

LAND PROFESSIONALS IN THE ARAB REGION

Roles, capacities and contribution to land governance and land tenure security

Salaheldin ABUKASHAWA, Sudan. Rafic KHOURI, France. Bidour GUSAI, Sudan. Hisham ET TIGANI, Egypt. Ombretta TEMPRA, Egypt

Key words: Land Professionals, Capacity building, land governance

SUMMARY

A functioning land sector is foundational to peace and stability, sustainable development, economic growth, food security, environmental conservation and poverty reduction in the Arab region. Effective and fit-for-purpose land administration is an important precondition for the functioning of the land sector and the foundation for good land governance.

For the land sector to work and meet the needs of people, land professionals need to be adequately capacitated to fulfil their role as enablers of good land governance interventions, operators of the land administration systems and interface between the people and the land institutions.

Land professionals participate in the development and reform of land policies, strategies and land-related administrative frameworks. They are the technical arm that implements the mandates of the land-related institutions and organisations, in the public and private sector, and are accountable to the citizens for their delivery.

According to the study “Land Professionals in the Arab region: roles, capacities and contribution to land governance and land tenure security” developed by the Arab Land Initiative of the Global Land Tool Network and UN-Habitat, in partnership with the ISTIDAMA Centre for Land and Environmental Governance of Sudan and the Arab Union of Surveyors, land professionals in the Arab region have the skills to perform their work, but most of them lack legal recognition, support, and protection.

Land professionals regularly face political interference and are caught in the middle of competing interests over land, natural resources, and different land uses. They are confronted with technical barriers, lack of access to capacity development opportunities and limited access

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to land-related information. For non-formal land professionals, these are compounded by the widespread lack of recognition of their indispensable role.

Drawing information from literature review, consultations and field assessments involving land professionals across 14 Arab countries, the study identifies formal and non-formal land professionals' categories, their current functions and the additional roles that they would need to take up to improve land governance and establish functioning and fit-for-purpose land administration systems in the region. The study takes stock of the current capacities of land professionals, the capacities they would need, and interventions that would enable them to adequately play their role.

مستخلص باللغة العربية

إن وجود قطاع أراضي فعال في المنطقة العربية يعد ضرورياً للتأسيس للسلام والاستقرار، التنمية المستدامة، النمو الاقتصادي والأمن الغذائي، والحفاظ على البيئة والحد من الفقر. تعد إدارة الأراضي بطريقة ملائمة للغرض وبفاعلية شرطاً لازماً ومهماً لقطاع الأراضي كي يقوم بدوره، وأساساً للحكومة الرشيدة للأراضي.

لكي يعمل قطاع الأراضي ويلبي احتياجات الناس، يجب أن يتمتع المهنيون العاملون في مجال الأراضي بالقدرات الكافية والمناسبة للقيام بدورهم باعتبارهم عناصر للتمكين لتفعيل الإدارة الجيدة للأراضي، وكحركين لأنظمة إدارة الأراضي، وكذلك كونهم محطة للتفاعل بين الناس ومؤسسات الأراضي المختلفة

يشارك المهنيون في مجال الأراضي في تطوير وإصلاح سياسات الأراضي واستراتيجياتها والأطر الإدارية المتعلقة بها. وهم الذراع الفني الذي يقوم بتنفيذ مسؤوليات وصلاحيات المؤسسات والهيئات ذات الصلة بالأراضي، سواء في القطاع العام أم الخاص، ويعبر هؤلاء المهنيون محاسبون أمام المواطنين عن تنفيذ هذه السياسات والإصلاحات.

