



**DESERTIFICATION CONTROL PROGRAMME ACTIVITY CENTRE
DC/PAC**

Internship Project

**On the Land Use Policies and Land Tenure
In the Arid and Semi-arid Countries of Post-Independence Africa .**

Steven M. Rosenfeld and Jonathan Sohn

University of Buffalo, School of Law Lewis and Clark Law School

for Dr. W. F. G. Cardy
Deputy Assistant Executive Director, UNEP
Director, Desertification Control/PAC

August 1993





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This project on land use policy and land tenure in the arid and semi-arid countries of post-independence Africa has spanned the course of just under six weeks.

We have compiled information on the following countries:

Algeria, Angola, Benin, Botswana, Burkina Faso, Burundi, Cameroon, Chad, Djibouti, Egypt, Ethiopia, the Gambia, Ghana, Guinea Bissau, Kenya, Lesotho, Libya, Malawi, Mali, Mauritania, Morocco, Mozambique, Namibia, Niger, Nigeria, Rwanda, Somalia, Sudan, Swaziland, Tanzania, Togo, Tunisia, Uganda, Zambia, Zimbabwe.

We intend on first presenting an overview of the land development policies in the above countries, focusing on agriculture usage. Our information is summarized from: Africa South of the Sahara 1993 Twenty-second Edition and The Middle East and North Africa 1993 Thirty-ninth Edition; both published by Europa Publications Limited (UNEP-Nairobi: Ref Co(6)2 1993/Ref Co(5-0111)2 1993).

We then include summaries or excerpts of the most current articles, periodicals and texts on land use policy and tenure we have found (the abstract or caption follows the reference). If the reference was found in the UNEP library (UNEP-Nairobi), the University of Nairobi library (UofNairobi) or the Land Tenure Center (LTC), the call number/code is included. If it was found through a search of the International Center for Research in Agroforestry (ICRAF), then the Record no. is included. Additionally, if the reference was found available through International Institute for Environment and Development (IIED), then any distinguishing features to easily order the reference is included.

We conclude with a general bibliography on our topic, recommendations and suggested follow-up research including our contact information, the networking contacts we have made, and copies of our correspondence.

ALGERIA

1993 Overview in Algeria:

Primarily an export economy which tends to use land intensively. Ninety percent of the land consists of arid plateau, mountains or deserts.

In 1969, Algeria was 73% self-sufficient, but as of 1990, they are importing 75% of their food. The main problems include soil erosion, population growth, droughts, and primitive methods of production.

With financial support by the Banque d'Agriculture et Development Rurale, the government is attempting to institute privately owned cooperatives to protect farmers against climatic and other disasters and to provide start up loans. Cooperatives are made up of peasants who pool together as private businesses that compete against one another. The overall goal is to reverse the trend of reliance upon importation through diversification.

References on Algeria:

"Increasing Livestock Production In Dry Zones Policy Options for the Middle East and North Africa" Brian and Lynn Chatterton Land Use Policy April 1987 vol 4 num 2 p.121 (126,129).

"The Degradation of the Algerian Environment through Economic and Social Development in the 1980's" S.E. Zaimeche and K. Sutton Land Degradation and Rehabilitation Oct-Dec 1990 vol 2 iss 4 p.317.

"Ouargla country (Algerian sahara) - variations of land use in rural desert zone" Rouvillois-Brigol, M. Publications du departement de geographie de l'universite de Paris-sorbonne no. 2. 382 pgs, 1975. (ICRAF Record no. 10733)

Relevant Ministries in Algeria: (July 1992)

Minister of the Interior and Local Authorities: Muhammad Hardi
Palais su Government, Algiers; tel. (2) 60-23-40; telex 52073.

Minister of Agriculture: Muhammad Elias Mesli
12 blvd Col Amirouche, Algiers; tel. (2) 63-89-50; telex 52984.

ANGOLA

1993 Overview of Angola:

Post-1975 independence led to Marxist nationalization of all agricultural plantations large and small, but have been plagued by land neglect, armed strife, mismanagement, and excessive bureaucracy. Most of its land is used to export coffee which has

undergone a steady decline in the world economy.

Sugar plantations have been made into worker cooperatives but they have been ineffective due to bureaucratic mismanagement led by the Cuban government.

No clear land use policy was found mainly due to strife and a growing need to import.

