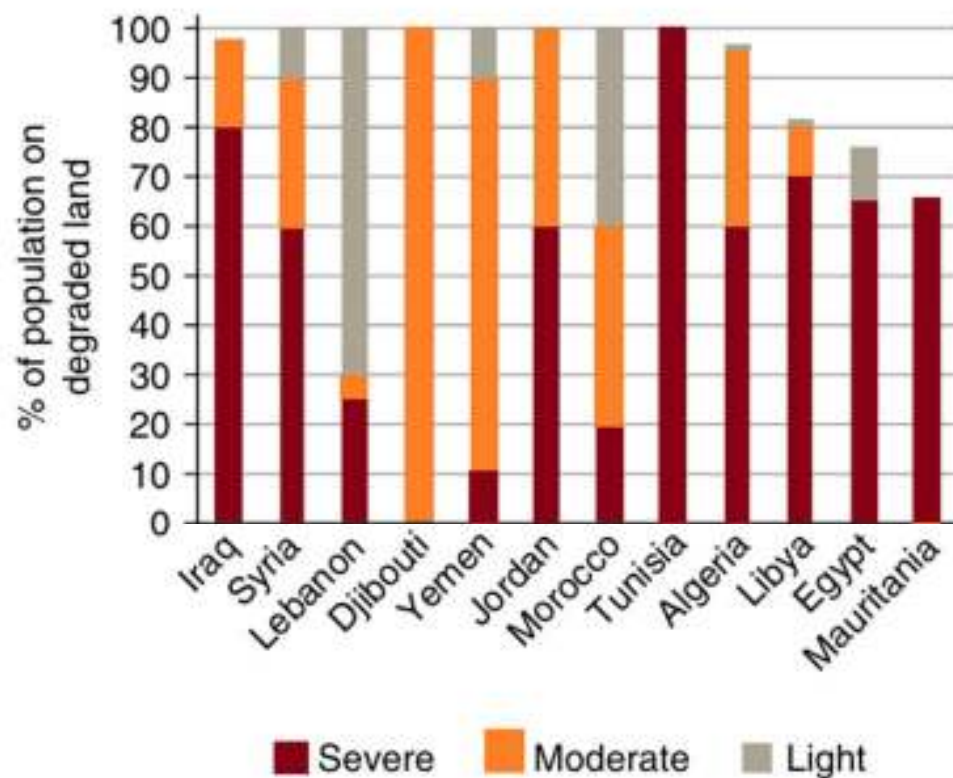


The context: DESERTIFICATION & LAND DEGRADATION

HUMAN INDUCED LAND DEGRADATION



POPULATION DISTRIBUTION ON DEGRADED LANDS



Source: Larsen, 2011.

Source: Larsen, 2011.

(WB, 2019)

The context: FOOD INSECURITY

Undernourished people in the MENA region:

2005: 28.3 million (7.1%) → 2022: **51.2 million (9.2%)**

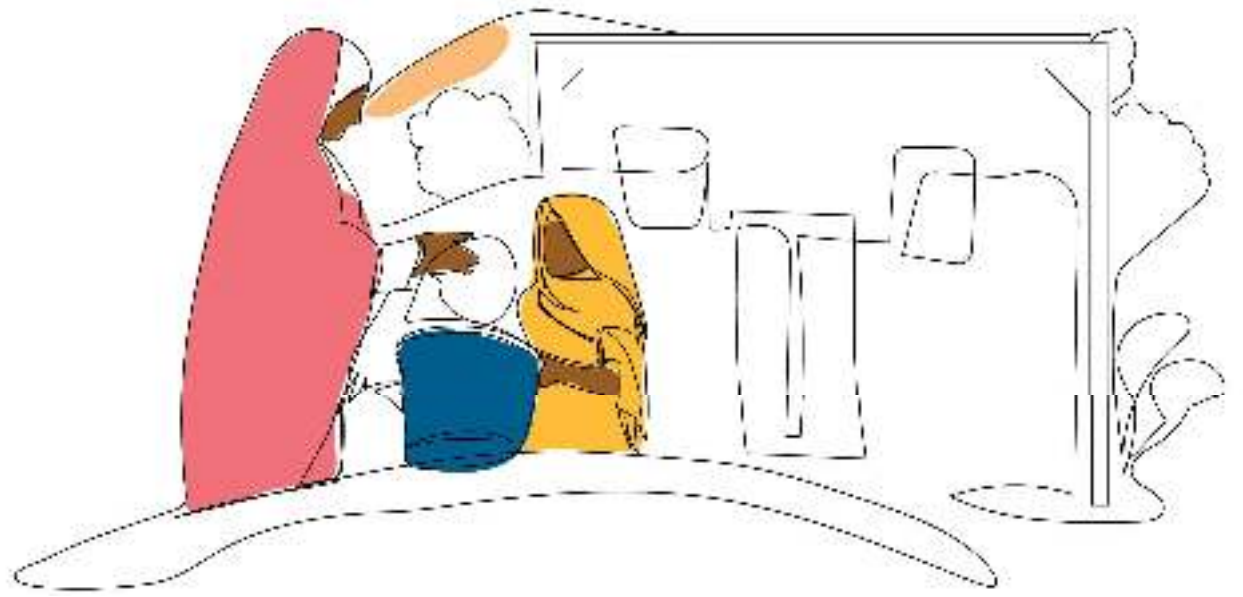
Severely food insecure people: 61.4 m (11%)

Moderately to severely food insecure people: 188.7 m (34%)

(2022, FAO, WFP, UNICEF, IFAD, WHO)

