

*Report on the
Ad hoc Expert Group Meeting on*

Land, Identity and Socioeconomic Transformation in Southern Africa



United Nations
Economic Commission for Africa

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**Livingstone, Zambia
28 and 29 November 2018**



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Acknowledgements

Access to land for agricultural purposes is central to economic and social development in the subregion because of the agrarian nature of Southern African economies. Access to land, however, remains an emotive public policy issue because of the colonial history and the associated dispossession of land during that era. The interface of land with identity and the issues of access, ownership, control and usage and the implications for increased and inclusive production, market expansion, poverty reduction and economic empowerment of many citizens in the subregion remain major subjects of policy debate. Land is an economic, social and cultural resource and access to it opens up an array of economic opportunities available to the holders. Furthermore, ownership of, and access to land defines social status, cultural and community affinities and serve as a symbol of wealth, power and influence in many rural communities in Africa.

As part of the work programme for 2018, the Office for Southern Africa of the Economic Commission for Africa commissioned a study entitled “Land, identity and socioeconomic transformation in Southern Africa” and organized an ad hoc expert group meeting in Livingstone, Zambia, on 28 and 29 November 2018, to review the findings and recommendations of the study. The experts called for the harmonization of policies in the sector and the inclusion of specific elaborations on identity issues – gender, young people, people with disabilities, religion and race – in the policy frameworks. They also emphasized the central role of regional economic communities and development partners in realigning the land policy frameworks in Southern Africa.

The Office for Southern Africa of the Economic Commission for Africa remains committed to supporting member States in developing policies that facilitate access to land for productive use and the socioeconomic empowerment of the citizens in the subregion. It is grateful to the regional and international experts who participated in the meeting and to representatives of member States, regional economic communities, academia and research organizations, the private sector and civil society organizations whose contributions made the meeting a resounding success. The contribution of the Office for Southern Africa of the Economic Commission for Africa staff, Sizo Mhlanga, Oliver Maponga, Jackline Mutambo, Grace Kaonga and Bedson Nyoni, to the success of the experts’ meeting is well appreciated.

Said Adejumobi

Director

Office for Southern Africa of the
Economic Commission for Africa

Preamble

The land question is perhaps the most important issue of public policy debate in Southern Africa, especially its interface with identity and the issues of access, ownership, control, and usage, and the implications for increased and inclusive production, market expansion, poverty reduction, and economic empowerment of the majority of the citizens in the subregion. Land is an economic, social and cultural resource in many African countries. Accordingly, land is an emotive issue, as access to it not only defines economic opportunities in the agricultural sector, the area of employment for the majority of the population, but it is also associated with social status and cultural and community affinities. Overall, land remains central to economic and social development in the subregion because of the agrarian nature of Southern African economies, making the ownership and use rights to this resource important.

Land rights affect the contribution of land-based activities to economic growth and poverty reduction through direct and indirect channels, including the productive use of land for crop and animal farming, land-related investment, efficient land transfers, credit market access and revenue for the local government through taxes. For many communities in Africa, land is an important factor in the construction of social identity, including class, ethnicity, gender, religion and political affiliation, the organization of religious life and the production and reproduction of culture, and is passed on from one generation to another and within families. In addition to having historical, political, cultural and spiritual significance, it has been at the heart of political and socioeconomic developments, including the struggle for political independence on the continent. In Southern Africa, national liberation struggles were motivated by, among other factors, equity aspirations, the need to redress the racially skewed land ownership structure, which had been deliberately the construct of the colonial system of government. Given its multi-dimensional importance and that access to land generally remains skewed in favour of a few citizens, land remains a source of conflict and contestation in Southern Africa, as the availability of it is critical to ensuring real and long-lasting improvement in the social, economic and political well-being of citizens. The emergence of land grabbing by large-scale investors in recent years has added another dimension to challenges in accessing the resource by the majority for agricultural purposes, as in some cases, large-scale land acquisitions have been accompanied by the displacement of communities with unsatisfactory compensation.

The importance of access to land for agricultural purposes is directly linked to the critical role of farming in poverty reduction, growth, food and nutrition security for many citizens of the subregion. Agriculture provides a form of livelihood and subsistence, employment, income and wealth creation for approximately 70 per cent of the subregion's population, primarily as self-employed small-scale farm households in rural and in peri-urban areas. The significance of land and land-based activities underlies the contestation over ownership and access to the resource among communities, small-scale farmers and larger-scale producers.

Smallholder farmers, which usually with a limited capital base, low levels of mechanization, low skills level and limited credit, dominate the crop and animal production sectors in Southern Africa. In the Southern African Development Community (SADC) region, agriculture contributes, on average, 8 per cent of the subregion's gross domestic product (GDP), which rises above 28 per cent when the middle-income countries in the region, Botswana, Mauritius, Namibia and South Africa, are excluded. In the Common Market for Eastern and Southern Africa (COMESA) region, more than 70 per cent of the population lives in rural areas. This makes land a primary asset for socioeconomic survival and development. For example, pastoralism is a principal land-based economic activity in the COMESA region and forms a key part of the social identity of these communities.

The low land and labour productivity across the Africa continues to undermine the immense potential of the sector to contribute to socioeconomic development and transformation. For example, average labour productivity in agriculture in Southern Africa is 30 times lower than in developed countries and cereal yields in the subregion, which have averaged between 1.5 and 1.7 tons/ha annually since 2000, are below the average for Africa of 2 tons/ha and the average of 8 tons/ha for developed countries. Although land productivity in the SADC region has grown by about 1 per cent per annum from the 1990s, it remains much lower than the productivity in other developing nations.

The land reform process should address technical and social aspects of land ownership and access, including identity and its impact on the economic use of land. As part of the work programme for 2018, the Office for Southern Africa of the Economic Commission for Africa commissioned a regional study on land, identify and socioeconomic transformation in Southern Africa and organized an experts group meeting to review the findings of the study on 28 and 29 November 2018 in Livingstone, Zambia.

Participation

The meeting was attended by more than thirty-five experts on land and agricultural development from the private sector, governments, development partners, regional economic communities, academia, civil society organizations and the media. The government experts were from the following member States: Botswana, Eswatini, Lesotho, Malawi, Mauritius, Mozambique, Zambia and Zimbabwe. Experts from the following organizations participated in the Meeting: Aliança da Sociedade Civil contra Usurpação de Terra (Mozambique); Alliance for Commodity Trade in Eastern and Southern Africa of the Common Market for Eastern and Southern Africa; Foundation for Agribusiness Youth Empowerment; OXFAM (Zambia); Lilongwe University of Agriculture and Natural Resources; National University of Lesotho; World Bank; Women and Resources in Eastern and Southern Africa; Ruzivo Trust; Southern African Confederation of Agricultural Unions; Sam Moyo African Institute of Agrarian Studies; United States Agency for International Development; University of Botswana; University of Pretoria; Zambia Land Alliance; and Zambia Young Emerging Farmers Association. Local and regional media houses represented at the meeting were Channel Africa, Falls FM News, Journal Mozambique and Revista Mozambique, Mosi-O-Tunya Radio, the Mast, Sky FM, Times of Zambia, Zambezi FM, Zambia Daily Mail, Zambia National Broadcasting Corporation and ZANIS. The list of experts and their affiliation is attached to the present report in annex I.

