

**Research and Capacity Development Strategy for Land Governance
Innovation in Southern Africa**

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Research Strategy

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Land governance and administration

“Land governance is the process by which decisions are made regarding access to and use of land and natural resources, the manner in which those decisions are implemented, and the way that conflicting interests are reconciled (FAO, 2009)”.

- Weak and lacking to some extent in the region.
- ✓ **Corruption and political interference:** nature and sources of corruption is a necessary first step in combatting corruption and developing land administration system
- ✓ Violations of fundamental human rights.
- ✓ Land Administrative Corruption
- ✓ Petty Corruption
- ✓ State Capture
- ✓ Bribery in land services provision.

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Land tenure systems and legal dualism :

- ✓ Conflict between customary and statutory tenure
- ✓ Registration of customary land
- ✓ Management of communal land
- ✓ Inheritance systems (matrilineal versus patrilineal)
- ✓ Women's rights and the youth
- ✓ The role of traditional authorities in land administration
- ✓ Unequal access to land rights and parallel tenure systems

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Rapid urbanization:

- ✓ Puts pressure on formal and customary institutions that are struggling to cope with this rapid rate of change
- ✓ Requirement for institutional reforms
- ✓ **Informal settlements** have continued to grow: In peri-urban areas the encroachment of urban development on agricultural and communal areas have not been fully understood or managed.
- ✓ Unequal distribution of land in the urban space

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Management of land use : understanding land use, acquisition and alienation dynamics.

- ✓ The control of urban developments and service delivery.
- ✓ The impact of climate change in urban and rural development
- ✓ Management of natural resources in relation to space for living but also for agricultural activities to ensure food security.

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Land information :development and deployment of appropriate spatial data information infrastructures for decision making

Gender and minority rights : How these can be strengthened and mainstreamed across all levels of governance

✓ rights of indigenous people, ancestral land claims

Conflict resolution: mechanisms for developing and implementing alternative dispute resolution mechanisms

✓ Formal: Courts and tribunals

✓ Alternative: Negotiation, Mediation Conciliation

Research Priorities Summary



R1: Land Governance & Administration

- Nature, Source and Causes of Corruption
- Political Interference in Land Governance
- Land Administration for Sustainable Development
- Land Valuation, Taxation, Sales and Land Markets

R2: Land Tenure Systems & Institutional Reform

- Statutory vs Customary Tenure/Inheritance Rights, Traditional Authorities
- Land Tenure & Colonial Legacy
- Institutional Reform
- Law & policy Integration & overlapping institutional responsibilities

R3: Urban & Rural Land Reforms

- Ineffective Redistributive Land Reforms
- Informal Settlements
- Encroachment of Customary & Statutory land in Peri Urban Areas
- Equity, Justice and Unequal Distribution of Land

R4: Land Use Management

- Management of State and Public Land
- Urban Land Management, Land Use Change, Development & Control
- Climate Change Impact & Mitigation
- Natural Resource Management in Rural/Urban Areas & Food Security

R5: Land Information, Technology & Innovation

- Availability and Access to Land Information
- Spatial Data Infrastructures
- Up to date, accurate and comprehensive Land Information
- Information on land Markets, taxation and service provision

R6: Gender and Minority Rights

- Women and access to land rights
- Access to land for the youth for housing and agriculture
- Rights and Protections of Minorities
- Indigenous and Ancestral land rights and protections

R7: Conflict Management

- Alternative dispute resolution mechanisms
- Improved access to legal services and judicial interventions
- Design, implementation & access to new approaches for ADR
- Understanding the sources of conflict at all levels