LAND FOR CLIMATE ACTION & FOOD SECURITY

م
الاراضي
العربية
ادارة
Arab Land Initiative



BMZ

German Federal Government

UN HABITAT
FOR A BETTER URBAN FUTURE

GLTN
GLOBAL LAND INITIATIVE NETWORK

LAND FOR CLIMATE ACTION & FOOD SECURITY

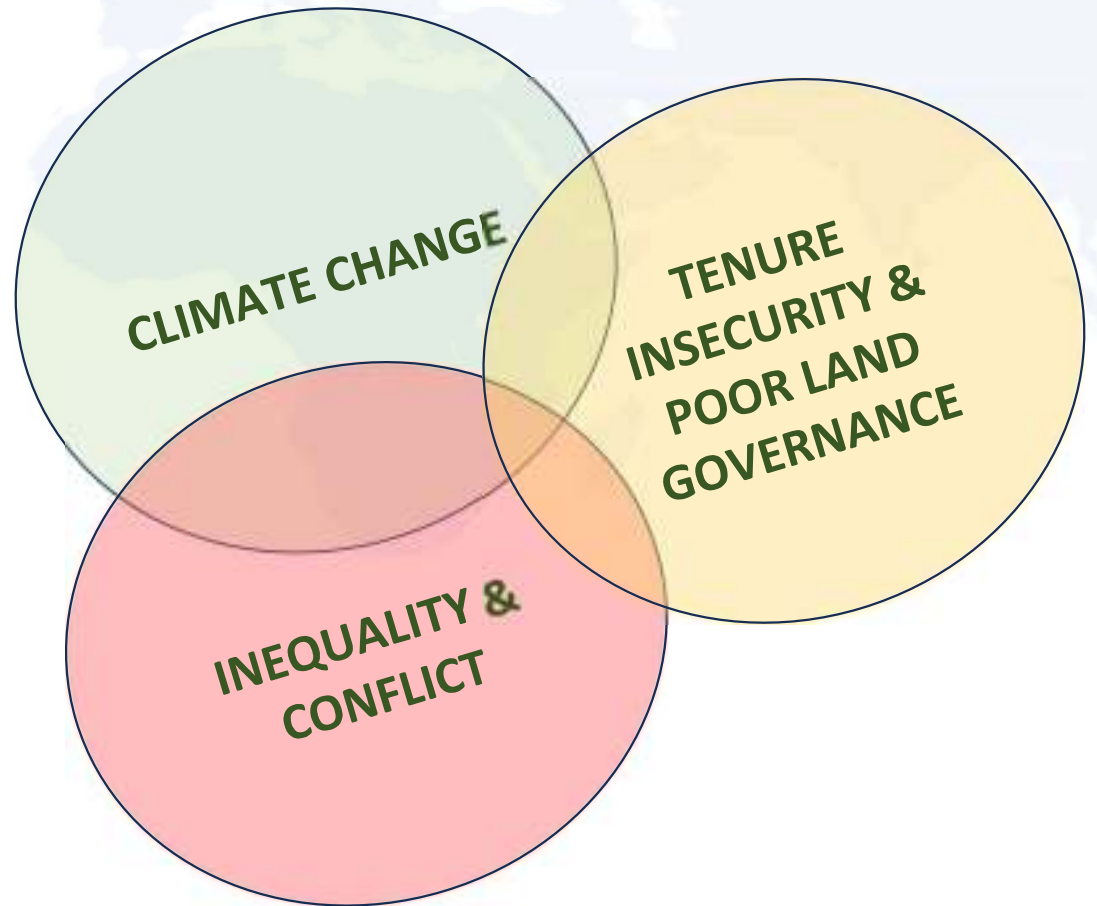
REPORT 5/2022

الاراضي العربية
ادارة
Arab Land Initiative



LAND GOVERNANCE, NATURAL RESOURCES AND CLIMATE CHANGE IN THE ARAB REGION

SECURING LAND AND PROPERTY RIGHTS FOR ALL



LAND FOR CLIMATE ACTION & FOOD SECURITY

الاراضي العربية
ادارة
Arab Land Initiative



LAND DEGRADATION AND CONFLICT

Case studies from Sudan, Jordan and Niger

SECURING LAND AND PROPERTY RIGHTS FOR ALL

UN HABITAT
FOR A BETTER URBAN FUTURE

UNEP
UNITED NATIONS ENVIRONMENTAL PROGRAM

UNEP
UNITED NATIONS ENVIRONMENTAL PROGRAM

Sida

GLTN
GLOBAL LAND TOOL NETWORK

LAND FOR CLIMATE ACTION, FOOD SECURITY & INCLUSION

Key messages

1. **Address climate change, inequalities, and land governance dysfunctions holistically**
2. **Strengthen land tenure security** along the continuum of land rights (formal, group, informal, customary, use rights...)
3. **Scale up recordation and registration of land rights**, through participatory, fit-for-purpose land administration.
4. Link tenure security to **climate resilience and disaster risk reduction interventions** (mitigation, adaptation, relocation).
5. Sustainable **land use planning** (risk reduction, sustainable land use & agriculture...)
6. **Set national targets & support implementation** (e.g LDN, etc.)
7. **Inclusive, just and effective disputes' resolution mechanisms**
8. **Empower local actors to enable local action**: capacity, knowledge, finance.

WOMEN'S LAND RIGHTS

م
الاراضي العربية
ادارة
Arab Land Initiative



BMZ



UN HABITAT
FOR A BETTER URBAN FUTURE

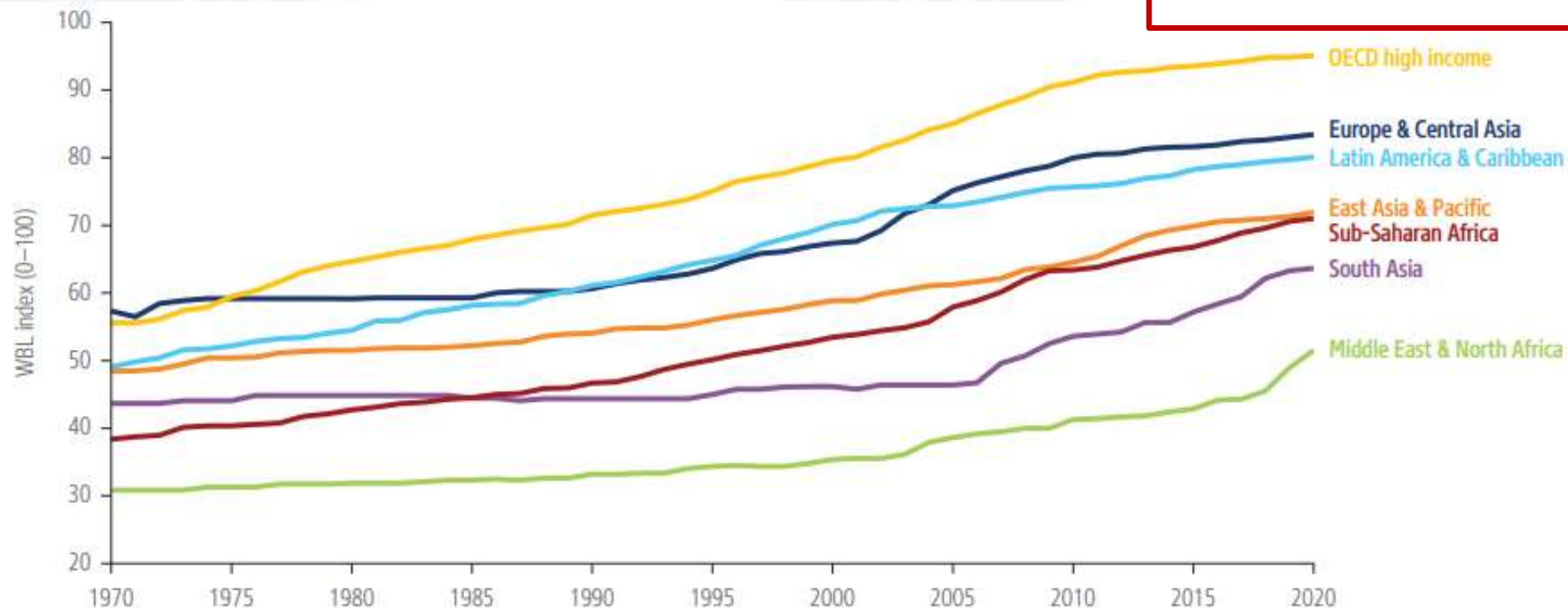
GLTN
GLOBAL LAND TOOLKIT NETWORK

WOMEN'S LAND RIGHTS

MENA HAS THE highest gender gap globally, with Yemen, Iraq and Saudi Arabia among the least performant countries



