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**LONG TERM PROSPECTS FOR LAND AND TENURE  
IN SUB-SAHARAN AFRICA**

**A PROPOSED ANALYTICAL FRAMEWORK**

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## **A CONTRIBUTION TO A BROADER ANALYSIS OF LONG TERM PROSPECTS IN AFRICA**

### **- Main conclusions of a contribution to “A Strategic Vision on Africa in 2050”**

(African Development Bank research initiative on long term prospects in Africa, supported by the French Development Agency)

### **- Topics in the ADB project**

- \* Global economic changes**
- \* Demography**
- \* Climate change**
- \* Natural resources**
- \* Agriculture**
- \* Health**
- \* Energy**
- \* Conflicts scenarios**
- \* Land & tenure**

### **- Why to undertake such an exercise?**

Impossible to paint accurate picture of the continent as a whole 40 years ahead.

Utility of this work: identify “drivers of change”, long term trends “that define the opportunities and constraints that countries will face as they move toward 2050”

(J. Page, 2009).

# **OUTLINE**

## **SCOPE**

### **1. METHODOLOGY**

### **2. FACTORS THAT IMPACT ON LAND AND TENURE DYNAMICS**

### **3. DYNAMICS AND INTERACTIONS**

### **4. ANTICIPATED LONG-TERM CHANGES**

### **5. LONG TERM TRENDS AND PROSPECTS WITH REGARD TO LAND AND TENURE AT REGIONAL LEVEL**

#### **5.1. LAND TENURE SYSTEMS**

#### **5.2. GOVERNANCE IN LAND ADMINISTRATION**

#### **5.3. LAND MARKETS**

### **6. SCENARIOS**

## **CONCLUSION**

## **SCOPE**

- **Sub-Saharan African countries**
- **Covers rural and urban areas**
- **Identify possible qualitative long-term scenarios with regard to land and tenure**
- **Emphasis put on access to land**
- **Continuum and interactions (i) between rural and urban land issues; (ii) between formal and informal tenure systems**

**Very few prospective analyses on land & tenure in sub-Saharan Africa (Except Sahel and West Africa Club - OECD)**

**No long term prospective (2050)**

## **1. METHODOLOGY**

**- A systemic approach**

**- Identification of the factors that impact on land & tenure dynamics : nine main sets of factors:**

**1. Global economic context**

**2. Environment**

**3. Demography**

**4. Social representation**

**5. Political framework and governance**

**6. National economic policy and investments**

**7. Employment, incomes and standards of living**

**8. Agricultural development**

**9. Urbanization**

## **METHODOLOGY (cont)**

**- Identification of the main interactions between factors : each factor has its own dynamic and impact on other factors**

