



FIG Working Week 2024

19-24 May

Accra, Ghana

Your World, Our World:
Resilient Environment
and Sustainable
Resource Management
for All

Presented at the FIG Working Week 2024,
19-24 May 2024 in Accra, Ghana

Your World - Our World: Inclusive Urban Geospatial Infrastructure

Strengthening Land Governance Systems in Africa for Sustainable Urbanization

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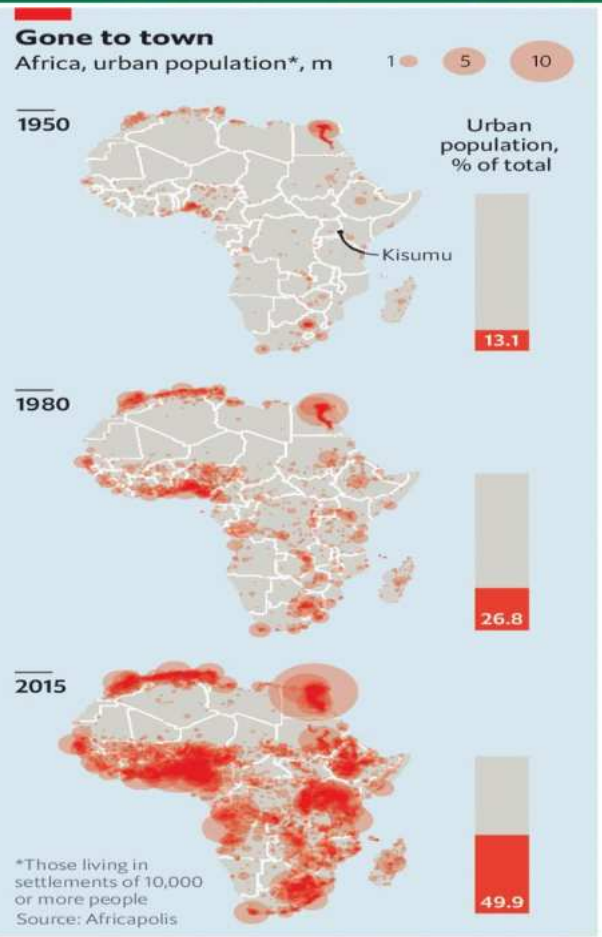


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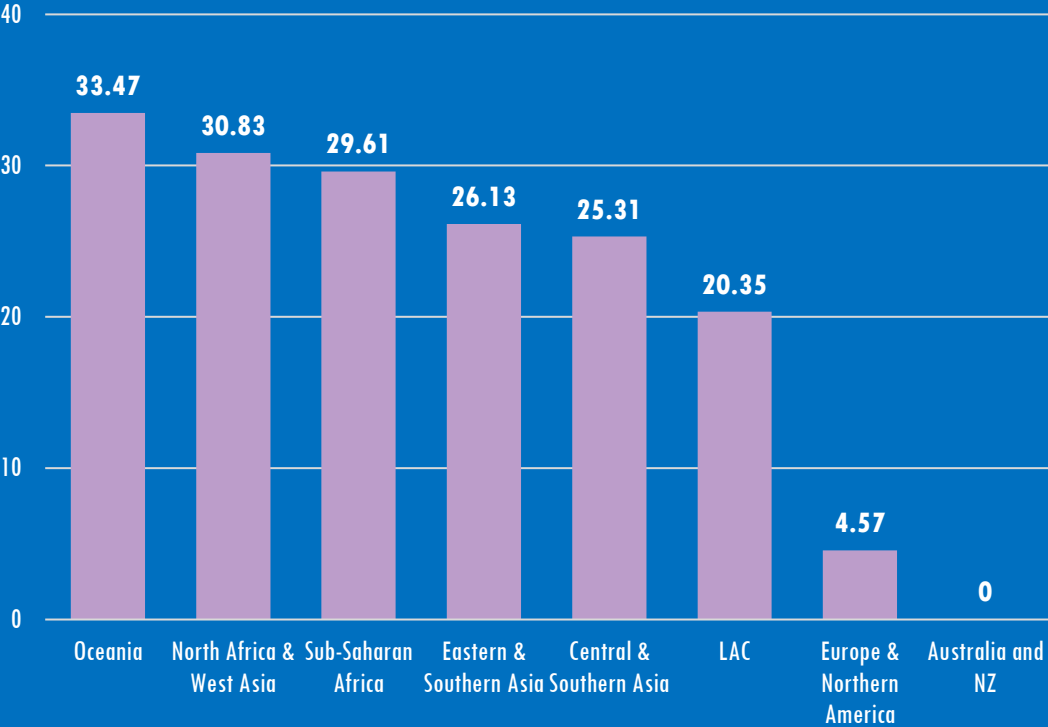
- Africa is undergoing an unprecedented urbanization phenomenon.
- Between 1950 and 2015, Africa's urban population rose from 27 million to 567 million people, a 2,000% increase.
- Since 2010, the urban population of Africa has grown by 21 million every year.
- In 2015 for example, Kenya had more urban dwellers than the whole of Africa in 1950.
- By 2033, Africa's urban population is projected to exceed its rural population, - and by 2050, the urban population in African will increase by approx. 900 million people.

