



TWO-DAY PLANNING SESSION: ADVANCING THE LAND GOVERNANCE AGENDA IN THE ARAB REGION

18-19 February 2019 - ESCWA building, Beirut, Lebanon

INTRODUCTION

The way land is accessed, used and controlled has an important impact on social, economic and environmental dimensions of a society, touching upon all key elements of sustainable social and economic development, peace and stability, and realisation of human rights. This makes of land a cornerstone for the achievement of the Sustainable Development Goals (16, 1,2,5,10,11 & 15).

The Arab region is undergoing a decade of profound change and challenges. Noticeable progress in some countries and some sectors is clouded by the spiraling into social unrest and violent conflict in others. Arab countries cannot be treated as a monolith, as individual countries have distinctive needs, priorities, problems and economic, political, and social contexts that must be recognized when developing strategies and plans. However, while there are apparent national differences, regional commonalities and trends can be observed. These are the need to strengthen land-related institutions, reducing social exclusion, inequalities and gender gaps, improve the responses to climate change, displacement, migration and violent extremism that undermine the overall stability and development of Arab societies.

The Arab Land Initiative was established in 2016 to address some of the key land governance challenges faced by the Arab states by increasing coordination, collaboration, knowledge and information sharing among organisations and institutions active in the region. The Dubai Declaration on Land Governance reflects the key themes to be addressed in the region (see box below).

A wealth of initiatives, projects and innovations are ongoing in the region. The meeting, co-organised by GLTN, UN-Habitat and the World Bank with the support of BMZ and UN-ESCWA, will offer the opportunity to participants to present and discuss their work, put it into context and link it with the work of other organisations and institutions, ask / offer support and propose synergies among initiatives. In this context, the new "Arab Region Programme on Good Land Governance in support of Inclusive Development, Peace and Stability" funded by BMZ to GLTN will be presented, the planning for the months ahead will be collaboratively done and linkages and support to other ongoing initiatives will be defined.

Participating
organisations



Deutsche Gesellschaft
für Internationale
Zusammenarbeit (GIZ) GmbH



Dubai Declaration on Land Governance in the Arab States:

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

1. *Acknowledge the importance of land within the **global agenda**, including the Sustainable Development Goals, the New Urban Agenda, the Voluntary Guidelines on the Responsible Governance of Tenure of Land, in the Context of National Food Security, and the opportunity to advance land reform at both regional and country levels;*
2. *Highlight the need to **modernize land administration**, management and governance in the Arab States to ensure full protection of property rights, promote **social and economic development**, investment and diversification of the economy, facilitated improved **service delivery**, and to ensure the **sustainable use of land resources** for this and next generations.*
3. *Identify the most pressing **land-related challenges** currently facing the Arab region: (a) the need for full protection of property rights for the all segments of the population; (b) conflict over land use and land-related resources from different social and economic groups; (c) lack of affordable access to land for women, youth, and marginalised communities; (d) weak land tenure security for vulnerable urban and rural populations, people affected and displaced by armed conflicts, and economic migrants; (e) insufficient and ineffective land administration processes and practices; (f) need for improved capacities of regional and locals institution to deal with land governance challenges in a holistic and integrate manner to ensure sustainable management and use of land and natural resources;*
4. *Advocate for an active role of **Arab regional and national organisations** including research centres, universities, professional organisations, intergovernmental bodies, government departments, civil society organisations and other stakeholders, in development of capacities and facilitate knowledge exchange on land and real estate governance and administration;*
5. *Recommend and promote **sustainable and inclusive real estate and sustainable business and investment** models that cater to the needs of all inhabitants of present and future generations in the region while respecting the environment;*
6. *Encourage governments and other stakeholders to address land-related issues for the **prevention and mitigation of violent conflicts**, and for stabilization, reconstruction, and durable peace;*
7. *Advocate for the protection of **land and property rights of displaced persons and refugees** to allow for their safe return to their homes and properties and to sustain the peace;*
8. *Call for the concerted efforts of governments, civil society, and other actors towards the protection and promotion of **women's land and property rights**;*
9. *Highlight the need of utilizing **new technologies** for more modern, efficient, transparent and inclusive land and real estate administration;*
10. *Stress the importance of collecting gender and age disaggregated comparable **data** on land to promote informed and evidence-based decision making and policy formulation and to report progress on land-related targets;*
11. *Call for **cooperation among countries** in the region on the land governance and real estate sectors, building on successful models and lessons to bridge the gap between countries.*
12. *Reaffirm the central role of the **private sector** in development and the call for governments to partner with private sector to develop inclusive land markets that will meet the needs of all segments of the society;*
13. *Stress the importance of collaborating with **civil society** in achieving sustainable and inclusive land and real estate governance, including through the promotion of **group rights for pastoralists and indigenous communities**;*
14. *Finally, we call for continuing this effort by promoting and deepening **knowledge sharing, joint research, and capacity building** among Arab States to further develop the land governance and real estate reform to benefit all the people of the Region. With this spirit, we call for this conference to be organized every two years and for thematic work being done in preparation for the conference of key land and real estate-related topics, including capacity and knowledge development activities.*