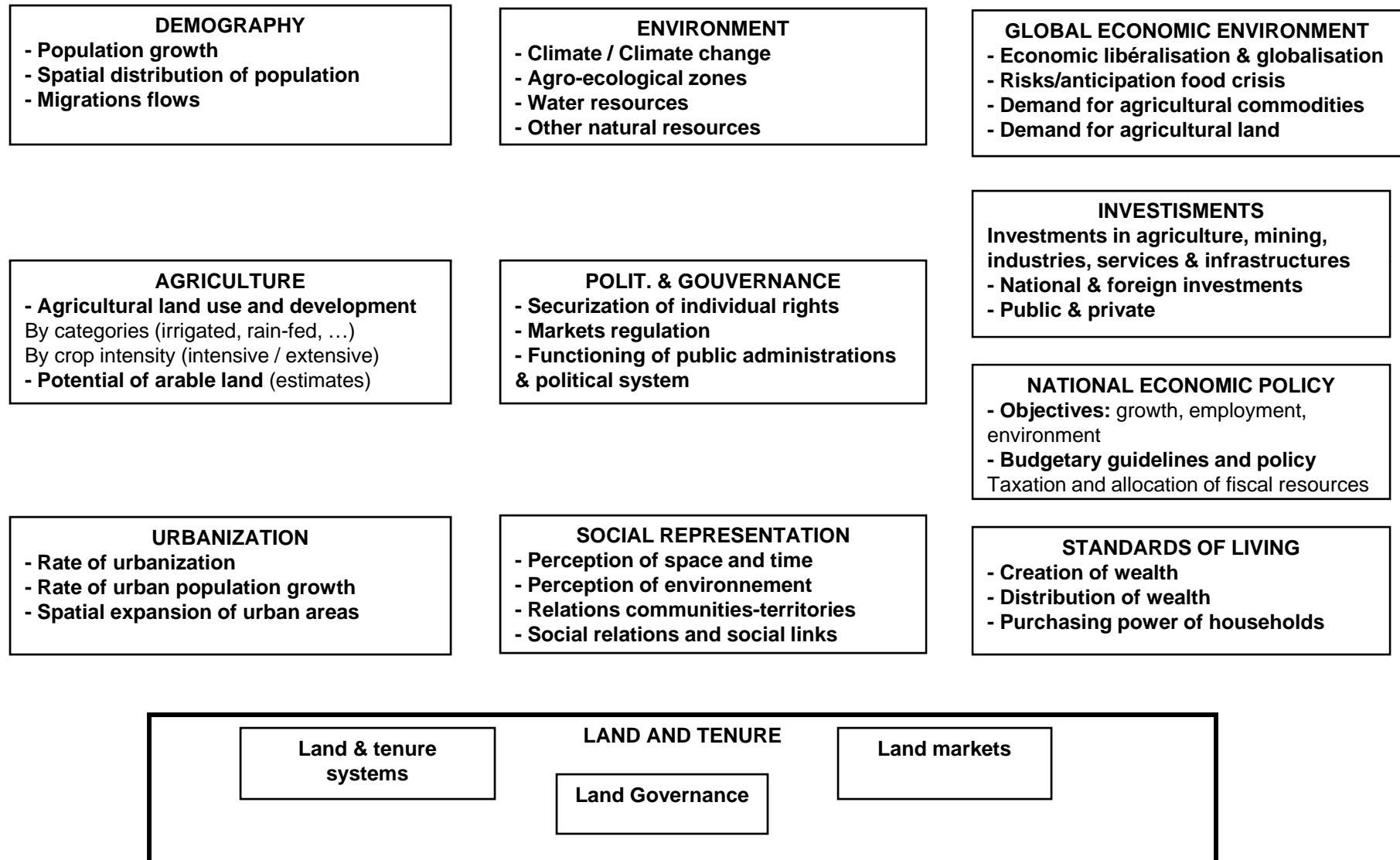
**-For each of the nine main sets of factors: estimate of the long term impacts on land and tenure is analysed from three stand points:**

- \* Land tenure systems:** land rights, types of tenure and occupancy status