The Economist
Source: The Economist

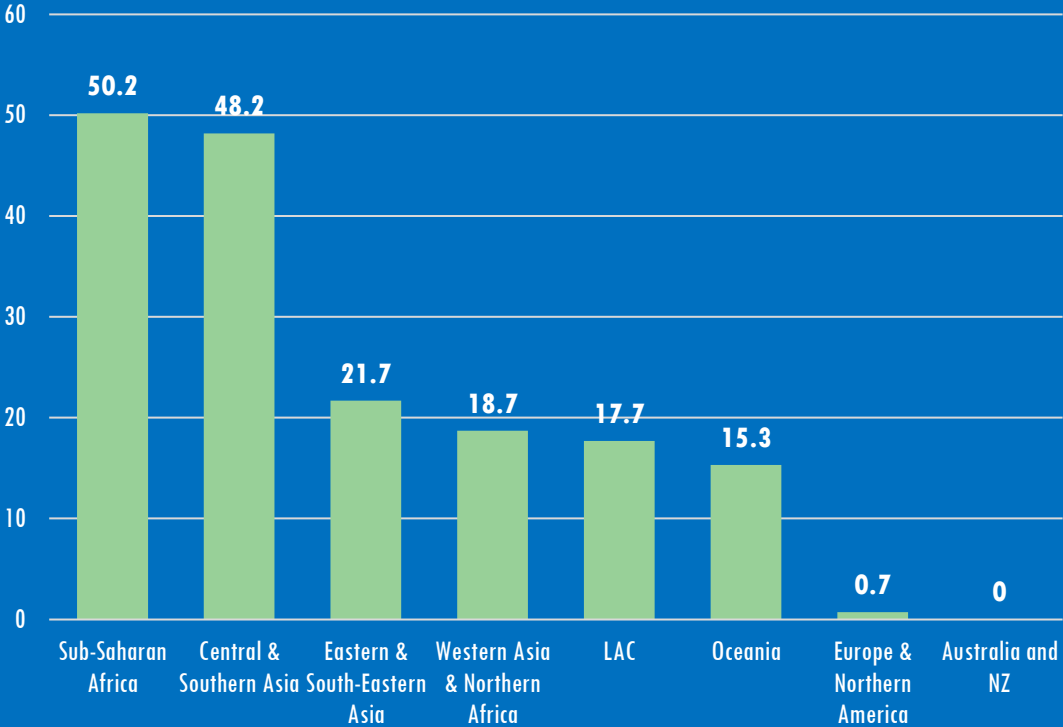


As of 2022, nearly 1.1 billion people lived in slums or slum-like conditions in urban areas, with an additional 2 billion expected to live in slums or slum-like conditions over the next 30 years. The growing number of slum population is a manifestation of the housing crisis, a situation in many instances that has now been exacerbated by the impacts of the COVID-19 pandemic and climate change crisis.

Overcrowding: More than 2 people per room (%)



