



المملكة المغربية  
Royaume du Maroc  
ROYAUME DU MAROC  
وزارة اعداد التراب الوطني والتعمير والإسكان وسياسة المدينة  
Ministère de l'Aménagement du Territoire National,  
de l'Urbanisme, de l'Habitat et de la Politique de la Ville  
ⵜⴰⴳⴷⴰⵏⵜ ⵜⴰⵎⴳⴷⴰⵢⵜ ⵜⴰⵏⴷⴰⵢⵜ ⵜⴰⵖⴻⵔⴰⵏⵜ ⵜⴰⵏⴷⴰⵢⵜ ⵜⴰⵏⴷⴰⵢⵜ

الاراضي العربية  
ادارة  
Arab Land Initiative

# Third Arab Land Conference

18-20 February 2025, Rabat, Morocco

## Partners

The Government of Morocco is hosting the Third Arab Land Conference in Rabat on the 18-20 February 2025. The Conference is organized by the Ministry of National Territory and Urban Planning, Housing and City Policy, UN-Habitat, GLTN and the Arab Land Initiative, in partnership with the League of Arab States, UNESCWA, UNECA, the World Bank, BMZ, the Netherlands' RVO, and Morocco land sector stakeholders.

## Objectives

The Conference is an important milestone in advancing good land governance for the achievement of social, economic, environmental in the Arab region. It aims at sharing knowledge on good practices and innovations, developing the capacities, and promoting collaboration and coordination among land stakeholders. It offers a platform to discuss country experiences, present new research, direct and inform investments and foster high level commitment to improve the land sector.

## Themes

The overall theme of the Conference is "Land solutions for investments, resilience and innovation".

The main sub-themes are:

1. Land sector innovation for sustainable investments and housing
2. Land management in time of crisis (climate & conflict)
3. Women and land

Technical and partners-led sessions will revolve around the following themes:

1. Innovation and smart solutions for land management, property registration, and sustainable investments
2. Housing, land and property solutions for displacement and crisis
3. Women and land
4. Land for housing and slum transformation
5. Land for food security and climate action

6. Unlocking the potential of the private sector
7. Land-based financing solutions

## Programme outline

The Conference has Opening and Closing Sessions, three ministerial / high-level sessions, and other two plenary sessions on civil society and youth. The rest of the sessions are run in three parallel tracks of technical and partners-led sessions. On day 3 there are only two parallel tracks of technical and partners-led sessions. A preliminary outline of the Conference's programme is below.

Time	DAY 1 TUESDAY 18 Feb 2025			DAY 2 WEDNESDAY 19 Feb 2025			DAY 3 THURSDAY 20 Feb 2025	
8:00	Registration	Partner-led Session 1	Partner-led Session 2	Registration	Partner-led Session 5	Partner-led Session 6	Youth & Land Breakfast	
8:30								
9:00	Break			High Level Session3: Women and Land			Partner-led Session 10	Partner-led Session 11
9:30	Opening			Break			Break	
10:00	Break			Technical session 5	Technical session 6	Partner-led Session 7 / Roundtable of Heads of Land and Property Registration Offices	Partner-led Session 12	Partner-led Session 13
10:30	High Level Session 1: Land sector innovation for sustainable investments and housing			Break			Break	
11:00	Break			Technical session 7	Technical session 8	Partner-led Session 8	Partner-led Session 14	Partner-led Session 15
11:30	High Level Session 2: Land management in time of crisis			Break			Break	
12:00	Break			Technical session 9	Technical session 10	Partner-led Session 9	Closing	
12:30	Break			Break				
13:00	Break			Break			Break	
13:30	Break			Break			Break	
14:00	Technical session 1	Technical session 2	Partner-led Session 3 / Localizing land solutions - Mayors and Local Authorities Talk	Break			Break	
14:30	Break			Break			Break	
15:00	Break			Break			Break	
15:30	Break			Break			Break	
16:00	Break			Break			Break	
16:30	Break			Break			Break	
17:00	Break			Break			Break	
17:30	Break			Break			Break	
18:00	Technical session 3 [Room: TBC]	Technical session 4 [Room: TBC]	Partner-led Side Session 4	Civil society assembly			Break	
18:30	Break			Break			Break	
19:00	Break			Break			Break	

