AFRICAN UNION COMMISSION

LAND GOVERNANCE STRATEGY

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ABBREVIATIONS & ACRONYMS

AfCFTA	African Continental Free Trade Area
AfDB	African Development Bank
ALPC	African Land Policy Centre
AU	African Union
AUC	African Union Commission
AUDA	African Union Development Agency
CSOs	Civil Society Organizations
DARBE	Department of Agriculture, Rural Development, Blue Economy and Sustainable Environment
DRC	Democratic Republic of the Congo
HRST	Human Resources, Science and Technology
IGAD	Intergovernmental Authority on Development
LSLBIs	Large Scale Land Based Investments
LGS	Land Governance Strategy
LPI	Land Policy Initiative
MS	Member States
NELGA	Network of Excellence on Land Governance in Africa
RECs	Regional Economic Communities
OAU	Organization of African Unity
OECD	Organization for Economic Co-operation and Development
PIDA	Programme for Infrastructure Development in Africa
SWAC	Sahel and West Africa Club
VGGTs	Voluntary Guidelines on the Governance of Tenure of Land, Fisheries and Forests
UNECA	United Nations Economic Commission for Africa

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EXECUTIVE SUMMARY

1. INTRODUCTION

1.1 Background

The African Union (AU) is a Pan African body mandated by its Member States (MS) to lead in the continent's path to achieving regional integration and sustainable development. The Vision of the African Union is '*An integrated, prosperous and peaceful Africa, driven by its citizens and representing a dynamic force in the global arena*'. The AU has recognized the need for Member States (MS) to address various challenges related to land on the African continent. In July 2009, African Heads of States and Governments endorsed the adoption of the Declaration on Land Issues and Challenges in Africa, which affirmed AU Member States' commitment towards ensuring that land was properly governed on the African continent.

This Land Governance Strategy (LGS) will guide how the AUC coordinates and collaborates with other institutions, Regional Economic Communities (RECs) and Member States (MS) to achieve the aspirations in the Declaration on Land Issues and Challenges in Africa. It outlines the principles for protecting rights to the land of Africans and ensures that land is put to good use for sustainable development, guided by the AU Framework and Guidelines on Land Policy in Africa and other relevant global instruments. The strategy also informs the internalization and coalition of efforts of the AUC departments, African Land Policy Centre (ALPC), Regional Economic Communities (RECs) and Member States (MS) in the context of land with other stakeholders on the continent. It also ensures that there are better synergies when addressing land governance challenges in Africa. Furthermore, AUC will be guided by this LGS to ensure MS implement commitments in the AU agenda on land and that reporting mechanisms are put in place to monitor MS' compliance with the Agenda on Land.

The AU, through the African Union Commission (AUC), has continued to advocate for secure land tenure and improved land governance systems as prerequisites for poverty reduction, sustainable development and maintaining peace and stability on the continent. Land governance issues in Africa are broad and multi-dimensional and affect, as well as impacts, all citizens regardless of their ethnicity, gender, status and ability in different ways. The allocation of land for competing land uses, including agriculture, mining, tourism, human settlements, industries and conservation, makes land governance important in Africa's developmental discourse. Land provides a safety net because it is the ultimate source of income, food, shelter and energy for most of Africa's citizens.

Over the past few decades, Africa's land tenure systems have experienced stresses due to the increasing population that requires more food and energy, which is exacerbating environmental degradation and natural resources depletion. Competing land uses, especially where land tenure insecurity already exists perpetuates land' conflicts. Land tenure and governance issues have also been at the center of many conflicts that have led to instability in several regions of the continent. The AU has been operating and delivering transformation on the African continent where such challenges occur.

In addition to ensuring that there is high-level political commitment to the AU agenda on land, AUC has a fundamental role in driving change towards responsible land governance and administration. Improving land governance has received prominence, not only in Africa

but globally, especially with the continued intercontinental trade and investment that has been on the rise over the past few decades.

1.2 Collaboration on Land Governance in Africa

1.2.1 The African Union

The AU adopted Agenda 2063 as its collective roadmap towards achieving development through sustained growth, competitiveness and economic transformation. The AUC performs the daily management and coordination function of the AU as a secretariat. Among several functions, the AUC guides MS in the development of common positions, develops strategic plans, undertakes research on key thematic issues for consideration by its policy organs and coordinates the development and implementation of regional policies and programs, including harmonization and collaboration between the AU and Regional Economic Communities (RECs).

The AUC works to ensure a political buy-in for policy development and implementation at national, regional and continental levels. The Heads of States and Governments have mandated the AUC to lead in the coordinating the AU Declaration of Land Issues and Challenges implementation. The Department of Agriculture, Rural Development, Blue Economy and Sustainable Environment (DARBE) has been the focal department for the AUC in this regard. DARBE has made efforts to mainstream land governance in Agriculture, Rural Economy, Environment and Climate Change. In 2006, the AU joined efforts with the African Development Bank (AfDB) and the United Nations Economic Commission for Africa (UNECA) to improve land governance in Africa by establishing the Land Policy Initiative (LPI).

1.2.2 The African Land Policy Centre (formerly Land Policy Initiative)

The Land Policy Initiative (LPI) was established to generate African-led policies and strategies based on contextual needs and aspirations to ensure equitable access and efficient and sustainable utilization of land in Africa. In 2017, LPI was transformed into the African Land Policy Centre (ALPC) by the 2nd AU Specialized Technical Committee on Agriculture, Rural Development, Water and Environment. The ALPC forms the secretariat of the tripartite efforts of the African Union, the AfDB and UNECA to improve land governance in Africa. The ALPC guides in setting the agenda on land governance in Africa, influences the improvement of land administration systems in Africa, responds to, supports, and works with other stakeholders in the land sector in Africa.

During the initial phase of its establishment (2006- 2009), the LPI led in developing the African Union Declaration on Land Issues and Challenges in Africa and the Framework and Guidelines on the Land Policy in Africa (F&G). Understanding the importance of land, the African Union Heads of States and Governments endorsed the African Union Declaration on Land Issues and Challenges. The Declaration acknowledges the significance of land to Africa's sustainable socio-economic growth and development. It also recognizes the importance of protecting and securing the tenure rights of all land users, particularly those vulnerable in society, including women, youth, and minority and indigenous groups.

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The Declaration further urges MS to domesticate the AU F&G to review their land sectors to improve land governance and management. The Declaration also reiterates MS to prioritize and allocate enough financial resources to land policy development and implementation, and to this effect, build enough human, financial and technical capacities. Following the endorsement of these important instruments, several African governments have been undertaking land reform to improve their land administration systems and promote land tenure security.

The ALPC has been providing support to African Union Member States to develop policies meant to address land tenure challenges that countries encounter by in part implementing the AU Declaration on land and developing policies and strategies in accordance with the F&G. The ALPC therefore, plays a critical role in sustaining the political and public will to ensure that land remains a priority on the continental development agenda. It facilitates knowledge generation to inform evidence-based policymaking, programming and implementation and supports capacity building on land- related issues at country, regional and continental levels.

2.0 RATIONALE OF THE LAND GOVERNANCE STRATEGY

The AU Agenda 2063 provides a long-term strategy for a prosperous Africa. For this to be realized, AU MS will need to invest in the productive and sustainable use of their land to spur the much-desired economic growth and transformation. The LGS will therefore ensure that land governance supports the realization of Agenda 2063 and provides a coordinated framework to guide AUC, African Union Development Agency (AUDA-NEPAD), continental partners (e.g. AfDB, ECA), ALPC, RECs, MS and non-state actors in working together to achieve land governance- related targets in Agenda 2063.

The AUC has been championing some initiatives that will, directly and indirectly, impact people's land rights. The AUC has its standard due diligence processes that are fulfilled before physical initiatives are implemented. However, it is essential to ensure that these initiatives uphold principles and tenets advocated for by the AU on land, such as the Framework and Guidelines on Land Policy in Africa, the Guiding Principles on Large Scale Land Based Investments (LSLBI) and other international frameworks.

The LGS aims to ensure that the AUC has a focused and well-defined approach to supporting AU MS in their quest to address the various land-related challenges faced within their countries. Furthermore, the strategy will provide a framework through which the AUC, in collaboration with other stakeholders, can promote land reform that is aligned with the needs of MS and their citizens. The strategy will guarantee that MS are supported to enhance their capacity to secure land tenure for their citizens, improve land administration systems and report on progress on Africa's Land Declaration, and report on Africa's Land Declaration progress.

Under Aspiration 1 of AU Agenda 2063, on ensuring environmentally sustainable and climate-resilient economies and communities, the goal has a target that focuses on land. The target focuses on implementing the Framework Guidelines on Land Policy in Africa as well as the Guiding Principles on Large Scale Land Based Investments in Africa by ensuring that these are fully integrated into regional and continental strategies, programmes, monitoring, and evaluation (M&E) frameworks. In addition, some of the cooperating partners supporting the implementation of some of the programmes and initiatives require adherence to international frameworks in the implementation of projects and programmes that they support.

The AUC has the mandate to oversee the operations of the ALPC and support the delivery of its mandate together with the other partner institutions. The strategy will be a basis for ensuring that the AU provides the necessary leadership in its role as a lead convener of the ALPC. Furthermore, it is expected that the document will be used to mobilize resources towards the land sector, in particular the ALPC. In addition, the strategy will provide mechanisms to ensure the collaboration of efforts among stakeholders involved in land governance and avoid duplication of mandates and functions.

Within the AUC, the Department of Agriculture, Rural Development, Blue Economy and Environment Sustainability (DARBE) of the AUC has been at the core of working on land issues within the Commission. However, it has been observed that other departments within the AUC and institutions implement programmes and projects that are closely related to land

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(**Table 1**). The LGS provides guidance on how AUC will continue to support, coordinate and link with RECs and MS as they execute their mandates on land governance.

