

Final Report for Induction, Capacity Development and Planning the Arab Land Initiative

1-6 February 2020, Cairo, Egypt

This report presents the main areas of work for organizations among the Arab states that have signed agreements of cooperation with UNHabitat/GLTN. The report starts with an introduction about the induction and planning workshop and its objectives; expectations of partners; description of the work areas of different agreements of cooperation and the responsible organizations and experts for undertaking this work; workshop training sessions including virtual sessions with international organizations working in the region; defining the work methodologies and approaches of implementing partners for each AoC; and finally general recommendations that were brought up and agreed on through discussions as a reflection of different participating experts and partners. The report has Annex part including; mailing list (Annex 1), presentations (Annex 2), Workshop Evaluation (Annex 3).

1. Background

The workshop is considered as a first round for connecting Arab Land Initiative partners that had already signed agreements of cooperation with GLTN, UN-Habitat under the “Arab region programme on good land governance in support to inclusive development, peace and stability”, funded by BMZ. This programme has four priorities: (1) Promote collaboration and coordination; (2) Develop and share knowledge; (3) Develop capacities of individuals and organizations; and (4) Support the implementation of existing land-related programmes and interventions in selected countries through the use of fit-for-purpose land tools and approaches.

Through a Call for Proposal, GLTN/UN-Habitat have identified 8 (eight) different implementing partners based in the Arab region that will each implement one of the areas of work as follows. A Reference Group composed of experts from member organizations of the Arab Land Initiative will provide guidance on the content and further input for the different areas of work.

Each area of work is implemented through an Agreement of Cooperation in partnership with GLTN, UN-Habitat and in collaboration with other UN-Habitat regional offices, Arab Land Initiative and GLTN partner, as follows;

AOC	Implementing Partner	Area of Work	Description
AoC 1	Arab Group for the Protection of Nature (APN) Jordan	Land and Conflict	This area of work includes a regional study on land-related causes of conflict in the Arab region and an EGM on the different dimensions of the relationship between land and conflict (land-related root-causes, land-related interventions in post-conflict settings, approaches to resolve, mitigate and prevent conflict through the entry point of land).
AoC 2	Rasheed TI- Jordan, in partnership with the International Land Coalition and UNESCWA	Monitoring Land Governance and Land Tenure Security	This area of work includes the organization of an EGM as well as two training events on dealing with the improvement of land governance in the Arab region through the collection and analysis of land data.
AoC 3	Union of Agricultural Work Committees (UAWC) - Palestine	Land, Women Empowerment and Socio-Economic Development	This agreement involves a study on the evidence-based linkages between access to land and socio-economic development and empowerment, especially for women, in the Arab region and the organization of an EGM and a training event on women’s access to land.

AoC 4	Urban Training & Studies Institute (UTI) - Egypt	Capacity and Knowledge Development	This area of work includes i) a capacity needs assessment regarding land expertise in the Arab region; ii) a review of the existing curricula prepared by the GLTN and NELGA North Africa and their adaption to the Arab region; iii) an assessment of existing land governance-related courses and institutions in the region as well as iv) a proposal of a work plan and iv) the organization of two capacity development events on GLTN tools and other land tools relevant for the region.
AoC 6	Lebanese Center for Policy Studies (LCPS) - Lebanon	Land, Natural Resources and Climate Change	The agreement includes a study on the correlation between land tenure security, land degradation and climate change, as well as an EGM on land and climate change and an EGM on pastoral land and range land in the Arab region.
AoC 7	ISTIDAMA – Sudan, with support from the Arab Union of Surveyors	Land Professionals	This agreement focusses on undertaking a capacity needs assessment of land professionals and on organizing a Knowledge Exchange Event on the role of land professional in the Arab region
AoC 8	Consultancy (Razi Diab)- Lebanon	Baseline Study on Land-Related Legal Frameworks	This study will assess land tenure security and land governance in the Arab region, including policies, laws, institutional frameworks
AoC 9	International Youth Council (IYCY) - Yemen	The Role of the Civil Society in Land Governance	This agreement consists of the organization of a Knowledge Exchange Event on the role of the civil society sector in land governance in the Arab region

The workshop was conducted by the Urban Training and Studies Institute (UTI), in the Housing and Building National Research Center premises (HBRC), Cairo, Egypt from 2-6 February, 2020. For five full consecutive days, 35 experts from GLTN, UN-Habitat, Arab Land Initiative Partners, Reference Group members and Implementing Partners gathered to discuss the content of the areas of work, the methodologies and their strategic plans to implement the activities.

