



Land and Poverty Conference 2018: Land Governance in an Interconnected World

14th – 17th November 2017, Addis Ababa, Ethiopia

**LGAF a diagnosis approach to analyze
the land governance in North Africa**

EL-AYACHI Moha, Northern Africa Node Coordinator





INTRODUCTION

CHALLENGES OF THE LAND TENURE SYSTEMS IN NORTH AFRICA

WHAT LGAF CAN BRING?

CONCLUSION

Introduction



Objectives

- Outline the nature of the land tenure systems in Northern Africa
- What LGAF can bring to analyze the diversity ?
- Analyze the Impact to improve the key indicators leading to social development:
equity, efficiency, sustainability

Introduction



Scope of the study

❑ *Land tenure system*

- ✓ *How the land ownership are to be allocated within a society?*
- ✓ *How access is granted to the rights of using, controlling, transferring lands*

❑ *The Geographic area*

- ✓ *Morocco, Mauritania, Algeria, Tunisia, Egypt, and Sudan*



INTRODUCTION

CHALLENGES OF THE LAND TENURE SYSTEMS IN NORTH AFRICA

WHAT LGAF CAN BRING?

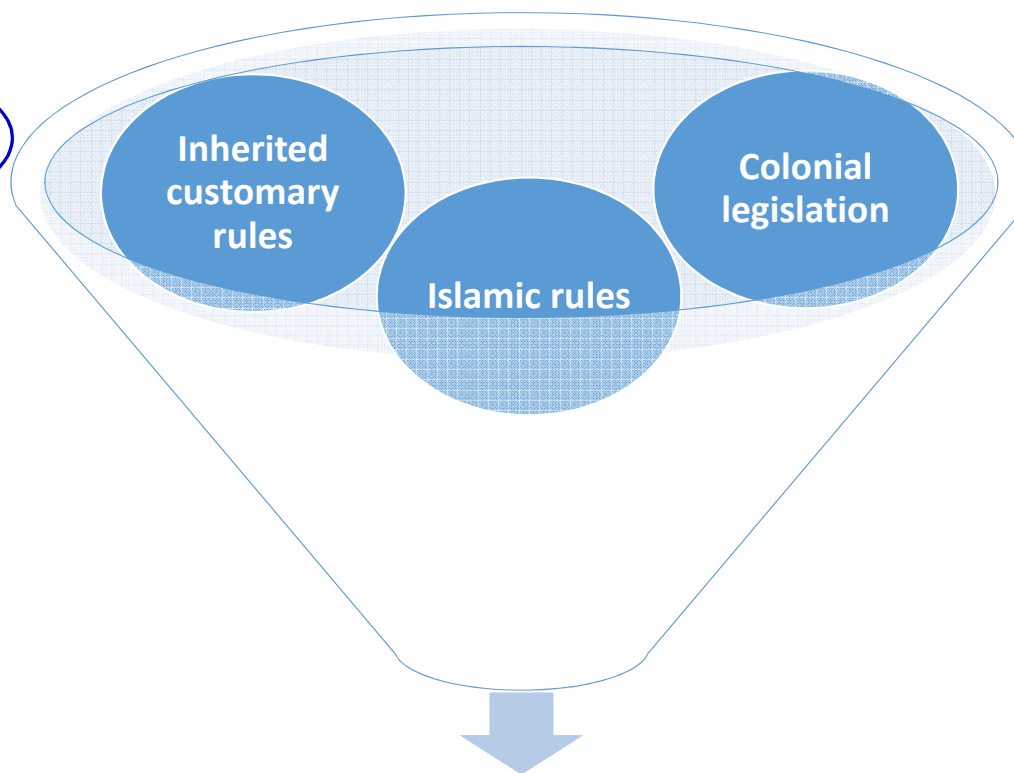
CONCLUSION

Land Tenure Systems in North Africa



WHAT ARE THE CHALLENGES ?

**Multiplicity of the
land legislation
resources**



Mixture of Formal/Informal Land Tenure

Land Tenure Systems in North Africa



WHAT ARE THE CHALLENGES ?