Table 1. Linking African Union's Work with Land Issues

DEPARTMENT	LINKAGE OF AUC DEPARTMENT FOCUS TO LAND
Agriculture, Rural Development, Blue Economy and Sustainable Environment	The majority of Africans living in rural areas are involved in agriculture which is dependent on the availability of land. Land governance issues are therefore critical for the achievement of goals under the Malabo Declaration and the achievement of the departments' objectives. The Environment Climate Change, Water and Land Management Division in the department deals with issues affecting the environment and natural resources, including wildlife, forestry and climate change, all of which have a close linkage to land rights and use. Efforts to reverse the adverse impacts of climate change will require significant change and investment in property' regimes and land use planning, practices and controls.
Infrastructure and Energy	The Department of Infrastructure and Energy is pioneering the Programme for Infrastructure Development in Africa (PIDA), a Multi-sector initiative covering Transport, Energy, Transboundary water and Telecommunication/ICT that is dedicated to facilitating continental integration in Africa through improved regional infrastructure. Infrastructure development is essential in Africa as it is one of the strategic efforts needed to boost economic growth, especially in rural areas. The Department is leading in implementing initiatives such as the Grand Inga Dam Project under the Hydropower Development in Africa Initiative. Infrastructure development initiatives such as hydroelectric projects require large pieces of land to create or use dams and other necessary supporting infrastructure. Infrastructure development, therefore, affects land rights and land-use patterns, especially in areas where human settlements already exist.
Economic Development, Trade, Industry and Mining	The Economic Development, Trade, Industry and Mining Department is working on establishing Economic Zones in the AU Member States and establishing hubs for industrialization/ manufacturing that have similar demands on land and can pose similar impacts.
Health, Humanitarian Affairs and Social Development	The Health, Humanitarian Affairs, and Social Development Department oversees health, humanitarian and social affairs, specifically dealing with vulnerable people such as persons living with disabilities, migrants, and elderly persons. Joint efforts need to be made to advocate for secured access to and ownership of land for more vulnerable members of society.
Political Affairs, Peace and Security	The Department of Political Affairs, Peace and Security is responsible for coordination and cooperation with Member States, Regional Economic Communities and Regional Mechanisms for the Prevention of Conflicts and Crises in Africa in promoting sustainable peace and stability in Africa. It is also responsible for driving the promotion of good governance, democracy, facilitating political integration and establishment of national and continental level governance institutions to enhance democratic practices as well as respecting human rights and the rule of law. Some of the human rights frameworks have provisions related to land rights. Furthermore, the Department coordinates activities relating to the management and resolution of conflicts and post-conflict, peace-building reconstruction and development. Land issues have contributed to the emergence of conflicts in Africa and therefore both Early Warning Systems, conflict resolution processes as well as post-conflict reconstruction efforts must include land tenure assessments to ensure that land rights are restored, and land administration systems are functioning efficiently. More so, the Department is implementing the African Union Border Programme (AUBP), which is a land administration focused initiative.

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Education, Science, Technology and Innovation	The Department of Education, Science, Technology and Innovation is responsible for driving the implementation of Education, Science, Technology and Innovation policies, programs and strategies in line with the aspirations of Agenda 2063, the associated medium-term plans and other key continental legal and policy frameworks. This Department is at the epicenter of Africa's socio-economic development and growth, impacting critical sectors such as land, agriculture, environment and mining, among others.

The Table above affirms that land is a critical element to most AUC departments that engage on land issues directly or indirectly. Therefore, DARBE must establish synergy and reposition itself within the AUC and network with other departments. As such, DARBE will establish better working mechanisms to ensure that it delivers its mandate on land in a more structured manner. The LGS will also be used as a tool meant to complement Land Governance Mainstreaming Tool [1] and mainstream land governance within the AUC departments and directorates. This integration of land is a critical move towards enhanced knowledge and increased capacities in the Commission to facilitate their assistance to MS. The strategy, therefore, provides mechanisms to build internal expertise and capacities within the Commission.

The LGS also reaffirms the importance of sustaining the existing initiatives and programmes. For example, AUDA-NEPAD has been implementing a land governance programme that aims to make data available and produce evidence that can raise understanding of the role of land governance for Africa's sustainable development, structural transformation sector, and climate change adaptation at country and continental levels. The programme aims to develop instruments for comprehensive land policy assessments, analysis and dialogue, particularly at the national level and integrate land issues in AUDA-NEPAD supported investment plans.

3.0 CONTEXT

Over the past few decades, the land question in Africa has received considerable attention because the continent is still dependent on land as a key factor of production for most economic activities; more especially that Africa is an agro-based economy. Several African countries have experienced the need to readdress some colonial imbalances related to land ownership and use. Although Africa is heavily dependent on land for socio-economic growth and development, the continent has not fully developed and governed the available land to dramatically reduce poverty and boost growth, jobs, and shared prosperity.

Land governance should be understood as the political and administrative structures and processes through which decisions concerning access to and use of land resources are made and implemented, including how the conflicts over land are resolved [2]. Land governance relates to how land rights are allocated, used and valued. It is therefore essential in Africa's structural transformation and sustainable development agenda. Moreover, Africa possesses pristine ecosystems and biodiversity that should be conserved while striving to achieve economic growth and reducing poverty levels on the continent. African governments should put in place the relevant land administration systems, including structures and institutions for land rights delivery and governance.

Land governance in Africa tends to be complex due to the multifaceted land tenure systems that prescribe different interests and rights over land that individuals, groups or communities can enjoy. The standard land tenure systems in Africa include customary (traditional), religious, statutory (which can also be leasehold or freehold systems).Traditional leaders or authorities administer customary land tenure following customary norms and practices of a particular location. Customary lands in Africa constitute a significant proportion that ranges from forests, woodlands, grasslands, wetlands and land used and occupied by communal and individual families.

The legal plurality associated with land tenure in Africa has significantly contributed to the insecurity of land tenure experienced by many Africans. Some of these tenure systems are enshrined within the formal statutory laws, while others such as customary and religious tenure have not been codified for centuries.

The land debate in Africa is complex. It stretches from the non-clarity and non-documentation of land rights, high costs associated with land acquisitions, gender disparities in land access and ownership, conflict or development-induced displacements, and the lack of transparency and accountability within land administration systems.

3.1 Land Governance and Tenure Issues and Challenges in Africa

3.1.1 Insecurity of Land Tenure

Land tenure security is achieved through clear definition and enforcement of individuals' land rights. The lack of landownership documentation or clear laws that define and enforce those rights results in land tenure insecurity. In many African countries like the Francophone West Africa, the non-well-regulated multiple land tenure systems override on each other and lead to forum shopping and tenure insecurity, especially for land held under the customary land

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tenure system. The inequalities in land ownership and related land conflicts that affect women, youth and indigenous people constitute other sources of tenure insecurity. Land conflicts and tenure insecurity also break out in the regions and communities whose land holds the mineral and oil deposits (such as in some IGAD countries) or where land is unlawfully earmarked for socio-economic infrastructure development in rural and urban areas.

In most of the African cities, dwellers of slums and informal settlements live under insecure tenure due to the increased risks of eviction. In rural areas, land tenure insecurity is derived from the increased pressure on land and natural resources from both human (including those linked to the rural-urban land linkages) and animal population; demarcation and reservation of land for national parks and game reserves [3]. To this is added the armed conflicts and political instability like those that have prevailed in Somalia, South Sudan, the Central African Republic (CAR) and the Democratic Republic of the Congo (DRC) over the last two decades and resulted in internal and external migrations. Tenure insecurity worsens in post-conflict states where the returnees claim their original lands but cannot, as multiple claims exist over the same pieces of land. The non-clarity of land rights and boundaries in Africa which is not only within countries but also extends to national boundaries between countries, also result in political conflicts.

3.1.2 Rapid Urbanization

The urban population in Africa was 27 million in 1950 and 567 million people in 2015. It is expected that this population will double by 2050. Two-thirds of this population will be integrated into urban spaces [4]. The expansion of urban areas towards the peri-urban areas involves converting the agricultural land into residential, commercial and industrial areas or for infrastructure and services provision. The increasing urbanization has fueled environmental change and natural resource degradation, and other socio-economic impacts.

In Western and Northern Africa, the urban expansion has resulted in the increasing loss of productive and scarce fertile land. This becomes a barrier in providing agricultural commodities for the cities. In other regions, the peri-urbanisation process has resulted in the displacement of the existing poor and low-income landowners/users, through a speculative land market that opens room for property accumulation by political elites, middle and high-income classes. Another impact is the proliferation of the unplanned settlements (including slums), accelerated by the rural-urban migrants who develop their houses in the urban fringes.

In Eastern Africa, slums have mushroomed and grown faster than the rest of the cities, resulting in negative impacts on the social and bio-physical environment. The coastal cities developed on island States or along the shores of the Indian and Pacific ocean face the big problem of waste management as it is thrown in the water and causes the dramatic loss of biological diversity. The growth of unplanned settlements is not uniquely associated with urban dwellers' poverty, and the failure of urban planning to timely devise the master plans and the complexity of the legal process of housing development. The number of unplanned settlements' dwellers in sub-Saharan Africa estimated at 60 million in 2019 will reach 210 million in 2050 [5].

This population growth will aggravate the burdens of socio-economic infrastructure provision in the residential areas. The processes of clearing the informal settlements in some countries involve the forced eviction without or with unfair compensation so that the affected people hardly access other properties. The resettlement projects, which are sometimes coupled with the urban renewal processes, are implemented without diligence to land governance principles and no special treatment to vulnerable groups, which results in livelihoods deterioration for the affected people.

3.1.3 Gender, youth and land- related Inequalities

In Sub-Saharan Africa, the share of women owning land (alone or jointly) was 38 percent, compared with 51 percent of men in 2018 [6]. Although most African women are the most users of land for food production and income generation, few female landowners rarely enjoy tenure security and do not have control over the land. This accelerates trends of tenure insecurity and gender inequalities in landownership, which have their roots in the patriarchal inheritance laws. These social norms inhibit effective implementation of land reforms and land administration processes that do not consider the gender-related challenges in most Sub-Saharan Africa [7]. For example, in most Western African countries, women are allocated low-quality lands by their husbands through patriarchal inheritance laws [8]. In Southern Africa, national regulations recognize women land rights, but there are no mechanisms for implementation and enforcement of those regulations.

In North Africa, most females — who are half the population — are landless. For example, in Egypt, one of the world's longest established agricultural countries, females constitute only about 5 percent of all agricultural landholders [9]. In Morocco and Tunisia, females are only 4.4, 6.4 percent of total landholders, respectively [9]. Without access and ownership to land, millions of females are much less able to secure their livelihoods independently. Many females may consequently fall into poverty and insecurity. In Islamic regions, women's access to land depends on their social status and dynamics within the households and families, while their inheritance rights can be compensated by other means.

Generally, women enjoy access to land through their spouses and male kins. This puts women at risk of land deprivation in cases of widowhood, divorce or estrangement from their male kins and land dispossession by the male landowner. In many African countries, under both statutory and customary land tenure systems, women still suffer from lack of property rights recognition within the families or clans. In countries that passed out policies and formal regulations that promote joint landownership registration, there is no clarity on the rights that are associated with the joint titling. This makes spouses sceptical about their interests in jointly owned-land in the case of separation through divorce or death.

The youth also face various barriers related to access, use and ownership of land. In the IGAD region for example, the customary land tenure systems provide the youth with few options to own and control land when their parents are still alive. In other regions, under both statutory and customary land tenure systems, the ascending partitioning and inheritance processes sometimes result in allocating small and low-quality land plots to youth. In most of cases, the youth do not have opportunities to access and use land at any time the need arises. Even when those processes seem to well operate in favor of the youth, they do not constitute suitable options for land access by the youth engaged in agriculture, which

employs an average of 54% of the working population in Africa [10] and off-farm activities that require access to land. Other land related constraints include inability to access undeveloped land rental and sale markets; lack of legal frameworks that protect land rights for the youth; and the non-inclusion of youth in state-sponsored land redistribution programmes [11]. For the youth, access to land from the open land market is not a viable option due to the lack of financial resources. Each year, more than 10 million young Africans join the labour force, while only 3.7 million jobs are created annually; the lack of incomes triggers their exclusion from the land market.