- \* Governance and land administration:** determination, records & dissemination about tenure, value and use of land

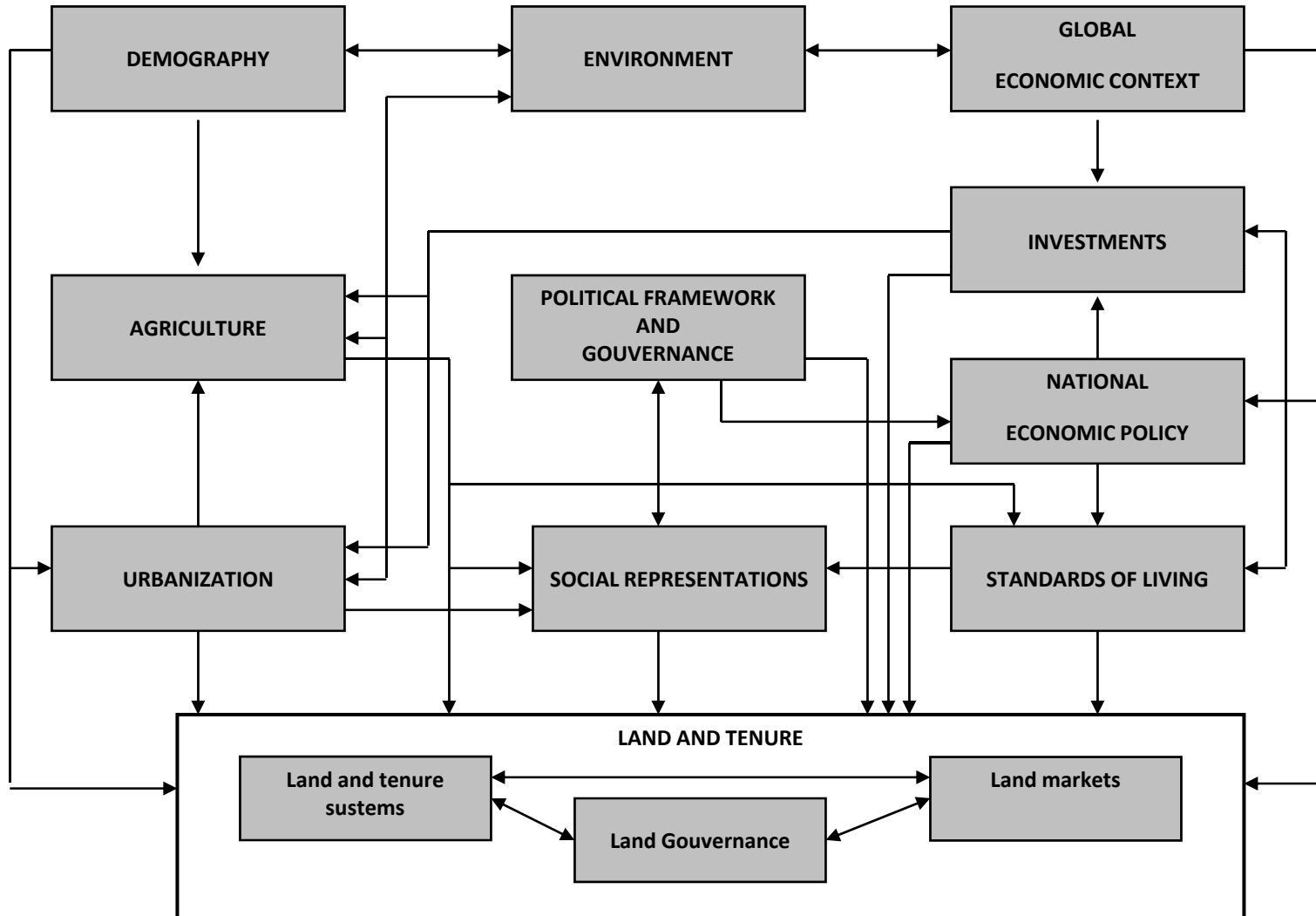
- \* Land markets:** actors involved; level of formalisation; articulation between formal and informal land markets; regulation