Account of proceedings

Opening session

The Director of the Office for Southern Africa of the Economic Commission for Africa, Said Adejumbi and Auguste Ngomo, the African Union regional delegate to Southern Africa, delivered remarks to open the proceedings.

Mr. Adejumbi welcomed the experts and reminded them that land was an emotive issue in the subregion because of the colonial history, which had distorted its ownership and access. He said that settler colonialism and dispossession of land had created inequality in Southern Africa in terms of land ownership and access for economic use. The identity dimension was one aspect that was violated during the dispossession and had continued to breed tension and discontent in land ownership in the subregion. He reminded the experts about several questions that must be dealt with in the land debate, such as reforming land sector governance, building national consensus and dealing with the land needs of previously disadvantaged groups. He challenged the meeting to, among other things, consider those issues seriously and more importantly support their discussions and recommendations with tangible facts and statistics to help in the development of regional frameworks to address land inequality that factors in identity concerns. He also said that issues of productivity needed to be at the centre of efforts to redistribute land for economic development, as land-based activities had the potential to anchor economic transformation in the subregion. He thanked the Bureau of the twenty-fourth Intergovernmental Committee of Experts of Southern Africa, Eswatini, Malawi and Mauritius, for accepting the invitation to participate in the meeting as part of their responsibility to superintend the implementation of the approved work programme for the Office for Southern Africa of the Economic Commission for Africa.

In his opening remarks, Mr. Ngomo reminded the meeting that African economies were primarily agro-based and that land was, therefore, a critical resource for the continent's development. He noted that cultural identity across Africa in terms of economic activities, including livestock rearing and crop farming, was inseparable from land and accordingly the emotional association with land among African communities transcended generations and underlined the debate on land on the continent. He alluded to the separation of the African people from their land stemming from colonization and emphasized the importance of reuniting people with their land holdings through reform. While calling for reform as being fundamental, he stressed the need to strike a balance and ensure that productivity was not compromised. Instead, the newly resettled farmers should be supported technically and financially if the land was to contribute towards addressing poverty and food insecurity. He reminded the experts that the centrality of land to socioeconomic development was recognized in Agenda 2063: The Africa We Want, of the African Union, in which modernization was emphasized to improve agricultural productivity. Mr. Ngomo spoke about the aspirations of the African Union Land Policy Initiative and how it should be used to shape policies on the continent. He ended by emphasizing that land reform provided an opportunity for change and should be embraced. Countries must ensure that the reform was for enhancing access to land for productive use.

Election of the Bureau and adoption of the agenda

The experts elected Mluleki Dlamini (Ministry of Finance, Eswatini) as Chair and Yunike Phiri (Zambia Young Emerging Farmers) as Rapporteur, and adopted the agenda below:

1. Opening session.
2. Election of the Bureau and adoption of the agenda for the meeting.
3. Overview and objectives of the meeting.
4. Presentation and discussion of the study report on land, identity and socioeconomic transformation in Southern Africa.
5. Discussants' comments on the study report, findings and recommendations.
6. Regional and national reports and expert interventions and discussions.
7. Discussion and adoption of the recommendations of the meeting.
8. Closure of the meeting.

Overview and objectives of the meeting (agenda item 1)

The secretariat presented the background to the study, the objectives of the Meeting, the methodology for the deliberations and the expected outcomes and outputs. Regarding key objectives of the study, the presenter advised that the objective of the report was to investigate and answer questions pertaining to the following: land reform and identity; the nature of the land governance regimes for inclusivity; fair economic opportunities for all citizens and enhanced productivity in the agricultural sector; agro-led industrialization promotion through unlocking the human capital, skills, capacity and wealth of different groups and constituencies and integration of regional norms, standards, and frameworks into the national land policy and strategies; and the key policy options for the subregion in transforming the agricultural sector to be the fulcrum of regional economic transformation and development. Overall, the Meeting would discuss how land could be efficiently used for agricultural development and sustainable and inclusive socioeconomic transformation in the subregion, focusing on social and technical aspects, such as access, reform, tenure, utilization, ownership and identity. The secretariat reminded the experts that through the presentation and discussions on the draft report on land, identity and socioeconomic transformation in Southern Africa complemented by discussant comments and regional and national experiences from panel discussions and round tables, the Meeting was expected to recommend actions to improve the draft report and overall recommendations on land reform and modernization of agriculture for socioeconomic transformation, inclusive growth, poverty alleviation, food security and employment in Southern Africa, while being cognizant of identity and other pertinent dimensions.

Presentation and discussion of the study report on land, identity and socioeconomic transformation in Southern Africa (agenda item 2)

The consultant, Mandivamba Rukuni, presented the findings and recommendations of the study on land, identity and socioeconomic transformation. He reiterated that in Southern Africa, land influenced the construction of social identity, including economic class, group and ethnic relations, class and social status, especially in rural areas. He alluded to the historical, political, cultural and spiritual significance of land and that it had been at the heart of political and socio-economic developments, including the struggle for political independence on the continent. The consultant emphasized the importance of land rights, occupation, use, transfer, exclusion and inclusion and enforcement. He noted that the close relationship between a person's land independence on the continent and overall recognition of their rights to the land was an important dimension in development planning. He further noted that agriculture and rural enterprises continued to be fundamental instruments to achieve sustainable social and economic transformation, which depended largely on the efficacy of the definition, recognition, protection and administration of land rights.

After presenting a review of the regional and international experiences in land reform, productivity and identity, the consultant recommended the following actions be carried out: (a) a critical review be conducted on the identity dimensions in land policy frameworks across the continent in order to capture them in policy frameworks; (b) prioritize the harmonization and integration of customary laws with statutory imposed laws to avoid marginalization of some communities; (c) strengthen land governance and tenure security; (d) enhance technical support of the Economic Commission for Africa (ECA) to the African Union Commission, and the African Union Development Agency in reviewing and update continental frameworks on land with the objective to incorporate issues of identity and land as critical in the implementation of the 2030 Agenda on Sustainable Development and Agenda 2063: The Africa We Want, of the African Union; (e) the development of a small family farm strategy that lifts the majority of rural people into the rural middle class; (f) the development of frameworks to manage large-scale investment into the sector; and (g) the development of regional mutual accountability mechanisms for monitoring the implementation of continental and regional land policy frameworks. The consultant also alluded to the urgent need to capacitate SADC to provide leadership, coordination, build partnerships and promote policy advocacy; operationalize a comprehensive monitoring and evaluation framework to track progress; and share lessons learned on land policy. He further called for SADC to commence mobilizing resources and actualize a fund for land policy reform and the development of harmonized national land policies in the subregion.

Discussants' comments on the draft report, findings and recommendations (agenda item 3)

Four discussants reviewed the draft report in terms of its context, content, structure, flow and recommendations. They focused on important elements in the land and identity debate that could be improved and highlighted other important dimensions that were missing in the analysis. The discussants were Faustin Kalabamu (Professor, University of Botswana) Joshua Nyoni,

(Sam Moyo African Institute of Agrarian Studies, Zimbabwe), Mamello Nchake (National University of Lesotho) and Charity Chonde, (Lilongwe University of Agriculture and Natural Resources, Malawi).

