



Land Tenure Security & Agriculture in Africa: *An IFAD Perspective*

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*SACAU Policy Conference,
South Africa,
29 - 30 March, 2010*



What IFAD is & does

- International Fund for Agricultural Development - a specialized agency of the UN, est. in 1977
- Support agricultural development & rural poverty reduction programmes, mainly through concessional loans to governments & grants to research institutions & CSOs
- Emphasis on strengthening:
 - CBOs & building ownership by beneficiaries & governments
 - CSOs particularly Farmers Organisations engagement
 - Multi-stakeholder dialogue & partnerships





Agriculture & Growth



- Growth in agricultural productivity has declined over the last 30 years, linked to a decline in investment in the sector.
- Population to grow by 50% in the next 20 – 30 years
- 500 million small-holder farmers support 1/3 of global population & produce ±80% of food in the developing world
- Most farmers are women in the developing world
- A global trend toward urbanisation and concentration of ownership – not always a positive impact
- Benefits of small vs. big depends on a range of factors



Challenges & Risks



- Increasing competition for dwindling land resources as a result of:
 - Growing populations
 - Urbanization
 - Land degradation & climatic change
 - Energy demand
 - Increased demand for land from large foreign and domestic investors
- Land grabbing by national & local elites, neighbours, men and (to a lesser extent?) foreigners
- Resulting in a threat to food security & land rights of poor and vulnerable people



Opportunities



- ❑ A growing recognition of the need for fundamental change.
- ❑ We have the knowledge, technology and management practices to meet our challenges
- ❑ New opportunities for FDI, infrastructure dev, technology transfer, employment, income generation & tax revenue
- ❑ Growing (revived) recognition of the importance of LTS – greater recognition of diverse “customary” tenure systems
- ❑ Greater recognition of importance of multi-stakeholder involvement, led by government



Agriculture in Africa



- ❑ In SSA: 470 million people in rural areas, agriculture employs 65% of the labour force & contributes 32% to GDP growth
- ❑ Agricultural growth is 4X more effective at reducing poverty
- ❑ Key elements for a “Green Revolution”:
 - Focus on small-holder farmers
 - Integrated farming systems
 - SLM & climate mitigation
 - Improved harvesting, storage & processing
 - Value chain enhancement, improved access to credit & markets
 - Capacity building
 - Appropriate research & extension
 - Land access and tenure security



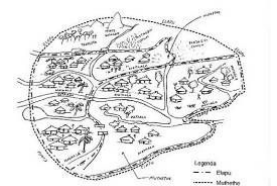
Importance of LTS & equitable access



- ❑ Central to poverty reduction & economic growth but usually neglected
- Uptake of new technologies and access to credit
- Social-political stability & equality
- Land management and conservation
- Good governance & local government revenues
- Countries initially with a more equitable access experience 2 – 3 X higher growth rates
- Increased large-scale investment in and acquisition of land – risks and opportunities



LTS in Africa



- ❑ *De jure* the state owns most land but *de facto* most land is owned under diverse tenure systems
- ❑ Land not just an economic asset – has great social & cultural significance
- ❑ Most vulnerable are small-scale producers & people in informal settlements, women typically have weaker land rights
- ❑ Pastoralists use large percentages of what is often considered marginal land
- ❑ While land may be under-utilised, very little is not owned, vacant or unused
- ❑ Dealing with colonial legacies (redistribution & restitution) important but for most securing land rights is the key challenge



Implementation Lessons

- ❑ A growing recognition of the importance of secure land rights
- ❑ Balance social equity, economic development and environmental sustainability.
- ❑ No “one size fits all”.
- ❑ Not just good policies – real challenge lies in implementation .
- ❑ Requires sustained, long-term investment
- ❑ But modest investment in Land Policy implementation can have a significant positive impact, especially as part of wider rural development initiatives

Possible Land Policy Options & Actions



1. *Recognise the centrality of LTS for development:*
 - ❑ Develop guidelines for analysing LTS issues & include in development strategies.
 - ❑ Set government investment targets for the Land Sector.
 - ❑ Strengthen global & regional guidelines for land policy development - eg: FAO-led VGs land & NR, governance, AUC/UNECA/AfDB-led pan-African land policy guidelines.

Possible Land Policy Options & Actions



2. *Strengthen land rights of poor & vulnerable people.*
 - ❑ Recognise a diversity of tenure systems, balanced with principles of social equity.
 - ❑ Secure women's land rights
Info dissemination & civic education
 - ❑ Support land redistribution
 - ❑ Legal aid & training of magistrates & lawyers.

Possible Land Policy Options & Actions



3. *Develop accessible, affordable & transparent land administration systems.*
 - ❑ Balance cost recovery with affordability for all users.
 - ❑ Integrate land rights recognition with participatory land use planning.
 - ❑ Utilise a mix of low-cost GIS, aerial photography/satellite imagery, GPS and PRA methods.
 - ❑ Recognise local & customary dispute resolution mechanisms.
 - ❑ Develop local capacity – multi-disciplinary skills.
 - ❑ Strengthen role of private sector & civil society service providers.

Possible Land Policy Options & Actions



4. *Promote community-investor partnerships.*
 - Develop guidelines, promote partnerships that do not require large-scale land acquisition, make community consultation obligatory
 - Strengthen community enterprise development & negotiation capacity.
 - Recognise land & other assets as community share equity contribution
 - Monitor implementation of agreements.

Possible Land Policy Options & Actions



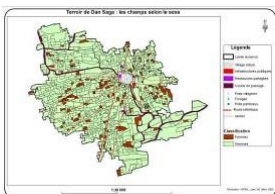
5. *Policy review and M&E.*
 - Periodic, multi-stakeholder, multi-level reviews.
 - Strengthen both government & independent M&E systems– foster dialogue between perspectives.
 - Strengthen cross-country research & lesson sharing.
 - Develop a set of global land policy indicators.

IFAD support in ESA



- Support for decentralised land administration systems (Rwanda, Madagascar, Uganda)
- Securing land rights & conflict resolution between pastoralists, agro-pastoralists and crop farmers (Tanzania, Ethiopia, Eritrea)
- Strengthening links between land rights & SLM (Rwanda, Lesotho, Kenya)
- Equitable access to irrigated land (Swaziland, Malawi)
- Securing land rights & promotion of community – investor partnerships (Mozambique, Uganda)

Promoting “new business models”



- The term partnership is freely used and there some diversity
- Balancing profit motive with social responsibility
- At least some serious investors desire mutually beneficial and sustainable partnerships (good business sense)
- Some rural communities are prepared to relinquish their rights to certain lands if they see a real benefit
- But partnerships that do not require a major transfer of land rights to investors are more desirable & socially sustainable

Promoting “new business models”



- Require sustained support by a range of service providers (Government, CSO, Private Sector)
- Expectations of the benefits need to be realistic
- Small scale producers' share holdings could be increased by properly valuing their land
- There is a need to monitor the implementation of partnerships

Implications for Farmer Organisations



- Have a key role in land policy formulation & implementation, especially: informing & mobilising members, facilitating recognition of rights & monitoring implementation.
- One major challenge is accommodating a diversity of small to large-scale farmers using a wide range of farming systems.
- Recognising the rationales of different land tenure systems, recognising women's land rights & promoting partnerships between large and small-scale farmers are key ingredients for success.