142 years to close the gender gap in the MENA region

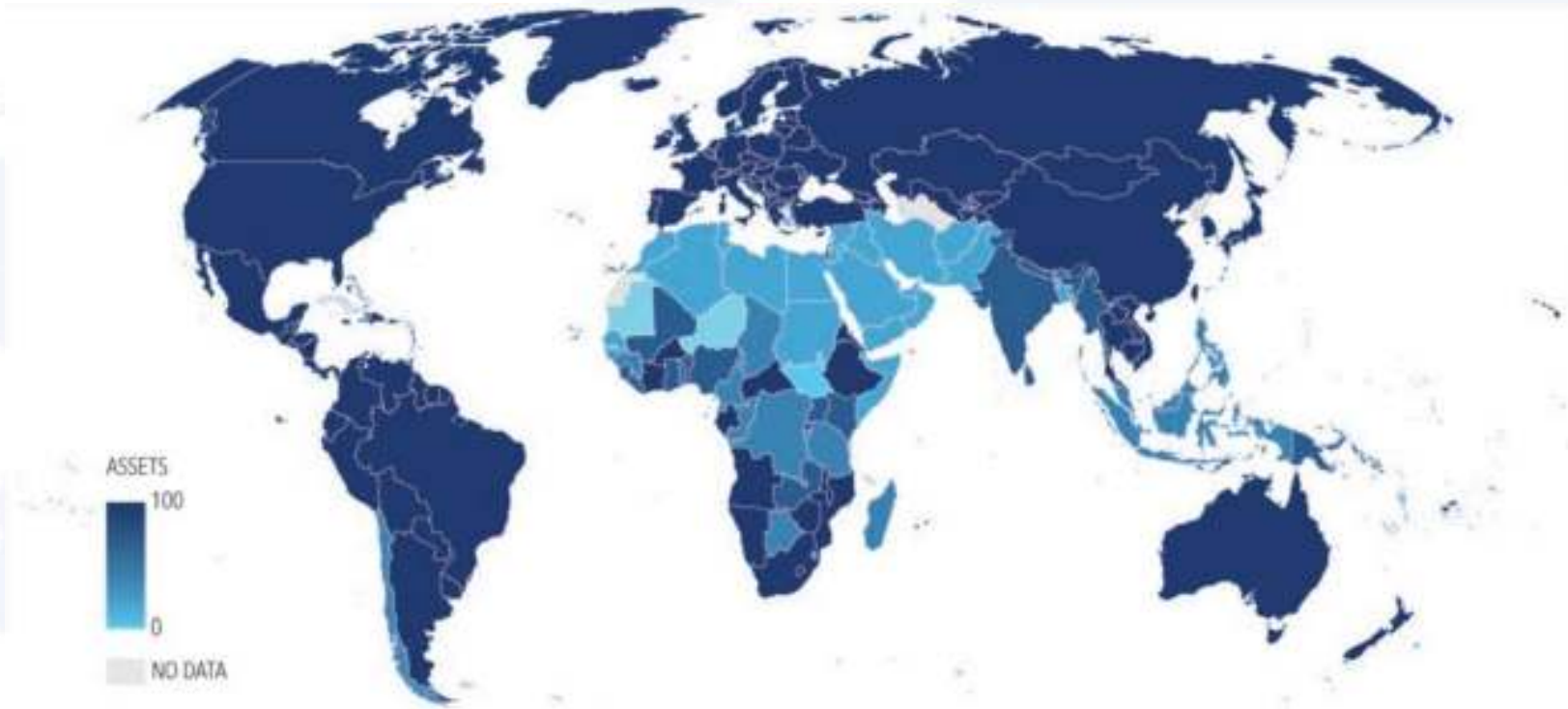


Source: Women, Business and the Law (WBL) database.

Note: Figure shows change in the average WBL index score across seven regions between 1970 and 2020. OECD = Organisation for Economic Co-operation and Development.

WOMEN'S LAND RIGHTS

The **Assets indicator** describes gender differences in property and inheritance law



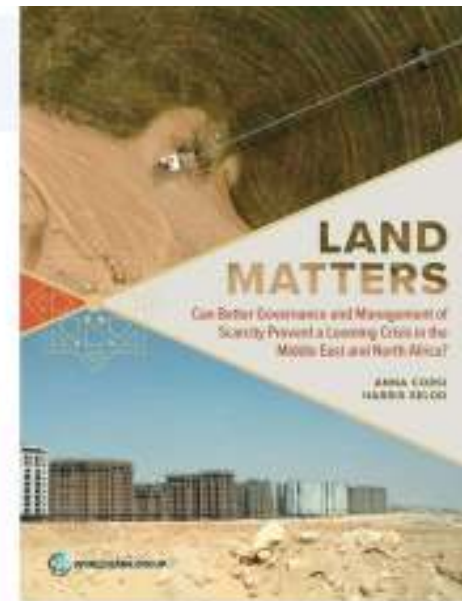
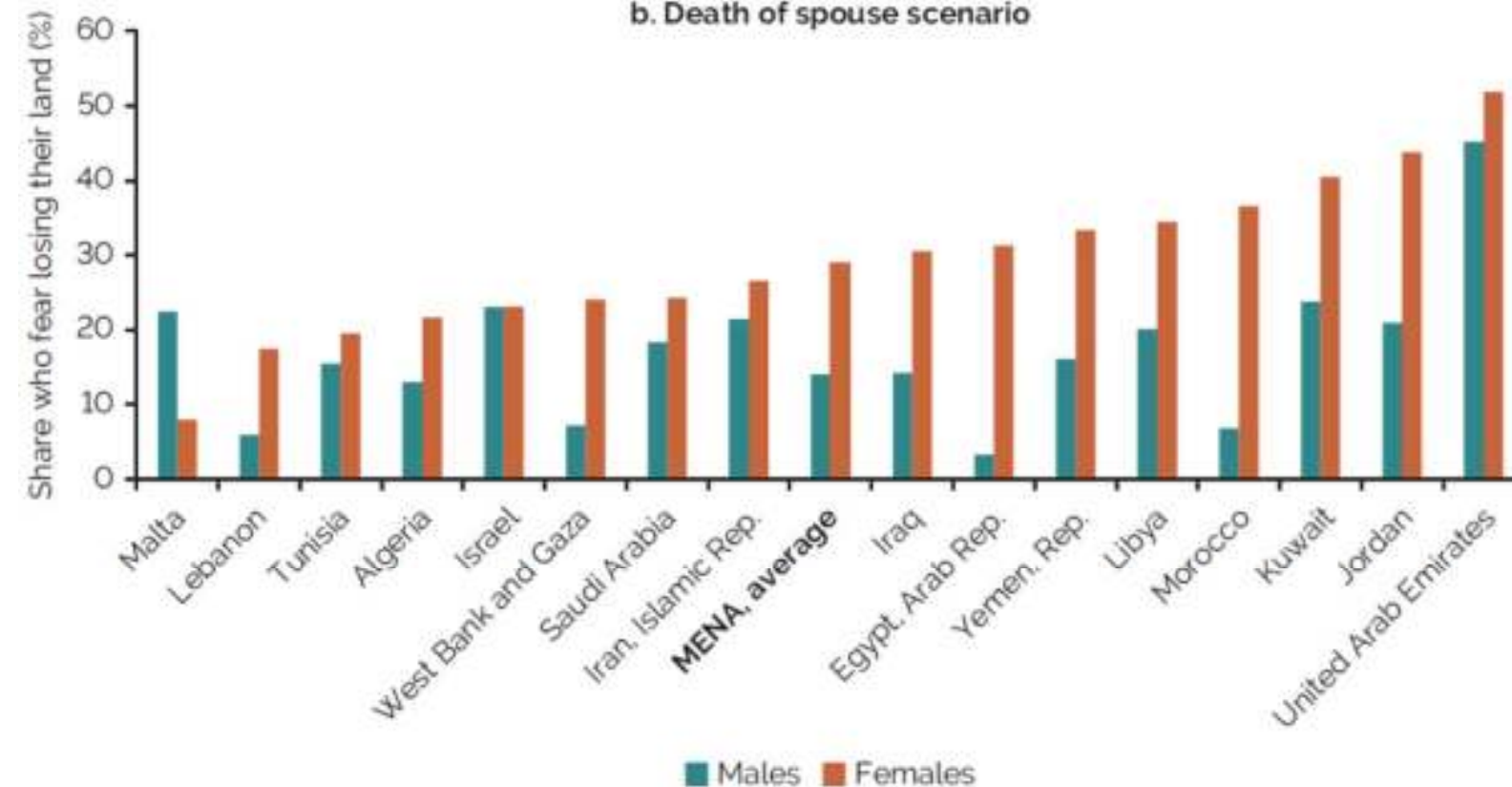
IBRD 47039 | FEBRUARY 2023

Source: *Women, Business and the Law* database.