وفقاً لهذه الدراسة والتي كانت نتيجة لجهود مبادرة الأراضي العربية مدعومة بالشبكة العالمية لأدوات الأراضي وبرنامج الأمم المتحدة للمستوطنات البشرية (الموئل)، بالشراكة مع مركز استدامة للأراضي والحكومة البيئية في السودان والاتحاد العربي للمساكين، والتي جاءت بعنوان "مهنيو الأراضي في المنطقة العربية: أدوارهم وقدراتهم ومساهماتهم في إدارة الأراضي وأمن حيازتها"، فإن هؤلاء المهنيين في المنطقة العربية يتمتعون بالكفاءة والمهارات اللازمة لأداء عملهم، بيد أن معظمهم يفتقرون إلى الاعتراف القانوني والدعم والحماية اللازمة من الجهات ذات الصلة.

يواجه المهنيون العاملون في مجال الأراضي بصورة مستمرة تدخلات سياسية من الفاعلين الآخرين، ويجدون أنفسهم وسط دوامة من المصالح المتنافسة على الأراضي والموارد الطبيعية والاستخدامات المختلفة للأراضي. كذلك فإن هؤلاء المهنيين يواجهون تحديات فنية وتقنية جمة، ولا تتوفر لهم إمكانية الوصول إلى فرص تنمية قدراتهم، ويعانون من عوائق تحد من وصولهم إلى المعلومات المتعلقة بالأراضي. أما بالنسبة للعاملين غير الرسميين في مجال الأراضي، فهؤلاء تتضاعف معاناتهم بسبب عدم الاعتراف بدورهم، على الرغم من أن لهم أدوار مهمة ولا غنى عنها في نظام إدارة الأراضي.

من خلال دراسة ومراجعة ما توفر من كتابات وأدبيات منشورة وغير منشورة، ومن خلال التقييم الميداني الذي شارك فيه مهنيون متخصصون في الأراضي في 14 دولة عربية، قامت هذه الدراسة بتعريف فئات المهنيين الرسميين وغير الرسميين في مجال الأراضي، وحددت وظائفهم الحالية والأدوار الإضافية التي ينبغي عليهم القيام بها لتحسين وتعزيز إدارة الأراضي

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في المنطقة العربية، ولأجل بناء أنظمة لإدارة الأراضي تتميز بكونها ملائمة للغرض ومستجيبة للتحديات الماثلة في المنطقة العربية. قامت الدراسة كذلك بتقييم القدرات والجدارات الحالية للعاملين في مجال الأراضي، والقدرات والجدارات التي سيحتاجون إليها، والأعمال المطلوبة التي من شأنها تمكين هؤلاء المهنيين من لعب دورهم بشكل مناسب.

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1. INTRODUCTION

Land Management and Administration

This paper adopts the description of land management and land administration as defined by Enemark et al. (2005) and adopted by the Global Land Tool Network (GLTN). The range of land-related processes is categorized in four core functions:

- **Land tenure security:** Securing and transferring rights over land and land-related resources.
- **Land value:** Valuation and taxation of land and properties.
- **Land use:** Planning and control of the use of land and land-related resources.
- **Land development:** Implementing utilities, infrastructure and services, and construction.

Disputes resolution is a crosscutting element across these functions.

Every land administration system is guided by available land resources, policy and legal frameworks. It is implemented through national and local institutions with land-related functions and supported by the land information infrastructure. Land administration is a critical success factor for peace and stability, economic growth, food security, nature conservation and poverty reduction.

Achieving sustainable and inclusive social and economic development in Arab countries will largely depend on the effectiveness of the land administration systems. Adopting fit-for-purpose land administration systems will require knowledgeable and skilled land professionals.

ROLES OF LAND PROFESSIONALS

Land professionals have important roles in land governance, land management and land administration. Their work contributes to all the aspects of the land sector, from the planning to the execution, monitoring and evaluation. Like in all governance systems, human resources are the most critical component for the functioning of a land administration system. The functioning

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of the land sector largely depends on the capacities, experience, and qualifications of land professionals.

2.1 OBJECTIVE OF THE STUDY

This study reviews the current roles and capacities of land professionals in the Arab region and the needed additional capacities and skills to strengthen their contribution in different aspects of land governance as defined by Global Land Tool Network (GLTN).