3.1.4 Pastoralism

In 2011, the number of pastoralists in all African regions was estimated at 268 million, representing about 43 percent of the whole continental land size. Their livestock activities contribute about 50 percent of marketed and subsistence production consumed by pastoralist households [12]. However, climate change impacts such as drought forces the pastoralists to perpetual displacements searching for grazing lands and water. This becomes the source of land conflicts among farmers, livestock herders and other land users in the destination areas. Every year, pastoralists are at risk of losing their lives due to the increasing cross-border resource-based armed conflicts. Within the countries with pastoralist and semi-pastoralist tenure systems, there is a lack of policies and laws that translate pastoralism in the land management systems, including the clarification of the multiple rights that may exist over the same piece of land.

Though some governments in West, North and Central Africa passed out a series of policies and laws that recognize the rights of pastoralists, the intention has been to confer land rights based on individual or group claims to specific portions of land. In Eastern and Southern Africa, specific policies or laws that explicitly address pastoral land tenure issues do not exist. In some cases, the existing regulations favor farmers despite pastoralists' claims for land rights and conflicting interests between pastoralists and sedentary farmers. The latter tend to expand the farming areas to cash crops production. This results in the loss of grazing land by pastoralists due to their weak position. The situation is worsened by existing policies that support the conversion of pastoral lands to other types of uses, such as farming, mining and agro-industry.

3.1.5 Land administration and service delivery challenges

Land administration systems provide countries with legal and technical instruments such as policies, laws and strategies that support the sound management of land resources through (i) recording and maintenance of land ownership information (ii) efficient and effective land transfer at a reasonable fee; and, (iii) fair and prompt management of predictable land disputes. However, these expectations do not support the reality of most African countries' land administration systems since the rate of land registration is still very low. It is estimated that only 10% of rural land in Africa is registered, leaving 90 percent of such land with no documentation and thus vulnerable to land grabbing.

In the Sahel region, there is limited capacity for land administration due to political instability. In many African countries, customary and traditional land rights are prevalent. Lands are held in communal ownership where the group members have use rights, and the traditional

or customary leaders ensure their management, with risk for power abuse in relation to the control and distribution of land.

In some of those countries, the Islamic laws which operate in combination with the customary structures have not been responsive to the demands of modern society like the establishment of well-functioning land administration systems and efficient allocation and use of land. In Western, Northern and Central African countries, the customary tenure systems have been affected by the conflicting Islamic and Christian influences, which result in land conflicts. In other countries, like Chad, the Islamic laws provide that land belongs to all Muslims even though the individuals can individually or collectively own land.

A few of the land reforms undertaken in many countries are not successfully implemented. For example, in Zimbabwe and South Africa, the recent land redistribution to the black and poor peasants has tended to promote land accumulation by the elites. However, there exist impressive and successful cases. Rwanda and Mauritius have computerized their land administration and information systems to improve efficiency in land transactions. As of 2019, it takes seven days to transfer land in Rwanda compared to an average of more than 40 days in other African countries [13]. The establishment of the land registration systems in many countries has not worked well, as it is still expensive, complex and slow to function. The bundle of land rights allocated to landowners or users is still limited in countries that recognize the individual land ownership and issue land titles, but still exercise the restrictions on land rent or sale.

Customary systems of land tenure still exist in many African countries, yet some communities benefit from the simplicity in administration and promotion of social cohesion and access to land for women. However, those systems have not tended to grant gender equality in land access, ownership and security of tenure in some countries. In other countries where the community enjoys the usufruct rights, farmers feel some insecurity of tenure due to lack of landownership proof and do not effectively carry out the investments in land as they do not have opportunities to access the bank loans. In other countries, land laws and policies admit the customary tenure system that regulates landholding over large parts of countries, but does not support land rights registration held under this system. There is no legal support to collectively land holding in Ethiopia and Sierra Leone while the communal property regimes still exist.

Generally, land administration systems in many African countries suffer from incomplete or non-existent land records, unclear land transaction processes, cumbersome, time-consuming service delivery, and related high transactions costs. This hinders property rights formalization and exposes vulnerable, poor and low-income landowners or users to land grabbing. Other challenges include lack of financial, technical and human capacities to ensure that land administration functions of land use, planning, surveying and registration and adjudication are effectively accessible at the local level [14]. Although some countries have been developing the human capacity in land administration and management, the aspects of customary land tenure systems are not included in the existing academic curricula.

3.1.6 Environment and climate change

Many African countries experience increased incidences of floods and intense droughts induced by climate change. This worsens existing social and economic challenges, particularly in Southern African countries whose populations depend on severely climate-sensitive resources. Over time, the cyclonic activities become more intense, with larger peak wind speeds and heavier rains which exacerbate the insecure land tenure and expose various landowners/ users and urban dwellers to vulnerability, particularly in the countries on the western and eastern shores and various island states. Apart from the loss of life, drastic natural disasters can engender disruption of land tenure systems and property loss (through total or partial destruction of physical evidence of property boundaries) as they may leave different people unable to access their land either for production or for housing purposes. This can open room for the emergence of conflicts over land rights and the break-out of tenure insecurity by destroying land tenure records. The ecological diversity among the Western and Northern African countries has had negative implications on land management. Their sparse populations and the effects of desertification, insufficient rainfall and poor land quality have been a big challenge for land governance at the country level.

At the continental level, severe droughts and floods increase land degradation and soil erosion that reduce agricultural land. Subsistence farming, which employs more than 60 per cent of the active population, is the most vulnerable sector [15]. The land climate-induced migrations perpetrate the encroachment onto fragile ecosystems on hillsides and wetlands, which triggers environmental degradation. For many African countries, instruments and measures geared towards climate change resilience, mitigation and adaptations are not linked to the ongoing practices on the ground with indigenous knowledge for proper climate change adaptation. In other cases, the investment cost of implementing the instruments and measures necessary to advance resilience, mitigation and adaptation responses to climate change are not sufficiently provided for, hence are not adequately implemented.

3.1.7 Land and Pandemics

Experience has shown that the use and ownership of land and other natural resources that are not recognized through formal legal tools face various forms of threats. It is well known that pandemics involve an unexpected short-term shock, causing economic and social impacts in the long term [16]. For example, the COVID-19 pandemic has caused severe disruptions in food supply chains, undermining the ability of small food producers to access their land and the natural resources they need, thereby rendering them more vulnerable to encroachment on their tenure rights [17, 18]. Women are more often facing economic losses due to such crises, including COVID-19 notably, due to their greater vulnerabilities and lack of tenure security [19]. Indeed, there are reports of women forced to cede their land after losing their husbands due to COVID-19 [20].

COVID-19 is also expected to put pressure on forest ecosystems and forest-dependent communities, as the loss of livelihoods will most likely lead to increased over- exploitation of already scarce natural resources as well as increased food insecurity and poverty [21]. At the same time, illegal mining, timber extraction and poaching are expected to increase due to reduced enforcement of rules related to natural resources management capacities and political attention, currently focused on COVID-19 and economic recovery.

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While there is no much evidence, it is evident that the COVID-19 health crisis may have created an environment where it is easier to violate the tenure rights of vulnerable populations [20], such as squatters and slum dwellers. The loss of income sources for poor and low-income categories depending on informal activities closed alongside the implementation of various measures against the COVID-19 spread has accelerated the pace for poverty and food insecurity. This can result in the forced sale of land (and related property) for the sake of immediate survival arrangements. This applies to various people who lost their jobs in both the private and public sectors. However, the forced land sale accelerates the process of material resource deprivation and constitutes a factor for impoverishment [22]. This underscores the importance of ensuring the most vulnerable receive enhanced protection and assistance during the COVID-19 period and beyond.

3.1.8 Large Scale Land Based Investments

Large-scale Land-Based Investments (LSLBIs) can have diverse economic, social, and environmental impacts in host African countries. The massive influx of foreign investments attracted by mineral and forest resources exploitation, agro-fuels expansion and agricultural development have resulted in dramatic land conflicts and impacts on food security. The non-clarity of national boundaries perpetrates political conflicts, especially in mineral exploitation regions or highly potential agri-business.

In the mineral-rich countries such as Angola, DRC, Southern Sudan, Sierra Leone and Liberia, the related land conflicts have been intense since the 2000s. Between 2000 and 2015, 498 land deals were concluded by 504 investors (including the domestic actors) interested in producing 81 different crops on a contracted area of around 8.8 million hectares in 38 African countries, with a large share in Sub-Saharan Africa [23]. They have negatively affected the human rights to food (prioritizing the cash export crops over domestic food crops) and incomes.

The investment in the agro-business involves the development of irrigation schemes, which deprives the existing communities of the access and use of the existing water and thus becomes another source of land conflicts. In Southern African countries, such as Zimbabwe, South Africa and Namibia, the recent land reforms have failed to resolve the historical land inequalities which remain the source of conflict. The adopted externally-oriented agri-business policies promote large-scale commercial farming systems dominated by elites and foreign landowners to the detriment of the smallholder farmers. In Eastern and Western Africa, where there is a lack of clear institutions that enforce the rights to lands, the communities in the areas designed for foreign investments face land issues of deprivation through unfair compensation and forced evictions. This has orchestrated disputes between the government authorities and the affected populations.

The LSLBIs go hand in hand with the erosion of customary tenure systems and the formation of the individualized forms of tenure which displace the indigenous people. The risks associated with the LSLBIs are widely caused by policy and legal framework gaps that govern various investments in land, the limited understanding of their associated risks, and limited public consultation before the commencement of the projects. The AUC in collaboration with the ALPC has developed the Guiding Principles on Large Scale Land

Based Investments in Africa in an attempt to address the challenges related to LSLBIs in the agricultural sector.

3.2 Opportunities associated with Land Governance in Africa

Despite the issues and challenges identified above, there are several opportunities which this land governance strategy should fully exploit:

First, there are series of global, continental, regional and national land governance initiatives supported by various development partners (such as the ALPC/Network of Excellence on Land Governance in Africa-NELGA, Slum and Informal settlement upgrading programmes, etc.). This represents an opportunity for effective partnership and cooperation for mutual benefits. Such partnership also represents an opportunity for AU, RECs and MS to exchange experiences and access financial resources.

Second, land is increasingly recognised as a critical good governance issue. In Africa, land is central to the continent's agenda for sustainable development. At regional and national levels, there are many strategies and plans to promote land governance, and AU should take advantage of these initiatives to improve land governance across the continent.