% in Slums and Informal Settlements



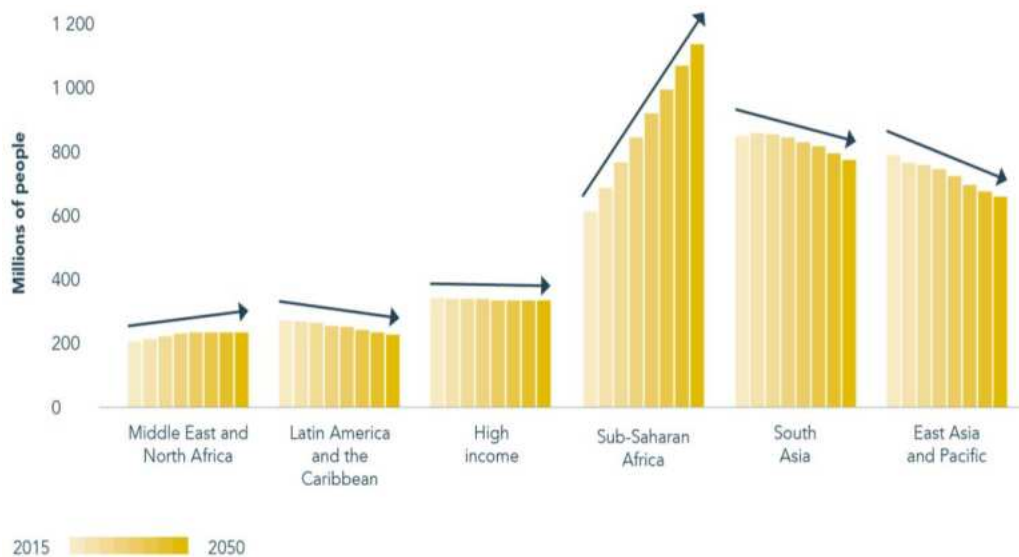
The Demographic Shift

Focus on young people

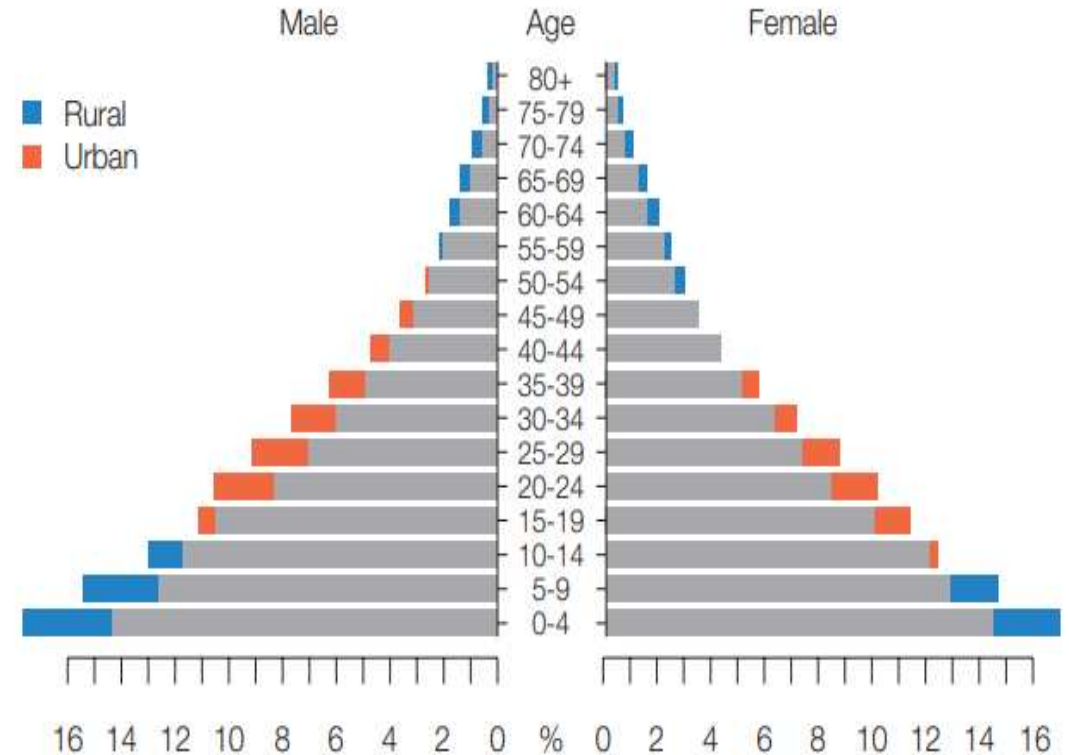
Over 90% of urban growth will occur in Asia and Africa.

Global youth population projections

Over the next three decades, sub-Saharan Africa's youth population will grow faster than any other region. By 2050, sub-Saharan Africa will make up 33 percent of the world youth population, up from 19 percent in 2015. During this period, sub-Saharan Africa's youth population will increase by 522 million while the rest of the world's youth population declines by 220 million.



Note: Country groups follow World Bank classifications. Youth defined as population age 0 - 24 years old.
Source: U.N. World Population Prospects 2017 Revision, Medium Variant Projections.



Vulnerabilities in urban areas



Un-planned urbanization



Exposed infrastructure and basic services



Increasing Urban poverty



Environmental degradation and biodiversity loss

Impact of Urbanization on Land (in Africa)



- Limited cadastral coverage; less than 30% of Africa's land is captured (approx. 10 percent of Africa's rural land is registered, the remaining 90 percent is undocumented and informally administered)
- Proliferation of urban slums is undermining urban development and poverty reduction efforts
- Complexity of land rights, claims and records; freehold, informal, customary, private, open access, state
- Landownership inequalities and landlessness are increasing
- Women and girls locked out of landownership by customary laws
- Land for investments contested



Complexity of urban land administration in developing countries



Inefficient land administration; it takes twice as long and costs twice as much to transfer land



Weak land governance; increases the likelihood of corruption in land administration



Inadequate skilled land sector; few professionals



Conflict between customary and statutory land systems



Violations of the principles for responsible agro-investment and dispossession of local communities.