This study has two main objectives:

1. To identify the different formal and non-formal land professionals' categories, their current functions and the additional roles that they would need to take up to improve land governance and establish functioning and fit-for-purpose land administration.
2. To take stock of the current capacities of land professionals, what additional capacities they would need.

The study does not provide data for specific land sector interventions in individual countries, but rather attempts to indicate the general capacity development needs in the region.

2.2 METHODOLOGY

The roles and capacities of land professionals in the Arab region were assessed with regard to their existing knowledge, their hands-on experience, and their technical skills (e.g. cutting-edge technologies, digital mapping, databases and digital finances, etc.). Information on land professionals' associations was also gathered. Professional associations at the country or regional level are needed to guide, recognize and approve the work of land professionals. It is therefore important to understand what type of associations exist, how they maintain and ensure compliance with the professional code of conduct, and the role they play in recognizing, certifying and guiding the work of land professionals.

The information contained in this study was gathered through a mix of methods. The findings and recommendations of expert group meeting, which formed part of the baseline information for the assessment. Ten roundtable discussions and bilateral brainstorming sessions between the main authors and participants further enriched the information gathered. A desk review of relevant literature, including articles and conference proceedings from the region (First Arab Land Conference 2018, Darfur Land Conference 2018) was conducted. Online discussions in professional platforms, such as LinkedIn, were undertaken.

2.3 SURVEY QUESTIONNAIRE

A survey questionnaire was developed and used to collect information. The questionnaire was structured in two sections. Section 1 included demographic information and general questions: gender, age, academic education, qualification and specializations, field of professional practice, years of experience, and share of women and young practitioners (under 35 years old) in the land sector. Section 2 of the

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questionnaire covered nine fields related to the land administration functions and cross-cutting issues. The distribution of 42 questions along the nine key areas of inquiry was as follows: Knowledge (8Q), Skills (3Q), Professional recognition (8Q), Good governance(7Q), Security of tenure (4Q), Land value (3Q), Land planning, development and use (4Q), Disputes resolution mechanism (3Q), Rehabilitation and reconstruction (2Q)

The study team pre-tested the questionnaire with five land professionals, then adapted it based on the feed-back received before rolling it out. A questionnaire was distributed during Arab Land Initiative events, including the 2nd Arab Land Conference in Cairo, the Jordan “Land Monitoring and Reporting on National, Regional and Global Commitments, 2021” Conference, and the “Training on land governance, women empowerment and socioeconomic development in the Arab region” held in 2021 in Iraq. Soft copies of the questionnaire were emailed to land professionals and made available through LinkedIn and other social media platforms. Extensive search for names and organizations, including government entities and the private sector working in the land management in the Arab states was done.

The Statistical Package for the Social Sciences (SPSS) software was used to analyse the collected data. Based on the insights from the analysis, the team devised several recommendations how to aid the work of land professionals and advance fit-for-purpose land administration systems in the region.

2.4 KEY INFORMANTS’ INTERVIEWS

A total of 37 key informant interviews covered the following countries: Bahrain (3), Djibouti (1), Egypt (3), Iraq (7), Jordan (1), Libya (2), Mauritania (1), Morocco (2) Oman (2), Saudi Arabia (3), Sudan (5), Tunisia (1), United Arab Emirates (4), Yemen (2).

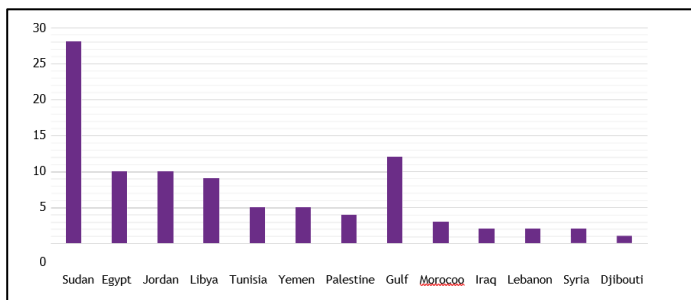


Figure 1 Number of interviewees and country

Calls with key informants, based on an interview guide developed by the study team, were conducted with land professionals from countries that did not respond adequately to the other tools.