Third, Science, Technology and Innovation are recognised in STISA-2024 as critical tools to address natural and environmental resources challenges. Further, the Digital Transformation Strategy for Africa (2020-2030) promotes digital solutions to improve land administration and management (such as better access to land and property rights), enhance the quality and productivity of land, which requires the registration of land rights for all people, including those with informal land tenure. AU, RECs and AU MS should take advantage of improving land governance using today and future technologies.

Fourth, the continent's demographics provide an opportunity for a future demographic dividend because more than 60 per cent of Africa's population is currently below 35 years. Given relatively high fertility rates compared to other regions, the young population is expected to keep rising for the coming decades.

3.3 Stakeholders operating in Land Governance Sector

As land is a productive asset with several competing interests, the development of the Land Governance Strategy will be of interest to several stakeholders. **Table 2** below provides information about some of the key stakeholders involved in the delivery of this strategy.

Table 2. Stakeholder Analysis

Stakeholder	Interest and Influence	Value Preposition and strategy for Action
AUC Departments	The AUC Departments are committed to the achievement of Agenda 2063. The AUC can influence MS to ensure that they improve their land governance systems and protect the rights to land for all in line with the provisions of the AU agenda on land and more broadly, Agenda	The strategy will create a platform to discuss and explore solutions to land-related challenges that the AU MS may encounter in their work.

	2063.	
African Union Development Agency (AUDA)	AUDA (previously known as the New Partnership for Africa's Development Planning and Coordinating Agency -NEPAD), implements the AU's developmental strategy. AUDA's mandate is transforming Africa through enhanced knowledge sharing, partnerships, and resource mobilization, along with promoting high-impact projects that align with the AU's overall continental development frameworks.	The strategy will guide how best AUDA-NEPAD can engage the AU MS on land governance issues.
Continental Partners (AfDB, ECA)	The Continental partners have a strong interest in land issues, as attested by their commitment to establishing the ALPC. The AfDB is also supporting national programmes that are land-based.	The strategy will highlight possible areas of collaboration that need to be strengthened. The process will provide an opportunity for the AUC to have a common platform for shared values and planning that ALPC will strengthen.
Regional Economic Communities (RECs)	The RECs have regular interactions with the AU MS and provide a mechanism through which the AU agenda on land can be implemented effectively. The RECs work to oversee economic growth and integration within a particular region in Africa. The AU Declaration on Land Issues and Challenges provides for RECs to: (i) Convene periodic regional platforms to facilitate experience sharing, lessons learnt and dissemination of best practices in land policy formulation, implementation and monitoring based on members' states experiences; (ii) Capture and address issues of land policies within their respective common agricultural policy framework.	The strategy will provide clearer lines of communication regarding the implementation of the AU agenda on land. The RECs will have their capacity built so that they are more able to support states to ensure that communities' interests in land are protected in the implementation of developmental projects.
ALPC	The African Land Policy Centre (ALPC) is a tripartite initiative by the UNECA, the AfDB and the AUC. The ALPC would like to better support AU Member States as well as improve collaboration among the tripartite.	The strategy will provide a better understanding for ALPC on the strategic needs and priorities of land within various AUC departments. The information will support the ALPC to understand how best they can support the AUC.
AU Member States	The AU Member States form the governments that are responsible and accountable to their citizenry. The AU Member States would like to improve their land administration systems to ensure that land is accessible to citizens and investors.	Member States will be able to understand and track the AU agenda on land and understand how land needs to be integrated within various thematic sectors.
Traditional Leaders	Traditional leaders are custodians of traditional lands in Africa. They would want to be involved in the policy making space at national and continental levels. In addition, they are also involved in the administration of land.	Traditional leaders will understand how best communication and learning can be achieved at national, regional and continental levels and appreciate the value of land administration.
CSOs	CSOs want to see principles of good land governance exhibited by AU Member States and the protection of land rights of all African	CSOs will understand the role of the AUC in the land agenda and their advocacy roles and entry

	citizens.	points for intervention and policy implementation.
Cooperating Partners	Cooperating partners (Development partners) mostly represent governments who would like to see transparency and accountability in the land sector, land tenure and rights security.	Cooperating partners (Development partners) will be guided on the AUC's priorities regarding land governance in Africa.
Private Sector	Private sector such as multi-national investment companies, corporations and banks investing in different sectors including mining, agriculture, real estate, tourism and manufacturing are interested in ensuring that their investments on land are secure.	The private sector will be able to understand the work being undertaken at the continental level to understand the AUC agenda on land and the importance of protecting community land rights in the investment process.
Research institutions and academia	Research institutions and academia play a critical role in providing credible information that policy makers can use to undertake evidence-based decisions concerning land governance on the continent. Furthermore, institutions play a critical role in providing education, which builds capacity and skills in land administration and governance on the continent.	Research institutions and academia will provide information to various stakeholders on the importance of improving land governance on the continent. They will further build more capacity that is aligned to meet the aspirations of the AU agenda on land.

3. 4 Continental and Global Efforts to Improve Land Governance

3.4.1 The African Union Agenda 2063

Agenda 2063 is Africa's strategic framework for Africa's transformation to attain inclusive and sustainable development. This master plan encapsulates how Africa intends to achieve its vision of 'an integrated, prosperous and peaceful Africa driven by its citizens, representing a dynamic force in the international arena' between 2013 and 2063.

Good land governance is considered as a critical condition for achieving Agenda 2063, particularly goals related to quality of life and well-being (AU Goal 1); agriculture (AU Goal 5), environment (AU goal 7); peace and security (AU Goal 13); and gender equality (AU Goal 17). Similarly, the achievement of the Sustainable Development Goals (SDGs) is underpinned by good land governance, especially goals related to: eliminating poverty (SDG1); ending hunger and promoting sustainable agriculture (SDG2); gender equality and women empowerment (SDG5); inclusive Economic growth (SDG8); productive employment (SDG11); human settlements (SDG 11), and peaceful and inclusive societies (SDG16).

The Agenda 2063 is actioned by a ten-year implementation plan that will lead to Africa's transformation. The fifty-year development trajectory focuses on optimizing Africa's resources for the common benefit of the continent's people and is built on seven (7) aspirations that form the pillars through which the AUC operates. The seven aspirations are presented in **Figure 1** that follows.

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Figure 1. African Union Agenda 2063 Aspirations

> *Aspiration 1:* A prosperous Africa based on inclusive growth and sustainable development.
>
> *Aspiration 2:* An integrated continent politically united and based on the ideals of Pan-Africanism and the vision of Africa's Renaissance.
>
> *Aspiration 3:* An Africa of good governance, democracy, respect for human rights, justice and the rule of law.
>
> *Aspiration 4:* A peaceful and secure Africa.
>
> *Aspiration 5:* An Africa with a strong cultural identity, common heritage, shared values and ethics.
>
> *Aspiration 6:* An Africa, whose development is people-driven, relying on the potential of African people, especially its women and youth, and caring for children.
>
> *Aspiration 7:* Africa as a strong, united, resilient and influential global player and partner.

One of the indicative strategies under Aspiration 1 of Agenda 2063 advocates for the domestication of the Framework and Guidelines on Land Policy in Africa and the Guiding Principles on Large-Scale Land-Based Investments on the continent. Domesticating the frameworks aims to ensure sustainable land management practices, sound property rights and security of tenure, enforcement of corporate social and environmental protection by both local and foreign investors. With regards to promoting gender balance in all spheres of life, Aspiration 6 of Agenda 2063 targets ensuring that 90 percent of rural women have access to productive assets, including land, credit, inputs and financial services, by 2025 (Target 3.1vi)[1] .

3.4.2 Framework and Guidelines for Land Policy in Africa (F&G)

In 2008, through the Land Policy Initiative, the African Union developed the Framework and Guidelines for Land Policy in Africa. The Framework and Guidelines advocate for shared principles in securing access to land for all users, enhancing agricultural productivity and sustaining livelihoods. Furthermore, the Framework and Guidelines provide a basis for commitment by MS' formulation and operationalization of comprehensive, coordinated and sound land policies. These policies form the basis for sustainable human development, including assuring social stability, maintaining economic growth, alleviating poverty, and protecting natural resources and ecosystems from degradation and pollution. The Framework and Guidelines also urge African governments to, among other things:

- Improve land delivery and administration systems;
- Ensure that there is an adequate budgetary provision to develop and implement land policy;

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[1] Technical Guidelines: Document for preparing country Biennial Review report on progress made for achieving the Malabo Declaration Goals and Targets, AUC, 2017

- Ensure popular participation by all stakeholders in land policy formulation and implementation;
- Ensure that land is properly administered for preserving peace and security;
- Acknowledge the legitimacy of indigenous land rights;
- Strengthen the land rights of women;
- Ensure that land governance is integrated or mainstreamed in development and poverty reduction programmes as well as decision making.

3.4.3 The Malabo Declaration

The 2014 Malabo Declaration on Accelerated Agricultural Growth and Transformation for Shared Prosperity and Improved Livelihoods specifies land tenure as one of the commitment areas in agriculture. The Malabo Declaration also highlights good land policies and management as key to achieving agricultural transformation with equitable access to land. The Declaration further underscores secure land rights as being critical to investment and sustainable land management. The key performance targets and indicators for monitoring and reporting on the Malabo Declaration for Agriculture include land governance-related targets and indicators. The recommendation is that 100% of farm households have ownership or secure land rights by 2025.

3.4.4 Guiding Principles on Large Scale Land Based Investments in Africa (LSLBI)

The Guiding principles on LSLBI form the basis for commitment, solidarity and collective responsibility by governments, investors and other stakeholders to improve the governance of large-scale land-based agricultural investments in Africa. The objectives of the guiding principles are manifold. These principles are to guide decision making on LSLBI in recognition of the fact that LSLBI may not always be the most appropriate form of investment.

The principles provide the AU MS and other stakeholders with direction on realizing investments in land that are sustainable and beneficial to African economies and people. In addition, the principles create a basis for effective coordination, cooperation and collective responsibility amongst the AU MS and other stakeholders to ensure improved land governance in the context of LSLBI. While guiding AU MS, the principles provide investors with a tool to inform their engagement with African governments, bodies responsible for decentralized decision making on land governance (such as municipalities), traditional authorities and other actors to ensure responsible land investments. Furthermore, the principles provide a basis for developing a monitoring and evaluation framework to track LSLBI in Africa and facilitate learning and review of LSLBI. These principles provide a basis for the review of existing LSLBI contracts. The fundamental principles are presented in **Figure 2.**

Figure 2. Guiding Principles on Large-Scale Land-Based Investments

Fundamental Principle 1: LSLBI respect human rights of communities, contribute to the responsible governance of land and land-based resources, including respecting customary land rights, and are conducted in compliance with the rule of law.