Ecological damage and environmental degradation; unpredictable weather patterns, shifting seasons, and natural disasters



Cities offer both opportunities and challenges for sustainable development



In Africa, cities are characterized by socio-economic inequalities and exclusion, extreme poverty, high unemployment, poor environmental conditions, and are drivers of climate change, YET Cities also offer numerous opportunities to address these challenges



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New Opportunities in the Global Development Agenda

- New Urban Agenda (role of land captured, recognizes the plurality of tenure types, calls for sustainable use and management of land and natural resources etc.)
- SDGs (inclusion of land goals and targets, 1, 2, 5, 11, 15,16)
- VGGTs (secure tenure rights and equitable access to land, fisheries and forests with respect to all forms of tenure)



IMPLEMENTING
THE NEW
URBAN AGENDA



VOLUNTARY GUIDELINES ON THE
GOVERNANCE OF TENURE



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Regional Initiatives to Improve Land Governance in Africa

- Agenda 2063
- AU Declaration on Land Issues and Challenges
- The Framework and Guidelines on Land Policy (F&G) in Africa
- The AU Policy Framework for Pastoralism in Africa
- The Monitoring and Evaluation of Land Governance (MELA) Framework in Africa,
- The AU Guidelines on Prevention and Addressing Land-Based Conflicts in Africa
- The Guiding Principles on Large Scale Land Based Investments in Africa (LSLBI)

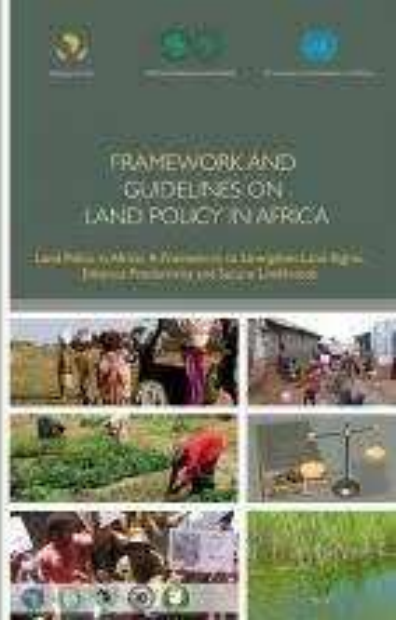
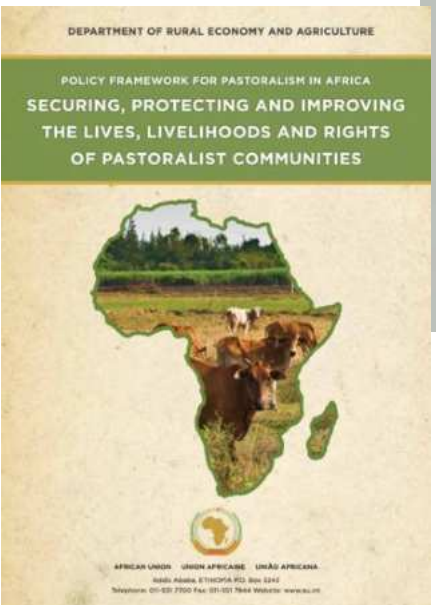




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Why the focus on Land Governance for GLTN and UN-Habitat

Because good land governance can...

- Help overcome land, housing and livelihood inequalities
- Promote equity, inclusion and the realization of human rights
- Promote food security, entrepreneurship and sustainable development
- Secure access to land reduces vulnerability to poverty.
- Connection urban and rural land management.
- Helps to mitigate against the effects of climate change (sustainable land solutions)
- Reduce conflict and promote peaceful co-existence
- Reduce forced eviction,
- Minimizes corruption, 'land grabbing'
- Helps to overcome wide-spread discrimination against women
- Create options for youth and employment

...and many other benefits!



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GLTN Approach

How do we support various tenure types & systems at scale to enable land reform and secure land and property rights for all?



The Continuum of Land Rights

An Inclusive Concept

- Tenure can take a variety of forms along this continuum ... **documented as well as undocumented, formal as well as informal, for individuals as well as groups, including pastoralists, and residents of slums and other settlements, which may be legal or extra-legal ...**

- The rights **do not lie on a single line, and they may overlap**

Established in 2006, The Global Land Tool Network is an alliance of global, regional and national partners contributing to poverty alleviation through land reform, improved land management and security of tenure.