WOMEN'S LAND RIGHTS

Gender differences in perceived tenure insecurity (spouse death scenario)

b. Death of spouse scenario



WOMEN'S LAND RIGHTS

Gender of agricultural land holders

	Percentage of male agricultural land holders	Total area held by male holders (ha)	Percentage of female agricultural land holders	Area held by female holders (ha)
Egypt (2009/2010)	96%	97%	4%	3%
Niger (2007/2008)	93.4%		6.6%	
Oman (2012/2013)	92.3%		7.7%	
Saudi Arabia (2015)	98.6%	99%	1.4%	1%
Jordan (2017)	94%	97.6%	6%	2.4%

Source: Agricultural Census (FAO, 2010)

WOMEN'S LAND RIGHTS: GLTN & the Arab Land Initiative

BMZ



UN HABITAT
FOR A BETTER URBAN FUTURE

GLTN
GLOBE AND LAND NETWORK

ISLAMIC PRINCIPLES AND LAND OPPORTUNITIES FOR ENGAGEMENT



UN HABITAT



2018



تمكين المرأة وتحسين حياتها من خلال حماية حقوقها في الأرض والسكن والملكية في المنطقة العربية

Empower and Improve the Life of Women by Protecting their Land, Housing and Property Rights in the Arab Region

2023

2011



WOMEN'S LAND RIGHTS: GLTN & the Arab Land Initiative

حقوق المرأة في السكن والأرض والملكية في المنطقة العربية
 لماذا نحتاج النساء حقوق السكن والأرض والملكية.

**في السياقات المتأثرة بالزواج والأزمات
 عندما تتمتع المرأة بالحق في السكن والأرض
 والملكية ...**

...تزداد مشاركتها في صناعة القرار
 واتخاذها في عمليات السلام

برنامج الأمم المتحدة
 STAND FOR HER LAND



Women and Land in the Arab region
 Why women need HLP rights?

When women have housing, land and property rights...

...the power relations within the household are rebalanced. This enables women to have a bigger say in the household's decisions and to exit violent relationships.

GlobaLandToolNetwork @GLTNnew
 On #InternationalWomensDay ♀ stand up for women's housing, land & property rights. Upholding women's #HLPrights significantly contributes to women's protection & to rebuild their lives & societies out of crisis
 #WomenAndLand #Arab_Land_Initiative

Women and Land in the Arab region
 Why women need HLP rights?

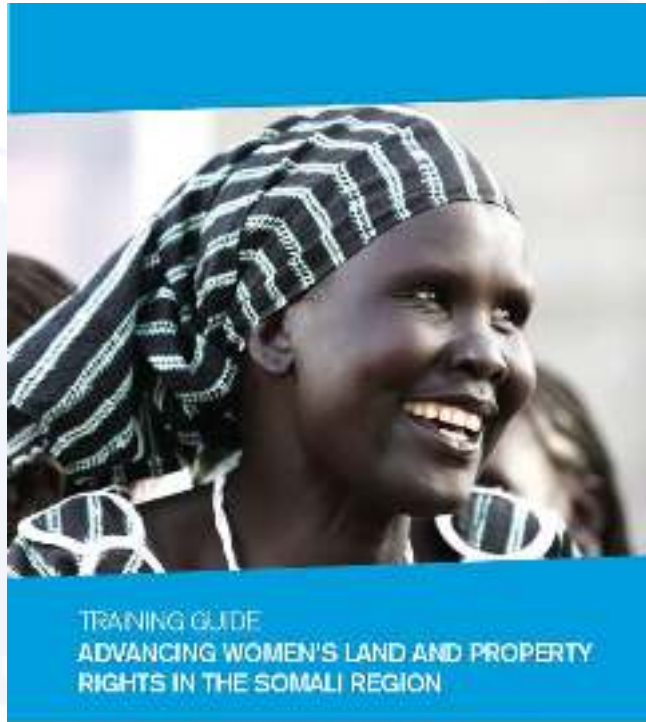
In displacement and crises-affected contexts, when women have housing, land and property rights...

...they are better protected from violence, extreme weather conditions and other health hazards.

WOMEN'S LAND RIGHTS: Partners' led knowledge and capacity development



1,000+ change agents trained



SECURING LAND AND PROPERTY RIGHTS FOR ALL



A WORLD IN WHICH EVERYONE ENJOYS SECURE LAND RIGHTS



WOMEN'S LAND RIGHTS

MEANS OF LAND ACQUISITION

Inheritance is the primary avenue to acquire land for women and men in the Arab region

67% of respondents acquired land through inheritance

27% of respondents acquired land through purchase

6% of respondents acquired land through other means lease, grant from the government, through a union or association

