

LAND POLICIES IN SUB-SAHARAN AFRICA

The Centre for Land, Economy & Rights of Women CLEAR ©

PART 1: An Overview of Status of Land Policies by Country

PART 2: Key Land Policy Issues

PART 3: Contentious Issues on Land

PART 4: Land Policies & Women

PART 5: Land Reforms & Rural Development

PART 6: Land & Other Sectors

PART 7: Land Administrative Structures

PART 8: Land Actors

A. METHODOLOGY

a) Desk Study:

- *Internet information, communication with networks and existing documents and policies*

b) Case Study:

- *A case was carried out in Kenya*

c) Country Profiles:

- *Compiled by CLEAR's in- Country Consultants*
- *Further visits to countries to hold discussions will continue so as to have an overview of the situation and fill information gap.*

B. LIST OF COUNTRIES

1. *Burundi*
2. *Burkina Faso*
3. *Eritrea*
4. *Ethiopia*
5. *Kenya*
6. *Mali*
7. *Mozambique*
8. *Rwanda*
9. *Somalia*
10. *South Africa*
11. *Tanzania*
12. *Uganda*
13. *Zambia*
14. *Zimbabwe*

C. ISSUES

- *Status of Land Policies by Country*
- *Issues being addressed by the policies*
- *Contentious issues on land*
- *Land Policies and Women*
- *Land Reforms and Rural Development*
- *Land and other Sectors: Challenges*
- *Land Administrative Structures*
- *Land Actors*
 - *National*
 - *Regional*

I. STATUS OF LAND POLICIES BY COUNTRY ALPHABETICALLY

Burkina Faso	<ul style="list-style-type: none"> - Land Legislation based on <i>Agricultural Land Reform (RAF)</i>, - <i>Urban Master Plan (SDAU)</i> - <i>Tenure Reform Act of 1991</i> puts all land in the <u>public domain</u>.
Burundi	<ul style="list-style-type: none"> - <i>Draft Land Code</i> (yet to be presented to parliament for debate).
Ethiopia	<ul style="list-style-type: none"> - <i>Land Reform Proclamation of March 1975</i> vests land ownership in the state.
Eritrea	<ul style="list-style-type: none"> - <i>Land Proclamation of 1994</i> solely invests land ownership in the state.
Kenya	<ul style="list-style-type: none"> - <i>The National Land Policy Formulation Process began in February 2004</i>
Mali	<ul style="list-style-type: none"> - Govt adopted <i>Land Code in 2002</i> stipulating <u>public property</u> and <u>private property</u>.
Mozambique	<ul style="list-style-type: none"> - <i>The National Land Policy and Implementation Strategy</i> approved in 1995. - In 1997, the new <i>Land Law</i> passed by parliament and <i>regulation of its implementation</i> in 1998.
Rwanda	<ul style="list-style-type: none"> - <i>The National Land Policy</i> approved in Feb 2004. - The <i>Land Law</i> passed Nov. 2004. The Land Policy Implementation is in process.
Somalia	<ul style="list-style-type: none"> - Somalia remains a state with no functional central government as yet. - Puntland State: the government has began to grapple with land issues.
South Africa	<ul style="list-style-type: none"> - <i>The 1997 "White Paper on South African Land Policy"</i> commits GoSA to <i>redistribute 30%</i> agricultural land and complete the adjudication process on <i>land restitution claims</i> in the next 15 years from 2000) to address the injustices of racially-based land dispossession of the past.
Tanzania	<ul style="list-style-type: none"> - The National Land Policy passed by Parliament, <i>published in 1995</i> and <i>adopted in 1997</i>.
Uganda	<ul style="list-style-type: none"> - No comprehensive National Land Policy as yet. <i>Issue Paper</i> was prepared for the National Land Policy and Land Sector Strategic Plan.
Zambia	<ul style="list-style-type: none"> - <i>The Draft National Land Policy of 2002</i> dev. by the Government Civil Society organisations
Zimbabwe	<ul style="list-style-type: none"> - The <i>National Land Policy</i> focuses on <i>Land Acquisition Acts</i> reviewed and amended from 1979-2000. - Constitution amendment of March 2000 paved the way for <i>Fast Track Land Reform Programme</i>.