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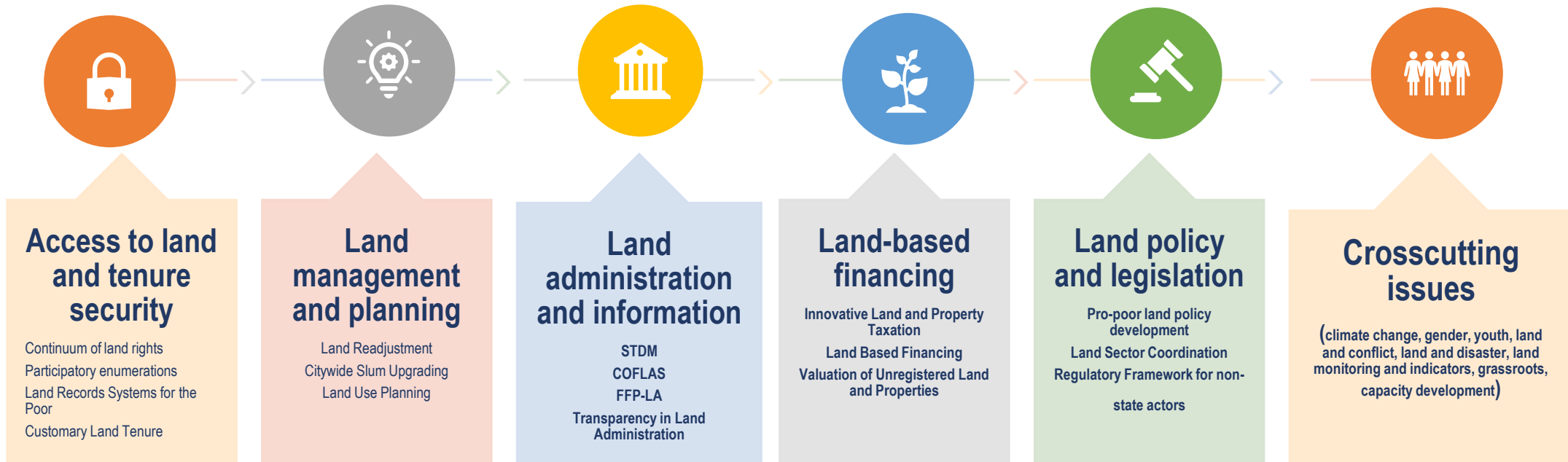
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GLTN Approach; GLTN Land Tools Address the following...



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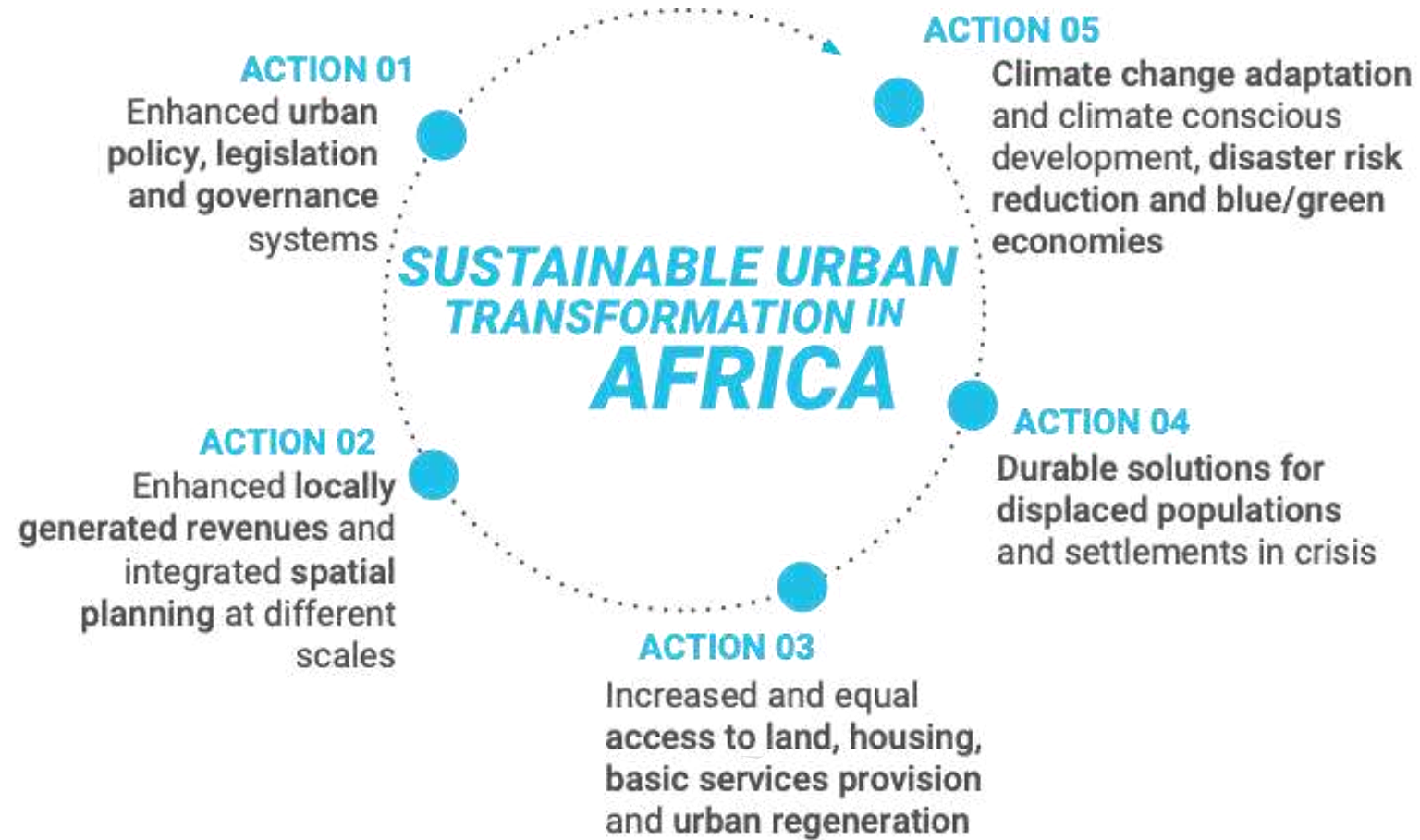