COLLECTIVE LANDS



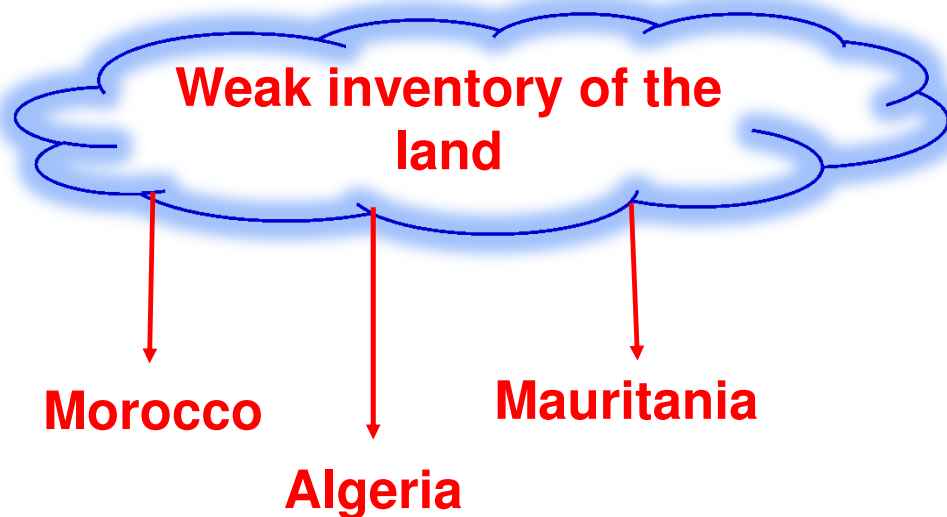
Lack of the regulations

Land Tenure Systems in North Africa



WHAT ARE THE CHALLENGES ?