II. KEY LAND POLICY ISSUES

Burkina Faso	<ul style="list-style-type: none"> - Decentralisation of land management - Land rights for pastoralists - Conflict – customary/statutory laws
Burundi	<ul style="list-style-type: none"> - Long-term conflict prevention - Internal displacement - Re-settlement of refugees.
Ethiopia	<ul style="list-style-type: none"> - Vesting land in the state - Prohibitions in land transactions (cannot be sold/exchanged mortgaged).
Eritrea	<ul style="list-style-type: none"> - All land belongs to the state as assurance against tenurial insecurity - Standardisation of diverse customary land tenure systems
Kenya	<ul style="list-style-type: none"> - Insecure land tenure - Poor land administration - Weak, ineffective mechanisms for resolutions of land disputes - Continued land fragmentation - Different land tenure regimes
Mali	<ul style="list-style-type: none"> - Vesting of land ownership in the state- domanialite (including forest and water) - Usufructory rights of traditional users rural cultivators/ Pastoralists - The urban population
Mozambique	<ul style="list-style-type: none"> - Land is state property- communities, individuals and companies only have use rights - Land transactions (use rights can be transferred, but not sold or mortgaged).
Rwanda	<ul style="list-style-type: none"> - Security of land tenure for the promotion of investments - Sustainable production - Research and education of the public on all aspects land markets
Somalia	<ul style="list-style-type: none"> - Land acquired by the colonial powers for commercial purposes - Misappropriation of public land and property and illegally acquired farmland - Land and property grabbed after the outbreak of the civil war

South Africa	<ul style="list-style-type: none"> - Injustices of racially based land dispossession of the past - Equitable distribution of land - Fostering national reconciliation and stability - Underpinning economic growth, improving household welfare and alleviating poverty - Providing security of tenure for all
Tanzania	<ul style="list-style-type: none"> - Equitable distribution of land - Efficient system of land management; - Participation by all citizens on decision making matters on their occupation and use of land - Marketing in land
Uganda	<ul style="list-style-type: none"> - Sovereignty over land - Land tenure systems - Land and sustainable livelihood - Land administration - Land use and management - Natural resources, land /property - Land markets
Zambia	<ul style="list-style-type: none"> - Constitutional issues (land rights, land access, citizenship and land) - Governance issues (equity and safeguards, vestment of land, public accountability and transparency) - Land administration (land registration, land allocation) - Land restitution/re-distribution - Land conflicts / dispute resolution (formal and informal /traditional structures and practices),
Zimbabwe	<ul style="list-style-type: none"> - Just, democratic and efficient system of land management - Equitable access to land - Security of tenure for all - Participatory processes in management of land use.

III. CONTENTIOUS ISSUES

Burkina Faso	<ul style="list-style-type: none"> - Pastoralists and their access to land - Equitable and sustainable use of natural resources - Water management
Burundi	<ul style="list-style-type: none"> - Intra-family disputes by returnees and internally displaced people - Double registration of plots, land grabbing and corruption
Ethiopia	<ul style="list-style-type: none"> - Government ownership of all land - Security of land tenure - Registration and certificate of land - Land policy and mobility - Buying and selling of land (it is forbidden by law)

Eritrea	<ul style="list-style-type: none"> - Mandatory state control over land - Coordination of the various forms of land tenure.
Kenya	<ul style="list-style-type: none"> - Location of the radical title - Historical claims to land - The ten-mile coastal strip - Squatter problem - The Anglo – Masaai agreement on land - The internal displacement from land clashes - The Nubian question
Mali	<ul style="list-style-type: none"> - Water conflicts - Conflict resolution mechanisms
Mozambique	<ul style="list-style-type: none"> - Land markets - Insecurity of tenure - Rights over natural resources - Conflict resolution mechanisms
Rwanda	<ul style="list-style-type: none"> - Cases of old/new Refugees and returnees - Land scarcity - Insecurity of tenure
Somalia	<ul style="list-style-type: none"> - Historical claims on land - Customary land tenure system
South Africa	<ul style="list-style-type: none"> - Dispossession and forced removal of African people under colonialism and apartheid - Extreme land shortages and insecurity of tenure for much of the black population - Restitution - Distribution - Administration of communal land - Labour tenants and security of tenure
Tanzania	<ul style="list-style-type: none"> - The radical title - Authority of administrators & accountability - Women and land - Grabbing of village land
Uganda	<ul style="list-style-type: none"> - Landlord tenant relationship on registered land - The 9,000 square miles in Buganda - Compulsory acquisition of the land - Family land rights – co-ownership clause
Zambia	<ul style="list-style-type: none"> - Vestment of land in the head of state - Customary vs. statutory - Land and investors - Policy inconsistencies and contradictions - Squatter problem - Land and refugees
Zimbabwe	<ul style="list-style-type: none"> - Compulsory acquisition of commercial farms from the white farmers for resettlement of the black population - Distribution and resettlement programmes - Compensation for compulsorily acquired land - Women's land rights

