



Capacity Development in Land Management

Approaches and Impacts of GTZ Projects

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18th of April 2008
Policy meets Land Management:
Contributions to the Achievement of the Millennium Development Goals

Technische Universität München





Definition and GTZ's Understanding of CD

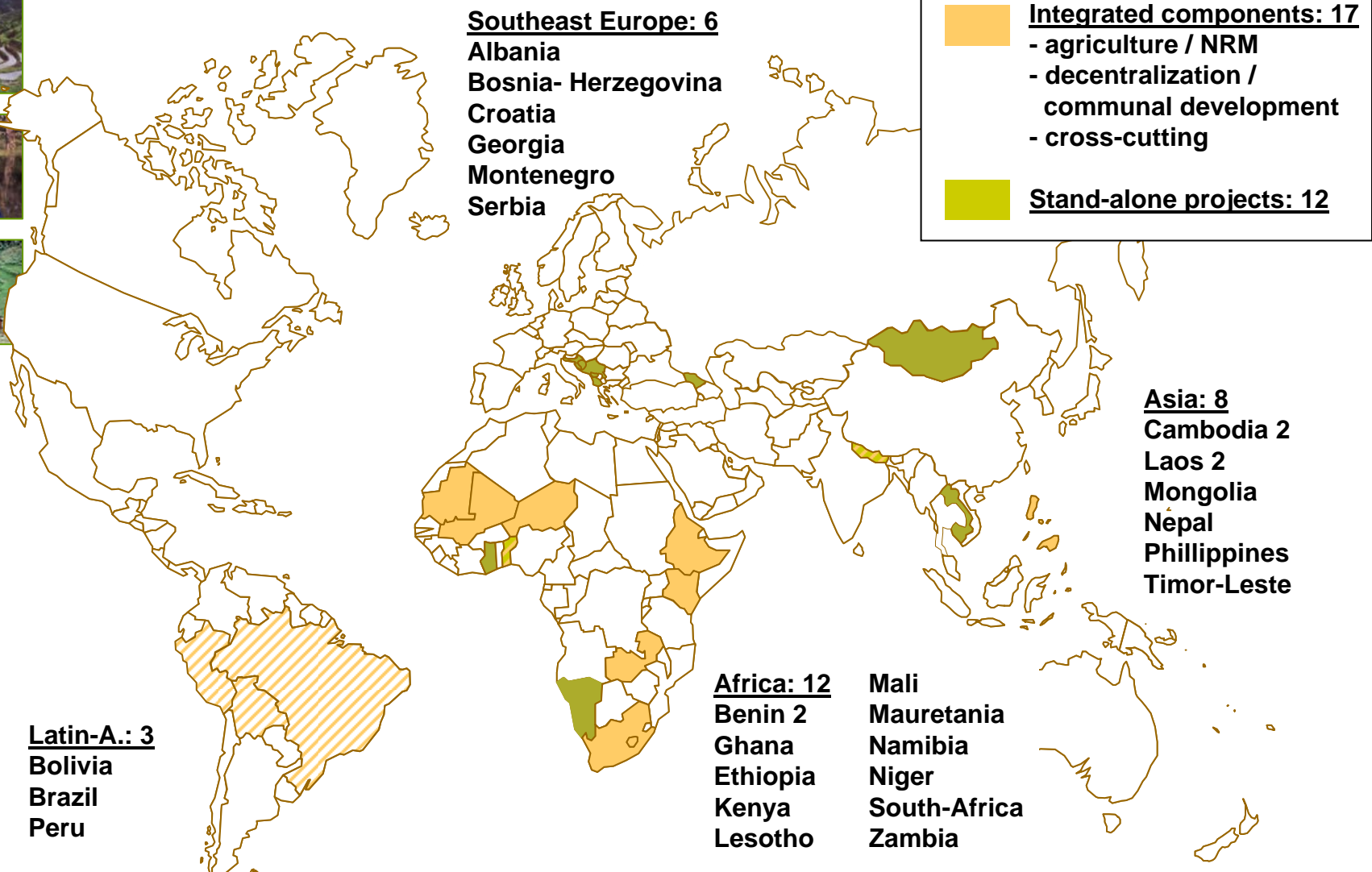
GTZ understands ...

- ... **capacity** as the ability of people, organizations and societies to manage their own **sustainable** development processes
 - ... CD as a **holistic process**, through which people, organizations and societies acquire, mobilize, adapt and expand their capacities and competences for effective use of all development factors
 - ... CD requires the **partner's ownership** – according to the Paris Declaration
 - ... CD is a **central instrument** of the development community and requires **joint responsibility** / mutual accountability
 - ... CD does not exist as an abstract or general quality – only in **relation to concrete problems, challenges and needs**
- concrete challenges for land management...