## 2. FACTORS THAT IMPACT ON LAND AND TENURE DYNAMICS



### 3. DYNAMICS AND INTERACTIONS

FIGURE 2. INTERACTIONS BETWEEN FACTORS THAT IMPACT ON LAND & TENURE



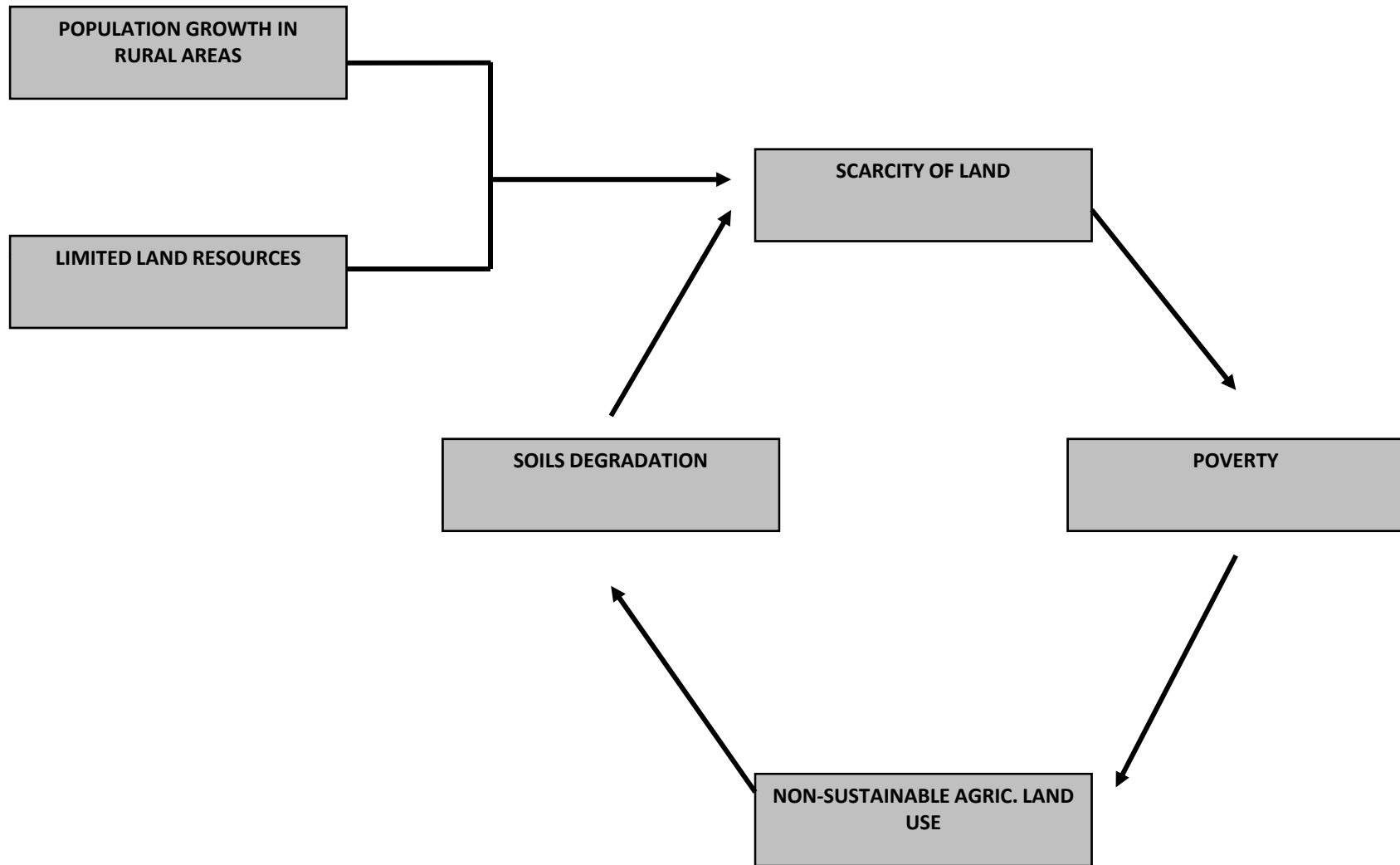
## 4. ANTICIPATED LONG-TERM CHANGES

### 4.1. Based on the observation of dynamics over the last 30 years

- **Institutional changes:** Governance (democratisation trends); decentralization; regional integration
- **Government-control on land allocation** (esp. West and central Africa)
- **Communal / customary tenure still predominate but being eroded** (joint pressure of government land management and land markets)
- **Slow demographic transition:** highest rate of population growth worldwide.  
1960: 285 millions; 2010 : 1 billion
- **Population spatial distribution:** high population density (50/km<sup>2</sup> in Western and Eastern Africa in 2010) and limited agricultural potentialities (esp. Sahel region)
- **Pressure on land.** Cultivated areas increased by 36% over the last 30 years.
- **Non-sustainable agricultural land use**
- **Soils degradation** : 65% of cultivated land in SSA (GASOD survey, updated 2005)
- **Persistence of rural poverty**
- **High rate of urbanisation**  
Sub-Saharan Africa : 24% in 1980, 37% in 2010  
Failure of formal land delivery system to address the needs of urban population;  
Rate of spatial expansion of cities faster than population growth rate;  
Perpetuation of informal settlements

**FIGURE 3. RELATIONSHIP BETWEEN LAND RESOURCES, POPULATION GROWTH, POVERTY AND SOIL DEGRADATION**

Source : FAO, 2003



## **4. ANTICIPATED LONG-TERM CHANGES (cont)**

### **4.2. Based on various hypotheses with regard to qualitative changes**

- Economic growth, national economic policies and investments**
- Institutions, political framework and governance**
- Political & economic integration at global & regional levels**
- Environmental changes and availability of natural resources**
- Agricultural development (land availability, potentialities, productivity)**
- Demography (population growth, spatial distribution, migrations)**
- Urbanisation**

## **5. LONG TERM TRENDS AND PROSPECTS WITH REGARD TO LAND AND TENURE AT REGIONAL LEVEL**

### **5.1. LAND TENURE SYSTEMS**

- Individualisation processes and generalisation of private appropriation of land and**
- Corresponding decline of commons and customary ownership in areas that have an actual or potential commercial interest (in rural, urban and peri-urban areas)**
- Concentration of land ownership (domestic and foreign investments in areas with high agricultural potential) and**
- Formation of large land-holdings**
- Fragmentation of customary-owned land in areas exposed to high demographic pressure, soils degradation & difficult access to natural resources (esp. water)**
- Possible emergence of new forms of tenure combining private appropriation of land & customary tenure**
- New forms of incremental tenure regularisation as a response to the spatial expansion of informal urban settlements**

## **5.2. GOVERNANCE IN LAND ADMINISTRATION**

### **- Legal and institutional framework of land administration**

- \* Generalisation of land codes and laws that recognize private appropriation of land**
- \* Harmonisation of land management framework and procedures at sub-regional level**