IV. LAND POLICIES AND WOMEN

Burkina Faso	<ul style="list-style-type: none"> - No policy statement on women and land - Recognized that to ensure sustainability and effects of Sahel, land tenure issues should consider needs and interest of specific groups including women.
Burundi	<ul style="list-style-type: none"> - Constitution establishes the equality of men and women before the law. - 1993 amendment code of the Person/Family includes the right to joint management of family property if the husband is absent. - The Land Code gives priority to women's equal inheritance but does not give guidance on how this is to be implemented. - Matrimonial arrangements, succession, are governed by customary law, which does not sufficiently recognize women's land rights
Ethiopia	<ul style="list-style-type: none"> - The Constitution provides for women's equal treatment in land and other rural development programmes. It states, <i>"Women have the right to acquire, administer, control, use and transfer property. In particular they have equal rights with men in respect to use, transfers, administration and control of land. They shall also enjoy equal treatment in inheritance of property"</i>. - The Land Proclamation states the same.
Eritrea	<ul style="list-style-type: none"> - The 1994 Land Proclamation declares full respect to women's equal rights in land. 'Any Eritrean citizen shall enjoy land rights equally with no discrimination on the ground of sex...etc'. - The new land reform, positively considers different categories of women whether a wife, single, divorced or widowed.
Kenya	<ul style="list-style-type: none"> - The National Land Policy is to discourage customs and practices that discriminate against the access of women to land. - The policy is to provide mechanisms that will ensure gender equity in land allocation and ownership - Address insecure land tenure in particular, the urban and rural poor, and women as a vulnerable group.
Mali	<ul style="list-style-type: none"> - Although Mali's constitution prohibits discrimination based on gender, women's access to land has been limited. - Matrimonial arrangements, succession, are all mainly governed by customary law.
Mozambique	<ul style="list-style-type: none"> - The Constitution upholds the principle of gender equality. - The new Land Law is in line with the const. principle that women and men have equal rights to occupy, inherit and use land. - A family law passed in 2003, states that women have the right to register property jointly with their spouses.

Rwanda	<ul style="list-style-type: none"> - The land policy and law establishes women's rights to hold property, and recognises the principle of spousal co-ownership of land. - Stresses the importance of inheritance clauses that guarantee equal rights both for men and women. - Women, married or not, should not be excluded from land access, land acquisition and land control, and female descendants should not be excluded from family land inheritance (Article 4).
Somalia	<ul style="list-style-type: none"> - Although the Constitution provides for equal rights for women and men before the law, this does not apply to inheritance of the property as it conflicts with the Shari'a Law which states that a girl inherits 1/3 of family property and a boy 2/3.
South Africa	<ul style="list-style-type: none"> - The Constitution confers the right to equality before the law and the right to equal protection and benefit of the law. - The principle of gender equity states that 'the land reform programme will be directed to meeting women's needs and concerns'. - The Department of Land Affairs/ Office on the Status of Women (OSW) is bound by a range of commitments to ensure gender equity through its programmes to ensure that women also enjoy fair and equitable benefits.
Tanzania	<ul style="list-style-type: none"> - Policy states that women are entitled to acquire land in their own right through purchase and allocations. - Inheritance of clan land continue to be governed by customs and tradition. - Ownership of land between husband and wife shall not be the subject of legislation. - This provision jeopardizes women's rights to land as most land rights are governed by customs. - Village Councils and Village Assemblies are largely functioning under customary law.
Uganda	<ul style="list-style-type: none"> - The Constitution directs Parliament to make appropriate laws for the protection of the rights of widows and widowers to inherit property of deceased spouses. - The land Sector Strategic Plan recognizes the vulnerability in relations to security of tenure of women. One of its strategies is to mainstream gender in all land sector activities. - The Land Act provides that no selling/mortgaging land which he/she resides with spouse and from which they derive sustenance except with the prior written consent of the spouse.
Zambia	<ul style="list-style-type: none"> - The Constitution, amended in 1996, forbids laws that discriminate on the basis of sex/gender. - Discrimination is not addressed by personal law – that guides inheritance of property. - National Gender Policy (2000) provides for 30 per cent of all land available for distribution to be allocated to women - However, to date there is no mechanism to monitor progress in implementation