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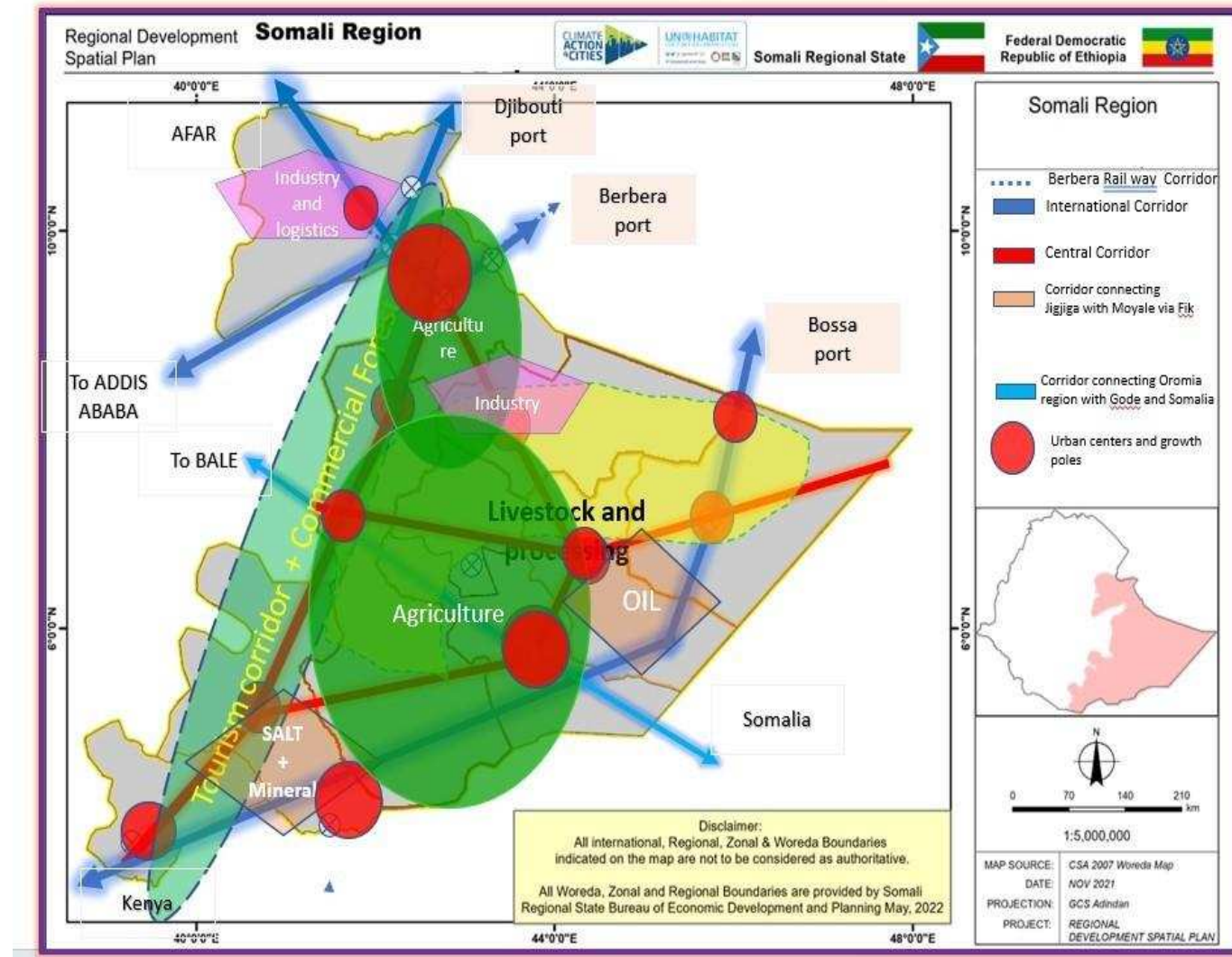