References in Angola:

No relevant references have been found since independence (11 Nov. 1975)

"Die modern Bauernkolonisation in Angola und Mocambique und das portugiesische Kolonialproblem." Niemeier, G. Geographische Rundschau; Zeitschrift Fur Schulgeographie (Braunschweig, W. Germany) 18:10, 1966 pgs 367-376 (LTC: Geol MC G28 R87).

By 1964 the Portuguese government had established about 2,900 modern family farms in 38 colonatos. According to the author, black and white farmers have the same rights and duties and are not allowed to employ anyone outside their own family.

Landwirtschaftliche Entwicklung in Angola Und Mocambique Pössinger, Hermann; Afrika-studien, nr. 31. München, Weltforum Verlag, 284 pgs, 1968. (LTC: S 472 P6)

An overview of agricultural development in these two Portuguese colonies. For Angola, emphasis is on plantations and large-scale European enterprises, and on the development policies of the Portuguese administration.

Relevant ministries in Angola: (August 1992)

Minister of Planning: Emanuel Moreira Carneiro
Largo do Palácio, CP 1205, Luanda; tel. 339052; telex 3082.

Minister of the Interior: Lt-Col Francisco Magalhães Paiva (Nvunda)
Avda 4 de Fevereiro, Luanda.

Minister of Agriculture and Rural Development: Isaac Francisco Maria Dos Anjos
Avda Norton de Matos 2, Luanda; telex 3322.

BENIN

1993 Overview of Benin:

Post 1983 transformation and rise in production from cash crops to the cultivation of staple foods. Basically, all land use development has been funded from abroad, i.e. the EDF has provided finance to develop sound animal husbandry and cattle farming projects in the province of Borgou, and the African Development Bank, among others, has put 25 million into rural development projects to raise cultivation to development standards.

The Government thus has a set policy enforced on farmers geared towards subsistence food crops. One way to enforce this has been a policy of regulating official purchase prices below the rising standard of living, thus forcing farmers to switch to the new methods or look to the "black market" to sell cash crops. Policy seems to have good merit when looked at in the context of desertification.

References on Benin:

"Aspects of land tenure in the rural areas of lower Dahomey" Dissou, Machioudi Idriss; n.p., 1972 12 l. Paper prepared for the Seminar on Agricultural Research in West Africa, "Aspects of land tenure," University of Ibadan, 1972. (LTC: Files Dahom 58 D47)

Examines conflicts between customary land law and the laws of 1961 and 1965 which provided for the establishment of producer cooperatives. Special attention is given to customary law governing the leasing and pledging of land.

"Note sur la réforme agraire au Dahomey" Food and Agriculture Organization, Committee on Agrarian Reform (Porto Novo?) n.d. 17, 30 pgs (LTC: Files Dahom 3 F66)

The impetus for agrarian reform in Dahomey stems from government-imposed economic goals rather than from a demand for land among the peasantry. Dahomey's innovative land reform program set up large tracts of land as public domain on which all landholders must subscribe to one of two basic cooperative forms, with fuller benefits accruing to the more communal organizations. An appendix to the article presents the complete texts of the law of 1961 as modified by laws of 1963 and 1966 pertaining to the establishment of producer cooperatives.

"L'Expérience dahoméenne en matière de coopératives de production dans le cadre des périmètres d'aménagement rural" Mendah, M.; Etudes Dahomeennes (Porto-Novo) 6/7, 1966. p. 73-80 (LTC: Mem AP E85 D131)

A discussion of the advantages of forcing farmers to form producer cooperatives; the removal of obstacles to development inherent in pre-existing land tenure systems, and the creation of opportunities for employment in the rural sector to stem the tide of rural-urban migration.

Relevant ministries in Benin: (August 1992)

Minister of Internal Affairs, Security and Territorial Administration: Richard Adjaho. Cotonou; tel. 30-11-06.

Minister of Planning and Economic Reorganization: Robert Tagnon
BP 342, Cotonou; tel. 30-05-41; telex 5252.

Minister of the Environment, Housing and Town Planning: Eustache Sarre. Cotonou.

Minister of Rural Development: Mama Adamou N'Diaye.
BP 34, Porto-Novo; tel. 21-30-53.

BOTSWANA

1993 Overview of Botswana:

Drought has hindered self-sufficiency coupled with a lack of a presently sound arid - agricultural policy.

360 large scale commercial farms control most of the land and use it mainly for the cattle and beef export industry. They have implemented a land use system for this practice in accordance with Europe's Lane Convention which requires a system of cordoned fences and vaccination. This has been internationally criticized for its wildlife impact.

100 large-scale commercial farms account for most crop production in the arid regions, the rest of the land is all privately owned thus causing 40% of the people to be dependent on commercial farming for a living.