Zimbabwe	<ul style="list-style-type: none"> - National Land Policy states that efforts must be made to secure complete equality and access, control and inheritance over customary lands by men and women. - The policy has identified women as a vulnerable group requiring special consideration in the redistribution and allocation of land.
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V. LAND REFORMS AND RURAL DEVELOPMENT

Burkina Faso	<ul style="list-style-type: none"> - Decentralized rural development strategy involving consultation with all stakeholders, and a bottom-up planning coordinated and facilitated by the govt.
Burundi	<ul style="list-style-type: none"> - 91% of the population in Burundi is rural and dependent on agriculture for subsistence. - Resettlement of refugees is seen as priority. - Article IV of the Arusha Accord gives returnees access to property including land.
Ethiopia	<ul style="list-style-type: none"> - Two strategies papers: <ol style="list-style-type: none"> a) Rural Development, Strategies and Development focusing on agriculture as the centre of rural development b) Rural Land Administration and Use Proclamation addressing the management of land.
Eritrea	<ul style="list-style-type: none"> - Every Eritrean peasant has usufruct rights to farmland provided she/he is 18 years old, resides in a rural area, is dependent on agriculture for livelihood, and has completed military duty.
Kenya	<ul style="list-style-type: none"> - Kenya Rural Development Strategy (KRDS) recognizes agriculture and rural development as critical in poverty reduction. - Key factors in land reform and rural development are identified as: <ul style="list-style-type: none"> - Access to productive resources by the poor; supportive policies by the government; maintenance of infrastructure, maintenance of an export-led food strategy, and access to credit and other rural financial services.
Mali	<ul style="list-style-type: none"> - Etats Generaux du Monde Rural (Estates General on the Rural Area), significant authority is to be delegated to the rural governments to manage the resources in their districts. The formulation of rural strategies is progressing.
Mozambique	<ul style="list-style-type: none"> - Land Reform Programme focuses on land administration system that facilitates rural development; safeguarding customary rights of rural dwellers. - The Agricultural Sector Investment Programme (PROAGR) and Poverty Reduction Strategies both stress the need for rural development.

Rwanda	<ul style="list-style-type: none"> - Land Reform Programmes include: - Reorganisation of human settlement in rural areas to improve the management of land; - Demarcation of agricultural land; - Use and management of rural land (Upland and Wetland) to ensure sustainability.
South Africa	<ul style="list-style-type: none"> - The 1994 Reconstruction and Development Programme (RDP) included a commitment to redistribute 30% of agricultural land within fifteen years and make land reform 'the central driving force of a programme of rural development'.
Tanzania	<ul style="list-style-type: none"> - Ujamaa- villages attempted to address land reform and rural development: - Confirming customary rights and giving the legal status for better management of land; demarcation of agricultural land; and granting security of tenure for pastoralists.
Uganda	<ul style="list-style-type: none"> - Plan to modify agriculture focusing on increasing provision of extension services to rural areas; promoting pastoral development; and addressing land use rights. - The National Agricultural Action Plan Services (NAADS) seeks to increase the proportion of market oriented production through farmer empowerment, providing information, knowledge and skills. - Under the Land Strategic Sector Plan, the delivery of services through decentralized structures and the balance between review of the public and private sector provision is designed to bring about rural development.
Zambia	<ul style="list-style-type: none"> - The policy aims at facilitating availability and accessibility of land for agriculture. - The Govt. plans to establish resettlement schemes in all the provinces to improve access to land for the rural population.
Zimbabwe	<ul style="list-style-type: none"> - Land Reform for rural areas focuses : - Land redistribution and resettlement programmes - Alleviate population pressure in communal areas.
Somalia	None as yet.