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

Dubai, 27 February 2018

OBJECTIVES OF THE MEETING

The two-day meeting has the **overall objective of advancing the land governance agenda** in Arab countries by providing updates on work being done or planned and strategizing on how to join efforts among land initiatives and partners to achieve the common goals outlined in the Dubai Declaration.

The meeting has the following **specific objectives**:

- (1) Discuss the approaches and work at regional and country level of GLTN Partners' and participating organisations;
- (2) Review the progress made in the last two years and discuss how the cooperation can be enhanced;
- (3) Identify strategic opportunities for further collaboration and joint work;
- (4) Plan new initiatives and activities to be undertaken in the months ahead, particularly in the framework of the new BMZ-funded "Arab Region Programme on Good Land Governance in support of Inclusive Development, Peace and Stability";
- (5) Discuss the contribution of GLTN partners in the important upcoming events such as World Bank Conference, the Amman forum and the second Arab Land Conference;
- (6) Identify key stakeholders to engage with; and
- (7) Increase the visibility and the profile of land governance and of the Arab Land Initiative.

EXPECTED OUTCOMES

- Participants have a better and more holistic understanding of the various streams of ongoing and future work on land in the region;
- Agreement reached on how to collaborate on key upcoming priorities;
- Work plan agreed for the upcoming activities planned under the "Arab Region Programme on Good Land Governance".

METHODOLOGY AND STRUCTURE

The meeting will be an informal and open discussion among representatives of organisations / institutions and individual experts working on different aspects of land governance in the region. The event will include plenary sessions and group discussions. The facilitation will be handled by selected participants who will be contacted by the organizers prior to the meeting.

PARTICIPANTS

The meeting will be attended by approximately fifteen to twenty participants whose role, knowledge and experience are relevant to the objectives and themes of the meeting. Organisations represented will include GLTN partners and collaborating institutions / organisations including World Bank, GIZ, FAO, UN-Habitat, Arab Union of Surveyors, NELGA, cadasters from Jordan, Netherlands and Lebanon, Dubai Land Department, Urban Training and Studies Institute, University of East London, Habitat for Humanity international, ESCWA, International Land Coalition, and others.

LOGISTICAL ARRANGEMENTS

The meeting will take place in the ESCWA building, located in Riad el-Solh Square, Beirut, Lebanon on the 18-19 February 2019. Participants are expected to make their own visa and accommodation arrangements as needed. The costs of the attendance are to be covered by participants, unless otherwise agreed with the organisers.

CONTACTS

For further information, please contact GLTN at the following contacts:

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PROGRAMME OUTLINE

DAY 1 – Monday 18th February

TIME	DESCRIPTION AND OBJECTIVES	Roles & Methodology	Objectives
SESSION 1. OPENING			
9:00 – 10:15	<p>Welcome of participants and opening remarks</p> <ul style="list-style-type: none"> ▪ Global Land Tool Network, 5 min ▪ GIZ / BMZ, 3 min ▪ World Bank, 3 min ▪ UN-Habitat, 3 min ▪ UN-ESCWA, 3 min <p>Objectives, agenda and expected outcomes of the meeting, by GLTN 15 min</p> <p>Visioning exercise: land governance priorities, 30 min</p> <p>Participants' introduction and expectations, 15 min</p>	<ul style="list-style-type: none"> ▪ Oumar Sylla, GLTN ▪ Dominik Wellmann, GIZ ▪ Wael Zakout, WB ▪ Erfan Ali, UN-Habitat ▪ Gisela Nauk, UN-ESCWA <p>Ombretta Tempra, GLTN</p> <p>Facilitated exercise</p>	<p>Session 1 Objectives:</p> <p>Participants get on the same page with the objectives and expected outcomes of the meeting.</p>
SESSION 2. PARTNERS' ENGAGEMENT IN THE REGION			
10:15 – 12:15	<p>Recent achievements, plans and strategies for engaging on land governance at regional and country level</p> <p>GLTN frames the discussion (5min), then participants present their organisation's / institution work and strategies in the region and/or countries (3 min each)</p> <ul style="list-style-type: none"> ▪ Real Estate Directorate, Lebanon ▪ Department of Land and Survey, Jordan ▪ World Bank ▪ UN-Habitat ▪ Dutch Kadastre ▪ GIZ ▪ FAQ ▪ UN-ESCWA ▪ Arab Union of Surveyors ▪ International Real Estate Federation ▪ International Land Coalition ▪ Habitat International Coalition ▪ Institut Agronomique et Vétérinaire Hassan II ▪ Ecole Nationale Supérieure Agronomique ▪ Urban Training and Studies Institute ▪ Consultants <p>Plenary facilitated discussion</p>	<p>Speaking from the floor, participants will give a 3 minutes updates of their recent work on land governance and the plans for the 2 years ahead. The emphasis should be on the long-term objectives and strategies, rather than on the details of the specific streams of work.</p> <p>Tea / coffee break (30 minutes)</p>	<p>Session 2 Objectives:</p> <p>Participants understand the different perspectives and priorities and how to expand the partnership on land governance.</p>
12:15 – 13:15	<p>Expanding the partnership on land governance and Calendar of events</p>	Facilitated discussion	
13:15 – 14:15	Lunch		
SESSION 3. MOVING TOWARDS JOINT PROGRAMMING			
14:15- 17:15	<p>Presentations and discussions around specific projects and areas of work</p> <ul style="list-style-type: none"> ▪ From the first Arab Land Conference to the "Arab region programme on good land governance in support to inclusive development, peace and stability", by GLTN 	<p>Presentations 15 min & discussion 30 min each.</p> <ol style="list-style-type: none"> 1. by Ombretta Tempra 2. by Moha Elayachi 3. TBC 	<p>Session 3 Objectives:</p> <p>Participants learn about specific land governance initiatives, exchange ideas on how to integrate them and collaborate to achieve the common objectives.</p>
15:30 – 16:00 Tea / coffee break			

	<ul style="list-style-type: none"> ▪ The work of the NELGA North Africa Node, by IAV/ Hassan II ▪ Other streams of work that have potential for collaboration as emerged from Session 2 <p>Plenary facilitated discussion and identification of key streams of joint work</p>		
SESSION 4. CLOSING OF DAY 1			
17:15 – 17:30	Conclusions of day one	Overall objectives of Day 1: Participants have a good understanding of main land governance initiatives, streams of work, ongoing and new partnerships to be developed.	
18:30	<i>Dinner, courtesy of GLTN</i>	<i>Venue: Karamna Lebanese restaurant, Choucri Ghanem Street (near Zaytunai Bay)</i>	

DAY 2 – Tuesday 19th February			
TIME	DESCRIPTION AND OBJECTIVES	Roles	Objectives
9:00 – 9:30	<p>Recap of the outcomes of the discussions from day 1 and preview of day 2</p> <p>Facilitated discussion on other emerging opportunities</p>	UN-Habitat / GLTN	
SESSION 5. JOINT PLANNING OF THEMATIC AREAS OF WORK			
9:35 – 13:30	<p>Group discussions on the following thematic areas:</p> <p>Presentation of methodology, objectives and criteria for defining the priorities, 10 min facilitated by GLTN</p> <p>Group work Part 1:</p> <ol style="list-style-type: none"> 1. Arab Land Governance Initiative – platform management, alignment, coordination and collaboration (including events) 2. Knowledge creation, management and sharing – Research meetings, knowledge exchange events, twinning arrangements, knowledge repository <p>Group work Part 2:</p> <ol style="list-style-type: none"> 3. Capacity development and training – Curriculum development, courses and visiting professors' arrangements, training sessions, translation / adaptation, training of trainers 4. Support to country level interventions <p>Report back to plenary and facilitated discussion, 30 min</p>	<p>Participants will divide in two groups and will get into detailed discussions and work plan preparation about the 4 key thematic areas indicated. Groups will then report back into plenary and discussion will follow.</p>	Session 5 Objectives: Reach agreement and develop specific plans of action about selected streams of work.
		Tea / coffee break (30 min)	
13:30 – 14:30	<i>Lunch</i>		
SESSION 6. EMERGING OPPORTUNITIES AND WAY FORWARD			
14:30 – 15:15	<p>Recap of the way forward</p> <p>Facilitated inputs from the floor</p> <p>Evaluation</p>	<p>By Oumar Sylla, Willi Zimmermann, Wael Zakout, Moha Elayachi, TBD</p> <p>Facilitated discussion</p>	Session 6 Objectives: Participants to share any other relevant contributions and get a final overview of the agreements reached
SESSION 7. CLOSING			
15:15 – 15:30	Closing remarks	GLTN, WB, BMZ/GIZ, UN-ESCWA, UN-Habitat	