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Regional Development Spatial Plans in Ethiopia (RDSP)

- Contribute to functional rural-urban and urban-urban integrations
- Establishment of spatial planning systems that are aimed at setting investment priorities and urban functions in each regional government
- Promoting an overall rapid socio-economic development in the region by making urban centres engines of growth and transformation.



RDSP identified development clusters for Somali region

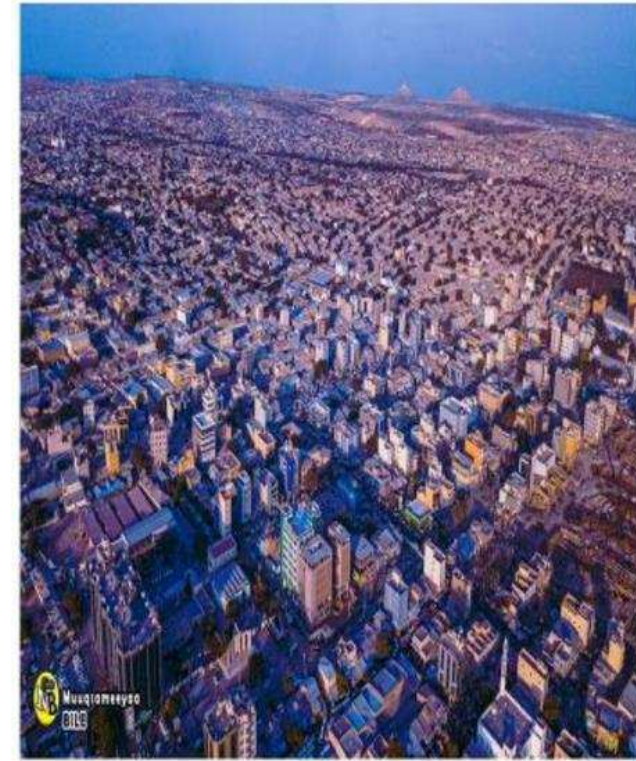
Enhancing land-based revenue in Somalia

Actions:

- Land policy and regulations developments
- Land information systems connected with spatial plans.
- Capacity development
- Process and internal quality control

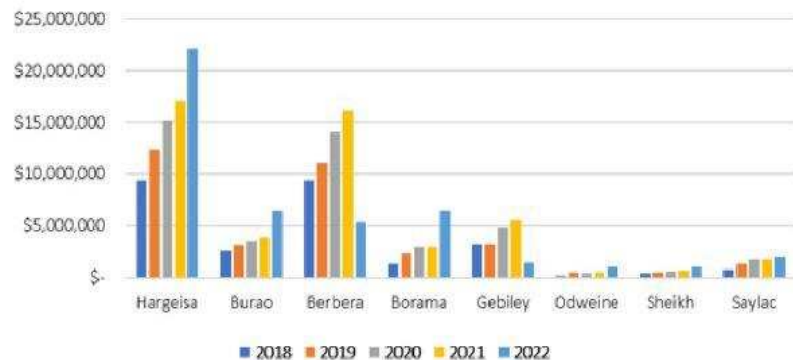
Main impact of the intervention:

- Increased local revenue generation up to 300%, through digitalizing functions and upscaling existing automated systems to sustain delivery of basic social services.