### **- Administration of public domain at central and local levels**

- \* Government-owned land: privatisation trends**
- \* Decentralisation in land administration to local authorities and/or customary authorities (endogenous land management and administration)**
- \* Adoption of more inclusive land information systems (registration of diversity of tenure types)**
- \* Generalization of land titling**
- \* Selective recognition of a diversity of use-rights and/or customary rights**

## **5.2. GOVERNANCE IN LAND ADMINISTRATION (cont)**

### **- Security of land tenure**

- \* Securization of land tenure through large-scale tenure regularization/formalization in selected areas**
- \* Increased tenure insecurity in other areas (market pressure)**
- \* Expropriation for public interest for public and private investment**

### **- Land-related conflicts**

- \* Increase in the number of land related conflicts at local, national and sub-regional levels**
- \* Innovative forms of conflicts management involving wide range of actors.**

### **5.3. LAND MARKETS**

- Increasing market price of land in rural and urban areas**
- Formalisation and commodification / monetisation of land transactions**
- Progressive integration / unification of customary land markets within formal land markets**
- Accelerated development of formal land and housing markets in urban areas but**
- Central role of informal land markets (provision of land for housing the low incomes)**
- Large scale foreign and domestic investments in land**

## **6. FOUR SCENARIOS**

### **6.1. Scenario 1 : Continuation in the long-term of last three decades**

- Demographic ongoing but slow transition**
- Climate change**
- Land scarcity and decrease in soils fertility**
- Compensated by increased investment in land**
- High rate of urbanization**
- Improvement in governance**
- Continuation of economic and political regional integration processes**
- Different impacts depending on countries**
  - \* landlocked countries**
  - \* availability of land**
  - \* rate of urbanisation**
  - \* access to markets (domestic and international)**

## **6. SCENARIOS (cont)**

### **6.2. Scenario 2 : Improved access to land**

- Global environmental factors remain unchanged**
- Demographic transition more rapid than expected**
- Global and regional economic integration and better access to investment sources and to market (domestic & international)**
- Political integration at regional level**
- Rapid improvement of governance in land & in land management and administration**
- Regulation of land markets**
- Few/limited land related conflicts**
- Urbanization under control and appropriate planning tools**

## **6. SCENARIOS (cont)**

### **6.3. Scenario 3 : Destabilization and loose of control**

- Deterioration of environmental conditions**
- Deterioration of global economic conditions**
- Accelerated soils degradation**
- Unregulated land markets**
- Failure of land management and administration policies**
- Land conflicts in rural and urban areas and social instability**
- Urbanization and urban sprawl out of control**

## **6. SCENARIOS (cont)**

### **6.4. Scenario 4 : Emergence of new forms of land governance**

- Recognition of a diversity of tenure situations**
- Massive tenure securization policies involving a wide range of actors**
- Inclusive land governance**
- Conflict resolution procedures**
- Regulation of land markets**
- Appropriate urban planning tools**
- Urbanization and urban sprawl out of control**

## **CONCLUSION**

- 1. No recommendation for action but explores a range of possible changes and dynamics and suggests what are the main drivers of change**
- 2. Long-term prospect in land and tenure is blurred by lack of data and information, normative approaches, subjectivity and ideological *a priori***
- 3. Main questions raised: how national and local institutions will cope with expected changes when they involve factors on which they have no or little control : global economic context; environmental changes (esp. climate change); demographic dynamics**
- 4. Differentiation at sub-regional, national and local levels**
- 5. Similar changes in the same set of identified factors may have different, see opposite impacts, depending on countries (governance and land administration systems; pre-existing tenure situation; land availability; economic potential; environmental constraints, ...)**

**Ex:**

- Registration of land rights / land titling**
- Investment in land**
- Concentration of large land holdings...**

**...Impact differently on agricultural production & productivity; can generate social inclusion or exclusion**

**6. Minor changes affecting some factors component may have major long-term impacts on land and tenure**

**Ex.: demography: rate of fertility; climate change (temperature, rainfall); price of primary commodities or energy.**

**7. Tensions and risks around access to land will remain very high in all regions during the next decades induced by :**

- Scarcity of land, over-density and soils degradation**
- Land grab**
- Privatisation of commons**

**8. Migration might be the only answer (Sahel and West African Club OECD):**

**If not regulated at local, national and sub-regional levels : highly conflicting situation**

**Governance in land is a key issue in the long-term**