VI. LAND & OTHER SECTORS

Burundi	<ul style="list-style-type: none"> - Coordination between different government departments is a big problem. <i>Often Provincial Governors will allocate state-owned land, which is under the mandate of the Ministry of Environment without the knowledge of the Ministry.</i>
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Burkina Faso	<ul style="list-style-type: none"> - Ensuring sustainability and stemming the effects of the Sahel need harmonization of the Land Policy together with other sectors, i.e., agriculture, water, environment in order to apply holistic planning and implementation of the policy.
Ethiopia	<ul style="list-style-type: none"> - The degree in which the land tenure arrangements – (i.e., land belonging to the state) encourages/discourages sustainable practices and investment in land.
Eritrea	<ul style="list-style-type: none"> - State control of land is meant to evolve from community property to state property, to individual property once a sufficient level of economic development, is achieved. - The challenge lies in the capacity to effectively implement the vision of the policy; - Clash with customary land tenure systems and lack of coordination and recognition of existing social structures.
Kenya	<ul style="list-style-type: none"> - Sectoral policies, agr./envir./water have been scattered in different ministries, sometimes with conflicting laws, without an integrated or coordinated approach. - Lack of a National Land Policy, has negatively impacted on land use, land management, tenure reforms, environmental protection, planning and land conflicts.
Mali	<ul style="list-style-type: none"> - The challenge lies in lack of clearly articulated land policy/land use, management, environmental protection, and planning.
Mozambique	<ul style="list-style-type: none"> - The challenge lies in overhauling land record systems, designing new procedures for managing the cadastre and implementing ways of recording 'new' rights. - There is need to link land and other resource use policies.
Rwanda	<ul style="list-style-type: none"> - High population density is putting pressure on available land and the number of landless persons who have to be resettled at all costs.
Somalia	<ul style="list-style-type: none"> - A country in the process of reconstruction. - The civil war destroyed the infrastructure and the lack of a formal administrative system and a federal government has led to unsustainable practices on land, i.e., destruction of trees, wildlife and marine life. - Resettlement of thousands of internally displaced persons and the refugees remains a big challenge.
South Africa	<ul style="list-style-type: none"> - Since 1994, the land reform programme has not achieved its objectives and critical areas remain un-addressed.
South Africa Cont.	<ul style="list-style-type: none"> - The Department of Land Affairs (DLA) routinely fails to spend its budget resulting in reducing funding being made available by the treasury in 2001/02. - This is attributed to severe lack of capacity, particularly in terms of quality and quantity of staffing – in national and provincial offices of DLA and the Commission on the Restitution of Land Rights (CRLR).

Tanzania	<ul style="list-style-type: none"> - The need for a coordinated approach to oversee the implementation of the interconnected sectoral challenges on land, its resources and use.
Uganda	<ul style="list-style-type: none"> - The absence of a comprehensive land policy hinders a macroeconomic management of land and its resources with poverty reduction strategies.
Zambia	<ul style="list-style-type: none"> - Absence of a national land policy has impacted negatively on use, management, and planning, leading to unequal benefits and enhanced conflict of resource use. - Sectoral policies remain fragmented in different ministries.
Zimbabwe	<ul style="list-style-type: none"> - Sectoral land use policies have been developed in the absence of a national land policy leading to lack of coordination from competing needs of land for different sectors; - Duplication of activities and creating conflicts between government institutions.

VII. LAND ADMIN. STRUCTURES

Burundi	<ul style="list-style-type: none"> - The National Land Commission (Representatives of sectoral ministries, provincial and commune-level associations of agriculturalists and pastoralists).
Burkina Faso	<ul style="list-style-type: none"> - Ministry of the Economy and Development - National Centre for Sustainable Development - National Committee for Secure Land Tenure in Rural Areas.
Ethiopia	<ul style="list-style-type: none"> - All land in Ethiopia is owned by the State. - Federal State enacts laws for the utilization and conservation of land and other natural resources - The Regions are entrusted with the administration of land and other natural resources in
Eritrea	<p><i>The Office of the President</i> (In charge of land expropriation for purposes of development and capital investment projects).</p> <ul style="list-style-type: none"> - The Land Commission (under ministry of Land, Water and Environment (MLWE). - Land Administration Boards (LABs) (in all provinces to classify land according to farming quality and handle applications for allocations). - The Cadastral Office (Depart. of the MWLE keeps registry of existing and future rights in land and preparing maps to be used by the LABs).