71%
WOMEN

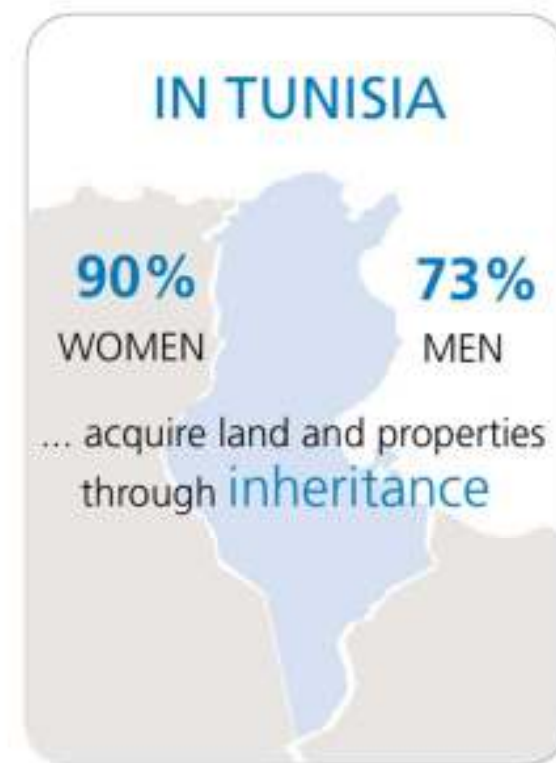
24%
WOMEN

5%
WOMEN

58%
MEN

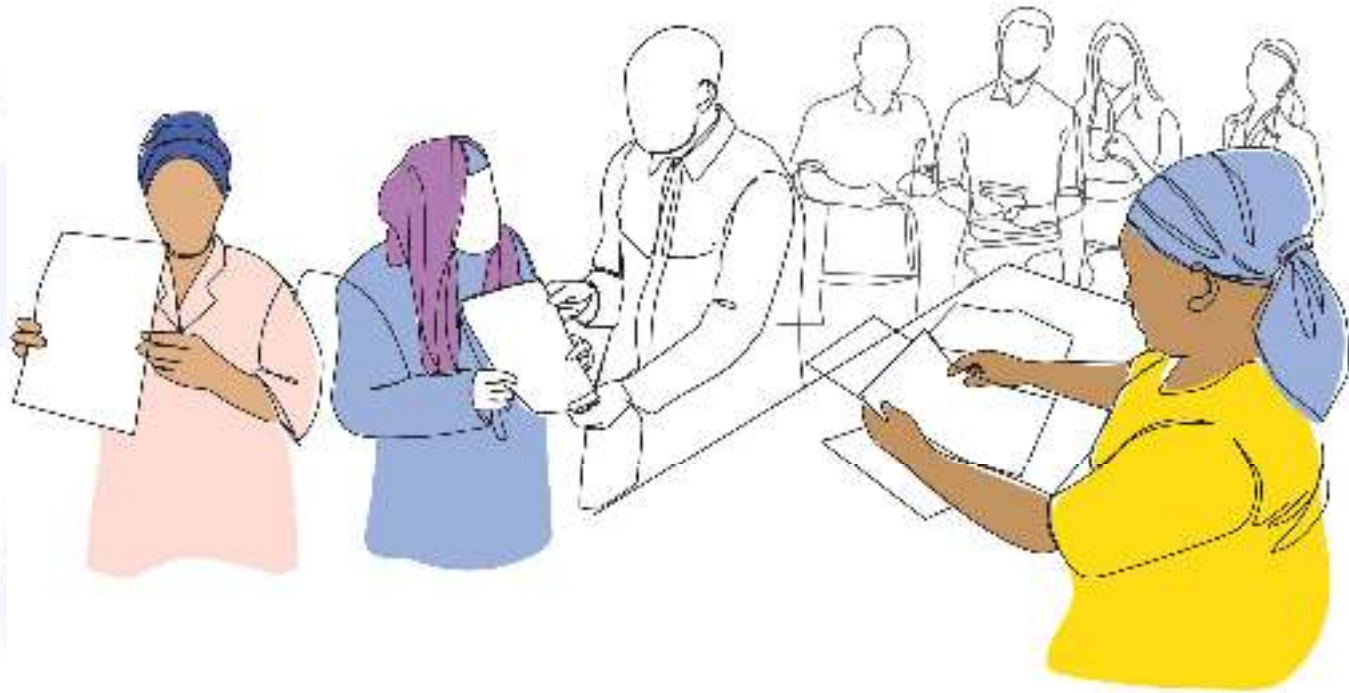
35%
MEN

7%
MEN



LAND & CONFLICT – HLP RIGHTS OF DISPLACED PEOPLE

م
الاراضي
العربية
ادارة
Arab Land Initiative



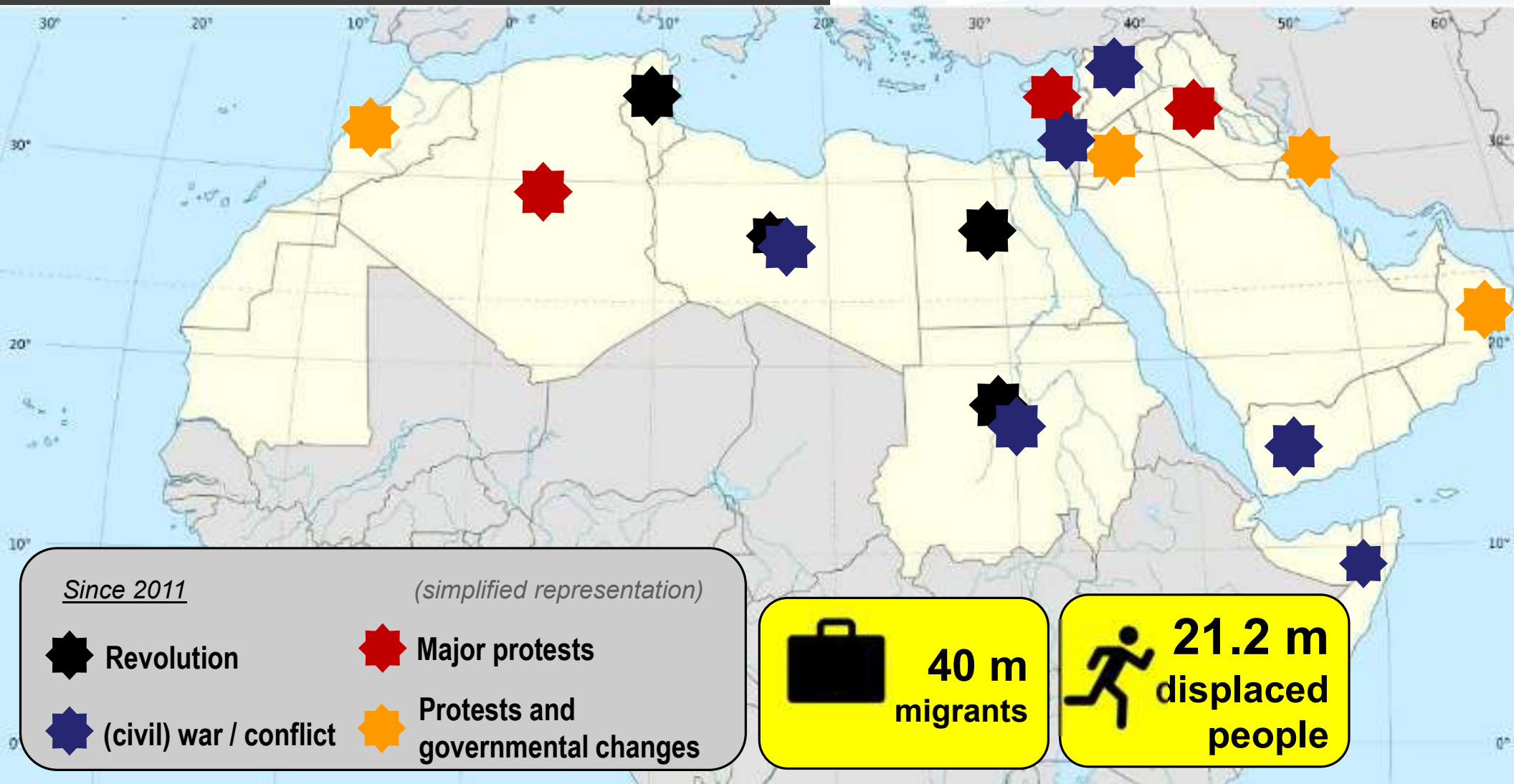
BMZ



UN HABITAT
FOR A BETTER URBAN FUTURE

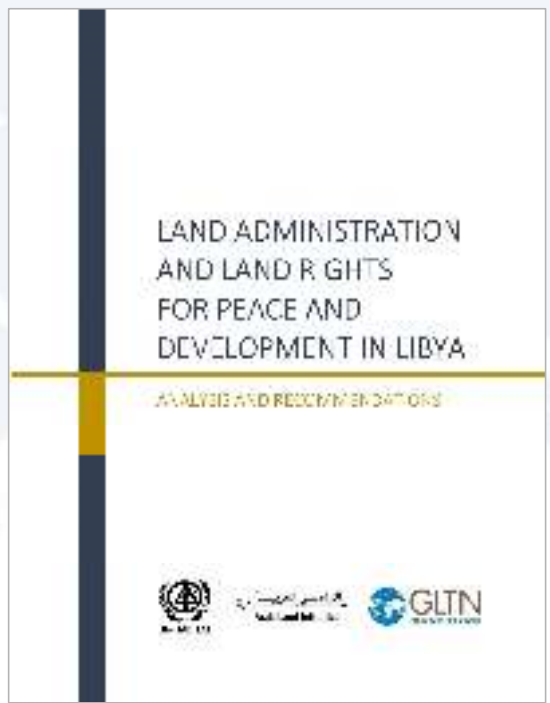
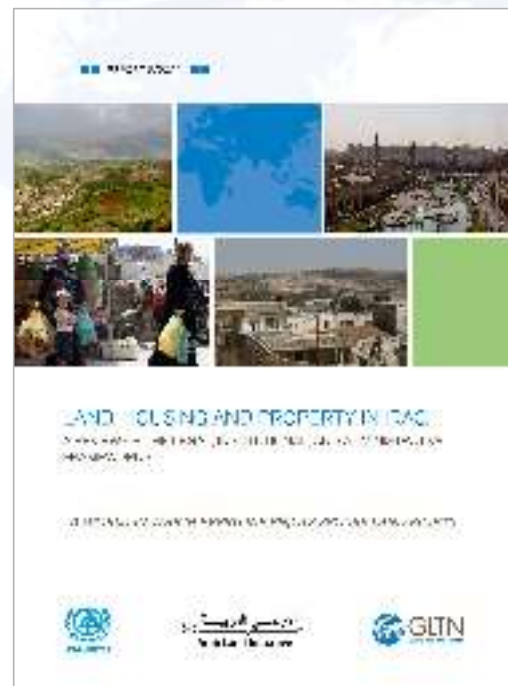
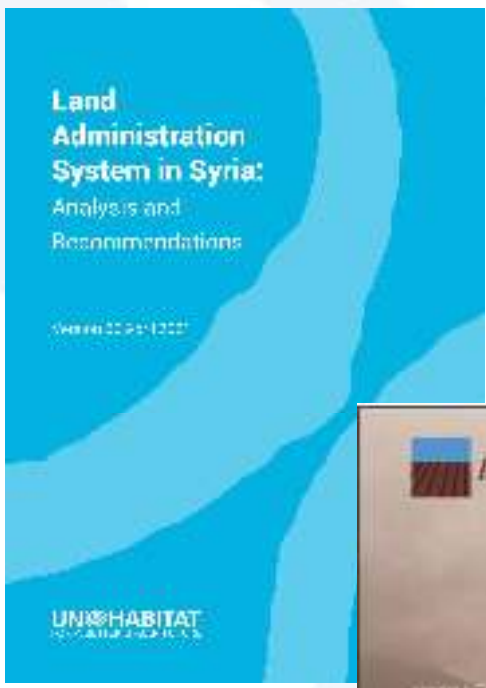
GLTN
GLOBAL LAND TOOLKIT NETWORK