Gender and age - Most respondents are men (57 per cent), while women are 43 per cent of the total sample surveyed. The largest group of respondents are those 46 years or older (42 per cent), followed by those between 36 and 40 years old (26 per cent).

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Education - Most respondents hold a bachelor's degree or higher (89 per cent). A high percentage (68.8 per cent) of respondents had a master's degree.

Qualification area - Nearly three quarters of respondents (71 per cent) work in the field of engineering. Other specialisations (e.g., economics, humanitarian) account for 16 per cent, while 9 per cent specialized in urban planning. Some urban planners come from an engineering background such as architecture and tend to define themselves as engineers instead of urban planners. If there had been a clear definition of urban planners and a corresponding professional body, the reported numbers for area of specialization would have been significantly different.

Field of practice - Roughly one third (38 per cent) work in urban planning, another third is employed as land surveyors (35 per cent), with other professions totaling 18 per cent.

Years of experience - The study shows a gap in the mid-career professionals (11 to 15 years' experience), with larger concentrations of approximately one third starting up (6 to 10 years) and those with a lot of experience (above 20 years).

CHALLENGES AND LIMITATIONS

The study was limited by the number of professionals interviewed and countries covered. The study aimed at covering all Arab states, but access to professionals in some of the countries was not possible. Key informants in some countries responded to the questionnaire, while others were reached via telephone and email interviews. The study team observed the high sensitivity of discussing land issues, particularly with professionals in Gulf Cooperation Council countries. Most respondents asked to remain anonymous. During the pre-testing of the questionnaire, the professionals recommended to make naming the interviewees optional. WhatsApp messages were also sent to the list of professionals who participated in different events convened by the Arab Land Initiative. Some respondents did not feel comfortable answering questions touching on the capacities of their fellow professionals.

2. THE ROLE OF LAND PROFESSIONALS IN THE ARAB REGION

There is no universal definition of land professionals. However, there are definitions of different categories of land professionals, such as land surveyors (e.g., as defined by the International Federation of Surveyors) and urban planners (e.g., as defined by the Sudanese Urban Planning Society). These definitions exclude the non-formal professionals that operate across the Arab region administering informal land rights. The study provided general definitions for both formal and non-formal land professionals and their current roles in land governance.

Land professionals interact and interrelate with each other. The formal planning process requires the land to be surveyed; all rights should be documented, and owners must be compensated before the process of planning commences. In such a process of replanning or planning a parcel of land by changing land use many land professionals depend on each other

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to be able to do their own work. Town planners need the surveyors to complete the planning process, while brokers depend on surveyors to validate an area and the specific location of the land or property during the land sale.

| Profession | Definition and current roles in land governance |
|---|--|
| Land lawyers | Solicitors, attorneys, barristers, lawyers and other individuals with legal training dealing with land disputes, and land claims. |
| Notaries | People legally empowered to witness signatures and certify the validity of documents, including those for land transactions. |
| Employees of land departments (public sector) | These are government officers who, on behalf of their institutions, deal with land use management, land adjudication, disposition, gentrification, etc. |
| Land surveyors | Land surveyors conduct cadastral surveys (establishment and re-establishment of real property boundaries). |
| Urban Planners | These spatial planners – urban planners, architects, geographers and engineers – plan or replan land in urban or rural communes. |
| Land assessors and valuers | Land valuers include assessors who work in financial institutions. |
| Land brokers and mediators (formal and informal) | These are brokers, mediators, Simsars (traditional brokers), non-state actors who facilitate land. |
| Land developers/ investors | These are investors – individuals, local and international companies and state organizations as well as governments – who develop land in order to increase its value. |
| Land registration officers | The civil servants who work in the general registrar offices. They form an alternative type of notaries. |

Land professionals from different fields perform different roles and responsibilities as individuals in their organizations. The study examined these roles and responsibilities to identify the capacity gaps and how to bridge them.