STATE LANDS: PUBLIC/PRIVATE

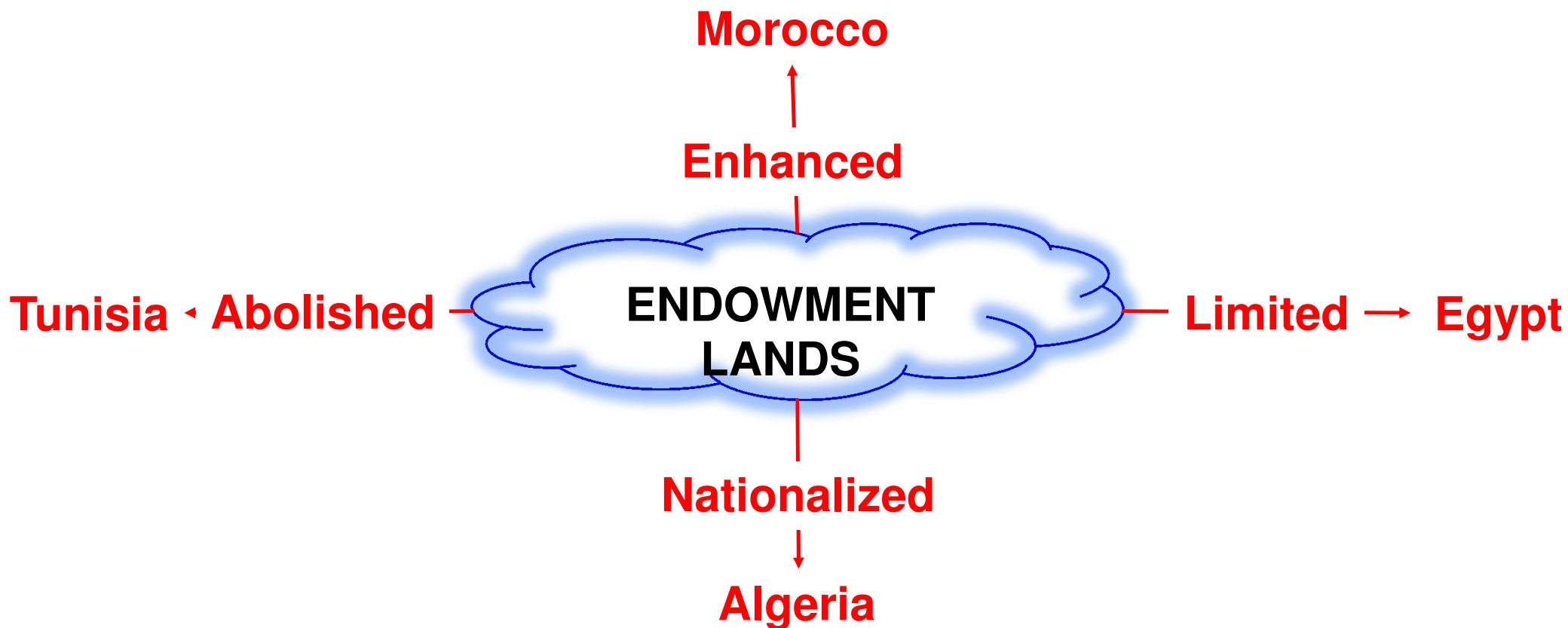


Mapping shortcomings

Land Tenure Systems in North Africa



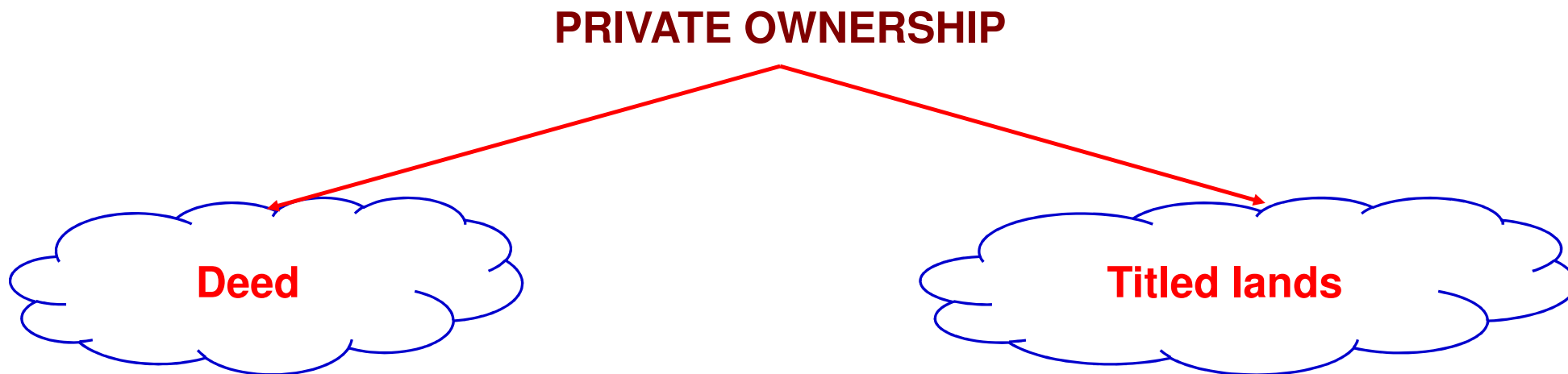
WHAT ARE THE CHALLENGES ?



Land Tenure Systems in North Africa



WHAT ARE THE CHALLENGES ?



Land Tenure Systems in North Africa



WHAT ARE THE CHALLENGES ?



Fiscal system



- Egypt
- Sudan
- Algeria
- Mauritania

Torrent system

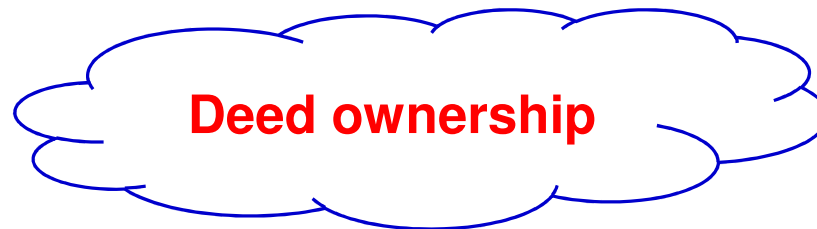


- Tunisia
- Morocco

Land Tenure Systems in North Africa



WHAT ARE THE CHALLENGES ?



Informal



- Egypt
- Sudan
- Algeria

Formal



- Tunisia
- Morocco
- Mauritania



INTRODUCTION

CHALLENGES OF THE LAND TENURE SYSTEMS IN NORTH AFRICA

WHAT LGAF CAN BRING?

CONCLUSION

What LGAL can bring ?



What is Land Governance Assessment Frame ?

- A structured analytical framework
- Deliberative and participatory process to check the reality
- Focusing on to be an objective, replicable, actionable approach for assessment
- Emphasis on local expertise

What LGAL can bring ?



What is the followed strategy using LGAF ?

- Emphasis on local expertise
- Guidance for comprehensive analysis of land sector;
- Benchmark (scorecard system)
- Enable comparability between countries/over time

What LGAL can bring ?



What is the followed strategy using LGAF ?

-
- Facilitate priority setting;
 - identify actionable recommendations;
 - **Set indicator to monitor progress**
- “Externally proposed analytical framework”
 - helps to overcome local political pitfall
 - Bypass controversies;
 - prevent blind spots

What LGAL can bring ?



What is needed in North Africa?