<p>Kenya</p>	<ul style="list-style-type: none"> - The President has overall power over land. - Powers delegated to the Commissioner. - The Ministry of Lands maintains records of all land dealings, handles transfers of land, and issues title deeds. - Technical departments are: survey, physical planning, lands adjudication, settlement and housing and land registries. <p><i>Local level</i></p> <ul style="list-style-type: none"> - Land Control Boards chaired by Provincial Administration. - Land Dispute Tribunals, - County Councils Local Authorities.
<p>Mali</p>	<ul style="list-style-type: none"> - Land is a state property. - Local communities are responsible for managing, developing, protecting and providing ecological balance. - The local communities delegate their powers to the village, or district authorities.
<p>Mozambique</p>	<ul style="list-style-type: none"> - Land is governed by the National Land Cadastre. - The provincial governor has powers to approve areas for private use of up to 1000 hectares (ha). - Areas larger than this require the approval of the Minister of Agriculture and Rural Development - In cases involving more than 10,000 ha, the Council of Ministers. - The administration of the cadastre takes place only at provincial level.
<p>Rwanda</p>	<ul style="list-style-type: none"> - Land Commissions at Provincial and District Levels. - The Ministry of Lands mandates towns and municipalities to administrate land. - Delivery of a formal land title is vested in the Registrar of Title Deeds who is also the director of lands in the Ministry of Lands.
<p>Somalia</p>	<ul style="list-style-type: none"> - Land and Property Rights Review Committee has recommended that the following two sub-committees be formed: - Committee on conflict resolution on land and settlement. - Committee on farmland resolution (where there are farm disputes).
<p>South Africa</p>	<ul style="list-style-type: none"> - The Ministry of Agriculture and Land is the Ministry in charge of Land Affairs. - A Department of Land Affairs (National Level, Provincial Local Level) - The Commission on the Restitution of Land Rights (CRLR) (Headed by a Chief Land Claims Commissioner). - Land Claims Court (with powers equivalent to those of the High Court).

<p>Tanzania</p>	<ul style="list-style-type: none"> - All land in Tanzania is vested in the President - The Minister for Lands (Responsible for policy formulation and implementation of the - National Land Policy /Act) - The Commissioner of Lands (Appointed by the President and is the principal administrative and professional advisor to the Government). - Land Allocation Committees (Advise the Commissioner on the exercise of his power to determine application for rights of occupancy) - Local Government Authorities (Sign an offer of a right of occupancy). - District Council (Advise and guide Village Councils). - The National Land Advisory Council (Reviews and advises the Minister on National land Policy and recommends changes where necessary).
<p>Uganda</p>	<ul style="list-style-type: none"> - Decentralized system of land administration - District Land Board - District Land Office for each district; - Recorder for each sub- county or division in a city; - Land Committees for each parish, gazetted urban areas and division of Kampala City.
<p>Zambia</p>	<ul style="list-style-type: none"> - Land is vested in President - Delegated powers to the Commissioner of Lands. - Technical Departments in the Ministry of Lands are Survey, Lands and Deeds, and the Lands Tribunal. - Office of the Vice-President (Department of Resettlement-managing settlement and resettlement schemes) - Ministry of Local Government and Housing (District Councils- responsible for approval of applications on behalf of the Commissioner of Lands) - Ministry of Agriculture and Co-operatives (Land Husbandry Section, is responsible for identifying, planning, demarcating and recommending land for agricultural purposes) - Ministry of Tourism, Environment and Natural Resources (The Zambia Wild life Authority under the, manages national parks and Game Management Areas. - Chiefs (Administering customary land rights).
<p>Zimbabwe</p>	<ul style="list-style-type: none"> - Land administration structures are divided into urban and rural. - The urban structures fall under Regional Planning Councils. - The Minister of Local Government appoints representatives of the Local Authorities for every Municipal council and Rural District Council (RDC). - Land in communal and resettlement areas is held in trust by the head of state. - Two separate ministries are involved in the allocation of State Land, the Ministry of Local Government and National Housing (MLGNH)

VIII. LAND ACTORS

Regional Organizations Include:

- 1) The Centre for Land Economy and Rights of Women (CLEAR)
- 2) Resource Conflict Institute (RECONCILE)
- 3) East African Sub-regional Support Initiative for the Advancement of Women (EASSI)
- 4) Land Rights Research and Resources Institute (LARRI)
- 5) (or Hakiardhi)
- 6) Mwelekeo wa NGO (MWENGO)
- 7) African Centre for the Constructive Resolution of Disputes (ACCORD)
- 8) Women's Land and Water Rights in Southern Africa
- 9) African Centre for Technology Studies (ACTS)
- 10) LandNet Africa , LandNet East Africa
- 11) Pan African Programme on Land & Resource Rights
- 12) Women and Law in Southern Africa Research Trust

Some of the National Land Actors & CLEAR's Focal Points Include:

- 1) Kenya Land Alliance
- 2) MPIDO & IMPACT – Pastoral Organ.
- 3) Zambia Land Alliance
- 4) Landnet –Rwanda
- 5) Uganda Land Alliance

CLEAR Team

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