2. Introduction

The induction workshop for capacity development and planning for the Arab Land Initiative took place from 1st to 6th February 2020 in Cairo, Egypt. The event was hosted by the Urban Training & studies Institute (UTI) in collaboration with GLTN and UN-Habitat at the Housing and Building National Research Center (HBRC).

The meeting was attended by 30 participants – over half female – from GLTN, UN-Habitat, the World Bank, the German Corporation for International Cooperation (GIZ), the Arab Union of Surveyors, International Land Coalition, Habitat International Coalition, and from the implementing partners, including NGOs, research institutes and governmental organizations (UTI, Egypt, Arab Group for the Protection of Nature, Jordan, the Union of Agricultural Work Committees, Palestine, ISTIDAMA, Sudan, the Lebanese Center for Policy Studies, Lebanon and the International Youth Council Yemen)

3. Objectives of the Workshop

- Learn about key land governance concepts, approaches and streams of work;
- Provide an opportunity to present the land governance work done by GLTN and key Arab Land Initiative partners;

- Bring together partners / implementing partners from the Arab Land Initiative and the Global Land Tool Network and members of the Arab Land Initiative's Reference Group to present their methodology and define their work plan for activities to be implemented through the signed Agreements of Cooperation;
- Complementing on different agreements of cooperation, contributing to implementing partners' proposal and sharing knowledge for collaborative work relationship;
- Holding strategic discussions on different aspects of land governance in the Arab region;
- Create networks of resource people who will support implementing partners in the work ahead and form small group of experts around each area of work;

4. Workshop Sessions

1. Opening Session

On the first day of the workshop, the opening session gave an overview of some streams of work on land governance in the Arab region by different partners, as follows;

- UNHabitat/GLTN, Ombretta Tempa - Introduced the Arab Land Initiative programme and all agreements of cooperation
- UTI, Dr. Doaa EL-Sherif, Director – The role of sharing knowledge and developing the capacity on land governance on Regional level. Also the role of UTI in capacity development and the conduction of the workshop as one of the main activities in their agreement; as a learning event about land governance work to be done on all Arab states through different aspects.
- UNHabitat-Regional Office for the Arab States, Dr. Erfan Ali, Director – The importance of complementing the work on Regional level and the support that ROAS can provide for implementing partners to undertake their work and activities.
- World Bank, Dr. Mohamed Nada – Providing the support to land governance work and its importance and identifying the main focus in Egypt on policy dialogue for land issues and land governance assessment and the LGAF methodology including different dimensions and indicators; and the other focus on key essential issues for governments to work on related to political and economic will.

1.1. Expectations of Attending Experts and Partners

The main expected outcomes that have been listed by the implementing partners, UNHabitat, GLTN and the experts are as follows;

- Connecting GLTN secretariat and the implementing partners for the purpose of exchanging knowledge and learning about different aspects of land governance.
- Supporting the work on Regional level through Arab states.
- Translation of land governance concepts to reach more people in the Arab Region.
- Importance of complementing the work of the civil society in the Region.
- Importance of socio-economic education/ awareness for sustainable land development.
- Advocate equal policies.
- Expanding the work on Regional Level.

1.2. Introductory sessions on land governance in the Arab region

- Willi Zimmerman, GLTN Senior consultant

This session identified the key issues, approaches and partnerships. The most important challenges in the Arab region that were mentioned are;

- Good governance that can't be accessed without mentioning corruption in the Arab Region.
- Low level of transparency.
- Displacement and human rights violation.
- Conflict and human disaster.