The context



LAND & CONFLICT – HLP RIGHTS OF DISPLACED PEOPLE

الإدارة العربية
Arab Land Initiative



FIT-FOR-PURPOSE LAND ADMINISTRATION

الإراضي العربية
Arab Land Initiative



FIT-FOR-PURPOSE LAND ADMINISTRATION

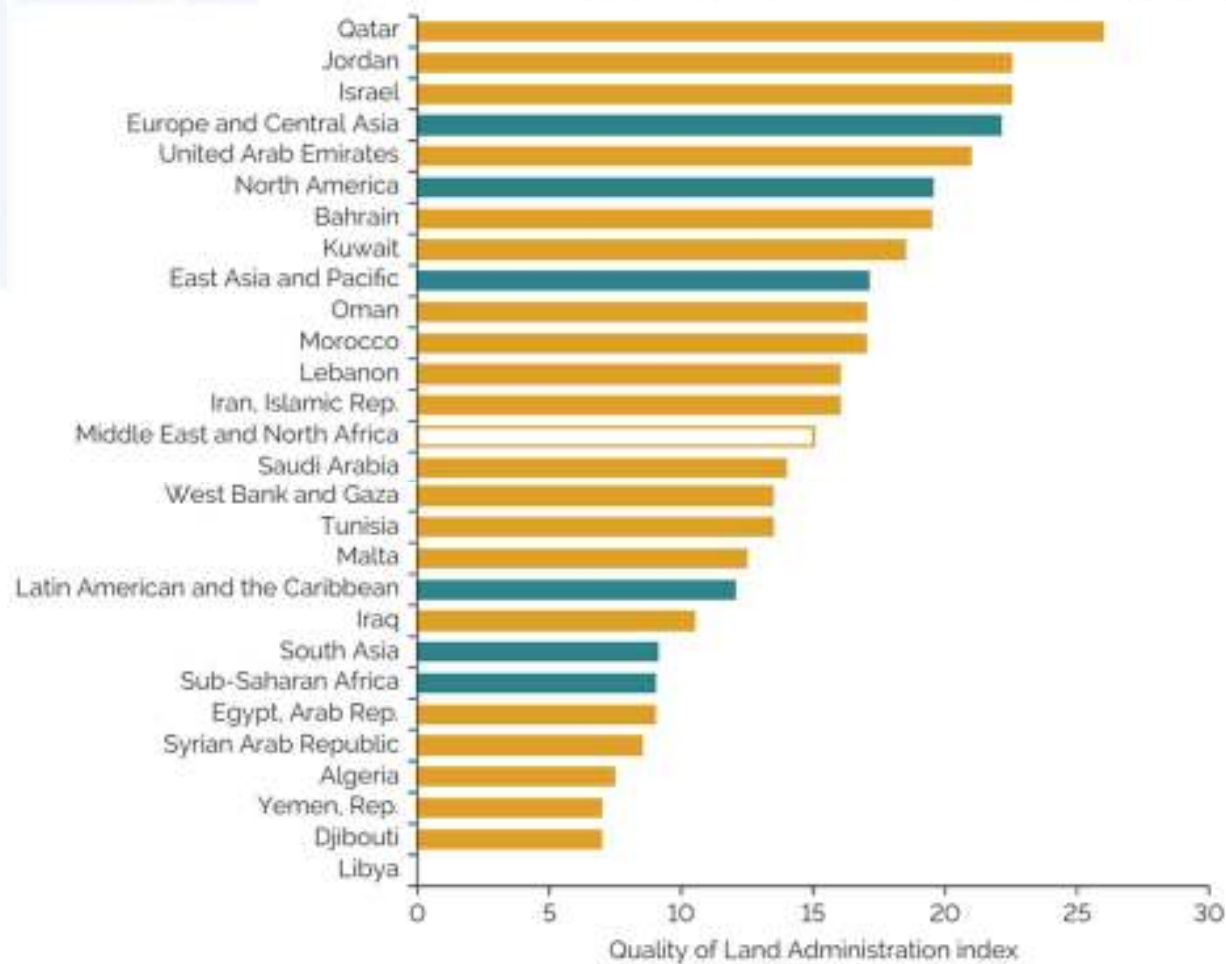
Challenges

- Outdated, complex & opaque land systems exacerbate informality
- Lack of modern systems in many countries
- Onerous registration procedures and low registration
- Low coverage of registries affects access to credit/financing
- Governments fail to manage land to generate public revenues
- Land sector disproportionately occupied by state actors / elites
- Shrinking space for civil society engagement
- Little collaboration among sectors (e.g. climate experts, planners, surveyors)

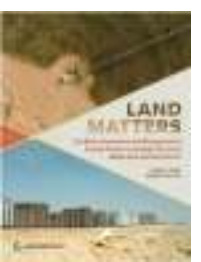
FIT-FOR-PURPOSE LAND ADMINISTRATION

مبادرة الأراضي العربية
Arab Land Initiative

Quality of Land Administration indexes, by region and MENA country/ economy, 2020