Overall, the discussants concurred that the draft report was a valuable contribution to the debate on land, identity and socioeconomic transformation, the trends and patterns of land governance in the region and the nature of regional land access, distribution, tenure and land reform experiences and challenges. They, however, pointed to several areas that needed to be recast to improve the report in terms of content, context, structure, readability and the quality of recommendations and proffered the following:

- i. **Problem statement:** a concise problem statement in the report to provide the study context supported by relevant statistics on land governance is needed;
- ii. **Executive summary:** a concise executive summary teasing out the findings and recommendations from the study was needed;
- iii. **Definition of terms:** concise definitions of all key terms used in the report including land governance, identity and its various dimensions are needed and a deeper analysis and elaboration of the dynamism around the identity dimension with respect to land in Southern Africa should be provided;
- iv. **Regional experiences:** regional and international lessons learned and experiences on agriculture and socioeconomic transformation, including the documented successful experience from Asian countries, should support the analysis;
- v. **Land policies and young people:** the importance right land policies and programmes for economic development and how the region's young population could use land productively – the importance of a youth dividend needed to be emphasised;
- vi. **Land governance patterns:** trends and patterns on land governance as key issues in this study should be discussed and supported with relevant statistics and analyses;
- vii. **Country Experiences:** the unique experiences of land reform processes from each of the selected countries, the challenges encountered in the implementation of the programmes and how they were addressed to inform other countries should be elaborated and the analyses should be supported with relevant data – the discussion should encompass the elaboration of identity dimensions, pre-and post-reform agricultural productivity and social empowerment value of such reforms;
- viii. **Matching study objectives with recommendations:** a conclusion should be provided for each of the study objectives along with pertinent recommendations to challenges identified in the study;
- ix. **Land markets and land grabbing:** land as an economic resource; land markets in Southern Africa and the relationship with large scale land based investments; and land grabbing should be discussed in the report;

- x. **Land policy dynamics:** the dynamic (and/or static) nature of customary land tenure practices, rules and institutions and the extent to which post-colonial governments (local and central) became cognizant of the identified changes in the formulation and revision of land laws and policies and the meaning and implications for “tenure security”, especially with regard to socioeconomic transformation processes, should be discussed;
- xi. **Small- and medium-scale enterprises:** the important role of small- and medium-scale enterprises in land access and land utilization, focusing on the specific issues of access, ownership and control and the importance of regional value chains in socioeconomic transformation should be elaborated on;
- xii. **Data and statistics:** data and statistics on land distribution and ownership in the region, especially along identity disaggregated forms and a general analysis of the availability of land and its use in the member States should be provided;
- xiii. **Referencing:** all references cited in the report should be included in the bibliography and one referencing style should be employed throughout the report.

Regional and national reports and expert interventions and discussions (agenda item 4)

The agenda item was discussed under four themes (a) regional experiences on land policy; (b) national experiences on land and economic transformation; (c) private sector perspectives on land and economic productivity; and (d) reforms: options, lessons learned and constitutional issues.

Regional experiences on land policies

A representative of the COMESA Secretariat’s Alliance for Commodities Trade for Eastern and Southern Africa, John Mukuka, shared the organization’s experience in land and agriculture development. He alluded to the importance of access to land, noting that agricultural land was vital to food and nutrition security. Land availability for agricultural activities, however, depended most importantly on the land policies in place in each member State and land resettlement policies also had an important role to play in agricultural variable indicators. Mr. Mukuka noted that the approach of COMESA to the agriculture sector was informed by the Comprehensive Africa Agriculture Development Programme, which was adopted by African Heads of State and Government in 2003. Under Priority Area 1 of the COMESA regional Comprehensive Africa Agriculture Development Programme Compact on agricultural production and productivity, the focus was on staple food crops, livestock produce, fisheries and forest produce. Priority Area 2 was on removing barriers to agricultural trade and linking farmers to markets with a focus on corridors (corridor development) and Priority Area 3 was on reducing social and economic vulnerability and enhancing resilience and food and nutrition security. In addition to programmes under the Comprehensive Africa Agriculture Development Programme, COMESA had provided support to

member States in the implementation of the African Union Land Policy Initiative and planned to map out land policies in the member States with a view to support them in incorporating the African Union Declaration on Land Issues and Challenges in Africa and the Framework and Guidelines on Land Policy in Africa nationally. He called for the review of land policies across the subregion to strengthen gender sensitivity and improve access to land by women and to ensure that all pertinent identity dimensions were adequately addressed.

National experiences on land and economic transformation

National reports and experiences on land policies and economic transformation were presented by Devie Chilonga, (Malawi); Bongani Magongo, (Eswatini); Marius Dzinoreva, (Zimbabwe); Malefetsane Nthimo, (Lesotho); Monica Kalima, (Zambia) and Vidianand Lutchmeeparsad (Mauritius).

In his report, Mr. Chilonga referred to recent efforts of the Government of Malawi to reform the policy environment in the land sector to address some of the challenges inherited from the colonial policy, legal and regulatory environment, including strengthening the land governance system in the smallholder sector. He noted that the Government had made significant progress towards implementing transformative land reforms apart from the development of a new legal framework. The Malawi National Land Policy was formulated through a consultative process and issued by the Government on 20 December 2001 and adopted and approved by the Cabinet on 17 January 2002. Overall, the National Land Policy was designed to provide a sound institutional framework for democratizing the management of land and introduce much needed procedures for protecting land tenure rights and management of physical development at all levels. The translation of the policy into legal instruments was guided by regional and international principles, such as decentralized land administration and management, gender-sensitive land administration, inclusive access to land and tenure, use of modern technology and improved structure for dispute resolution and alignment with other laws. In June 2013, 11 land-related bills were drafted and presented to Parliament for consideration. A holistic approach to the formulation supporting legal frameworks was adopted and all the relevant bills were tabled Land Bill, Customary Land Bill, Registered Land (Amendment) Bill, Physical Planning Bill, Forestry (Amendment) Bill, Mines and Minerals (Amendment) Bill, Land Survey Bill, Land Acquisitions (Amendment) Bill, Local Government (Amendment) Bill, Malawi Housing Corporation (Amendment) Bill, and Companies (Amendment) Bill. Mr. Chilonga noted that the new land-related laws had been in force since 1 March 2018 and that a land reform implementation plan was developed and adopted. He also indicated that those new provisions had been taken into account in the National Agriculture Investment Plan. Relevant hard and soft infrastructure for implementation had been developed to support the process. He concluded by highlighting that the country remained committed to implementing land reforms to unlock economic potential and the recently commenced implementation of the various land related laws was expected to facilitate secure tenure and equitable access to land by all citizens. The full roll-out of the laws was expected to commence in 2020.