Also some of the recent progress that have been witnessed at the regional level was mentioned as follows;

- Involving the civil society organizations.
- Human rights reports.
- First Land Governance WS in Jordan, 2017 by ILC.
- NELGA program in Morocco.
- The leading technology in Dubai.
- Gender and equality inheritance law in Tunisia, 2018.
- Land Governance Assessment Study in Egypt, 2019.
- Prindex mensuration (surveys and data)
- Looking for more operational tools and keeping the momentum by taking advantage of the current platform.
- The trust provided from International programs and organizations and their relying on leading people in the Arab region.
- E-learning and online platforms for education and training.
- Building on available local knowledge in Arab countries and involving more experts in the production of documents and guidelines.
- All above mentioned issues are considered as primary achievements that need more capacity development. It is agreed that no type of learning will cover all the needs, but with the support of the National partners who have close insight of the local context, a strong capacity development will build a better understanding and coordination between different stakeholders. GLTN has identified their approach in strengthening land rights along the continuum instead of commodification of land and considering the informal approaches as well and the rights of communities in unregistered areas to be legally enforceable and to work at different levels of the country.

1.3. Sessions on land governance aspects

The induction workshop aimed at providing some training sessions on different aspects and relevant components on land governance by some organizations that are considered of vital role in the Arab region.

- ***Training Session on Land & Conflict; Joseph Schechla & Ahmed Mansour, HIC***

This session discussed the land and conflict aspect and how to bring commonalities and the focus on regional analysis and how to strengthen partial mediation as a useful tool. Then, the approach of Housing and land rights network in securing human rights in the Arab states was represented as well as the charter of UN for development, peace & security and Human Rights. Moreover, the social

function of land and rational administration as they serve the society and the identifying the difference between obligations as binding rules and commitments as promises that are not monitored, nor binding and have no consequences. Also, presenting the need for civic education in all Arab states and as regarding the conflict countries; measuring the Violation Impact Assessment, VIP for disposition and displacement. Finally, there it was agreed to focus on to the importance of highlighting the agreement of CEDaw.

One of the important documents recommended during this session for review is the online document 'Land and its people' (HLRN.org)

- ***Training Session on Women and Land; Ombretta Tempra (GLTN) & Rafic Khouri (AUS)***

This session presented the work done by GLTN regarding women access to land and highlighted the GLTN gender related tool (Gender Evaluation Criteria for large scale land tools). A brief summary was given on the GLTN publication “Women and land in the Muslim world”; a unique study that provides practical and evidence-based guidance on how to improve women’s access to land as an essential element to achieve social and economic development and enjoyment of human rights, peace and stability in the specific context of the Muslim world.

- ***Training Session on Land, Natural Resources and Climate Change; Willi Zimmerman, GLTN Consultant***

This session discussed the adaptation needed for the Arab region regarding the tenure regime and the integration of land tenure issues and their guidelines eg. VGGT, Land degradation neutrality (LDN), land consolidation (UN Cairo), Land regularization (Madagascar). Furthermore, the discussion faced the issue of the existence of proper climate toll for being ready to the next challenges of adaptation and mitigation; finding a nexus between the climate change and the tenure studies. Finally, the management of land doesn’t have to be affected by the kind of ownership and government has to be integrated in the process as the civil society is not always the best option to govern their land.

- ***Session on the German Engagement in the Arab Region; Felix Schilling, GIZ***

This section discussed several engagement of GIZ in the regions as the Sector Project for Land Governance (SLGA), in which the main activities are advisory services provision, providing good practices and capacity development. Also, ALI MSc program in the Lebanese university to be launched in April 2020 as well as the NELGA program as a fact finding mission. Moreover, the Land Portal, that is still in preparation, which will include country profiles, translated materials, webinars, media partnership for awareness. Finally the GIZ sector project on regional level (BMZ) and its importance as it fosters relationships and supports exchanging knowledge.

- ***Session on E-Learning; Habib BenMokhtar, GLTN***

This session started with a review on GLTN website as its different components and some of the interactive ones. Also, it presented the access to 'Arab Land Initiative' website and the opportunity to engage in that platform as an open channel for relevant materials to be included as well as the short term achievements as working currently on translating learning modules as STDM.

❖ Virtual Sessions

Through the induction workshop some experts were able to connect online and provide some information and share their work in the Arab region.