GTZ Portfolio in Land Policy and Land Management





Approaches and Services of CD in Land Management



- **Land policy and legal advice** consisting in enabling processes for our partners and organizations within the legal systems to develop and implement relevant instruments and a social compatible reform policy, considering existing customary land law (e.g. Ghana, Laos)
- **Land administration and development of markets** including regulating real estates markets, development of land valuation mechanisms and land taxation systems (e.g. Southeast Europe, Mongolia)
- **Land registration and certification processes** focused on setting up cadastres or land registers using Geographic Information Systems (GIS) and other adapted instruments (e.g. Cambodia, Benin, Ethiopia)



Approaches and Services of CD in Land Management



- **Land use planning and community based land management** especially in the context of decentralization processes integrating common property rules, local agreements and transfer of competences on land management to communal / municipal level (West Africa: Mali, Mauretania, Niger)
- **Land and agrarian reforms** including land redistribution, market oriented reforms, considering access for underprivileged groups and conflict management (e.g. Namibia)
- **Networks and training:** international linkages and partnership, south-south exchange, courses and seminars



Multi-level Approach of CD in Land Management



Majority of GTZ programs operate **simultaneously on 3 levels**, this

... enables them to offer CD in a **flexible and locally appropriate** way.

... Interventions are **complementary** and can reinforce each other.

“Elevator effects”

scaling up processes:

good practices and concepts developed on micro or meso levels are systematically integrated on the macro level

→ integrated in legal framework and policies

→ achieve **large outreach**



Multi-level Approach of CD in Land Management

Good practice examples for „elevator effects“:

- **Laos:** land registration in mountainous rural areas – developed as a decentralized approach – training in surveying and adjudication of national staff – target: systematically register all permanently used land parcels and issue land certificates for on a large scale
- **Benin:** „Plan Foncier Rural (PFR)“ – simple cadastre on village level developed and tested as pilots in different agro-ecological zones of the country – PFR adopted as a central tool of the new rural land law – Government of Benin has decided to implement PFR nation-wide
- **Mauretania:** approach of local agreements for common property land in agro-pastoral zones developed on community level – concept integrated in national forestry law and national pastoral code





CD in Land Management linked to MDG

General principles:

- Adequate country capacity is one of the critical missing factors in current efforts to meet the MDGs
- Close link between CD and aid effectiveness (established in Paris Declaration 2005)
- CD defined as core instrument to achieve the MDGs.

These principles apply to full extend to the cooperation agenda in land policy.

Capacity development in land policy and land management is definitely not an end in itself.





CD in LM linked to MDG



Economic growth, reduction of poverty, sustainable developm.

Impact (aggregated)

Indirect benefit

- Improved access to credit
- Sustainable investment in land
- Increased farm production / food security and income

Direct benefit (Objective)

Improved conditions for functional land administration and land market - enabling environment for fair access and tenure security

Use of output by partners

Improved capacities, improved services for land valuation and registration, etc.

Project output

Effective instruments for land valuation and registration developed and tested – pilots, trainings and advisory services

Inputs and activities

Advisers and finance for land market analysis, studies, information systems

CD in LM





Results and Impacts of CD in Land Management



- **Link** / causal sequence between CD in land management and MDG exists - **results and impact are evident**
- Program results in many countries have shown that fair access to land and tenure security can contribute to poverty reduction, social stability and sustainable development.
- Capacity development in land management contributes to the achievement of:

→ **MDG 1 - Eradication of extreme poverty and hunger**

→ **MDG 7 - Ensure environmental sustainability**

→ **MDG 3 - Promote gender equality and empowerment of women**



Results and Impacts of CD in Land Management



- Indirect benefits and impact on highly aggregated level is **not always clearly attributable** to investments and CD in land management
- **Systematic impact evaluation** are needed to prove causal connection: appropriate methodology and indicators, baseline studies, robust and valuable data, etc.
- Impact evaluation in land management is one of the **priority tasks** of the GTZ Sector Project Land Management during its next implementation phase.
- Impact evaluation in the land management sector is a challenge to be mutually approached within the **international partnership** – especially in a multi-donor context.



Results and Impacts of CD in Land Management



The Munich Conference on “Policy meets Land Management” is an important opportunity to establish professional exchange within the development cooperation community and networks on this issue.



Thank you for listening



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