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NON-FORMAL LAND PROFESSIONALS

Non-formal land professionals deal with land rights that are not considered under the formal or statutory system, making an indispensable contribution by providing services to the over 70 per cent of people who live and work on unregistered land globally (World Bank, 2017). Non formal land professionals deal with options for land ownership and use rights that the statutory systems still cannot accommodate. They have the same functions than formal land professionals, but perform them informally or customarily in a manner that is governed by local norms and customs. Many formal land professionals work in the non-formal context as well.

| Non-Formal Profession | Definition and current roles in land governance |
|---|--|
| Tribal village leaders | <ul style="list-style-type: none">- Negotiations and mediations of land disputes, allocation of land to users,- Engaging with government bodies |
| Religious leaders | <ul style="list-style-type: none">- Negotiations and mediations of land disputes, determining land cases- Role in waqf (endowment) land, and dividing inheritance |
| Indigenous people organizations | <ul style="list-style-type: none">- Determine land use and participate in land development specifications, community land mapping, advocacy- Public litigation. |
| Community forest users' associations | <ul style="list-style-type: none">- Participatory forest management - Forest resource mapping |
| Artisanal miners, Women's associations, Youth associations, Civil society, Business and private sectors associations, Pastoralist associations, Farmers' federation | <ul style="list-style-type: none">- Sourcing and negotiating for their interests,- land governance advocacy, Policy advocacy, Public litigation, etc |

THE FINDINGS

To enable the functioning of the land sector, land professionals need a broad skills-set, knowledge, and a conducive professional environment. The findings of the assessment on land professionals are articulated below.

Education and training

Formal land professionals are overall satisfied with the quality of education they received. Respondents also identified capacity gaps and training needs, that would be required to advance

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their skills are seldom available in their countries. This results in costs beyond the financial capacity of many land professionals.

Many organisations invest in developing the capacity of their employees, only to lose them shortly after to other organisations (or countries) that offer better remuneration.

Digital capacities and tools

Overall, land professionals feel that they are able to use and operate the necessary tools to perform their work (software, advanced equipment, etc.). Most land professionals reported having acquired additional qualifications in the field after their graduation.

Communication and soft skills

Land professionals feel that they can communicate effectively, negotiate and understand the local community's needs regarding land administration, including in the context of disaster and conflict. In addition to face-to-face communication, the most popular digital platforms that land professionals use are email, WhatsApp, Telegram and Facebook.

Most professionals in the land sector come from a technical background, with no or very limited knowledge and expertise in these key aspects of the work.

Broader knowledge about land governance

Most land professionals have limited knowledge about the Sustainable Development Goals, for example. Respondents also pointed to the need to better consider local customs in land management, accommodate them in the laws and legislations.

Recognition and participation in policy making

The qualifications that formal land professionals hold are recognized by the government and by professional bodies in their respective countries. However, most land professionals are neither consulted nor represented in the processes of developing strategies and policies.

Quality control and transparency

There are no published and enforced standards to monitor the quality of the professionals' work, identify malpractices, and safeguard customers' rights. The majority of respondents are unaware of the existence of institutions responsible for monitoring and evaluating their work. Land professionals believe that land administration is one of the most corrupt fields when it is not governed with utmost transparency and professionalism.

Enabling environment and access to land information

Land professionals who do not work in the government are generally not allowed access to the information and maps needed to perform their work. Land information is not available outside government entities, and where it is available, it is neither updated nor accurate.

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Governmental institutions responsible for managing land do not have electronic platforms or e-systems to communicate with land professionals. Apart from some Gulf states and Jordan, most land-related work is completed manually – especially in the critical parts of the process such as the recording and registration of land rights. This constrains the work of land professionals, forcing them to seek in person the information needed from institutions with land-related mandates.