Fundamental Principle 2: Decisions on LSLBI are guided by a national strategy for sustainable agricultural development which recognizes the strategic importance of African agricultural land and the role of smallholder farmers in achieving food security, poverty reduction and economic growth.

Fundamental Principle 3: Decisions on LSLBI and their implementation are based on good governance, including transparency, subsidiarity, inclusiveness, prior informed participation and social acceptance of affected communities.

Fundamental Principle 4: LSLBI respect the land rights of women, recognize their voice, generate meaningful opportunities for women alongside men, and do not exacerbate the marginalization of women.

Fundamental Principle 5: Decisions on the desirability and feasibility of LSLBI are made based on independent, holistic assessment of the economic, financial, social and environmental costs and benefits associated with the proposed investment, throughout the lifetime of the investment.

Fundamental Principle 6: Member States uphold high standards of cooperation, collaboration and mutual accountability to ensure that LSLBI are beneficial to African economies and their people.

3.4.5 The Voluntary Guidelines on Responsible Governance of Tenure of Land, Fisheries, and Forests (VGGTs)

The Committee on World Food Security (CFS) endorsed the Voluntary Guidelines on the Governance of Tenure of Land, Fisheries and Forests (VGGTs) in the context of National Food Security during its 38th session in May 2012. The VGGTs provide procedural guidelines and principles on how countries should address tenure issues when dealing with land tenure and natural resources governance. The VGGTs aim to foster sustainable development and food security through secured land access and improved governance of forests, land and fisheries.

3.4.6 African Development Bank's Feed Africa Strategy

The 'Feed Africa' component of the African Development Bank's High-5 priorities represents its contribution to the overall Agricultural Transformation Agenda, a pan-continental and multi-actor strategy to transform agriculture across Africa. The Feed Africa Strategy recognizes security of land tenure as a major challenge across the continent. In dealing with the challenge, the strategy has targeted a 25% increase in tenure security in Africa by 2025.

3.4.7 African Continental Free Trade Area

The African Continental Free Trade Area (AfCFTA) agreement is a free trade area founded during the historic summit of the African Union (AU) held in Kigali in March 2018. In addition to being a free trade area, it is also a flagship project of the African Union (AU) in terms of

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Agenda 2063 as it offers a member-driven blueprint for attaining inclusive and sustainable development across the continent.

AfCFTA is expected to enhance the exchange of Goods and Services, Intellectual Property Law, Competition Policy, and Investment Flow. Most of these services require the availability of land and other natural resources. Africa hosts 30% of the world's mineral reserves and accounts for more than 20 percent of the global annual production of five key minerals namely, 80 percent platinum, 77 percent cobalt, 51 percent manganese, 46 percent of diamonds, 39 percent chromium and 22 percent of gold. Africa also possesses 60 percent of world's arable land [24].

One of the key priorities of the AfCFTA is to eradicate poverty, reduce inequality and protect the planet through sustainable agriculture and ways of production. Climate change consequences negatively affect African countries, with the constant rise of temperatures, increased droughts, flooding, and erosion threatening land and water resources. However, when the agreement is well implemented, it will greatly improve south-south trade, reducing trade distance and therefore having less impact on climate change.

4.0 STRATEGIC FRAMEWORK FOR THE LAND GOVERNANCE STRATEGY

4.1 Vision

The Vision of the AU is a continent where land is responsibly governed and used for the benefit of citizens of the Member States while reducing the adverse impacts of land use on humans and the environment, thereby ensuring sustainability.

4.2 Goal of the Land Governance Strategy

The goal of the Land Governance Strategy is to ensure that land is equitably governed with secured land rights and tenure for all to have sustainable livelihoods, human settlements, ecosystems and socio-economic development in Africa.

4.3 Guiding Principles

The AUC, AUDA-NEPAD, RECs, MS and affiliated entities will comply with the following principles in the delivery of the land-related work:

Sustainability of land-related developments on the continent by ensuring that all initiatives are environmentally, financially, economically and socially balanced and meet the needs of present and future generations;

Compliance and adherence to regional and international policies, guidelines and standards;

Competency, Efficiency and Effectiveness in the land sector by ensuring that land-related processes are simplified, timely accessible and cost-effective for all stakeholders involved or affected in the administration of land;

Responsive to Local Needs by delivering services that empower citizens of AU Member States to meet their needs and are of bespoke benefit to their wellbeing;

Transparency and Openness by institutions in administering land and in dealing with different stakeholders who may have an interest in land or be affected by land transactions and development;

Equality, impartiality and Fairness in land-related dealings by ensuring that citizens equally benefit from investments on land and can access land-based services without discrimination, which may be based on physical ability, political affiliation, tribe, gender, age, and religion. Systems will be in place to ensure that land acquisitions, transfers, consolidation and uses will protect the rights and interests of women, youth and other vulnerable groups;

Participation, engagement, involvement and consultation of all stakeholders in land processes and transactions;

Accountability and Integrity in the stewardship of resources and ensuring that initiatives on land are objective and diligent as well as ensuring uniform service standards for all and dedication to public interests as opposed to personal gain;

Uphold the Rule of Law in land acquisitions and dealings and ensuring the legal security of land and property rights; and,

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Respect diverse land and property rights by recognizing that different land tenure systems and rights exist and ensuring that these are respected, protected and secured at all times.
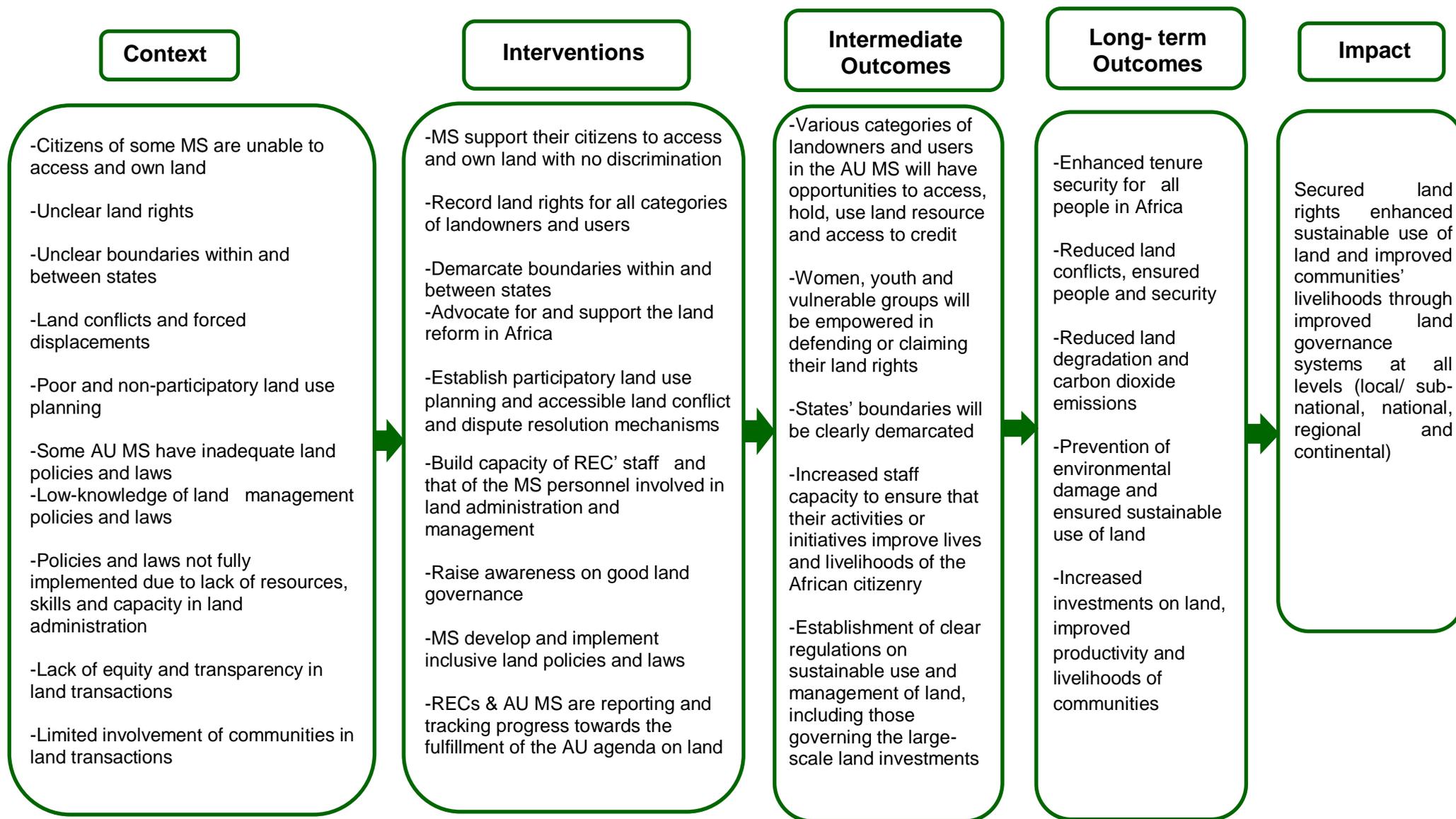
4.4 Theory of Change

The underpinning assertion on land is that Africa is still an agrarian economy which largely depends on the extraction of land-based resources. Such a claim is despite the reality that laws and regulations governing land and natural resource rights vary significantly across the African continent. Therefore, proper administration of different land rights held under different tenure regimes and under different uses held under different tenure regimes is essential for Africa's development. Poor development and administration of land rights can fuel conflict, create economic, societal and inter-generational inequalities.

There is the causal link of ensuring that Africans in need of land can access it by securing the land rights individually or collectively through clarity of land boundaries and documentation of rights and interests in the particular land. Moreover, ensuring that the legal framework protects these rights contributes to people's ability to invest in the land, thereby increasing land productivity, leading to integration and sustainable development at local, national, regional, and continental levels. Furthermore, the increased access to land and security of tenure for marginalized and vulnerable groups such as women and youths creates an enabling environment to propel their physical, political and social agency, thereby enhancing their economic autonomy.

Figure 3 below is a visual representation of land governance strategy's Theory of Change articulated as the '*change AU wants to see in improving land governance'* in terms of the intermediate and long-term outcomes and impact.