- Establish a Benchmark study on the Land Tenure systems
 - Legal aspects
 - Institutional aspects
 - Technical aspects

- Assess each system regarding 3 main indicators: equity, efficiency , and sustainability

What LGAL can bring ?



What are our needs in North Africa?

- ❑ Establish a Benchmark study on the Land Tenure systems
 - Legal aspects
 - Institutional aspects
 - Technical aspects
- ❑ Assess each system regarding 3 main indicators: equity, efficiency , and sustainability

What LGAL can bring ?



Panels

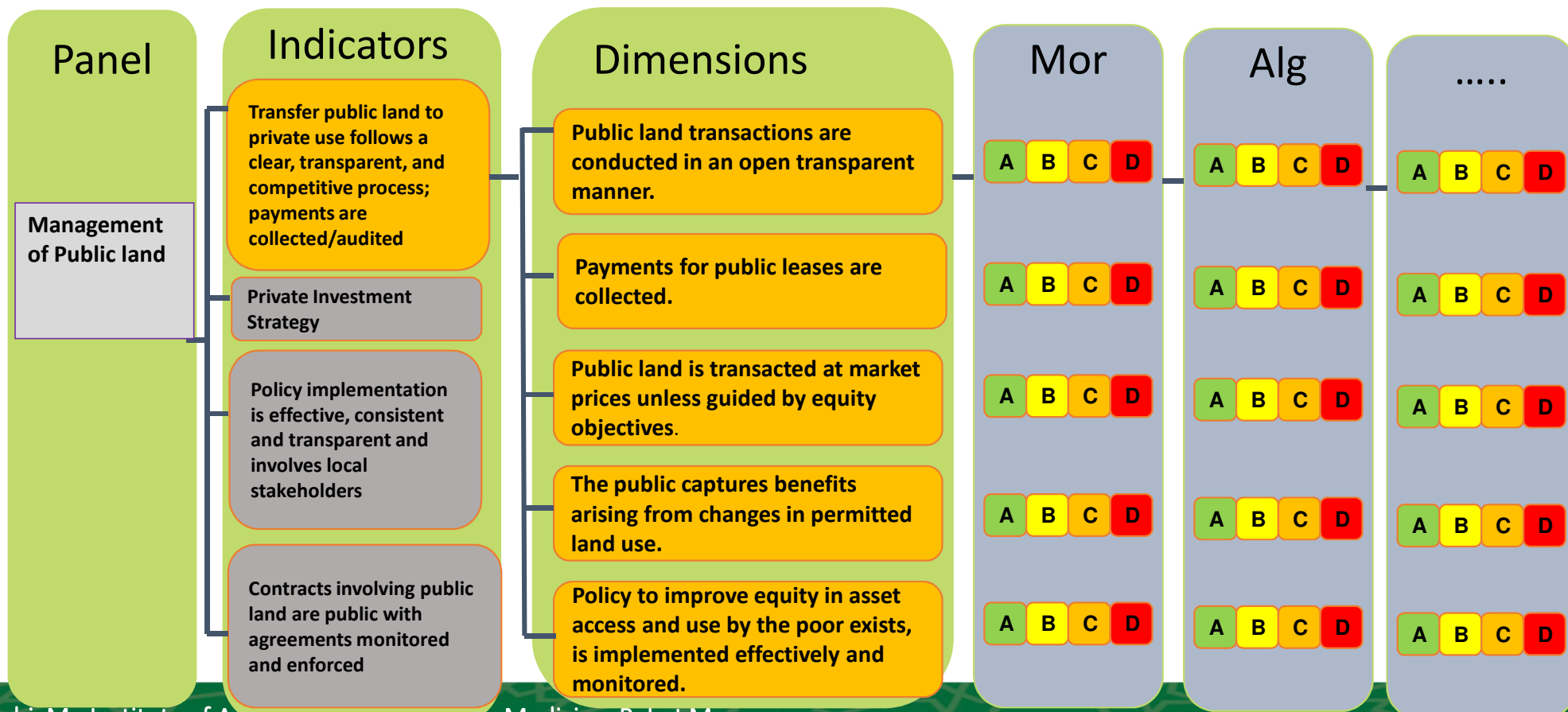
- | | |
|----------------|---|
| Panel 1 | Land Tenure Recognition |
| Panel 2 | Rights to Forest, Common Lands; Rural Land Use Regulations |
| Panel 3 | Urban Land Use, Planning, and Development |
| Panel 4 | Public Land Management |
| Panel 5 | Process for transfer of Public Land to Private Use (LSLBI) |
| Panel 6 | Public Provision of Land Information (registries) |
| Panel 7 | Land Valuation and Taxation |
| Panel 8 | Dispute Resolution |
| Panel 9 | Review of Institutional Arrangements and Policies |

What LGAL can bring ?