## Technical sessions

Experts and practitioners can submit technical papers to be discussed at the Conference. The submissions received will be reviewed and selected by a scientific committee. Selected papers will be presented in technical sessions, grouped by theme and will be published on the website of the Arab Land Initiative after the Conference. The call for technical papers will be open from end of September to mid-November 2024. Detailed information on how to prepare and submit a technical paper and on the review and selection process is described on the Conference page of the Arab Land Initiative website.

## Partners-led sessions

Interested institutions and organisations can submit proposals for sessions to be organized at the Conference. These one-and-a-half-hour sessions address a specific topic related to the Conference's themes. They are led in terms of preparations, content, identification of speakers, and facilitation by the submitting organisation(s). Proposals for partners-led sessions are accepted between the end of September to mid-November 2024. The review and selection of proposals is carried out by the organisers by the end of December. Time slots will be allocated in January 2025. A room with simultaneous interpretation (English / French / Arabic) will be available at no cost for the submitting organisation. Detailed information for partners on how to propose a session and on the review and selection process is described on the Conference page of the Arab Land Initiative website.

### **Attendance**

The Conference allows both in person and virtual attendance, while panelists and presenters are required to attend in person. Interested participants can register at the link provided at the Conference page of the Arab Land Initiative website. The acceptance of in-person participants will be reviewed and confirmed by the organizers. Around 300 in person 1000 virtual participants from ministerial and government delegations, land professionals, civil society, NGOs, academia, private sector and international organisations are expected to attend the Conference. Key Conference materials will be provided in English, French and Arabic and all sessions will have simultaneous interpretation in the three languages.

### **Overview of logistics**

The Conference is held in Rabat, Morocco, on the 18-20 February 2025 in **the Training center of the Ministry of Justice at Technopolis, Sale**. Participants are expected to make their own arrangements regarding visa, travel, and accommodation. Sponsorship is not provided by the organizers, unless explicitly agreed. A detailed logistic note to facilitate the preparations for attending the Conference is being made available on the Conference website.

### **More information**

Additional information on the Third Arab Land Conference is available [here](#). Information on the [Second Arab Land Conference](#) and on the [First Arab Land Conference](#) is available on the respective web pages.

### **Contacts**

Get in touch with the organisers by writing to [unhabitat-arablandinitiative@un.org](mailto:unhabitat-arablandinitiative@un.org)



# Emerging recommendations Second Arab Land Conference

22-24 February 2021 – Cairo,  
Egypt

Land is a source of livelihood, identity, and power. Addressing land issues through good land governance underpins the achievement of inclusive and sustainable development, peace, stability, and human rights in the Arab region. This document aims at summarising some among the most pressing recommendations emerging from the different sessions of Conference towards the achievement of good land governance in region. More detailed information on the challenges and recommendations have been included in the event report.