Figure 3.Theory of Change

Context	Interventions	Intermediate Outcomes	Long- term Outcomes	Impact

Context

-Citizens of some MS are unable to access and own land

-Unclear land rights

-Unclear boundaries within and between states

-Land conflicts and forced displacements

-Poor and non-participatory land use planning

-Some AU MS have inadequate land policies and laws
-Low-knowledge of land management policies and laws

-Policies and laws not fully implemented due to lack of resources, skills and capacity in land administration

-Lack of equity and transparency in land transactions

-Limited involvement of communities in land transactions

Interventions

-MS support their citizens to access and own land with no discrimination

-Record land rights for all categories of landowners and users

-Demarcate boundaries within and between states
-Advocate for and support the land reform in Africa

-Establish participatory land use planning and accessible land conflict and dispute resolution mechanisms

-Build capacity of REC' staff and that of the MS personnel involved in land administration and management

-Raise awareness on good land governance

-MS develop and implement inclusive land policies and laws

-RECs & AU MS are reporting and tracking progress towards the fulfillment of the AU agenda on land

Intermediate Outcomes

-Various categories of landowners and users in the AU MS will have opportunities to access, hold, use land resource and access to credit

-Women, youth and vulnerable groups will be empowered in defending or claiming their land rights

-States' boundaries will be clearly demarcated

-Increased staff capacity to ensure that their activities or initiatives improve lives and livelihoods of the African citizenry

-Establishment of clear regulations on sustainable use and management of land, including those governing the large-scale land investments

Long- term Outcomes

-Enhanced tenure security for all people in Africa

-Reduced land conflicts, ensured people and security

-Reduced land degradation and carbon dioxide emissions

-Prevention of environmental damage and ensured sustainable use of land

-Increased investments on land, improved productivity and livelihoods of communities

Impact

Secured land rights enhanced sustainable use of land and improved communities' livelihoods through improved land governance systems at all levels (local/ sub-national, national, regional and continental)

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4.5 Strategic objectives and priorities of Land Governance Strategy

Five strategic objectives will guide the LGS: (1) Strengthening the capacity of AU institutions (AU-Commission, ALPC, AUDA and Regional Economic Communities) to implement the AU agenda on land; (2) Advocating for the advancement of land policies, laws and administration systems in the AU Member States; (3) Promoting responsible land-based investments in Africa that are sustainable, scalable and inclusive of country and community needs, contributing to positive development and are environmentally sound; (4) Enhancing the security of land tenure and access to land and other productive resources for women, youth, persons with disabilities, pastoralists and other vulnerable groups in Africa; (5) Facilitating and supporting the operationalization of Monitoring and Evaluation of Land in Africa (MELA) as a tool for measuring progress towards achieving the AU agenda on land in Africa. The required strategic priorities or interventions for achieving those objectives are outlined henceforward.

4.5.1. Strategic objective 1: Strengthening the capacity of AU institutions (AU-Commission, ALPC, AUDA and Regional Economic Communities) to implement the AU agenda on land

The first strategic objective will be achieved through the implementation of the following strategic priorities or interventions:

1) Mainstream land governance issues in AUC departments and affiliated specialized agencies;
2) Organise frequent and regular meetings or workshops for their staff for a common understanding of the AU agenda on land and its implementation strategies;
3) Establish through (ALPC, RECs, regional NGOs and CSOs, private sector federations, research institutions and academia) platforms for communication about the African Union Agenda among MS and its importance in national socio-economic development processes;
4) Facilitate the learning of their staff through regional dialogues on practical land governance approaches to advance the implementation of African Union Agenda on land;
5) Organise interactive meetings for land administration and management personnel at each Member State on strategies for implementing the African Union Agenda on land in each country;
6) Upscale and popularise the use of MELA as the monitoring and reporting tool;
7) Align financial and technical assistance and cooperation plans with the priorities of the African Union Agenda on land;
8) Develop regional platforms for partnership on the implementation of land governance strategy and assessment of implementation progress;
9) Establish functional continental and regional platforms for collaboration, information sharing and dissemination of best practices on land governance advancement in the Member States; and,
10) Support research and knowledge generation on land governance issues within MS for learning, policy and practical solutions concerning good management of land resources;
11) Facilitate research and evaluation reports that inform the AU institutions on the national status of land governance.

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4.5.2. Strategic objective 2: Advocating for the advancement of land policies, laws and administration systems in the AU Member States

The second strategic objective will be achieved through implementing the following strategic priorities or interventions:

1) Develop and implement land use plans that integrate various forms of land tenure (that exist in their various AU MS respective countries) within the spatial development processes;
2) Mainstream and implement Multi-Stakeholder Platforms (MSPs) Approach for policy dialogue and land reform processes in AU MS;
3) Facilitate the adoption of climate change and environmental degradation mitigation regulations and strategies that include options for protecting land rights or promote access to land for all categories of landowners and users;
4) Facilitate the development and support land reforms and establishment of inclusive land policies and laws in AU MS;
5) Facilitate the institutionalisation of legal framework (for countries whose customary land tenure systems are still discriminatory) for accessing and holding land for all categories of people, including indigenous groups, pastoralists, women and youth;
6) Support the review of existing academic curricula on land administration and management through the incorporation of subjects about the management of pastoralist, customary and traditional land tenure systems within the countries where those tenure systems exist, through popularisation of the AU Curricula Guidelines on Land Governance;
7) Support the establishment and operationalization of decentralised land administration and management systems (where they do not exist) that are operated by well-skilled personnel to set-up the land registration systems and well-functioning cadastres;
8) Assist MS in mobilising financial and technical resources for the establishment and operationalisation of those land administration and management systems;
9) Support the development and dissemination of innovative context-specific and low-cost options for land rights recordation for all landowners and users; and,
10) Facilitate the adoption of a participatory approach to land use planning, and devise land use and master plans and zoning regulations that incorporate the inputs from the local community and cater to their basic needs.

4.5.3. Strategic objective 3: Promoting responsible land-based investments in Africa that are environmentally sound, scalable and inclusive, contributing to the sustainable development of the country and meeting community needs

The third strategic objective will be achieved through implementing the following strategic actions or interventions:

1) Develop and implement regulations on large-scale land acquisition, which incorporate the AU Guiding Principles on LSLBI and other international conventions on property acquisition and fair compensation;

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2) Support the development of policies on a large-scale land acquisition that ensure that the related investments contribute to the national and local development programmes and improved local communities' livelihoods;

3) Support the adoption of large-scale land policies that promote investment in food-crop production, sustainable use of land and protection of other natural resources in the project areas, using AU GPs on LSLBIs;

4) Ensure that large-scale land acquisition is carried out through negotiation between the affected landowners and investors and mediation of public and civil society organizations to minimise the risks for conflicts or land injustices;

5) Strengthen AU MS staff's negotiation skills on large-scale land-based investment projects through training and workshops to ensure that they promote sustainable development of AU Member States;

6) Support the training of land administration and management personnel in the AU MS on the assessment of the responsiveness of land-based investments to land governance principles and sustainable use of land resources; and,

7) Setup task forces that negotiate and evaluate large-scale land-based investment projects and monitor whether their implementation complies with land governance principles and promotes local development.

4.5.4. Strategic objective 4: Enhancing the security of land tenure and access to land and other productive resources for women, youth, persons with disabilities, pastoralists and other vulnerable groups in Africa

The fourth strategic objective will be achieved through implementing the following strategic priorities or actions:

1) Support the Institutionalisation of new policies and laws that promote access to land and its use for women, youth, pastoralists, indigenous peoples, persons with disabilities, poor and other vulnerable groups;

2) Integrate the pastoralists' domains within land-use plans or local development plans of AU MS, guided by the AU Policy Framework on Pastoralism;

3) Organise annual land campaigns for community awareness (with more attention to women, youth, pastoralists, indigenous, persons with disabilities) on AU MS' land rights and mechanisms to claim or defend them;

4) Facilitate the establishment and operationalization of land committees at different levels of government that oversee the implementation of land policies and laws and timely handle land-related conflicts at low-cost or free of charge;

5) Carry out assessments on how customary land tenure systems can be improved and made gender-sensitive, and adopt the ad-hoc reforms;

6) Advocate for and promote women representation in land boards or committees dealing with land management in both customary and statutory systems;

7) Promote the participation of women, youth, pastoralists and vulnerable groups in the processes of land reforms;

8) Support the development and implementation of urban development policies that provide equal opportunities and various options for housing development and access to basic infrastructure and services for all categories of urban dwellers;

9) Support the design and implementation of inclusive master plans and zoning regulations that cater for the basic needs of all urban dwellers and preserve suitable agricultural land;

10) Support the development of urban master plans that integrate slums and informal settlements in the urban fabric and include the road-maps for upgrading those settlements;

11) Collaborate in establishing and implementing landuse planning policies for climate change and disaster management at continental, regional and national levels;

12) Collaborate with the private sector, NGOs, and local communities in the design and implementation of national regulations for integrated and sustainable management of water, forest, fragile and coastal land to minimise the risks for environment disasters;

13) Facilitate the adoption of national regulations on climate change and disaster risks management that include options for resettling the affected communities in suitable and serviced residential sites;

14) Collaborate in establishing policies or declarations on preventing political, border and land conflicts between and among countries or local communities;

15) Establish or operationalise functional regional platforms for regional integration, political mediation, peace building, security enhancement and economic development; and,

16) Facilitate the incorporation of land rights issues (such as land redistribution or sharing) in policies and programmes related to post-conflict development.

4.5.5. Strategic objective 5: Facilitating and supporting the operationalization of the AU Monitoring and Evaluation of Land in Africa (MELA) as a tool for measuring and reporting on progress towards achieving the AU agenda on land in Africa

The fifth strategic objective will be achieved through implementing the following strategic interventions or priorities:

1) Establish platforms for reporting and sharing information on the implementation of the AU agenda on land in each AU MS;

2) Organise annual reviews at the national, regional and continental levels on implementation of overall agenda on land in Africa;

3) Carry out assessments on the effectiveness of land policies and laws to promote equitable access to land by men, women, youth, pastoralists, vulnerable and indigenous people within all country jurisdictions; and,

4) Promote research that disseminates innovative options and evidence informed solutions that promote good land governance in Africa.

5.0 IMPLEMENTATION FRAMEWORK

5.1 Implementation of the Strategy

In order to fully implement the above strategic objectives and interventions, roles and responsibilities of all stakeholders in coordination, monitoring, and evaluation need to be clearly defined. This Land Governance Strategy is implemented through the collaboration of various stakeholders due to the multifaceted nature of the land. **Figure 4** illustrates how the strategy will be implemented and the roles of different institutions in implementing the LGS.