1985-1991 Development Plan-Government funding aimed at organizing small scale farmers to extend their farms and increase the area under irrigation.

Experimental Projects-in Molapo and Okavango utilizing experimentation in flood recession irrigation which is pending an environmental assessment. This could develop high yielding crops by improving water and crop management systems. These policies have met resistance from the high powered commercial ranchers.

References on Botswana:

"Botswana's Land Tenure: Institutional Reform and Policy Formulation" B. Machacha Land Policy and Agriculture in Eastern and Southern Africa edited by J.W. Arntzen, L.D. Ngcongco, and S.D. Turner; The United Nations University, 1986; (UNEP-Nairobi- Food Agr(67) 1 c.2); p.39:

Land Tenure:

At independence, in 1966, Botswana inherited three types of tenure:

- Tribal land (native reserves): 48 per cent;
- State land (Crown land): 47 per cent;
- Freehold land (white settlement): 6 per cent.

Since independence, significant amounts of State land have been converted into tribal land to relieve the congestion in tribal areas. Today, only 23 percent of Botswana's land is under State control, but this figure continues to increase as the government tribalizes land. Even today, Botswana is still characterized by the three types of tenure (tribal, State and freehold).

As 80 per cent of the population (both human and livestock) is residing in the tribal areas, this paper focuses on tribal tenure rather than the other two types of tenure.

In 1968, the Botswana government passed the Tribal Land Act. This act marked a major change in the institutional framework that handled the country's land matters. It established land boards, vested tribal land in these boards, and defined their powers and duties. With the enactment of the Tribal Land Act, the authority of the chiefs in relation to tribal land was transferred to the land boards, which now hold land in trust for the tribe and continue to allocate land for customary usage. As section 10(i) of the Tribal Land Act states that the land shall be held, ".. in trust for the benefit and advantage of the tribesmen of that area and for the purpose of promoting economic and social development of all the peoples of Botswana."

The Tribal Land Act also spells out the procedures for allocating land under common law land grants, which provide security of tenure in the form of leasehold land rights as well as access by non-tribesman to tribal land. The Act further states the grounds on which customary land rights may be canceled, and establishes appeals procedures, and the mechanisms for State acquisition of tribal land and compensation.

With enactment of the 1968 act, 12 main land boards were established in the country and started operation in 1970.

Land boards are non-political bodies comprised of members elected and nominated in the following manner:

- the tribal authority or his deputy or subchief is the ex-officio member;
- one member is appointed by the chief;
- two members are elected by the District Council from amongst the councilors;
- four to six members (which varies by district) are appointed by the minister of Local Government and Lands.
- additionally, the land boards may, with the minister's consent, co-opt not more than two persons with suitable expert knowledge or experience to assist them in the discharge of their duties.

The Botswana Land Boards duties include:

- to allocate land for residential use; arable use; grazing and water rights; industrial use, and commercial use;
- to adjudicate in terms of disputes relating to land in tribal areas;
- to be responsible for overall land tenure and land use planning in their areas including: (i) formulation of land policies; (ii) consultation; (iii) implementation of land reform policies; (iv) collection of rentals that accrue for the use of land held under leasehold (i.e. commercial usages).

In 1973, a network of subordinated land boards was established in bigger tribal areas to relieve the backlog in land board work, mainly that dealing with land allocation. Each subordinate land board was given a working area with defined boundaries. Each has five members nominated in a similar way to the main land boards.

The main duties of subordinate land boards in Botswana are:

- to hear, grant or refuse applications to use land for residential, arable, and grazing purposes;
- to receive, hear, and make recommendations to the main land board in respect

of applications for: common law land grants and boreholes in their areas;
 -to hear and settle disputes arising from land allocations in their areas, subject to appeal by the main land board.

Main land boards with subordinate land boards under them were left to deal with policy matters and common law allocating.

In their main duty of land allocation, land boards have encountered problems with: self allocations, by those persons waiting for official allocation of land; old allocations, prior to the existence of land boards (1970); record-keeping, in particular record-fragmentation; and enforcement of land board decisions, since the Tribal Land Act does not provide for the enforcement of the powers it allocated to the land boards.

Land use policy:

Section 11(i) of the Tribal Land Act of Botswana, stipulates that land boards are responsible for policy formulation and implementation in respect of land use in their areas.