While elaborating on the experience of Eswatini on land policy and reform, Mr. Magongo described the land tenure in the kingdom as consisting of freehold, which comprised approximately 25 per cent of the land; Swazi Nation Land, (74 per cent), which was held by the King in trust for the country and Crown Land, which comprised 1 per cent of the total land area. He noted that individuals and owners that held titles could sell or use the land as collateral. Land was mainly used for commercial farming with significant areas under irrigation. The State could withdraw title in land required for national development after compensation. The presenter noted that farmers' companies owned by communities exploit the land through various agriculture projects, which had contributed to economic transformation. The projects covered sugarcane, livestock and other crops. He informed the meeting that a draft land policy had been developed to facilitate access to land for all citizens. Challenges in the land sector with respect to institutional incoherence and misalignment of land-related issues, accountability and transparency in land administration and the optimal and sustainable use of land resources to facilitate food security needed to be addressed.

Mr. Dzinoreva elaborated on the key land governance issues in Zimbabwe following the Land Reform Programme and noted that 245,044 households had, to date, been resettled on 12,623, 707 hectares of agricultural land. He observed that apart from land allocation to small-scale farmers and small-scale commercial farmers, land had also been allocated to institutions and was exclusively reserved for conservation and forestry. The new classification of land allocation categories were: small scale (A1); small scale commercial (A2); institutional; freehold title; and customary and communal. The challenges encountered during implementation of the land reform were executing farm subdivisions and planning; title surveying of A2 subdivisions; database compilation; the issuance of security tenure; disputes among allottees; and the valuation of properties and compensation of former farm owners. He alluded to several land-related activities supported by development partners including, among them, the United Nations Development Programme, the European Union, the World Bank and the Food and Agricultural Organization of the United Nations, to build capacity to overcome the challenges and to address policy gaps.

Mr. Nthimo informed the meeting that land ownership in Lesotho was traditional and customary and that local authorities were given rights to allocate arable land and for homesteads. Exclusive rights on arable land existed when crops were still available. Rangelands (60 per cent of the land) were communal and managed by principal chiefs at cattle-post areas. Settlements had taken up about 24 per cent of the land area and 9 per cent of the land was arable. The rest of the land area was made up of rock outcrops, gullies and forests. Lesotho land use was largely customary among communities as individual or groups. He alluded to the various legal instruments affecting land, such as the Land Administration Act 2010, in which land was defined as an economic asset. Furthermore, Goal 1 under the National Strategic Development Plan 2018/23 on Sustainable Commercialization and Diversification in Agriculture had underpinned the national desire to improve agricultural systems. Other subsidiary policy frameworks supporting the agriculture sector were irrigation policy and a master plan; food security policy; range management policy and action plan; animal production and livestock policy; forestry policy and an action plan; the country's strategic investment framework, the soil and water conservation draft policy, climate change policy and water resources policy. He cited some challenges in the

sector, including poor land use planning, decreasing productivity, overstocking and environmental degradation and called for compliance and adherence to proper land-use planning, maintenance of sustainable animal stocking rates to match the grazing capacity of rangeland and strengthening water harnessing.

In her report on the experience of Zambia, Ms. Kalima outlined challenges in the land environment in the country, which included boundary disputes among chiefs and among owners of plots. She also alluded to disputes involving neighbouring countries resulting from the absence of proper demarcations. Initiatives taken to address them were ground control mapping and community sensitization, and the maintenance of physical infrastructure. The common land tenure challenges in customary lands were the absence of formal land documents; land market valuations, and the lack of formal land-use planning and management mechanisms. Regarding leasehold and statutory tenure, the common challenges were length of lease, which was often too short for economic use, and the high cost for renewing the lease. She identified the key land accessibility challenges as being the lack of recognition of land-related empowerment needs, land allocation bias towards elderly people, inadequate recognition of the impact of HIV/AIDS on land administration and management, unregulated access to, and ownership of, land leading to the marginalization of nationals, the threat from large-scale land-based investment, which put customary landowners at risk of losing their land, inability of the private sector to find surveyed land for investment, lack of adequate infrastructure, and lack of a deliberate policy to empower citizens to acquire land.

Mr. Lutchmeeparsad noted that land in Mauritius was mostly privately owned (80-90 per cent) because of concessions made during the period of French occupation. Others acquired land under the systems of meteyage or morcellement under which many large sugar estates were parceled out among the tenants. He noted that 10 to 20 per cent of "State" land could not be exploited because of its ecosystem functions and the "Pas Géométrique", a narrow belt of land around the coast that was Government-owned. Many of the State-owned forests and Pas Géométriques, were already on long-term leases to the private sector. Vacant land for development was limited, as most of the useable land had already been put to productive use. Agriculture accounted for 43 per cent of total land area, built up areas (24.9 per cent) and forest scrubs and grazing land (25.3 per cent) and the rest was made up of reservoirs, ponds, swamps and rocks, roads and footpaths, and abandoned cane fields. The National Development Strategy had provided the basis for land development planning consistent with sustainability principles. It also had provided strategic guidance for future land-use strategy and was supported by planning policy guidelines. The presenter alluded to the evolution of the country from a monocrop agricultural economy in the 1970s to a manufacturing and tourism economy in the 1980s to a manufacturing and services economy in the 1990s and to a services economy in the twenty-first century. He elaborated on the country's recent land reform initiatives, which were premised on the development of policies, legal frameworks and relevant institutions. They consisted of the Land Administration and Valuation and Management Information System (completed 2011), the creation of a digital state land register, the development of the Cadastral Survey Act, Land Planning Commission (draft legislation), the Government Asset Register, including land, creation of a land bank, the development of Land Use Policy and the establishment of the Mauritius Land Authority.

Private sector perspectives on land and economic productivity

The panellists for this session were Aubery Mchonkwe, (Foundation for AgriBusiness and Youth Empowerment, Malawi); Yunike Phiri, (Zambia Young Emerging Farmers); and Victoria Stanley, (World Bank, United States of America).

Mr. Mchonkwe discussed the limited participation of young people in the agriculture sector in Malawi and explained that those that were working in the sector did so because they could not find better employment elsewhere. He said that young people ordinarily did not own land in Malawi and that land was usually passed on as inheritance, while noting the general lack of data on ownership and control of land by age groups. He also noted that the growing population and increased land scarcity was making it difficult for young people in rural areas to make a start in farming. Young people were unable to contribute effectively to agricultural growth, food security and nutrition because of limited access to land, ownership and finances. Closing that gap and addressing the socioeconomic barriers faced by young people potentially could boost the annual agriculture contribution to national income. He alluded to the initiatives by the Government to improve the policy and regulatory environment in the land sector and noted that the new legal framework referred to young people as a distinct group that needed to be considered. For example, the National Agricultural Policy and the National Agricultural Investment Plan had endeavoured to increase access to, ownership and control of productive resources (including land) to young people, women and vulnerable groups. He elaborated on the experience of the Foundation for Agribusiness Youth Empowerment, one of the stakeholders trying to engage young people and increase their participation in the agriculture sector in Malawi. Since its establishment in 2016, the Foundation had organized seven youth clubs in the districts of Lilongwe and Mchinji, and had trained young people in different aspects of agricultural entrepreneurship. A new approach, the Munda Wathu Concept was developed by the Foundation to entice young people to actively participate in agriculture. That dovetailed with the aspirations of the National Youth Policy, which was aimed at stimulating the participation of young people in national development. Under that social business model, the Foundation for AgriBusiness and Youth Empowerment and youth clubs acquired land and invested in it jointly. The young people had provided sweat capital, while the Foundation provided financial capital. At the end of the season, proceeds were shared based on contributions in cash and in kind. Mr. Mchonkwe noted that similar to any other agricultural activities, the approach faced challenges including, among them, unreliable rainfall, pests and diseases, theft and low market prices.