▪ *Training Session on Monitoring Land Governance; UNHabitat/ Global Land Indicator Initiative (GLII)-*

This session discussed monitoring of land governance issues and the importance of technical support for capacity strengthening and the root causes for governmental structure symptoms. It also identified how to govern land and the different abilities of communities. The four main land issues discussed were; land tenure security; land administration; land and conflict; and sustainable land use and management. Finally, it discussed measuring and monitoring land tenure security in SDGs framework (in particular 1.4.2 and 5.a.1). The challenges identified on policy level and implementation were mainly the lack of baseline information and indicators; and that some indicators are not a priority in some countries of the region; lack of monitoring land governance survey of indicators and the lack of their alignment.

▪ *Session on Global land Forum; Annalisa Mauro, ILC*

This session presented different themes of the Global land Forum that will take place in Jordan, 2021. It also presented the National and Regional organizations among the Arab region to take part in each theme. This is an opportunity for experts and other organizations to participate. Themes are as follow;

- **Multi-level land use planning:** Land Policy Reforms to promote equitable and sustainable access to land.
- **Climate Crisis:** Promoting Sustainable agriculture in a context of food insecurity, water scarcity and energy dependence. Protecting agricultural lands from urban expansion and speculation.
- **Youth and land-based opportunities** in rural areas: Pilot “Land fund” for youth in empty or abandoned land. Revert migration and promote income generation activities.
- **Rangelands and Forestry** Community-based land management- (Hima and Rangeland Strategy), and challenges in implementation.
- **Land in Conflicts**, post conflicts and peace making. Preventing or resolving conflicts through secure access to land, including occupation (Occupied Palestine), refugee settlements, returning refugees
- **Women land rights and empowerment** Recognition of women's land and inheritance rights, including customary systems for securing land to women, and legal reform
- **Integration of regional governance mechanisms Implementing partners presentations**

5. Implementing partners presentation:

Implementing partners presented an overview of their organizations and the work they will be conducting on land governance through the signed AoC's. They also presented their approach, methodology and road maps. All presentations were also collected for dissemination among other partners of signed AoC's.;

AOC	Organization and Presenters	& Area of Work	Discussion; Presented Approach and Work Methodology
AoC 1	(APN) Jordan Mariam Jajjaa Razan Zuayter	- Land and Conflict	<ul style="list-style-type: none"> - Definition of themes and categories of land conflict; glossary for terminologies. - Inclusion of the African regulations and declarations and AU government commitments. - Inclusion of gender as crosscutting issue and dispute resolution aspect. - Consideration of roots and causes in the proposed methodology; major manifestation, root, proximate, trigger. - Major themes connected to conflict to be highlighted by relevant case studies including tools for analysis. - Restitution and solving the issues of conflict in the region should be the vision.
AoC 2	Rasheed TI- Jordan Lamees Alsabatin Sanaa Alawamleh Viktoriia Adamenko	- Monitoring Land Governance and Land Tenure Security	<ul style="list-style-type: none"> - Starting with training on SDG indicators to be able to develop strategies, then EGM to follow after in order to exchange knowledge and inputs. - Developing inner capacities through GLII and ILC training programs. - Reach out active methods that could link to monitoring tools and their effectiveness.
AoC 3	(UAWC) - Palestine - Hiba Al-Jibeih Sawsan Sarsour	Land, Women Empowerment and Socio-Economic Development	<ul style="list-style-type: none"> - Focusing on socio-economic aspect and defining indicators. - There is rich literature about women's rights in the Arab region. - The questions that should be included in the study should aim at producing qualitative data.
AoC 4	(UTI) - Egypt - Doaa El- Sherif Dina Naguib	Capacity and Knowledge Development	<ul style="list-style-type: none"> - Inclusion of young surveyors in the scoping study eg. International federation of surveyors, FIG. - Building on relevant education courses in universities even if not exactly on same title. - The questionnaire should be translated into Arabic for better understanding of different interviewers among the region. - Glossary for translated terms into Arabic with the support of Cairo Lab for Urban, FOA and Rasheed TI. - Surveyors should be highly aware of different terms and knowledgeable of land governance as a term and its components. - Building on existing knowledge of interviewers; Anthropological. - Needs assessment study can start in a country as a pilot for replication and studying of challenges. - Analysis of the regional commonalities as an opportunity for future intervention. - Considering the VGGT guideline for good governance, FOA.
AoC 6	(LCPS) - Lebanon - Mona Kechen Petra Samaha	Land, Natural Resources and Climate Change	<ul style="list-style-type: none"> - EGM & Stakeholders; building on existing knowledge an managing debates of different experts in meetings and running plenary findings from desk review. - The KII should be qualitative more than quantitative and the case study should be related. - The regional and country studies should include the impacts and change effects and should depend on available knowledge and to identify gaps for research.
AoC 7	ISTIDAMA Sudan Salah Abukashwa	-Land Professionals	<ul style="list-style-type: none"> - Initiate a LinkedIn for ILI group that includes professionals among Arab states; Arab land Professionals in different fields.