Benchmark (Thea, 2018)

countries



STUDY RESULTS: based on regulations ?



The Key Indicators?

Efficiency

- Promote transactions
- Achieve competitiveness
- Improve access to land
- Improve security

Equity

- Inclusive model
- Fair redistribution
- Affordable resources
- Accessibility
- Protect poor tenants

Sustainability

- land management
- Reduce costs
- Powerful resilience
- Sustain resources

STUDY RESULTS: based on regulations ?



FORMAL TITLES

Mauritania	Algeria	Morocco	Tunisia	Egypt	Sudan
------------	---------	---------	---------	-------	-------

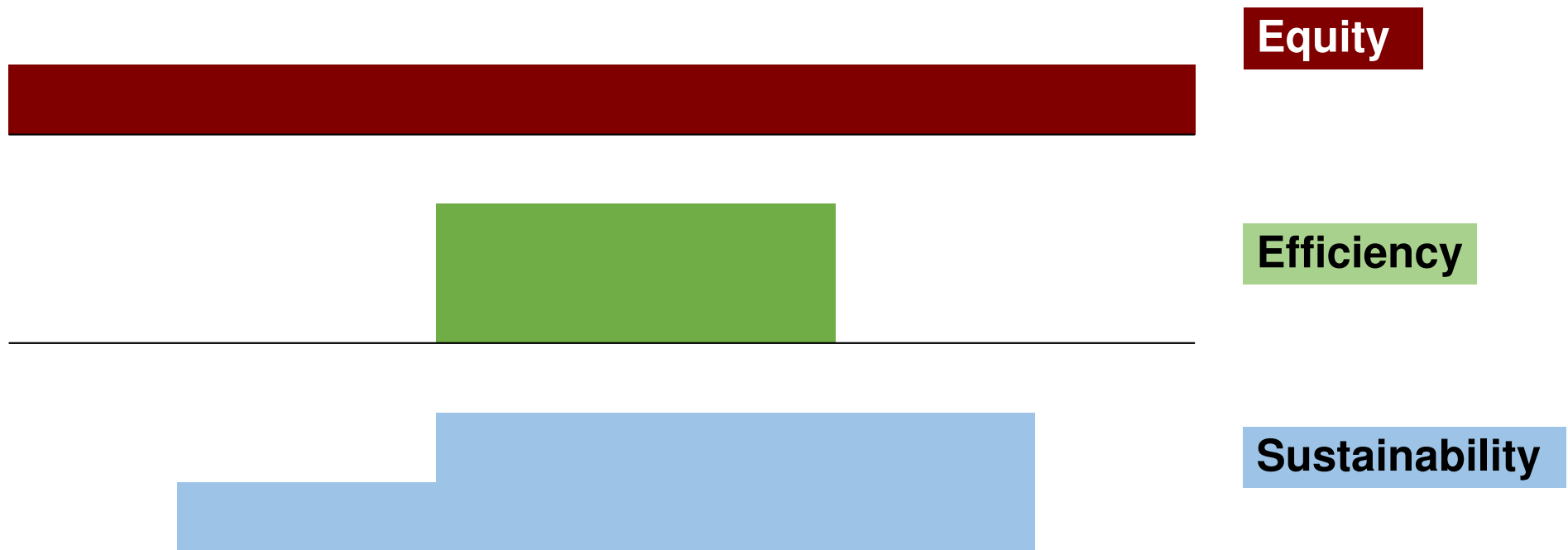


STUDY RESULTS: based on regulations ?