Ms. Phiri gave a presentation on youth perspectives on land and identity through the experience of the Zambia Young Emerging Farmers Association. The objectives of the Association were to mobilize young emerging farmers countrywide and consistently engage them in various value chain processes from production through to final products and to raise the level of skills of the young farmer members by connecting them to relevant stakeholders through training and workshops in line with the overall vision of the Association, which was to have a young people-supported agriculture sector for sustained economic growth and development. She noted that access to land remained a major challenge for young people and women. Traditional land, which at times was readily available, was unfortunately not titled so it could not be used as collateral for financial support.

Ms. Phiri reiterated the importance of land as a measure of socioeconomic status and noted that young people did not own or have access to land. Accordingly, they were unable to use it as collateral for investment as they had to seek permission from their family to use any land they had inherited. She advised the meeting that through her organization's work had been carried out with various stakeholders to help young people access land and to help them collaborate with each other and pool resources to access land. Young people had benefited immensely from trainings and workshops and had become connected to various organizations that had partnered with them. Furthermore, member awareness and field visits had also informed young farmers on how best to utilize their land. She concluded by emphasizing the importance of a land policy that facilitated access to land by young people and women for sustainable socioeconomic transformation.

In her intervention, Ms. Stanley informed the meeting about World Bank support extended to stand-alone projects focused on land tenure and administration in many countries on the continent, including in Malawi, Mozambique, the United Republic of Tanzania and Zambia. She added that the World Bank was also providing technical assistance and analytical work in other countries, such as Zimbabwe. She emphasized that identity and land were a complex topic that was informed by history and that each country should understand its unique context when designing land policies and practices and noted that land tenure security was important and mattered most when people perceived it to be weak – when their tenure was threatened whether freehold, leasehold, collective or other tenure form. She further observed that the continuum of customary statutory land rights and administration was an important discussion in the African context and should not be lost. The procedures and institutions responsible were different, but what remained important to consider was how to develop a unified database for all land information, whether administered by statutory or customary authorities, so that everyone would know who owned, occupied or used which land and where it was located. That information should be made public to reduce prospects of conflict and overlapping allocations and also be used to for base data for planning and policy decisions. The decentralization of land administration services – whether statutory or customary – was important and should be affordable and efficient. The land administration institutions should be accountable. She concluded by identifying other issues that required further interrogation, including, the role of land markets, access to credit and taxation and land use.

Reforms: options, lessons learned and constitutional issues

The discussion on land reforms, options, lessons, and constitutional issues was a round table dialogue, which included the following panellists: Prosper Matondi (Ruzivo Trust, Zimbabwe); Andre Mangu (University of Pretoria, South Africa); Abbie Mgugu Mhene (Women and Resources in Eastern and Southern Africa, Zambia); Nsama Nsemiwe Chikolwa (Zambia Land Alliance); and Eneya Maseko, (OXFAM, Zambia). The panellists shared their experiences regarding land reform options, lessons learned and constitutional issues from the experience of their various organizations.

In her intervention, Ms. Mgugu reminded the meeting that land had always framed the identity of African women, especially in rural areas, from time immemorial, and had contributed towards their socioeconomic development. She noted that land was not just a symbol of economic development, but that it had cultural and spiritual significance, which had made it an important resource, especially for women. To understand the role of land in the lives of African women, it was important to trace that from a historical perspective. That would help to understand better the issues of identity and how land had and continued to contribute to the socioeconomic transformation through a women and gender lens in the subregion. Ms. Mgugu underscored that the role of women also had an interplay of social, economic and political factors, which had transcended over time and that the issues of women's land rights had evolved because of colonization. She noted that prior to colonization, women in Southern Africa had secure direct access to land. Colonization had eroded the land rights of women and stripped women of their identity from land. In the new setting, women needed the authority of their male counterparts to be able to access and use land. She further noted that the post-colonial administrations continued and supported the status quo that had been created by the colonialists with respect to women and land. The administrations had adopted the various systems of modern societies, but the African systems of land administration were not incorporated into the new order and the customary systems of land administration were considered inferior and were not codified. She averred that the dichotomy that prevailed because of dual legal framework did not promote and protect the rights of women in general and more specifically to land. Ms. Mgugu emphasized that legislation alone would not address the plight of women, but she expressed the need for policymakers, practitioners and implementers to ensure that the role of women in the private sphere was translated into the public sphere in cases in which policy frameworks should promote and protect the rights of women in general and specifically to land. Action in that regard involved using human, technical and financial resources to enable women to contribute fully towards the economic transformation in their respective countries.

Mrs. Chikolwa underscored that in Southern Africa, social transformation started with land, as all the countries were agrarian and were largely dependent on agriculture, and that a majority of rural people in the subregion access land and natural resources based on customary practices, rules and institutions. She then elaborated on the land reform experience in Zambia, which started after independence and was reactive in its approach. For example, the Mulungushi Reforms of the 1970s were implemented in reaction to concerns about land being sold as a commodity and the outcome was the Land Conversion Title Act (1975), under which freehold land in Zambia was abolished. Similarly, the reforms in 1995, which was mostly influenced by the International Monetary Fund, were intended to liberalize the economy and encourage investment. The reforms had resulted in the liberalization of the market and allowed for willing buyers and willing sellers processes to mature and be the basis of land transactions. The process towards an extensive land reform commenced in the 1990s after the Land Act had already been put in place and was continuing today. Elements of consultation could be discerned from the policymaking process from as far back as 1969 when a referendum was conducted leading to the development of the Land Acquisition Act Cap 189 in 1970. The current draft land policy was still undergoing consultations after concerns were raised about adequacy of the process. On identity issues, Mrs. Chikolwa advised that under the current draft, customary land and the rights of people to customary land as well as gender dimensions were recognized and needed

to be strengthened in other identity dimensions. For example, issues of political identity had yet to be engrained in the policy framework. Generally, the Land Act (1995) did not discriminate on ownership of land. She then outlined some of the measures for inclusion in the draft land policy to improve the draft, including, among others, removal of gender discrimination, eradicating customary practices that discriminate against women, promoting equal access to land, mainstreaming gender, implementation of the 50 per cent land ownership by women, encouraging co-ownership and enhanced access to land by those with disabilities.

Mr. Matondi observed that land governance was central to development in many of the countries in Southern Africa and accordingly, there was need for a shared vision on land to underpin economic development. He observed the contestation over the resource in terms of race, class, gender, age, urban and rural in addition to the determination of social hierarchies in which those who had access to land tended to be wealthier than the majority without access in urban and rural areas. He called for an inclusive land governance framework for equity among the citizens. Crafting a land governance framework in an inclusive manner was, therefore, necessary to turn land into a resource that contributed to human development. A good land governance system should have clarity with regard to land tenure and a fair and just land market, a dispute resolution mechanism, community and societal agreed frameworks for land registration, access and use of land data, and a robust land administrative system responsive in terms of service provision. He alluded to land imbalances by race in Namibia and South Africa and contestations in land reform in Zimbabwe, and called for the critical evaluation of land-related investment into Africa in the context of the continent's history on land and relations to race, gender and class as a basis for engaging on the meaning of land governance.