Figure 4. Roles and responsibilities of institutions in Implementation of LGS

STAKEHOLDER	ROLE IN IMPLEMENTING THE AU AGENDA ON LAND
AUC	• Advocate for improved land governance among Heads of States of the African Union; and, • Engage the STC on ARDWE on various land related issues.
AUDA-NEPAD	• Work with AU Member States to conceptualize and implement land governance focused programmes and projects; • Mobilize resources for implementing initiatives to actualize the AU agenda on land; and; • Ensure that institutional capacities needed to actualize the AU agenda on land are
ALPC	• Advocate and popularize the AU agenda on land; • Undertake research on key land issues in Africa and disseminate findings to various stakeholders; • Provide a knowledge generation and management hub on land governance in Africa; • Identify and promote good practices on land management and administration in Africa; • Provide technical assistance and strengthen capacities in developing land related policies; • Create a continental partnership platform to coordinate actions in support of the AU agenda on land; • Build capacity on the monitoring and evaluation system developed through the MELA to track and report progress on the AU agenda on land; • Track progress on land reform and operationalization of the AU agenda on land among Member States; and • Provide link to interface land policy, law, practice and science (e.g. projections of land uses and use of planning tools, e.g. GIS in addressing social issues)
AfDB	• Assist the AU institutions, ALPC, RECs and MS particularly through resource mobilization, in playing their roles effectively in land governance; and, • Facilitate capacity building (in collaboration with African Capacity Building Foundation ACBF and ALPC) on AU agenda.
RECs	• Identify challenges related to land that affect several countries in the region and take measures to address them; • Engage the AUC on any help or support that may be needed to improve land governance in the particular region; • Spearhead the collection of data or information needed to track and report progress in achieving the AU agenda on land through the MELA; • Coordinate the implementation, monitoring and evaluation of Agenda 2063 at MS' level.
AU MS	• Facilitate the implementation of the AU agenda on land in Africa; and, • Monitor and report to the Commission on progress on developing and implementing land reforms.
NON-STATE ACTORS	• Support the domestication and implementation of the AU Agenda on Land; • Monitor the implementation progress of the AU land agenda; and, • Facilitate Capacity building / awareness raising advocacy, knowledge generation.

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5.2 Monitoring and Evaluation (M&E)

MELA will be used as a monitoring, evaluation and reporting framework tool. Baseline data that may be needed to monitor and evaluate (M & E) will be collected in 2022 and 2023. RECs will be requested to support the compilation of country results. Information collected from other processes such as the CAADP Biennial Review Process will be used to monitor progress towards attaining the AU agenda on land.

5.3 Dissemination and communication plan

5.3.1. Overview

A well-designed dissemination and communication plan support the land governance strategy. This plan performs diverse functions, including exchanging information between diverse stakeholder groups, increasing stakeholder participation and dialogue on essential land matters, and enhancing ownership of land-related decisions.

The communication plan should provide detailed and relevant information concerning key elements that need to be considered to implement the land governance strategy. Detailed information is needed on specific and key audiences, suitable communication products and channels, and targeted messages for each of the stakeholders and actors as presented below:

Figure 5. Communication pathways

Inform: Providing audiences with reliable and relevant information and data that help in decision making.	Explain: Helping audiences understand complex land- related information provided simply. It includes tailoring land related communication products to specific audiences.	Engage: Ensuring multi-stakeholder participation and sharing lessons learnt and knowledge exchange through various communication channels and tools.	Enhance and influence: Enhancing collaboration with regional and country level bodies and centers of excellence.
Examples of audiences: -Sectoral ministries of MS -Civil society/NGOs/CSOs -Youth -Women -Private sector -Academia -Media -RECs	**Examples of communication products:** -Training videos or documentary videos -E-learning products -Brochures -Issue briefs & policy briefs -Scientific articles -Press articles, press release or media briefs -Infographics -Good practice factsheets	**Examples of communication channels:** -Workshop -Roundtable discussions -Expert group platforms -Blogs -E-mail communication -Social media (twitter, Facebook, Instagram)	**Examples of centers of excellence:** -Network of Excellence on Land Governance in Africa, NELGA Nodes

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The communication plan will operate across two broad levels of communication (internal and external), with each having the following main functions:

5.3.2. Internal communication

Internal communication is essential for the effective implementation of land governance strategy. Various internal communication activities need to be carried out to ensure that all departments within AUC and affiliated agencies such as ALPC, AUDA-NEPAD, are fully engaged and updated on the implementation of land governance strategy. The communications include updates and messages on progress, challenges, and lessons learnt (.e.g. Africa land weekly media review) between and among internal stakeholders through practical communication products and channels.

The communication products and channels include e-mail communication, Skype and phone calls, websites, publications, web-based knowledge management platforms and reports. Internal communication also involves disseminating various technical and non-specialist information in different communication products such as online tenure resources, technical guides, country reports and good practices.

5.3.3. External communication

External communication performs an important function in implementing the land governance strategy (e.g. disseminating results, experiences and best practices, capacity building, among others). External communication is understood as the exchange of technical and nontechnical information and messages (e.g. training videos, documentary videos, e-learning products, brochures, issue briefs, infographics, press articles, policy briefs, scientific articles, posters, multimedia web products, among others) between and among AU departments, affiliated agencies, UNECA, AfDB and different external stakeholders and partners at international, continental, regional and national levels (e.g. Sectoral ministries of MS, Civil society/NGOs/CSOs, youth organizations, women organizations, private sector, academia, media).

5.3.4. Implementation of communication plan

For the land governance strategy to be effectively implemented, various strategic communication actions need to be carried out as highlighted below:

1) Profile land governance audiences for better targeting, e.g. researchers, academia, civil society, policy- makers,
2) Develop a local media network in each AU MS to ensure better awareness on the issues of land at the grassroots level,
3) Develop and operationalize a website mainly focused on social media interaction (Twitter, Facebook, Instagram) which helps to discuss land-related issues in Africa,
4) Establish a liaison team composed of concerned institutions on land governance communications,
5) Share success stories through diverse communication channels to disseminate experiences and best practices on land governance across AU MS,

6) Conduct training of science communicators, media specialists and relevant professionals on basic land governance,

7) Organize training of scientists on "*good packaging of land governance*" to be better understood by citizens,

8) Invest in high technologies for land data collection, processing, management and dissemination,

9) Sensitize and engage diverse stakeholder groups (such as farmers, rural communities, civil society organizations, urban forums, faith-based organizations and NGOs) on reporting land governance matters,

10) Promote and leverage the use of ICTs in communicating land governance related issues,

11) Develop and conduct public education and outreach programs on land governance for citizens - (focus on youths, women, traditional leaders, associations, private sector and the media) using different communication channels and tools:

    11.1. Electronic media - e.g. podcasts, social networks, photo galleries,

    11.2. Print media - e.g. newsletters, catalogues, policy briefs, books,

    11.3. Multimedia tools - e.g. TV, video and radio,

    11.4. Cultural activities - traditional dances, plays with land use management and erosion control themes,

    11.5. Public relations - e.g. seminars, conferences and workshops.

12. Support regional and national institutions with mandates on land communication and knowledge brokerage.

13. Promote stakeholder dialogue on land governance, involving different stakeholders using existing platforms.

The implementation plan details (with the strategic objectives, outcomes, strategic interventions and actions, responsible institutions and timeline) are provided in **Annex 1**.

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ANNEX

Strategic interventions or actions	Responsible institutions	Timeline
Disseminating the strategy to the general public with the focus on key stakeholders	• **ALPC** • RECs • MS • NGOs and CSOs • Private sector federations • Research institutes and academia	**2022**
Strategic objective 1: Strengthening the capacity of AU institutions (AU-Commission, ALPC, AUDS and Regional Economic Communities) to implement the AU agenda on land		
Outcome 1.1: Enhanced awareness and understanding among AUC and other stakeholders on the AU agenda on land and its importance in the economic transformation of African states		
1) Organise frequent and regular meetings or workshops for their staff for a common understanding of the AU agenda on land and its implementation strategies	• **AUC** • ALPC • AUDA-NEPAD • RECs	2022-2023
2) Establish through ALPC, RECs, regional NGOs and CSOs, private sector federations, research institutions and academia, platforms for communication the African Union Agenda among the Member States and its importance in national socio-economic development processes	• **ALPC** • RECs • Regional and national NGOs and CSOs • AU MS • Private sector federations • Research institutes and academia	2022-2023
Outcome 1.2: Strengthened technical capacities and skills of AUC,ALPC, AUDA-NEPAD, RECs and MS staff to support the implementation and monitoring of the African Union Agenda on land		
3) Facilitate the learning of their staff through regional dialogues on practical land governance approaches to advance the implementation of African Union Agenda on land	• **ALPC** • AUDA-NEPAD • RECs • AU MS	2022- 2024
4) Organise interactive meetings for land administration and management personnel at each Member State on strategies for implementing the African Union Agenda on land in each country	• **ALPC** • AU MS	2022-2023
5) Upscale and popularise the use of MELA as the monitoring and reporting tool	• **AUC** • ALPC • RECs • AU MS	2022-2023
Outcome 1.3: Land issues are mainstreamed in the AUC, AUDA-NEPAD and REC programmes and projects and ensure collaboration among AU institutions and Member States		
6) Mainstream land governance issues in AUC departments and affiliated specialized agencies	• **AUC** • ALPC	2022-2023

7) Align their financial and technical assistance and cooperation plans with the priorities of the African Union Agenda on land	• **AUDA-NEPAD** • Cooperating partners • RECs • AU MS	2022-Continuous
8) Develop regional platforms for partnership on the implementation of land governance strategy and assessment of implementation progress	• **ALPC** • AUC • RECs • AU MS	2022-2023
Outcome 1.4: *Improved collaboration and learning among AU institutions on land governance*		
9) Establish functional continental and regional platforms for collaboration, information sharing and dissemination of best practices on land governance advancement in the Member States	• **ALPC** • RECs • AU MS • Regional and national NGOs and CSOs • Private sector federations • Research institutions and academia	2022-2023
10) Support research and knowledge generation on land governance issues within the Member States for learning, policy and practical solutions concerning good management of land resources	• **AUDA-NEPAD** • Cooperating partners • AU institutions • RECs	2022-Continuous
11) Facilitate research and evaluation reports that inform the AU institutions on the national status of land governance	• **AUC** • ALPC • AU MS • Research institutions and academia	2022-Continuous
Strategic objective 2: To advocate the advancement of land policies, laws and administration systems in the AU Member States		
Outcome 2.1: *AU Member States domesticate the Framework and Guidelines on land policy, VGGTs and other international frameworks and conventions within their policies and legal frameworks*		
1) Develop and implement land use plans that integrate various forms of land tenure (that exist in their various AU MS respective countries) within the spatial development processes	AU MS	2023-Continuous
2) Mainstream and implement Multi-Stakeholder Platforms (MSPs) Approach for policy dialogue and land reform processes in AU MS	• **ALPC** • AU MS • ILC	2023-Continuous
3) Facilitate the adoption of climate change and environmental degradation mitigation regulations and strategies that include options for protecting land rights or promote access to land for all categories of landowners and users	AU MS	2022-2024
Outcome 2.2: *AU Member States have non-discriminatory land management regulations that enhance access to land and security of tenure for all categories of landowners and users*		
4) Facilitate the development and support land reforms and establishment of inclusive land management policies and laws in AU MS	• ALPC • RECs • AU MS	2023-Continuous