The Tribal Grazing Land Policy was initiated in 1975 to curb the widespread overgrazing that was evident in the country and to improve the cattle industry by the use of simple farm management skills. The introduction of this policy marked a sharp diversion in land board work and the traditional tenure system of the use of grazing land. Traditionally, grazing was communally shared, but the policy called for individualization of grazing rights, allowing people exclusive rights to certain grazing areas. The Tribal Grazing Land Policy provided for the zoning of tribal land into three categories, communal, commercial and reserved land.

The implementation of the policy began in 1977 with the culmination of land use plans in the whole country. The tenurial implications of the Tribal Grazing Land Policy as a national policy are far reaching. While the initial intent of the policy was to benefit all, recently, the policy has been labeled as one for the rich. As a result of poorer people being forced out of their traditional areas to make room for richer commercial ranchers.

The Arable Lands Development Programme developed as a counterpart of the Tribal Grazing Land Policy, to address the problem of arable farmers rather than cattle ranchers.

The major components of the programme are to give subsidies for fencing, building small dams, and buying draught power (donkeys and oxen) and other crop growing implements. As people make capital improvements to their land by way of such fencing and establishing reliable water sources, security of tenure will increase. The tenure implications of this programme as a policy requires close monitoring.

"Social and Environmental Impacts of Agrarian Reform in Rural Botswana" R.K. Hitchcock and T. Nkwe Land Policy and Agriculture in Eastern and Southern Africa

edited by J.W. Arntzen, L.D. Ngcongco, and S.D. Turner; The United Nations University, 1986; (UNEP-Nairobi- Food Agr(67) 1 c.2); p.93.

"Environmental Pressure and Land Use Change in Communal Eastern Botswana: The Case of Kgatleng" J.W. Arntzen and J.B. Opschoor Land Policy and Agriculture in Eastern and Southern Africa edited by J.W. Arntzen, L.D. Ngcongco, and S.D. Turner; The United Nations University, 1986; (UNEP-Nairobi- Food Agr(67) 1 c.2); p.108.

"Peasant and Official Views of Rangeland Use in Botswana - Fifty Years of Devastation?" Louise Fortmann Land Use Policy vol 6 num 3 July 1989 p.197.

"Land Degradation, Stocking Rates, and Conservation Policies in the Communal Rangelands of Botswana and Zimbabwe" N.O.J. Abel and P.M. Blaikie Land Degradation & Rehabilitation vol 1 iss 2 Sep-Oct 1989 p.101.

Relevant ministries in Botswana: (August 1992)

Vice-President and Minister of Finance and Development Planning, and of Local Government and Lands: Festus G. Mogae

Ministry of Finance and Development Planning:

Private Bag 008, Gaborone; tel. 355272; telex 2401; fax 356086.

Ministry of Local Government and Lands:

Private Bag 006, Gaborone; tel. 352091.

Minister of Agriculture: Keatlemang Morake

Private Bag 003, Gaborone; tel. 350581; telex 2543; fax 356027.

BURKINA FASO

1993 Overview of Burkina Faso:

The Government has instituted a "Development Investment Programme" with the goal of self-sufficiency in subsistence food crops through the following:

1. Government nationalization of the land.
2. Doubling of the Agricultural sector's budget up to 40% of the total national budget.
3. Raising of Producer Prices for food crops.
4. Emphasis on funding for small-scale projects, implemented by village cooperatives.

The government also established "Self-Help Projects" where local labor builds a dam for irrigation, the land then is then divided evenly between small-holder plots to grow crops for survival and state run land for the development of cash crops.

References on Burkina Faso:

"Cereal Technology Development in the Sahel: Burkina Faso and Niger" Land Use Policy vol 7 num 3 July 1990 p. 195.

Potential of Bas-fonds in Agropastoral Development in Sanmatenga, Burkina Faso
Folkert Hottenga, Henk Peters and Sjoerd Zanen; IIED 14 pgs, 1991.

"The Agro-Forestry Project in Burkina Faso" from Only One Earth Conference of Sustainable Development, London, April 1987.

Relevant ministries in Burkina Faso: (August 1992)

Minister of State, in charge of Finance and Planning: Roch Marc Christian Kaboré
BP 7008, Ouagadougou; tel. 33-40-74; telex 5256.

Minister of Territorial Administration: Raogo Antoine Sawadogo
BP 7034, Ouagadougou.

Minister of Public Works, Housing and Town Planning: Joseph Kaboré
Ouagadougou.

Minister of the Environment and Tourism: Anatole G. Tiendrébéogo
BP 7044, Ouagadougou; tel. 33-41-65; telex 5555.