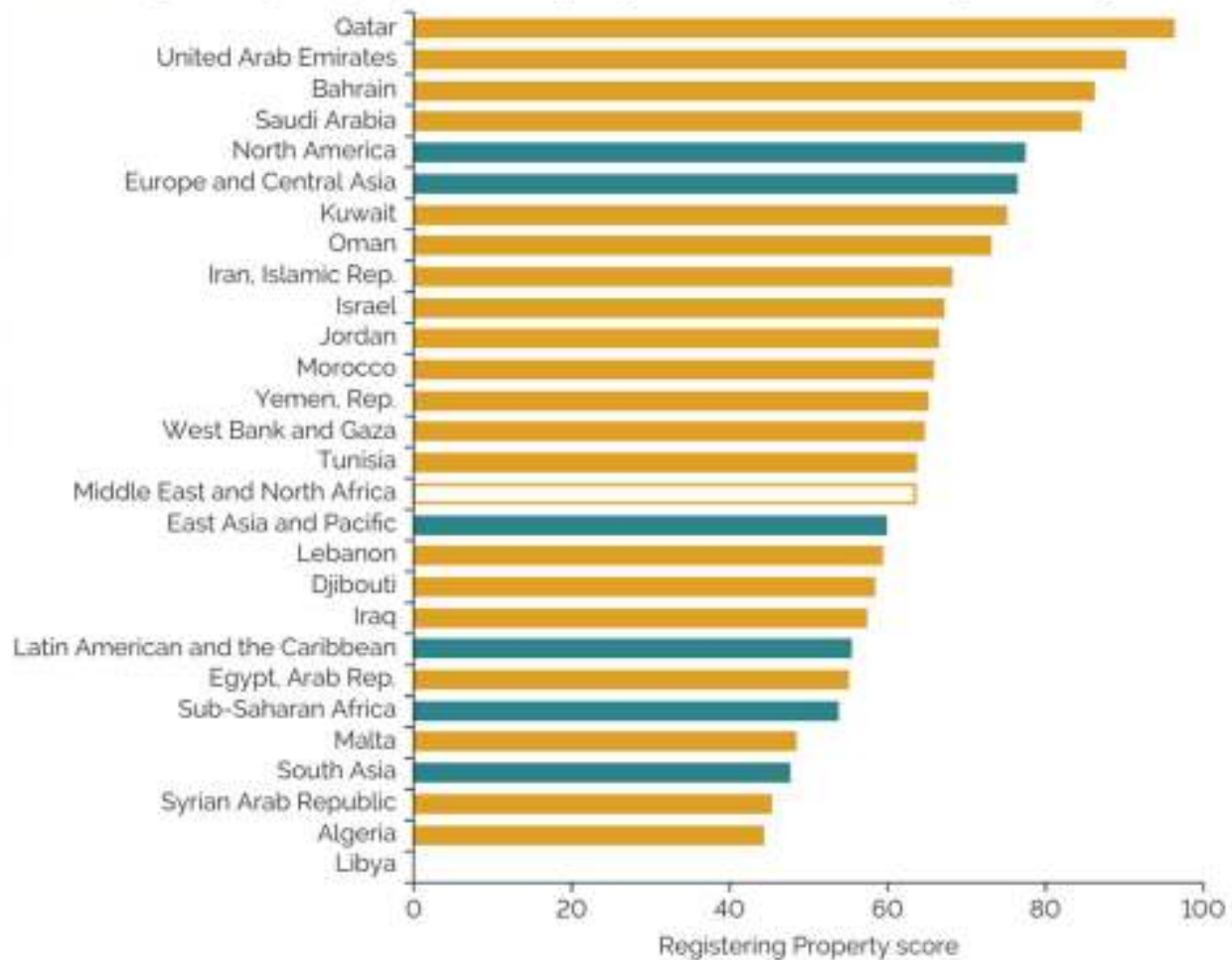


Source: World Bank, Doing Business 2004–2020 (database), <https://archive.doingbusiness.org/en/doingbusiness>.



FIT-FOR-PURPOSE LAND ADMINISTRATION

Registering Property scores, by region and MENA country/economy, 2020

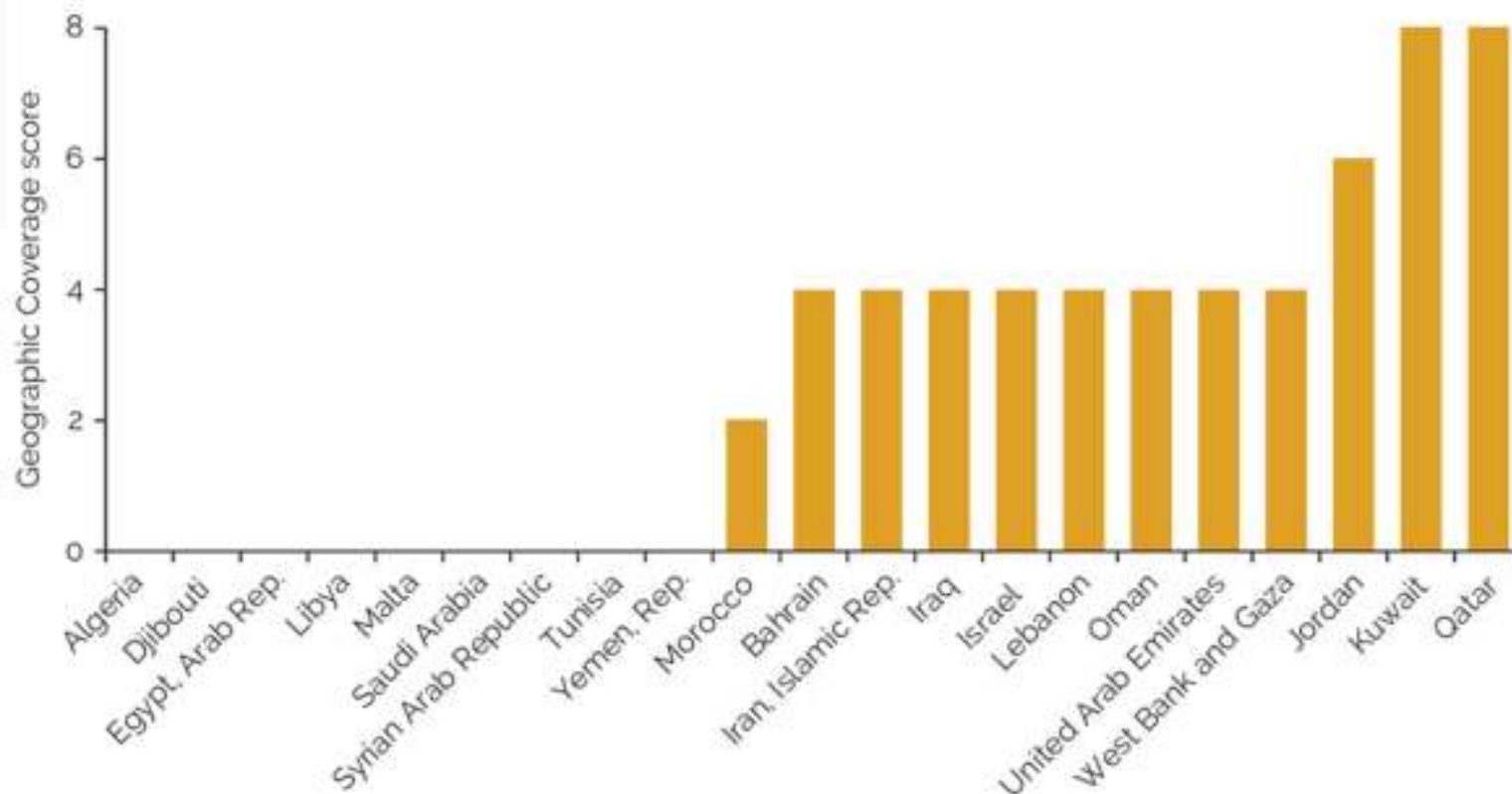


Source: World Bank, Doing Business 2004–2020 (database), <https://archive.doingbusiness.org/en/doingbusiness>.