Mr. Matondi noted that land governance was a constitutional matter in many of the countries and issues related to land tenure security, customs, statutory and other domains, such as permits, leases, were regulated differentially and had different forms of relationship. He advised that land rights included access and use, transfer and inherit and dispose; include and exclude; and access to adjudication. He underscored that a good land policy should guide land administration to facilitate access to land for production, facilitate production with certainty and without interference, provide for mobilization of investment with guarantees on returns and a minimum level of recouping potential losses, meet the social practices and cultural identity, facilitate environmental sustainability and enhance equity and equality in terms of gender, young people, farmworkers' needs, inclusion and beneficiation of minorities and the disabled.

Mr. Matondi referred to the experience of the fast track land reform process in Zimbabwe to highlight some of the challenges, such as the right to compensation and the efficiency and/or inefficiency of land administration in terms of its structures and services that it offered, and called for capacity enhancement. He noted that the private sector, civil society organizations, farmer organizations, universities and research institutions had a role to play in land governance. He called for stronger stakeholder participation in the land governance decision-making processes and advised that the SADC Land Technical Facility should be revisited to support member States.

Mr. Maseko shared the experience of OXFAM on land issues in Zambia and underlined the following: the significance of supporting traditional authorities with tools for administering land;

the critical importance of the involvement of civil society organisations and other non-State actors in land issues and consultation; and the factoring of young people and women in debates on land access and use. He underscored the importance of learning from each other as member States and the need for partnerships among stakeholders. The right to free and prior informed consent was a key source of power, which should be internalized at national and regional levels. He lamented the fact that free and prior informed consent was still alien to most of the legal frameworks and constitutions of SADC member States, even though it provided a strong framework for consultation as it was supported at international law. It was an important safeguard because of the difficulties in assigning market value on customary land. Mr. Maseko recommended the adoption of free and prior informed consent as a regional standard requirement. In addition, he called for the harmonization of laws and institutions, the enactment of customary legislation, active involvement of academia in research to support policymaking and enhanced work of civil society organizations to document human rights abuses related to land.

Discussion and adoption of the recommendations of the meeting (agenda item 5)

In addition to recommendations on improving the content of the study, the experts proffered the following actions by member States, regional economic communities and other stakeholders to address the current policy challenges in the sector to ensure optimal contribution of land towards socioeconomic transformation:

(i) Member States should consider the following actions:

- a. Adopt harmonized land policy, legal and regulatory frameworks in line with regional and continental aspirations;
- b. Accelerate the incorporation of regional and continental frameworks on land and socio-economic transformation nationally;
- c. Harmonize and integrate customary laws (codify customary law) with received statutory laws to eliminate legal duality, which often puts many marginalized groups, including women and young people, at risk of exploitation and further marginalization;
- d. Strengthen land governance systems to ensure tenure security across the board as a general strategy to support the early stages of structural transformation;
- e. Introduce effective national land monitoring systems to ensure that changes in land governance result in improved conditions and sustainable development opportunities for all, especially for vulnerable groups and those living in poverty;
- f. Protect and strengthen existing and customary land tenure and community governance systems and ensure that customary land rights are recognized as property rights in statutory law, not just as user or occupation rights, and have an equivalent force of law to private deeded property rights;

- g. Ensure that customary land includes not only the land of the family, house and farm but also includes forest, rangeland and other lands held collectively, including those that are currently considered as State-owned to ensure sustainable utilization;
- h. Introduce reforms and modernization strategies targeting the customary tenure system to align it with structural transformation initiatives;
- i. Introduce titling and registration of customary land, including recognizing and protecting customary tenure rights before the registration process;
- j. Establish a decentralized system of land administration and adjudication down to community levels and demarcate and register the land administration zones, and formalize land governance structures for each zone;
- k. Improve and harmonize land-related laws and institutions, including the introduction of explicit legal provisions on gender, young people, people with disabilities and other identities on access to land; and
- l. Introduce land taxes, especially on land scale unused land, to discourage speculative holding of land and encourage its productive use.

(ii) SADC and COMESA should consider the following actions:

- a. Introduce regional frameworks and policies that define, protect and enforce the rights of those at risk of loss or exclusion occasioned by identity differences, including, for example, race, ethnicity, gender, age, political orientation and religion;
- b. Develop a small family farm strategy to lift most rural peoples into rural middle classes and as a way to boost domestic agricultural market;
- c. Establish regional mutual accountability mechanisms for monitoring the implementation of continental and regional land policy frameworks so that they remain relevant and effective in achieving the intended transformation; and
- d. Develop a common regional policy on large-scale land-based investments, which would promote inclusive investments that contribute towards the broad-based capital formation to assist regional governments and other stakeholders to sharpen the requisite policy, guidelines, results frameworks and monitoring systems.

(iii) Development partners should consider the following actions:

- a. Collaborate with the African Union Commission, the New Partnership for Africa's Development and the African Union Development Agency in updating the continental framework on land to incorporate issues of identity and land as critical in the attainment of the 2030 Agenda and Agenda 2063;

- b. Support capacity-building for SADC and COMESA to enable them to provide effective leadership, coordination, build partnerships, promote policy advocacy, operationalize comprehensive monitoring and evaluation frameworks to track progress, mobilize resources and actualize a fund for land policy from stakeholders.

(iv) **Academic and research institutions should consider the following actions:**

- a. Collaborate to conduct detailed empirical studies to support policymaking on land and socioeconomic transformation at national and regional levels and disseminate the findings of the research;
- b. Conduct research on land governance and related areas to address challenges of inadequate and country-specific data and training requirements.

Way forward

The experts urged the consultant to revise the report to address the identified issues and sharpen the study recommendations accordingly. They also requested that the revised report be shared for comments before finalization by the Office for Southern Africa of the Economic Commission for Africa.

The outcome statement from the Ad hoc Expert Group Meeting is attached to annex II of the present report.

Closure of the meeting

The Director of the Office for Southern Africa of the Economic Commission for Africa thanked the experts for the fruitful deliberations. He assured them that ECA was committed to taking the dialogue on land reform forward and would call on them for their input. He reiterated the importance of ensuring that the various identity dimensions were factored into land policies at national and regional levels and expressed the hope that the discussions and the experiences shared on the ongoing processes in land reform would adequately inform policy reforms in many countries.

The Director thanked the consultant for the draft report and expressed optimism that the revised report would capture all the dimensions discussed during the meeting. He also thanked the African Union Southern Region Office and the Common Market for Eastern and Southern Africa for their continued collaboration, wished the experts safe travels back home and closed the meeting.