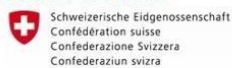
- The **humanitarian-development-peace nexus approach** should be applied to the land sector to enhance peace building efforts.
- **Land administration needs to be reformed** to address current and future economic, social and environmental challenges faced by the region, including climate change, land degradation, water scarcity, conflicts over land resources, and unregulated urbanisation.
- **Property registration and related legal frameworks need to be reformed and modernized** by automating and updating land registration processes, providing e-services, allowing private sectors and banks to access data regarding land. Land registration should allow flexible and pragmatic approaches as opposed to strict millimetre accuracy followed by surveyors. **Centralized electronic and digital archiving systems** of proof of land and property ownership need to be set up, especially in areas affected by conflict and in zones of return and reconstruction.
- The **adoption of fit-for-purpose land administration approaches** is needed to speed up process that are slow, expensive and not accessible to most of the people, including the adaptation of **blockchain technology to improve transparency in land transactions**. Technology needs to be accompanied by institutional strengthening, capacity development and legislative reform to ensure it brings the expected benefits.
- **Customary land tenure and land use systems** need to be recognised and gradually incorporated into the formal legal system. Policies related to pastoralism needs to be recognized.
- **Planning and land use planning** should be supported by flexible and modern land administration and should be forward looking to adapt to the rapid demographic changes and environmental considerations in the region.
- **Women's housing, land and property rights need to strengthen** by protecting women's inheritance rights, and by promoting the use of marital contracts and joint ownership at the time of marriage. Further, intervention should aim at increasing women's awareness of their rights and of the procedures to claim them, and at supporting the (re)issuing of civil documentation needed to formalise housing, land and property rights – especially in contexts of displacement. Review literature that looks at women's access to land is needed to fill the gap, provide evidence, and build better targeted interventions.
- **Women should play a more active role in land administration and land management and must be included in peace-building efforts** related to housing, land and property rights to ensure durable solutions can be achieved.
- **New national housing plans need to be developed** to accommodate the increasing population. To do so, governments must

collaborate with the private sector, international organizations and international banks.

- **Private sector participation** in all areas of development, as well as of the business community, needs to be promoted to achieve the SDGs.
- **Land-based financing needs to be incentivized** for effective local governance and for supporting the provision of infrastructure and public services. All stakeholders, particularly beneficiaries need to be involved in the process.
- Applying land-based finance policies to improve access by low- and lower-income groups to **land for affordable housing** needs to be balanced with measures to ensure that such housing remains affordable in the medium to long term.
- **Tenure security needs to be ensured before starting reparation.** Coordination with legal actors to protect the rights of IDPs and refugees is required, as well as working at the institutional level in terms of promoting laws that protect the rights of refugees and increasing awareness and understanding of their rights.
- **Transitional land administration mechanisms** need to be put in place to enable post-conflict recovery and reconstruction while protecting the housing, land and property rights of displaced people, returnees and vulnerable communities.
- **Interventions and initiatives in conflict settings need to be upscaled** to include and to protect the rights of Bedouins, pastoralists, refugees, and ethnic minorities, by following a human-rights based approach that is inclusive to all.
- **Academia's role** in coordinating actions between private and public partners, between national and local institutions and organizations, and to re-establish the link between science, research,

policy development and policy making need to be strengthened.

- **Capacity development strategies** need to be developed along with national strategies on land governance allowing youth and women to actively contribute.
- **Youth need to be actively involved into land related policy making processes.** Governments need to work on making land management more accessible by providing tools for economic empowerment, and legal enactments that enhance the access of youth to information and decision-making process.
- Decision makers and civil society **advocating for policy reform** and addressing land rights within the Islamic laws should be aligned to reach the desired improvement.
- **Monitoring systems for land issues** need to be put in place to enable timely responses and informing future strategies. The collection of land data through comparable indicators needs to be upscaled made more accessible by improving the collaboration between different governmental bodies, governments and other stakeholders in the data ecosystem.



## Dubai Declaration on Land Governance in the Arab States

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

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

land to promote informed and evidence-based decision making and policy formulation and to report progress on land-related targets;

11. Call for cooperation among countries in the region on the land governance and real estate sectors, building on successful models and lessons to bridge the gap between countries.
12. Reaffirm the central role of the private sector in development and the call for governments to partner with private sector to develop inclusive land markets that will meet the needs of all segments of the society;
13. Stress the importance of collaborating with civil society in achieving sustainable and inclusive land and real estate governance, including through the promotion of group rights for pastoralists and indigenous communities;
14. Finally, we call for continuing this effort by promoting and deepening knowledge sharing, joint research, and capacity building among Arab States to further develop the land governance and real estate reform to benefit all the people of the Region. With this spirit, we call for this conference to be organized every two years and for thematic work being done in preparation for the conference of key land and real estate-related topics, including capacity and knowledge development activities.

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

Dubai, 27 February 2018