5)	Ensure that AU MS (whose customary land tenure systems are still discriminatory) institutionalise their legal framework for accessing and holding land for all categories of people, including indigenous groups, pastoralists, women and youth	• AUC • ALPC • RECs • AU MS • Regional and national NGOs and CSOs	2023-Continuous
6)	Support the review of existing academic curricula on land administration and management through the incorporation of subjects about the management of pastoralist, customary and traditional land tenure systems within the countries where those tenure systems exist, through popularisation of the AU Curricula Guidelines on Land Governance	• **AUC** • ALPC • RECs • Academia • NELGA Nodes	2023-2025
**Outcome 2.3:** *AU Member States have land administration systems that are decentralized, cost-effective, transparent, responsive to the needs of citizens and promote participatory approaches of land management*		
7)	Support the establishment and operationalization of decentralised land administration and management systems (where they do not exist) that are operated by well-skilled personnel to set-up the land registration systems and well-functioning cadastres	**AU MS** AUC ALPC	2023-Continuous
8)	Assist MS in mobilising Financial and technical resources for the establishment and operationalisation of those land administration and management systems	• **AUDA-NEPAD** • AUC • ALPC • RECs	2023-Continuous
9)	Support the development and dissemination of innovative context-specific and low-cost options for land rights recordation for all landowners and users	• **ALPC** • RECs • AU MS	2023-Continuous
10)	Facilitate the adoption of a participatory approach to land use planning, and devise land use and master plans and zoning regulations that incorporate the inputs from the local community and cater to their basic needs	AU MS	2023-Continuous
**Strategic objective 3: To promote responsible land-based investments in Africa that are environmentally sound, scalable and inclusive, contributing to the sustainable development of the country and meeting community needs**		
**Outcome 3.1:** *Large Scale-Based Investments in Africa are adopting responsible land acquisition approaches and inclusive business practices that support countries to increase agricultural production, environmental conservation and overall sustainable development*		
1)	Support the development and implementation of regulations on large-scale land acquisition, which incorporate the AU Guiding Principles on LSLBI and other international conventions on property acquisition and fair compensation	• AUC • ALPC • **AU MS**	2023-Continuous
2)	Support the development of policies on a large-scale land acquisition that ensure that the related investments contribute to the national and local development programmes and improved local communities'	• AUC • ALPC • **AU MS**	2023-Continuous

	livelihoods		
3)	Support the adoption of large-scale land policies that promote investment in food-crop production, sustainable use of land and protection of other natural resources in the project areas, using AU GPs on LSLBIs.	• AUC • ALPC • **AU MS**	2023-Continuous
4)	Ensure that large-scale land acquisition is carried out through negotiation between the affected landowners and investors, and mediation of public and civil society organizations to minimise the risks for conflicts or land injustices	• **AU MS** • NGOs and CSOs	2023-Continuous
**Outcome 3.2:** *Strengthened capacity of AUC, AUDA-NEPAD, RECs, Member States and affiliated entities to negotiate and advocate for sustainable and responsible land-based investments within their regions, countries and work*
5)	Enhance through trainings and workshops staff's negotiation skills on large-scale land investment projects to ensure that they promote sustainable development of AU Member States	• **ALPC** • AUC • AUDA-NEPAD • RECs • AU MS	2022-2025
6)	Support the training of land administration and management personnel in the AU Member States on the assessment of the responsiveness of land-based investments to land governance principles and sustainable use of land resources	• AUDA-NEPAD • Cooperating partners • RECs • Academia • NELGA Nodes	2023-Continuous
7)	Set up task forces that negotiate and evaluate large-scale land-based investment projects and monitor whether their implementation complies with land governance principles and promotes local development	AU MS	2023-2024
**Strategic objective 4: Enhance the security of land tenure and access to land and other productive resources for dwellers of slum and informal settlements, women, youth, persons with disabilities, pastoralists, poor and other vulnerable groups in Africa**
**Outcome 4.1:** *Reduced risks of land conflicts and increased access to land for women, youths, pastoralists, indigenous, poor, persons with disabilities and vulnerable community members*
1)	Support the institutionalisation of new policies and laws that promote access to land and its use for women, youth, pastoralists, indigenous peoples, persons with disabilities, poor and other vulnerable groups	• **AU MS** • AUC • ALPC	2023-Continuous
2)	Integrate the pastoralists' domains within land-use plans or local development plans of AU MS, guided by the AU Policy Framework on Pastoralism	AU MS with pastoralism	2022-2029
3)	Organise annual land campaigns for community awareness (with more attention to women, youth, pastoralists, indigenous, persons with disabilities) on AU MS' land rights and mechanisms to claim or defend them	• AU MS • NGOs and CSOs • Traditional leaders	2023-Continuous
4)	Facilitate the establishment and operationalization of land committees at different levels of government that oversee the implementation of land policies and laws and timely handle land-related conflicts at low-cost or	• AU MS • NGOs and CSOs	2022-2028

	free of charge		
5)	Carry out assessments on how customary land tenure systems can be improved and made gender-sensitive, and adopt the ad-hoc reforms	• AU MS • Academia and research institutes • NGOs and CSOs	
6)	Advocate for and promote women representation in land boards or committees dealing with land management in both customary and statutory systems	• AU MS • NGOs and CSOs	2022-Continious
7)	Promote the participation of women, youth, pastoralists and vulnerable groups in the processes of land reforms	• AU MS • NGOs and CSOs	2022-Continuous

Outcome 4.2: *Slum and informal settlements are upgraded and recognized among the formal residential neighborhoods*

8)	Support the development and implementation of urban development policies that provide equal opportunities and various options for housing development and access to basic infrastructure and services for all categories of urban dwellers	AU MS	2023-Continuous
9)	Support the design and implementation of inclusive master plans and zoning regulations that cater for the basic needs of all urban dwellers and preserve suitable agricultural land	AU MS	2023-Continuous
10)	Develop and implement urban master plans that integrate slums and/or informal settlements in the urban fabric and include the road-maps for upgrading those settlements	AU MS	2023-Continuous

Outcome 4.3: *Improved natural disasters management and resettlement of displaced communities*

11)	Collaborate in establishing and implementing land use planning policies for climate change and disaster management at continental, regional and national levels	• **AUC** • RECs • AU MS	2023-Continuous
12)	Collaborate with the private sector, NGOs, and local communities in design and implementation of national regulations for integrated and sustainable management of water, forest, fragile and coastal land to minimise the risks for environment disasters	• **AU MS** • Private sector federations • NGOs and CSOs • Local entities	2023-Continuous
13)	Facilitate the adoption of national regulations on climate change and disaster risks management that include options for resettling the affected communities in suitable and serviced residential sites,	• **AU MS** • Private sector federations • NGOs and CSOs	2023-Continuous

Outcome 4.4: *Land Governance issues are incorporated in reconstruction and reconciliation policies and processes of post-conflict states*

14)	Collaborate in establishing policies or declarations on preventing political, border and land conflicts between and among countries or local communities	• **AUC** • RECs • AU MS	2023-Continuous
15)	Establish or operationalise functional regional platforms for regional integration, political mediation, peace building, security enhancement and economic development	• **AUC** • RECs • AU MS	2023-Continuous

16)	Facilitate the incorporation of land rights issues (such as land redistribution or sharing) in policies and programmes related to post-conflict development	AU MS (post-conflict states)	2023-Continuous

Strategic objective 5: To facilitate and support the operationalization of the AU Monitoring and Evaluation of Land in Africa (MELA) as a tool for measuring and reporting on progress towards achieving the AU agenda on land in Africa

Outcome 5.1: Production of a high quality report depicting the progress made towards achieving the AU Declaration on land and overall the agenda on land in Africa

1)	Establish platforms for reporting and sharing information on the implementation of the AU agenda on land at each AU Member States	• AUC • RECs • AU MS	2022-Continuous
2)	Organise annual reviews at the national, regional and continental levels on implementation of overall agenda on land in Africa	• AUC • RECs • AU MS	2023-Continuous
3)	Carry out assessments on the effectiveness of land policies and laws to promote equitable access to land by men, women, youth, pastoralists vulnerable and indigenous people within all country jurisdictions	• AUC • RECs • AU MS	2023-Continuous
4)	Promote research that disseminate innovative options and evidence informed solutions that promote good land governance in Africa	• AUC • AUDA-NEPAD • RECs • AU MS • Research institutions and academia	

Communication implementation plan

1)	Profile land governance audiences for better targeting, e.g. researchers, academia, civil society, policy makers	• ALPC • AUC • RECs • AU MS	2022-Continuous
2)	Develop a local media network in each African State to ensure better awareness on the issues of land at the grassroots level	AU MS	2022-2023
3)	Develop and operationalise a website mainly focused on social media interaction (twitter, Facebook, Instagram), which helps to discuss land related issues in Africa	ALPC	2022-Continuous
4)	Establish a liaison team composed of concerned institutions on land governance communications	• ALPC • RECs • AU MS	2022-2024
5)	Share success stories through diverse communication channels to disseminate experiences and best practices on land governance across African countries	• ALPC • RECs • AU MS • NGOs and CSOs • Research institutions and academia	2023-Continuous
6)	Conduct training of science communicators, media specialists and relevant professionals on basic land governance	• ALPC • RECs • AU MS	2023-Continuous

		• Research institutions and academia • Media	
7)	Organize training of scientists on "good packaging of land governance" to be better understood by citizens	• ALPC • RECs • AU MS • Research institutions and academia	2023-Continuous
8)	Invest in high technologies for land data collection, processing, management and dissemination	• ALPC • AUDA-NEPAD • Cooperating partners • RECs • AU MS • Academia	2023-Continuous
9)	Sensitize and engage diverse stakeholder groups (such as farmers, rural communities, civil society organizations, urban forums, faith-based organizations and NGOs) on reporting land governance matters	• AUC • ALPC • RECs • AU MS • NGOs	2022-Continuous
10)	Promote and leverage use of ICTs in communicating land governance related issues	• ALPC • AUDA-NEPAD • Cooperating partners • RECs • AU MS	2022-Continuous
11)	Develop and conduct public education and outreach programs on land governance for citizens - (focus on youths, women, traditional leaders, associations, private sector and the media) using different communication channels and tools: 11.1. Electronic media - e.g. podcasts, social networks, photo galleries, 11.2. Print media - e.g. newsletters, catalogues, policy briefs, books, 11.3. Multimedia tools - e.g. TV, video and radio, 11.4. Cultural activities - traditional dances, plays with land use management and erosion control themes, 11.5. Public relations - e.g. seminars, conferences and workshops	• AU MS • NGOs • Local entities • Traditional leaders • Media	2022-Continuous
12)	Support regional and national institutions with mandates on land communication and knowledge brokerage	• ALPC • AUC • AUDA-NEPAD • Cooperating partners • RECs • AU MS	2022-Continuous
13)	Promote stakeholder dialogue on land governance, involving different stakeholders using existing platforms	AU MS	2022-Continuous