Minister of Agriculture and Animal Resources: Jean-Paul Sawadogo
BP 7005, Ouagadougou.

Minister-delegate, in charge of Planning: Jacques Sawadogo

BURUNDI

1993 Overview of Burundi:

The vast majority of the arid and semi-arid land is used to export coffee and tea with 2 companies owning the majority of the land used. Otherwise Burundi appears dependent on foreign assistance for the development of other crops.

Under the UNDP and FAO guidance, the state is attempting to reclaim land on the Imbo plain for the cultivation of rice, etc. but it seems to be a slow going process.

The current social system encourages the maintenance of abundant cattle herds which is becoming less and less viable both economically and environmentally; so in 1989 a govt. plan was announced to increase the price for the sale of hides to hopefully lead to cattle reduction. The result has been an increase, however, in the number of cattle and the number of hides.

Although foreign capital is prevalent, it is primarily used to help in the production of coffee exports; not sustainable development.

References on Burundi:

"Les Droits fonciers coutumiers au Burundi" Bukera, J.; Revue Juridique et Politique, Indépendance et Coopération no. 4, 1970. Paris, Librairie Générale de Droit et de Jurisprudence, 1970. p.1207-1214

Papers of the 1970 Congress of the Institut International de Droit d'Expression Française, dealing with African land tenure systems.

Customary land rights in Burundi derive from the occupation of the land and permit farmers to lease or sell their land and to pass it on to heirs. These rights thus fulfill all the conditions of the definition of rights of ownership.

"L'Evolution de la propriété foncière coutumière au Burundi" Verbrugghe, A.; Revue Juridique et Politique, Indépendance et Coopération no. 4, 1970. Paris, Librairie Générale de Droit et de Jurisprudence, 1970. p.1201-1206. (LTC)

The land law of 1961 permits those who hold land under customary tenure to register their property and obtain title to it under written law.

"Le Régime foncier coutumier au Burundi" Revue Juridique de Droit Ecrit et Coutumier du Rwanda et du Burundi 5:2, 1965 p. 59-82 (LTC: Mem AP R454 J97)

An outline of the main features of the customary system of land tenure in Burundi including sections on the powers of chiefs, the powers of the Mwami or ruler, the evolution of the system in the direction of individual property rights, the acquisition and transfer of land rights, and taxes associated with control of land. Also included is a useful chart of the order of succession according to customary law and a glossary of terminology.

Relevant ministries in Burundi: (August 1992)

Minister of the Interior and Local Government: François Ngeze
Bujumbura; tel. (2) 24242.

Minister of Rural Development and Handicrafts: Gabriel Toyi
Bujumbura; tel. (2) 25267.

Minister of Agriculture and Animal Husbandry: Jumaine Hussein
Bujumbura; tel. (2) 22087.

Minister of Planning: Issac Budabuda
Bujumbura.

Minister of Tourism, Land Use and the Environment: Louis Nduwimana.

CAMEROON

1993 Overview of Cameroon:

Government priority is placed on a strong agricultural development program through maintaining the level of producer prices through the use of petroleum revenues and other incentives in the form of fertilizers and pesticides.

Cameroon is dominated by small-scale farmers for agricultural exportation, yet the nation's food production for self-sufficiency has been increasing at a higher rate than its population growth despite a number of droughts.

Despite government efforts to the contrary, timber forests are dominated by large foreign firms. Of the available forest, only 1/2 is licensed for exploitation and only 1/2 of that is under active development. However, log production has continually increased for the last few years and a lack of government control over the exploitation of the country's forests are handled will most likely cause land use problems in context with desertification.

References on Cameroon:

La parenté et la terre dans la stratégie du développement. Paris: Editions Klincksieck, 1972. (LTC)

Melone traces the history and structure of both legal and customary land tenure in Cameroon. On pages 169-178, he discusses the effects of the law of 7 July 1966, a law intended to simplify land registration procedures. In essence, registration is made primarily a matter of administration, thus according a more active role for the state. In addition, holders of traditional tenure (for example, members of lineages) can more easily obtain "definitive and irrefutable" title to their land.

One step in the registration procedure includes the compilation of a file which records current land use, location and limits of land, names of neighbors with adjacent land, names of all persons who helped bring the land into production, and other contracts affecting the land. Other procedural steps include a demarcation of borders as agreed upon by all interested parties, and filing with the Prefect. Problems that arise are to be settled by a tribunal composed of members of the various ethnic groups in the area.