FIT-FOR-PURPOSE LAND ADMINISTRATION

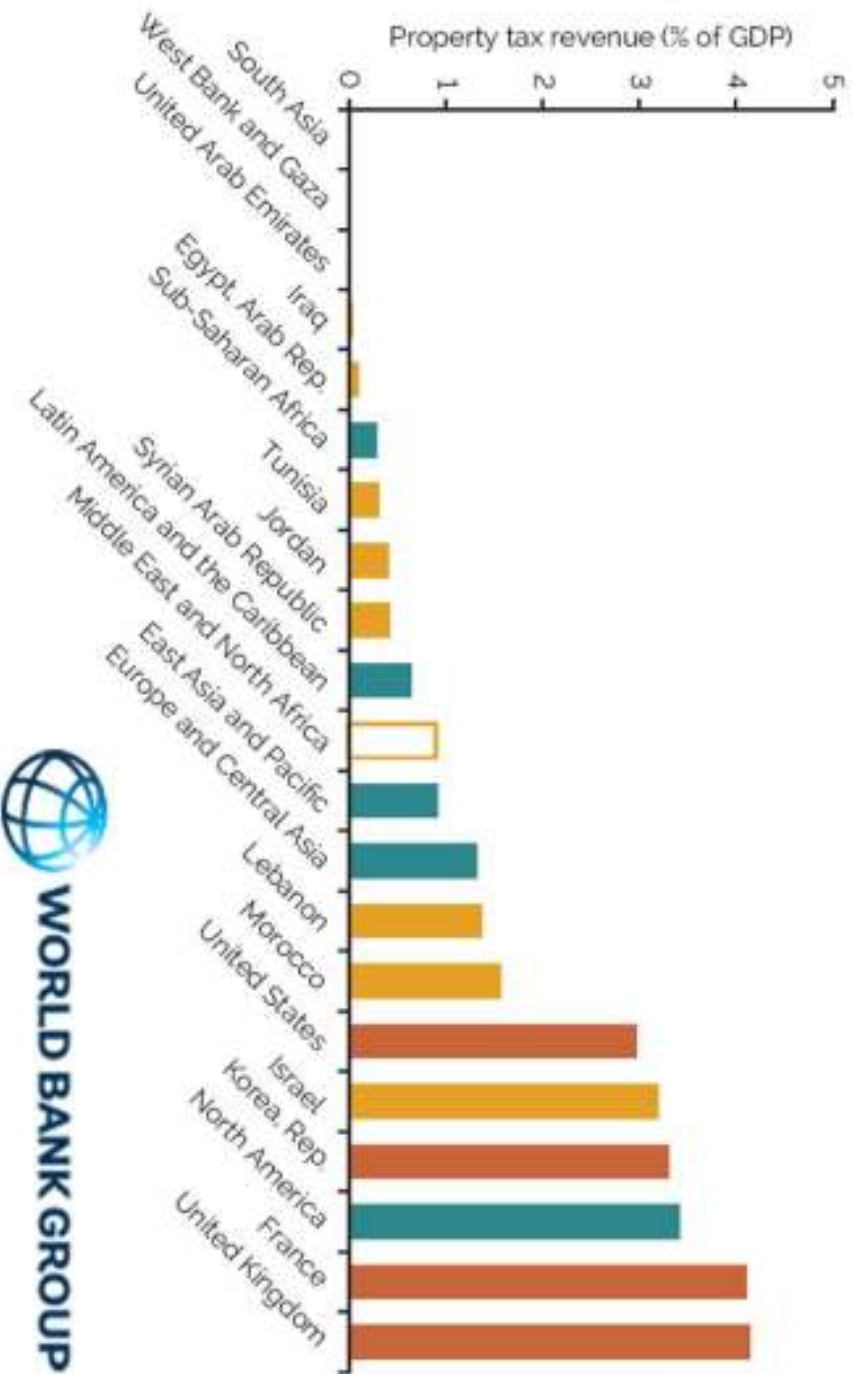
Geographic Coverage scores, MENA, 2020



Source: World Bank, Doing Business 2004–2020 (database), <https://archive.doingbusiness.org/en/doingbusiness>.



Property tax revenues



WORLD BANK GROUP

SMZ
UNOHABITAT
FOR A BETTER URBAN FUTURE

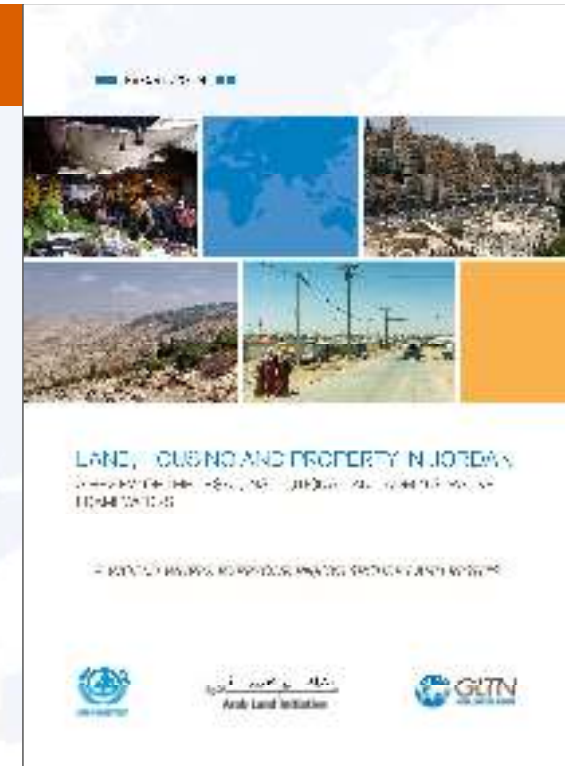
GLTN



Source: International Monetary Fund, World Revenue Longitudinal Data (WoRLD) (dashboard), 2016–18, <https://data.imf.org/?sk=77413F1D-1525-450A-A23A-47AEED40FE78>.

FIT-FOR-PURPOSE LAND ADMINISTRATION

الإدارة العربية
Arab Land Initiative



FIT-FOR-PURPOSE LAND ADMINISTRATION

REPORT 3 / 2023

DECISION MAKERS' BRIEF

Types of land professionals	Land functions performed				
	Tenure	Value	Use	Develop-ment	Dispute resolution
Formal Land Professionals					
1. Land lawyers					
2. Notaries					
3. Employees of land departments (public sector)					
4. Land Surveyors					
5. Urban planners					
6. Land assessors/valuers					
7. Land brokers and mediators					
8. Land developers/ investors					
9. Land registration officers					
Non-formal Land Professionals					
1. Tribal village leaders (Sultan, Sheikh, Mukhtar)					
2. Religious leaders					
3. Indigenous people organizations					
4. Community forest users' associations					
5. Artisanal miners					
6. Women associations					
7. Youth associations					
8. Civil society					
9. International organizations					
10. Business and private sectors associations					
11. Pastoralists associations					
12. Farmers' federation					



LAND PROFESSIONALS IN THE ARAB REGION

Roles, capacities and contribution to land governance and land tenure security

SECURING LAND AND PROPERTY RIGHTS FOR ALL



LAND FOR HOUSING & SUSTAINABLE URBANISATION

م
الاراضي
العربية
ادارة
Arab Land Initiative



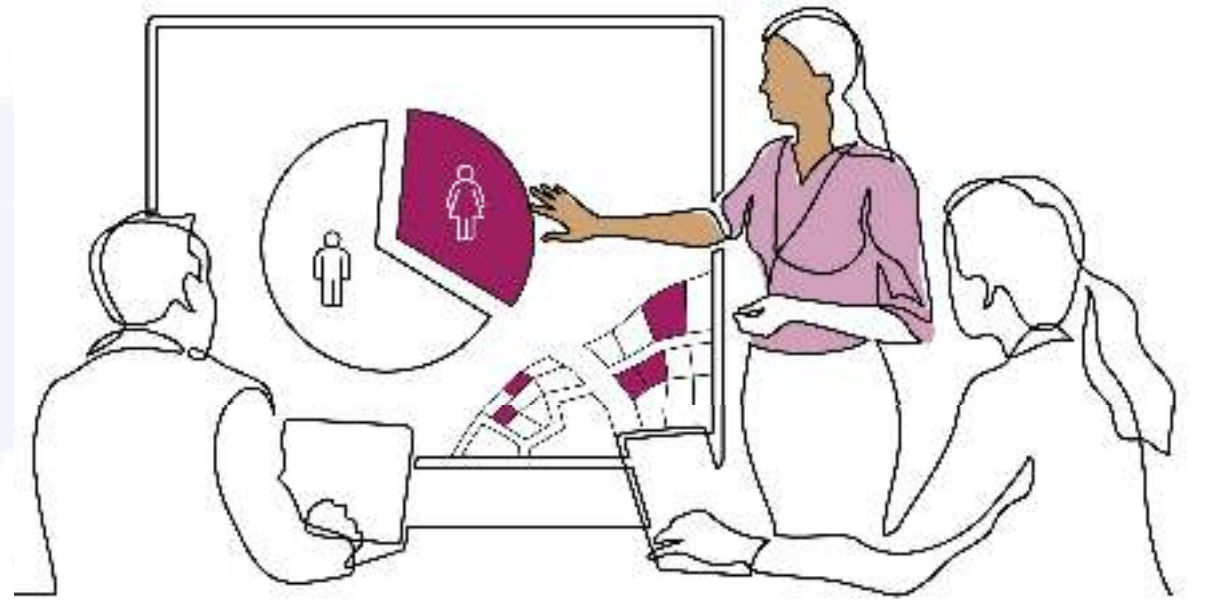
LAND FOR HOUSING & SUSTAINABLE URBANISATION

Challenges

1. Housing affordability & investments skewed towards high income
2. Large scale destruction of houses / reconstruction
3. Cities develop in a less compact manner than in other regions / large amount of urban vacant land
4. Unregulated urban expansion encroaching on scarce agricultural land
5. Vacant housing
6. Need to better regulate the rental market with innovative tools

MONITORING LAND GOVERNANCE

الإراضي العربية
Arab Land Initiative



THANK YOU!

For more information

<https://unhabitat.org/>

[www. https://arablandinitiative.gltm.net/](https://arablandinitiative.gltm.net/)

www.gltm.net

Contact:

Ombretta Tempra, UN-Habitat – Global Land Tool Network, ROAS / Housing, Land and Shelter Section, Ombretta.tempra@un.org