Support and protection

Most land professionals believe that labour unions, professional associations and syndicates do not give them enough support to carry out their work. The majority of land professionals concur in flagging that there are risks and threats to their personal safety and security as a result of their work.

Financial compensation and brain drain

The majority of land professionals perceive as inadequate, unfair and insufficient the compensation they receive for their work.

Professionals with high technical skills are always seeking better opportunities in other countries, especially the Gulf states where they could be offered salaries up to 10- or 15-times higher than in their home countries.

Participation of women and youth in the land sector

Half of respondents chose not to answer the question related to women's participation in the land administration workforce.

There is no accurate information about the youth participation in the land sector.

New employees and young graduates generally lack hands-on experience and soft skills, such as communication and problem-solving.

Findings related to the land administration functions

Land tenure - Land professionals have sufficient knowledge on transfer of ownership and registration in both the statutory and customary systems, but they do not have an adequate holistic understanding of the various land tenure and land use types.

Land value - Land professionals in general, and land valuers in particular, cannot accurately determine the value of land and big discrepancies can generally be found between estimates of different service providers. Most land professionals do not have access to digital information about land and real estate value.

Land use planning and development - Land professionals have sufficient knowledge of land use planning procedures in both the statutory and customary systems. Land professionals make technical contributions in most stages of the planning. Land professionals understand well the importance of dealing with land and natural resources.

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Disputes' resolution – In many Arab countries, there is a great need of land professionals who can play an effective role in the settlement of land-related disputes settlement, particularly in countries affected by local conflicts and hosting large refugees and IDP populations. Land professionals typically participate in dispute resolution processes that are done through peaceful mediation or arbitration (out of court).

BOX 3: A GOOD PRACTICE: THE SAUDI REAL ESTATE STOCK EXCHANGE

In November 2021, the Ministry of Justice of Saudi Arabia launched the Saudi Real Estate Stock Exchange, on a trial basis. The stock exchange platform includes information about direct deals, real estate offers, new deals, mortgages and titles inquiries. The data in the platform include the number of deals and their value, the traded area of land and building, and the highest and lowest price, as well as the best request and the best offer. This is an essential resource, as it will control market operations and will be governed to prevent any manipulation by speculators (Argaam, 2021).

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| | | | | | | | | |
|--|--|--|--|--|--|--|--|-------------|
| Weak social and political legitimacy; | | | | | | | | |
| Political interference; | | | | | | | | High |
| Foreign interference. | | | | | | | | |
| Competing interests over resources | | | | | | | | |
| High- risk work environment. | | | | | | | | |
| Overexploitation of resources | | | | | | | | |
| Land degradation; | | | | | | | | |
| Illegal capture of land. | | | | | | | | |

Challenges faced by non-formal land professionals

Tribal village leaders: Unchecked leadership; discrimination of women and youth; undocumented customary procedures; slow to adapt to changing contexts; Political bias.

Religious leaders: Political bias

Indigenous people's organizations: Overexploitation of resources; conflicts with government; corporate abuse.

Business and private sector associations: Inadequately regulated capitalism; foreign interference; black land capture.

Other organisations: Artisanal miners, Women's associations, Youth associations, Civil society, Business and private sectors associations, Pastoralist associations, Farmers' federation, these organisations have Weak social and political legitimacy; limited representation, weak social and political legitimacy; limited representation. Reduced civic space. Limited space to engage in land issues in Arab countries. Inadequately regulated capitalism; foreign interference; black land capture. Competing resource interests; Illiteracy; conflicts with farmers and wildlife. Increase of value when land use changes to non-agrarian.

CONCLUSIONS AND RECOMMENDATIONS

The above analysis defines the main roles of formal and non-formal land professionals, the challenges they face, their capacities and needs. Land professionals require enhanced competencies to better contribute to the functioning of the land sector, the implementation of fit-for-purpose land administration, and the achievement of the social, economic, and environmental goals of the societies in the Arab region.

