



Emerging recommendations Second Arab Land Conference

22-24 February 2021 – Cairo, Egypt

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

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

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

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

policy development and policy making need to be strengthened.

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