DEED :MULKIA

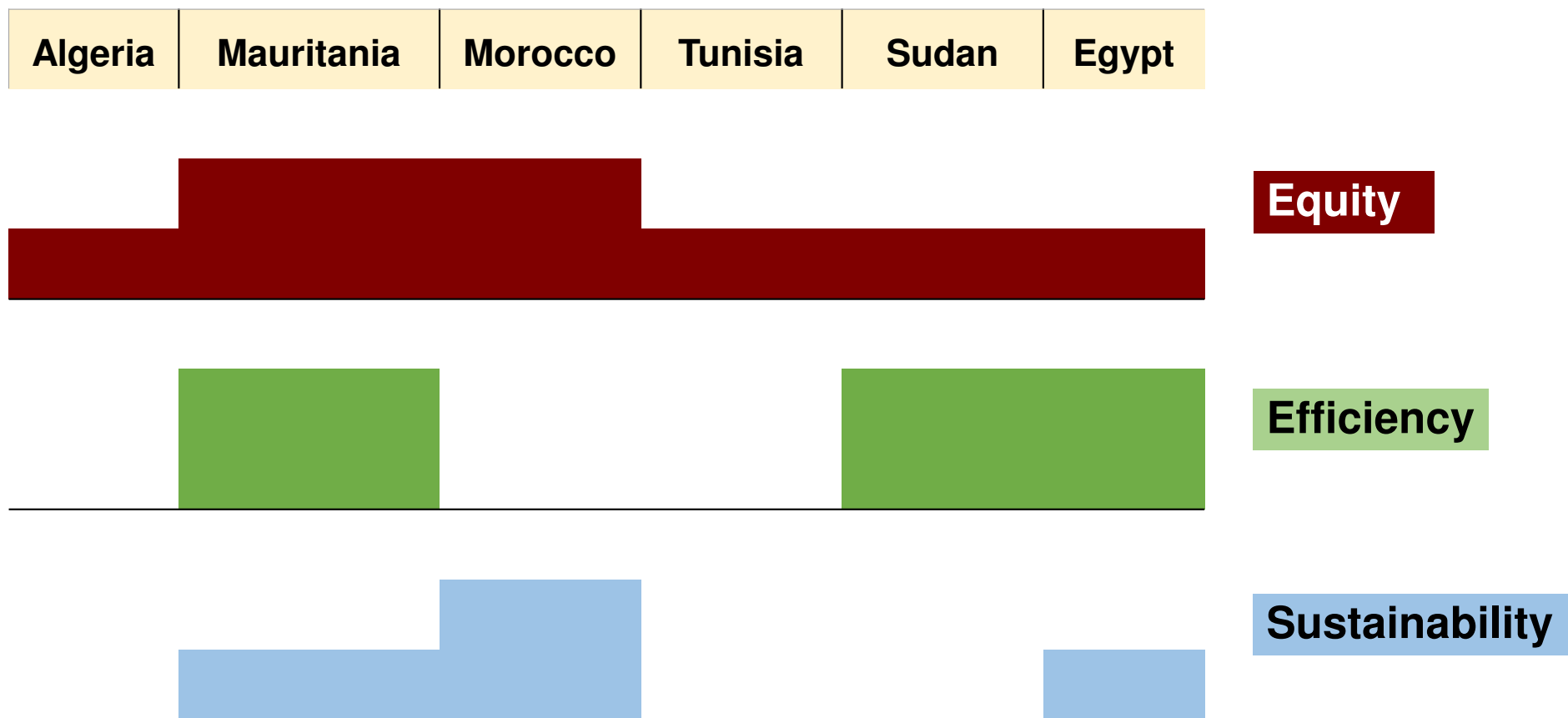
Algeria	Mauritania	Morocco	Tunisia	Sudan	Egypt
---------	------------	---------	---------	-------	-------



STUDY RESULTS: based on regulations ?



ENDOWMENT: WAQF/HABOUS



STUDY RESULTS: based on regulations ?



COMMUNAL: COLLECTIVE

Algeria	Mauritania	Morocco	Tunisia	Sudan	Egypt
---------	------------	---------	---------	-------	-------



Equity



Efficiency



Sustainability

STUDY RESULTS: based on regulations ?



STATE OWNERSHIP

Algeria	Mauritania	Morocco	Tunisia	Sudan	Egypt
---------	------------	---------	---------	-------	-------



Equity



Efficiency



Sustainability



INTRODUCTION

CHALLENGES OF THE LAND TENURE SYSTEMS IN NORTH AFRICA

WHAT LGAF CAN BRING?

CONCLUSION

CONCLUSION



□ Opportunities in North Africa:

- ✓ **Similarities : legal**
- ✓ **Similarities: Language / culture / Religion**
- ✓ **NELGA : framework**

□ Next steps:

- ✓ **Set up a pool of experts: NELGA**
- ✓ **Implement LGAF:**
 - **Identify best practices**
 - **Impact : capacity building**
 - **Unify educational paradigms**
- ✓ **Roadmap: improve the investments**

CONCLUSION



Rate the opportunities ?

LAND MARKET					
	Selling	Lease	Mortgage	Inheritance	Transactions
Formal titles					
Milk					
Endowment lands					
Collective lands					
Private state lands					
Public state lands					