Finally, Melone touches on the lack of sufficient personnel to administer this system, as well as unresolved legal questions, which include the problem of different members of a lineage claiming the same parcel of land.

"Land tenure and land administration in Nigeria and the Cameroons" Meek, Charles Kingsley; London, H.M.S.O.,(Gr.Brit. Colonial Office, Colonial research studies no. 22 420 pgs), 1957. (UofNairobi: HD 1265.N5m4)

Les Problemes Fonciers Au Cameroon Oriental Douala, Institut Panafricain pour le Développement, 1970. 35 pgs. (LTC: Files Cam 58 D44)

Relevant ministries in Cameroon: (August 1992)

Minister of Territorial Administration: Gilbert Andze Tsoungui

Minister of Agriculture: John Niba Ngu
Yaoundé; tel. 23-40-85; telex 8325.

Minister of Planning and Territorial Development: Moussa Tchouta
Yaoundé; tel. 23-34-04; telex 8268.

Minister of Environment and Forests: Dr. Ayuk Takem
Yaoundé.

Minister Delegate at the Prime Minister's Office in charge of Planning and Territorial Development: Roger Tchoungui

Secretaries of State:

Agriculture: Rou Dawaye
Planning and Territorial Development: Edmond Moampea.
State Lands: Antoine Zanga

CHAD

1993 Overview of Chad:

Crop farming and nomadic cattle-raising occupy most of the working population and account for almost one-half of the gross domestic product (GDP).

Large amounts of international food aid have been provided in an attempt to ward off extensive starvation, since the early 1980s Chad's domestic production supplied only around three-quarters of the country's food needs.

In southern Chad, rural development schemes are under way with assistance from France, the EC, Canada and the World Bank. They are concerned with food crops and animal husbandry as well as cotton.

References on Chad:

"Les Droits fonciers coutumiers au Tchad" Brahim Seid, Joseph; Revue Juridique et Politique, Indépendance et Coopération no. 4, 1970. Paris, Librairie Générale de Droit et de Jurisprudence, 1970. p.1161-1162

Papers of the 1970 Congress of the Institut International de Droit d'Expression Française, dealing with African land tenure systems.

Customary land rights in Chad have been voided by the laws of 1967 and 1968 which declared all nonregistered land legally vacant unless proof to the contrary is presented.

All customary rights are nullified if they are not exercised for 10 years, and they may also be rescinded by procedures to take land into the public domain.

"Brief Notes on the System of Land Tenure in the Republic of Chad" Romba, Elie; E/CN.14/CART/273 n.p., United Nations, Economic and Social Council, 4 pgs, 1971. Presented at UNECA Seminar on Cadastre, Addis Ababa, 25 November - 9 December 1970. (LTC: Files Chad 58 R65)

This short article includes an explanation of the purposes of land registration within Chad's legal system and a brief survey of other aspects of land tenure and land administration.

Relevant ministries in Chad: (August 1992)

Minister of the Interior: Koibla Djimasta (UDR)
N'Djamena; tel. 51-46-59.

Minister of Planning and Co-operation: Ibn Oumar Mahamat Salet (MPS).
N'Djamena; tel. 51-58-98.

Minister of Agriculture: Bambe Dansala (MPS)
N'Djamena; tel. 51-37-52.

Minister of Tourism and the Environment: Pierre Tokinou
N'Djamena.

DJIBOUTI

1993 Overview of Djibouti:

The Prime Minister of Planning and Land Development emphasizes large scale timber and cocoa plantations largely owned by foreign interests.

The existing land sharecropping system with encouragement for smallholder cultivation continues to expand.

Only 1/3 of the land that was cultivated pre-independence is now used.

References on Djibouti:

"Land Use and Farming Systems in the Horn of Africa." Land Use Policy, Vol.4 , Number 4 1987. Pages 419-444.

Cultivation of crops is confined to farming under irrigation systems, yet there is less than 1% irrigation.

Manpower, equipment, finance problems and lack of government initiative have put soil and irrigation projects in stall mode.

Relevant ministries in Djibouti: (August 1992)

Prime Minister and Minister of Planning and Land Development: Barkad Gourad Hamadou
BP 2086, Djibouti; tel. 351494; telex 5871; fax 355049.

Minister of the Interior and of Posts and Telecommunications: Ahmed Bulaleh Barreh.
BP 33, Djibouti; tel. 350791; telex 5990.

Minister of Agriculture and Rural Development: Muhammad Moussa Chehem.
BP 453, Djibouti; tel. 351297; telex 5871.