Table 11 outlines the key additional competencies required, to guide the design of capacity development interventions targeting land professionals in the region to be undertaken by national and international institutions and competent bodies. Besides necessary technical skills, but also soft skills and competencies related to policy development, legal framework, adaptation to change, and establishment or reform of the land institutions.

RECOMMENDATIONS

A constellation of many formal and non-formal professions constitutes the broad 'land professional' category in the Arab region.

Countries greatly vary in terms of legislation and regulations that guide the roles, the capacities and qualifications needed, and the type of contributions expected by land

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professionals. There are, however, many common elements, from which the below recommendations are drawn:

- Establish regional professionals' associations, to improve the quality of land services and to strengthen the credibility of land professionals in the region. A key role for these associations will be to guide national professionals' associations, foster career progression, set standards for the delivery of services and Enhance exchange of experiences and debate opportunities between professionals.
- Improve the connection and professional relations among existing professional bodies and with government institutions with land-related mandates.
- At national and sub-national level, map out non-formal land administrators, including those in customary land management, and develop their capacities to deliver quality land services.
- Strengthen the role that land professionals play as intermediaries between communities and institutions in land- related processes through both capacity- building and recognition of their roles.
- Enact codes and guidelines for different professional practices of the land sector, include them in government policies, and use them to monitor and evaluate the quality of land professionals' work.
- Establish a codified remuneration that provides fair costing and promotes high- quality land services in the public and the private sector.
- Provide reasonable access to land information for different stakeholders and land actors – including the private sector, individual professionals, civil society organizations and academia – through improved online content and digital communication.
- Encourage public–private partnerships for the delivery of land services. Good practices exist in some countries, which could be shared with and adapted to the needs of others.
- Document experiences of land professionals and develop a context- relevant curricula for land administration, building on best practices in the region and abroad.
- Introduce and promote online, open access to land governance training courses in Arabic, including by developing twinning programmes between capacity- building institutions from the region and their counterparts in developed countries.
- Design and support events and workshops on specific aspects of the land sector in the Arab region and subregions, to complement the Arab Land Conference and the initiatives of the Arab Land Initiative's partners.
- Promote continuous professional development that ensures land professionals have up-to-date knowledge and skills, in their countries and within the Arab region.
- Improve the participation of land professionals in policymaking and policy reforms.

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BIOGRAPHICAL NOTES

THE GLOBAL LAND TOOL NETWORK AND THE ARAB LAND INITIATIVE

The Global Land Tool Network (GLTN) is a multi-sectoral alliance of international partners committed to increasing access to land and tenure security for all, with a focus on the poor, women and youth. The Network's partners include international rural and urban civil society organizations, research and training institutions, bilateral and multilateral organizations, and international professional bodies. In 2016, GLTN Partners launched the Arab Land Initiative to promote equal access to land, peace, stability and economic growth in the Arab region through good land governance and transparent, efficient and affordable land administration systems. The Initiative aims at empowering land champions from the region by developing capacities, increasing collaboration and promoting innovation, learning and sharing of best practices. It also supports the implementation of land gender-responsive and fit-for-purpose land tools and approaches at national and local level. This report is part of the knowledge development streams of work of the Arab Land Initiative.

ISTIDAMA

The ISTIDAMA Center for Land and Environmental Governance is an independent policymaking centre for land and environmental governance based in Sudan. It delivers specific assignments, according to needs, on topics related to land and environmental governance in Sudan and in the Arab and Africa region.

ARAB UNION OF SURVEYORS

The Arab Union of Surveyors is the umbrella organization that represents the interests of the profession of surveying in the following countries: Egypt, Morocco, Syria, Saudi Arabia, Jordan, Tunisia, Sultanate of Oman and Lebanon. Founded in 2002, it seeks to improve and harmonize the profession of surveying in the Arab world and develop the cadastral systems for improving land management and real estate investment as an important part of the socioeconomic development in the region.

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