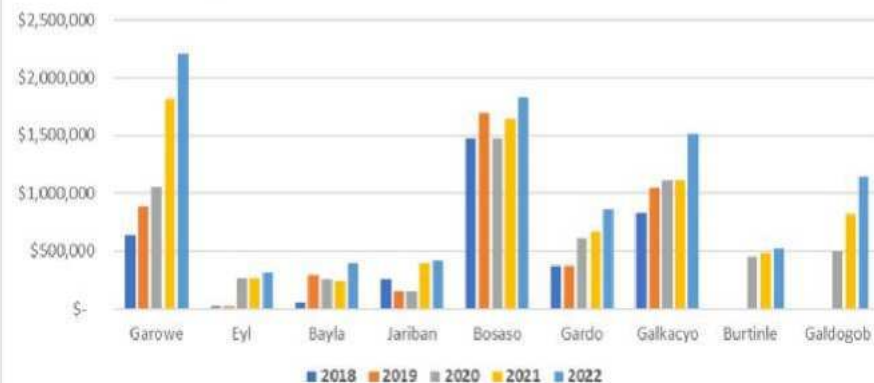
3.1 Revenue increase in Somaliland

Figure 2: Total Revenue for Somaliland Districts 2018-2022 JPLG III



3.2 Revenue increase in Puntland

Figure 5: Total revenue for Puntland Districts 2018 - 2022



Transitioning from customary land systems in Uganda

- At least **13,677 parcels** have been mapped, representing **14,675 registered owners**.
- **3,996 Certificates of Customary Ownership (CCOs)** have been issued, and **7,900 have been approved** by District Land Boards
- Over **92 land disputes** have been resolved using alternative dispute resolution mechanisms.
- First ever Certificates of Customary Ownership issued in urban areas: so far **1000 CCOs** have been issued in **4 informal settlements in Mbale City**
- The Kabale Physical Development Framework, Kitumba Sub-County Physical Development Plan, and one wetland management plan for Kachonga in Butaleja have been developed
- Increased **capacity of 997 land stakeholders** on open geospatial technologies and STDM, tenure responsive land use planning, gender and youth responsive land governance and alternative dispute resolution.



Effective land management for building Urban Climate resilience in Mozambique

Building Back Better and Resilience Building: an Integrated Territorial Approach in Sofala Province, Mozambique

- Reduce the vulnerability of the population exposed to climate hazards through an integrated territorial approach including building back better and resilience building in 3 districts of Beira Corridor and Sofala.
- Land management and resilience-oriented planning policies.

- Built and Rehabilitated a Total of 300 Housing units, 12 Health and Educational units and 9 community Livelihood infrastructures.
- Provided **domestic support packages** for production infrastructure and inputs.
- More than 10 Trainings and Capacity Building sessions
- Development of an integrated territorial framework for the establishment of an interconnected network of support platform.



Existing situation



Proposed solution



Affordable and social housing in Sao Tome and Principe

UN-Habitat and **Shell Foundation Partnership** to implement the Eco-Village Resettlement Project 'Roca Sundy Community Sustainable Project' in Sao Tome and Principe



133 Houses were constructed benefiting **511 People** of the Roça Sundy/Terra Prometida community.



Consultative meeting with Key partners, enumeration, access to tenure security



133 Houses and related urban Basic infrastructure like Electricity and Water collection units were constructed.



- Access to land is the major determinant of the cost of housing.
- The state must create the right environment to guarantee a reasonable cost and avoid land speculation.
- The policy of subdivision with basic urban services remains the ideal solution to allow the poorest to build gradually.



Density: 75 dwellings / ha
Medium building height
Medium plot coverage

- Residential
- Office and commercial
- Public facilities

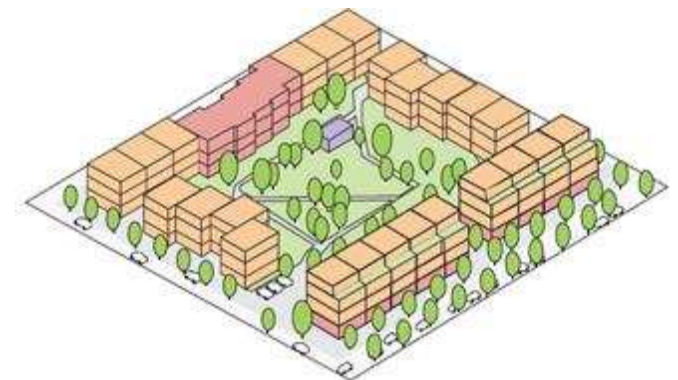




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Lessons Learned

- Need to integrate land policies and National Urban Policies to anticipate urban expansion
- Maximize land data/ land information system for the development and implementation of spatial framework
- Land-use plans are widely prepared but are rarely implemented because of the lack of enforcement and limited competencies among planners to mobilize support from public and private investors. **Local capacity-building and enforcement**
- Delineation between urban and rural still blurred: Peri-Urban areas. **There is need to consider integrated territorial plans**
- Strong linkage between tenure insecurity and urban resilience ; impacts of climate change felt most acutely by marginalized groups and people living in vulnerable conditions; **Importance of climate resilience land administration.**
- Little funding going to urban land management and governance, need for more advocacy

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SUSTAINABLE URBANIZATION IN AFRICA CAN NOT BE ACHIEVED WITHOUT SUSTAINABLE LAND MANAGEMENT AND GOVERNANCE: WHAT CAN WE DO TOGETHER ?

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SUSTAINABLE DEVELOPMENT GOALS

International Federation of Surveyors supports the Sustainable Development Goals

Commission 7

Commission's name

Serving Society for the Benefit of People and Planet



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