EGYPT

1993 Overview of Egypt:

Since 1969, the policy of land use carried out by the Ministry of Agrarian Reform has been the redistribution of land from large landowners to landless peasants.

Government policy has established rent control, regulation of land tenure, and subsequent growth of agricultural cooperatives. The policy has been largely unsuccessful with the latest figures showing 4.7% of the owners holding 47% of the land.

Egypt's Five-Year Reclamation Plan 1987-1992 has failed primarily due to a fall in the water level of the Nile, population expansion of towns and villages, and soil salinity resulting from poor drainage. Egypt's belief is that cooperatives are better than large owners because if control is localized there will be more sustainable care for the land.

References on Egypt:

"Transformation of agricultural structure in the United Arab Republic" Adamawicz, Mieczyslaw; Africana Bulletin (Warsaw) B, 13, 1970 p. 75-88 (LTC)

Calls for a policy approach sensitive to the needs of national economic and social development as a whole. Regards land reform as the main instrument of social transformation in agriculture. The author discusses the progress of socialization especially as regards cooperativization. Suggests that although central direction had been necessary initially, future success will depend on farmer's active participation in changes affecting them.

"Agricultural cooperation in the U.A.R." National Bank of Egypt, Cairo. Economic Bulletin (Cairo) 19:4, 1966 p. 351-361 (LTC)

A brief history focusing on the Agrarian Reform Law of 1952, which provided for the formation of agricultural cooperatives to meet credit, production, and marketing

needs. Discusses role of the General Agricultural Cooperative Organization in formulating policy and supervising various types of cooperatives.

"Land reform in Egypt" Ahmed, S.M. Sayed; n.p. (1973) 4 pgs Paper for Study Seminar 35: Land Tenure, Distribution and Reform, Institute of Development Studies, University of Sussex, 1973. (LTC: Files UAR 3 A35)

A History of Landownership in Modern Egypt, 1800-1950 Baer, Gabriel; Middle Eastern monographs, 4. London, New York, Oxford University Press, 1962. xii, 252 pgs Bibl. (LTC: Ag HD 975 B233)(UofNairobi: HD 975. B233)

Excellent historical discussion of the development of private land ownership. Also discusses land distribution, waqf (religious endowment) lands, and various opinions of the modern land reform. Includes tables on land distribution and private, foreign, and state landholdings. The bibliography lists Arab as well as European and American sources.

"Landownership and tenancy systems in Egypt" [and] "Farm land acquisition problems in Egypt." 1951. (In Conference on World Land Tenure Problems, University of Wisconsin, 1951. PAPERS, 4. Madison, 1951. 10 pgs) (LTC: HD 105 C67 1951b)

Includes "Farm land acquisition problems in Egypt" Dawood, Hassan Aly; Land Economics: A Quarterly Journal Devoted to the Study of Economic and Social Institutions (Madison) 26:3, 1950. p. 305-307 plus a survey of tenure relationships, particularly various rental and leasing practices. Evils of the tenancy system include oral contracts, lack of occupant security, and the activities of intermediaries who rent land and sublet it at inflated prices.

"Legislation governing land redistribution in Italy and Egypt" (Rome, 197-). 71. (LTC: Files 3 L23)

Contains summary of the provisions of "Legislative decree on agrarian reform No. 178, 9 September 1952, and subsequent revision on 1962 and on 1970."

"Rural Employment and Land Tenure: A Proposal for Research in Egypt" Economic research paper no. 2. Durham (Eng.) University of Durham, Centre for Middle Eastern and Islamic Studies, 1972. 14 l. (LTC: Files UAR 35.4 W45)

Proposes examining the relationship between labor utilization and size of holding and type of land tenure. Posits five hypotheses to be tested. Provides some background information on the Egyptian agrarian structure and land tenure situation.

Relevant ministries in Egypt: (September 1992)

Deputy Prime Minister and Minister of Planning: Dr. Kamal Ahmad al-Ganzouri
Sharia Salah Salem, Cairo (Nasr City); tel. (02) 6000096.

Deputy Prime Minister and Minister of Agriculture and Land Reclamation: Dr.

Yousuf Amin Wall
 Ministry of Agriculture:
 Sharia Wizaret az-Ziraa, Dokki, Giza; tel. (02) 702677; telex 93006.
 Ministry of Land Reclamation:
 Land Reclamation Bldg, Dokki, Giza; tel. 7030111.