	Hisham ElMardi & Rafic Khouri - (AUS)		<ul style="list-style-type: none"> - Developing an introduction of small description, as benchmark including indicators for aspects of the assessment. - Demand for alignments and mutual cooperation and support between agreements of cooperation. - Consideration of the interrelation between Capacity needs assessment for capacity development and land professionals. - Different levels of cooperation with AoC 4
AoC 8	Razi Diab – Consultant	Baseline Study on Land-Related Legal Frameworks	<ul style="list-style-type: none"> - The introduction of the study and the overview explains the work scope. - There is need for supporting and circulation of materials for different counties in the region. - It is important to include customary land management and legal stator rights. - The study will include FCV- fragile system countries. - Defining baseline data criteria to be adapted on other countries. - The study should include regional data as declarations and commitments.
AoC 9	(IYCY) – Yemen Tarek Hassan Abdulnasser AlHammadi Abduljabbar Ahmed Salah Khaled	- The Role of the Civil Society in Land Governance	<ul style="list-style-type: none"> - Addressing land issue new commission land victims and the experience of the civil society. - Land should be considered as a cross-cutting component in the work of civil society. - Importance of civil society's participation in the Global Land forum in Jordan 2021. - Addressing the active civil societies along with ILC.



Annex 1: Mailing List

The Document is available on The Arab Regional Program Dropbox

Annex 2: Presentations

The presentations are available on The Arab Regional Program Dropbox

Annex 3: Evaluation

A. Objectives and scheduling

1. **Clearly understood the objectives of the meeting.**
 - Agree 47%
 - Strongly Agree 53%
2. **The stated expectations from the meeting were met.**
 - Agree somewhat 18%
 - Agree 41%
 - Strongly Agree 41%

B. Inputs and discussions

1. **The inputs were informative and stimulated my thinking.**
 - Agree 41%
 - Strongly Agree 59%
2. **The interaction and discussions deepened my knowledge and understanding.**
 - Agree somewhat 12%
 - Agree 12%
 - Strongly Agree 76%

C. Which aspects of the event did you find most useful and interesting?

- Capacity development Level
- Sharing information and knowledge
- Meeting the objectives of the workshop
- The perception of each partner on how to implement their contracts
- Discussions held every day
- All the aspects that were mentioned in the workshop were very useful to buildup on
- Presentations of implementing partners were very essential for building trust
- Meeting great people and different organizations
- Coordination of the workshop

D. What could have been better? What are your suggestions for improvement?

- Continuing to build more networks and linking AOCS together
- More coordination between GLTN/ UN Habitat partners
- Some of the contracts could combine together to give better findings and recommendations
- the schedule was a bit tight could have been shorter in period

- More engagement of experts from the Arab region
- Need for more information about land management system
- Early notice for agenda and program for early preparation of presentations from participants

E. Other comments and suggestions:

- The daily work so long so it will be better if it be till 3 pm only
- Need for meeting with partners in the middle work to discuss challenges and for further sharing of knowledge on land governance and strategic planning for future
- Engaging the private sector and governmental sector in discussions could allow studies to be more useful
- Better microphones to facilitate discussions flow
- Engaging more experts from Gulf region
- Keeping up the good work

Thank you!