Annex I: List of participants

	Name	Title and affiliation	Contact Email
1.	Leopold Auguste Ngomo	African Union Regional Delegate for Southern Africa, Lilongwe	ngomol@africa-union.org
2.	John Mukuka	CEO, Common Market for Eastern and Southern Africa, Lusaka	jmmukuka@comesa.int
3.	Mamello Nchake	Senior Lecturer, National University of Lesotho, Lesotho	Mnchake@gmail.com or mnchake@yahoo.com
4.	Fausten Kalabamu	Professor, Department of Architecture and Planning, University of Botswana, Gaborone	kalabamu@mopipi.ub.bw
5.	Andre Mangu	Professor of Constitutional Law, Faculty of Law, University of Pretoria, Pretoria	manguamb@unisa.ac.za
6.	Joshua Nyoni	Research Manager, Sam Moyo African Institute for Agrarian Studies, Harare	joshuamadidanyoni@gmail.com
7.	Prosper Matondi	Director, Ruzivo Trust, Harare	prosper.matondi@gmail.com
8.	Nsama Nsemiwe Chikolwa	Director, Zambia Land Alliance, Lusaka	nsemiwensama@yahoo.com
9.	Olga Maria Langa	Alliança da Sociedade Civil contra Usurpação de Terra, Mozambique	jascut2016@gmail.com
10.	Abbie Mgugu Mhene	Women and Resources in Eastern and Southern Africa, Lusaka	amhene@gmail.com
11.	Mandivamba Rukuni	Consultant, Zimbabwe	weshambo@gmail.com
12.	Aubrey Mchonkhwe,	Executive Director, Foundation for AgriBusiness and Youth Empowerment, Lilongwe	fayemalawi@gmail.com
13.	Yunike Phiri	CEO, Zambia Young Emerging Farmers, Lusaka	yunikephiri34@gmail.com

	Name	Title and affiliation	Contact Email
14.	Charity Chonde	Lecturer, Lilongwe University of Agriculture and Natural Resources, Malawi	chondecharity@gmail.com
15.	Victoria Stanley	Senior Land Administration Specialist, World Bank, Washington, D.C.	vstanley@worldbank.org
16.	Eneya Maseko	Programme Manager, Extractives, OXFAM, Zambia	emboss@yahoo.com
17.	Matthew Sommerville	United State Agency for International Development, Integrated Land and Resource Governance Programme, Zambia	Matt.sommerville@tetrattech.com
18.	Kealeboga S. Kemoreile	Assistant Director, Ministry of Lands, Botswana	kskemoreile@gov.bw
19.	Bongani H. Mangongo	Assistant Director, Ministry of Lands, Eswatini	bhmagongo@yahoo.com
20.	Mluleki Sakhile Dlamini	Director, Ministry of Commerce, Eswatini	mlulekisakhile@yahoo.com
21.	Malefetsane J. Nthimo	Director, Ministry of Agriculture and Lands, Lesotho	maljnthimo@yahoo.com
22.	Peter Simbani	Director, Ministry of Finance, Malawi	petersimbani@yahoo.com
23.	Devie Chilonga	Assistant Director, Ministry of Lands, Malawi	daviechilonga@gmail.com
24.	Ines S. Cuambe	Assistant Director, Ministry of Lands, Mozambique	ines.cuambe@gmail.com
25.	Vidianand Luchmeepersad	Acting Senior Chief Executive and Permanent Secretary, Ministry of Finance, Mauritius	vlutchmeepersad@govmu.org
26.	Vikraj Ramkelawon	Ministry of Finance, Mauritius	viramkelawon@govmu.org
27.	Monica M. Kalima	Assistant Director, Ministry of Lands, Zambia	kalimamonique@yahoo.com
28.	Marius Dzinoreva	Director, Ministry of Lands, Zimbabwe	dzinorevamarius@gmail.com

	Name	Title and affiliation	Contact Email
29.	Brigida Da Cruz Henrique	Senior Journalist, Gabinete Informa o, Maputo	Laftissa.nkome@gmail.com
30.	Nduba Margaret Samulela	Journalist, Zambia Daily Mail, Lusaka	msamulela@yahoo.com
31.	Justice Akakulubelwa	ZNBC, Livingstone, Zambia	jakadj@gmail.com
32.	Hilda S. Akekelwa	Media, Livingstone, Zambia	kekeiwahildah@gmail.com
33.	Edna Mupila	Zambia FM Radio, Livingstone, Zambia	mupiladina@gmail.com
34.	Ndangwa Mwittah	Zambia Daily Mail, Livingstone, Zambia	mwittah@gmail.com
35.	Mwendalubi Maumbi	Creative South, Livingstone, Zambia	Creativesouth.ltd@gmail.com
36.	Angela Mwandu	ZANIS, Livingstone, Zambia	angelamwandu@yahoo.co.uk
37.	Said Adejumobi	Director, Office for Southern Africa of the Economic Commission for Africa, Lusaka	adejumobi@un.org
38.	Sizo Mhlanga	Chief, Subregional Data Center, Office for Southern Africa of the Economic Commission for Africa, Lusaka	mhlangas@un.org
39.	Oliver Maponga	Economic Affairs Officer, Office for Southern Africa of the Economic Commission for Africa, Lusaka	mapongao@un.org
40.	Bedson Nyoni	Information Management Assistant, Office for Southern Africa of the Economic Commission for Africa, Lusaka	nyonib@un.org
41.	Jackline Mutambo	Administrative Assistant, Office for Southern Africa of the Economic Commission for Africa, Lusaka	jackline.mutambo@un.org
42.	Grace Kaonga	Staff Assistant, Office for Southern Africa of the Economic Commission for Africa, Lusaka	Kaonga.uneca@un.org

Annex II: Outcome statement

*Ad hoc Expert Group Meeting on Land, Identity and Socioeconomic Transformation
in Southern Africa*

*Livingstone, Zambia
28 and 29 November 2018*

Preamble

1. The Office for Southern Africa of the Economic Commission for Africa organized the Ad hoc Expert Group Meeting on Land, Identity and Socioeconomic Transformation in Southern Africa in Livingstone, Zambia, on 28 and 29 November 2018.
2. The purpose of the meeting was to discuss land issues and economic transformation through a review of the findings and recommendations of a study on land, identity and socio-economic transformation in Southern Africa commissioned by Office for Southern Africa of the Economic Commission for Africa.
3. The Director of the Office for Southern Africa of the Economic Commission for Africa, Said Adejumbi and Auguste Ngomo, the African Union Regional Delegate to Southern Africa, delivered welcome remarks to open the proceedings.

Attendance

4. The meeting was attended by more than 35 land and agricultural development experts from the private sector, governments, development partners, academia, civil society and the media. The government experts were from the following member States: Botswana, Eswatini, Lesotho, Malawi, Mauritius, Mozambique, Zambia and Zimbabwe. Experts from the following organizations, Aliança da Sociedade Civil contra Usurpação de Terra (Mozambique); Alliance for Commodity Trade in Eastern and Southern Africa; Foundation for Agribusiness Youth Empowerment; OXFAM (Zambia); Lilongwe University of Agriculture and Natural Resources; National University of Lesotho; World Bank, Women and Resources in Eastern and Southern Africa; Ruzivo Trust; Southern African Confederation of Agricultural Unions; Sam Moyo African Institute of Agrarian Studies; United States Agency for International Development; University of Botswana; University of Pretoria; Zambia Land Alliance; and Zambia Young Emerging Farmers participated in the experts meeting. Media houses represented at the meeting were: Channel Africa; Falls FM News; Journal Mozambique and Revista Mozambique; Mosi-O-Tunya Radio; the Mast; Sky FM; Times of Zambia; Zambezi FM; Zambia Daily Mail; Zambia National Broadcasting Corporation; and ZANIS.

5. The experts elected Mluleki Dlamini (Ministry of Finance, Eswatini) as Chair and Yunike Phiri (Young Emerging Farmers, Zambia) as Rapporteur and adopted the agenda below as follows:

1. Opening session.
2. Election of the Bureau and adoption of the agenda for the meeting.
3. Overview and objectives of the meeting.
4. Presentation and discussion of the study report on land, identity and socioeconomic transformation in Southern Africa.
5. Discussants' comments on the study report, findings and recommendations.
6. Regional and national reports and expert interventions and discussions.
7. Discussion and adoption of the recommendations of the meeting.
8. Closure of the meeting.

Account of proceedings

6. The experts reviewed the findings and recommendations of the study, focusing on how land issues, including access, reform, tenure, utilization, identity and ownership could be streamlined to ensure efficient use of the resource for socioeconomic transformation. The review was complemented by presentations and interventions by discussants and other experts.

Recommendations

7. To strengthen the context, content, structure, flow and recommendations of the report, the experts advised the following:

- a. Include a concise problem statement to provide the study context and support the statement with relevant statistics and also the executive summary;
- b. Provide a concise definition of the key terms used in the report, including land governance, identity and its various dimensions, and a deeper analysis of the dynamism around the identity dimension;
- c. Inclusion of lessons learned from outside the region and international experiences on agriculture and socioeconomic transformation, for example from Asian countries;
- d. Emphasize that with the appropriate right land policies and programme, a young population offers tremendous opportunities for a "demographic dividend" in view of the rising youthful population;

- e. Elaborate on trends on land governance and patterns on land governance as key issues in this study and support the discussion with relevant statistics and analyses;
 - f. Discuss the unique experiences of land reform processes from each of the selected countries, challenges encountered in the implementation of the programmes and how they were addressed to provide learning experiences for other countries;
 - g. Provide a conclusion from each of the study objectives as well as pertinent recommendations to challenges identified in the study;
 - h. Discuss land as an economic resource whose non-use could be taxed to discourage speculative holding;
 - i. Discuss land markets in Southern Africa and the relationship with large-scale land-based investment and land grabbing;
 - j. Include all references cited in the report in the bibliography and use one referencing style throughout the report;
 - k. Analyse the dynamic (or static) nature of customary land tenure practices, rules and institutions and the extent to which post-colonial governments (local and central) had taken cognizance of the identified changes in the formulation and revision of land laws and policies;
 - l. Analyse the meaning and implications of “tenure security”, especially with regard to socio-economic transformation processes;
 - m. Discuss the important role of small and medium-scale enterprises in land access and land utilization, focusing on the specific issues of access, ownership and control;
 - n. Discuss regional value chains and their importance in socioeconomic transformation;
 - o. Provide data and statistics on land distribution and ownership in the region, especially along identity disaggregated forms, which could have been more illustrative and useful;
 - p. Provide detailed country analysis and dynamics, including outlining issues of land reforms, the outcomes, identity dimensions, pre-and post-reform agricultural productivity and the social empowerment value of such reforms;
 - q. Analyse the availability of land and its use in the member States (monitoring and evaluation).
8. The experts recommended actions by member States, regional economic communities and other stakeholders to address the current policy challenges in the sector to ensure optimal contribution of land towards socioeconomic transformation:

(i) Member States should consider the following actions:

- i. Adopt harmonized land policy, legal and regulatory frameworks for the sector in line with regional and continental aspirations;
- ii. Accelerate the incorporation of regional and continental frameworks on land and socioeconomic transformation nationally;
- iii. Harmonize and integrate customary laws (codify customary law) with received statutory laws to eliminate legal duality, which often puts many marginalized groups, including women and young people, at risk of exploitation and further marginalization;
- iv. Strengthen land governance systems to ensure tenure security across the board as a general strategy to support the early stages of structural transformation;
- v. Introduce effective national land monitoring to ensure that changes in land governance result in improved conditions and sustainable development opportunities for all, especially for vulnerable groups and those living in poverty;
- vi. Protect and strengthen existing and customary land tenure and community governance systems and ensure that customary land rights are recognized as property rights in statutory law, not just as user or occupation rights, and have an equivalent force of law for private deeded property rights;
- vii. Ensure that customary land includes not only the land of the family, house and farm, but also forest, rangeland and other lands held collectively, including those that are considered as State-owned;
- viii. Introduce reforms and modernization strategies targeting the customary tenure system to be aligned with the evolutionary path of the structural transformation;
- ix. Introduce titling and registration of customary land, including recognizing and protecting customary tenure rights before the registration process;
- x. Establish a decentralized system of land administration and adjudication down to the community level and demarcate and register the land administration zones, and formalize land governance structures for each zone;
- xi. Improve and Harmonize land-related laws and institutions, including introducing explicit legal provisions on gender, young people, people with disabilities and other identities on access to land;
- xii. Introduce land taxes to discourage speculative holding of land and encourage its productive use.

(ii) SADC and COMESA should consider the following actions:

- i. Introduce regional frameworks and policies that define, protect and enforce rights of those at risk of loss or exclusion occasioned by identity differences including, for example, race, ethnicity, gender, age, political orientation and religion;
- ii. Develop a small family farm strategy to lift most rural peoples into rural middle classes (as the domestic market) and therefore, provide a basis to leverage effectively urban and rural manufacturing and agricultural value addition;
- iii. Establish regional mutual accountability mechanisms for monitoring the implementation of continental and regional land policies and frameworks so that they remain relevant and effective in achieving the intended transformations;
- iv. Develop a common regional policy on large-scale land-based investments, which promotes inclusive investments that contribute to broad-based capital formation to assist regional governments and other stakeholders to sharpen policy, guidelines, results frameworks and monitoring systems for large-scale land-based investments.

(iii) Development partners should consider the following actions:

- i. Collaborate with the African Union Commission, the New Partnership for Africa's Development and the African Union Development Agency to update the continental framework on land to incorporate issues of identity and land as critical in the attainment of the 2030 Agenda for Sustainable Development and Agenda 2063: The Africa We Want, of the African Union;
- ii. Support capacity-building for SADC and COMESA to enable them to provide effective leadership, coordination, build partnerships, promote policy advocacy, operationalize comprehensive monitoring and evaluation frameworks to track progress, mobilize resources and to actualize a fund for land policy from stakeholders.

(iv) Academic and research Institutions should consider the following action:

- i. Collaborate to conduct detailed empirical studies to support policymaking on land and socioeconomic transformation at national and regional levels and disseminate the findings of such research.

Way forward on completion of the study

The experts recommended that the report be revised based on these recommendations and be shared for final review after which the Office for Southern Africa of the Economic Commission for Africa will finalize it.

*Done at Livingstone, Zambia
29 November 2018*