Minister of the Interior: Muhammad Abd al-Halim Moussa

Minister of Development, New Communities, Housing and Public Utilities: Eng. Hasaballah Muhammad al-Kafrawi
 1 Ismail Abaza, Qasr el-Eini, Cairo; tel.: Development (02) 3540419;
 New Communities (02) 3540590; Public Utilities (02) 3540110;
 telex: Development and New Communities 20807; Public Utilities 92188.

Minister for Local Administration: Mahmoud Dayed Ahmed Sharif

ETHIOPIA

1993 Overview of Ethiopia:

There is a large contrast between reality and the actual government policy. 93% of the land that is cultivated is under individual small farm peasant production, while the emphasis of the government agricultural policy is on state owned agricultural cooperatives.

The policy as of 1991, although constantly fluctuating, is to retain state ownership of all present large scale farming, but abandonment of regulation and attempts to "cooperatize" peasant farming and agricultural marketing.

The World Bank is currently financing a "Peasant Agricultural Development Programme."

References on Ethiopia:

"Land Use and Farming Systems in the Horn of Africa." Land Use Policy, Vol.4 , Number 4, October 1987. Pages 419-444.

The primary agricultural land use is handled by over 7 million peasant families whose holdings account for 94% of cultivated land and 90% of production. Average holding size is 1.5 HA. There is low production due to primitive and arduous soil tillage methods.

The Ministry of State Farm Development is responsible for land reclamation by the government in 10 year perspective plans. So far these state farms are heavily mechanized and use the bulk of the country's available agricultural inputs. Performance has been below expectations, due to drought and less than 1% of these farms having proper irrigation.

As a result of the Land Reclamation Proclamation, nearly all large irrigated enterprises were nationalized and maintained by state farm corporations. Overgrazing near watering points has severely accelerated soil erosion and environmental degradation. The government has set up Pastoral Associations and Service Cooperatives in attempt to have more sensitive land management policies but no data is provided on the effectiveness of these efforts.

Agrarian Reform in Ethiopia Dessalegn Rahmato; Uppsala: Scandinavian Institute of African Studies, 1984. (LTC)

"Land Reform and Peasant Associations in Ethiopia - Case Studies of Two Widely Different Regions" Alula Abate, and Tasfaye Teklu Northeast African Studies, vol 2, no 2 (1980) 51 pgs. (LTC)

"Villagization in Ethiopia's Arsi Region" Cohen, John M. and Nils-Ivor Isaksson; Journal of Modern African Studies vol 25 no 3 (1987) p. 435-464.

The Land Charters of Northern Ethiopia; with an introduction and notes by G.W.B. Huntingford Addis Ababa, Institute of Ethiopian Studies and the Faculty of Law, Haile Sellassie I University with Oxford U.P., 135 pgs, 1965. (UofNairobi: Law KN 63,H86).

Relevant ministries in Ethiopia: (August 1992)

Minister of State Farms and Coffee and Tea Development: Hasen Abdela
POB 3222, Addis Abada; tel. 518088; telex 21130.

Minister of Agriculture, Environmental Protection and Development: Zegeye Asfaw
POB 1223, Addis Ababa; tel. 448040; fax 513042.

THE GAMBIA

1993 Overview of the Gambia:

Not much information was found on the Gambia. Efforts to improve groundnut and rice production through swamp irrigation projects was noted.

The "Five Year Rice Development Project" sponsored by the ADB and the UN World Food Programme was noted.

References on the Gambia:

The Agricultural Development of The Gambia: An Agricultural, Environmental, and Socio-Economic Analysis Dunsmore, J.R., Lowe, G.D.N. and Anderson, I.P.; Land Resources Study, no 22 Surrey: Land Resources Division, Ministry of Overseas Development, 1976.

National Land Administration in The Gambia Davey, T.L., Bruce, John and Hoffman,

Michael; Charolette, NC: ECOS International, 1986.

Three current laws regulating land are discussed, the first being The Lands (Banjul and Kombo St. Mary) Act, which empowers the Minister of Lands to make "grants" of various interests in land (including freehold and leasehold titles) in Banjul and Kombo St. Mary. This law further deals with those who occupy land without a grant and governmental acquisition of land for the public good.

Covering all land outside the two urban areas, The Lands (Provinces) Act allows for leases of up to 50 years in length, although in fact these leases are usually of shorter duration (21 years). The Land Registration Act states that all instruments and wills concerning land are to be entered in a registry which is indexed under the titleholder's names.

The authors present a number of findings and recommendations, among them the fact that rural areas still practice customary land tenure, while Banjul and Kombo St. Mary exhibit mixed systems of land administration. In the latter, an estimated 18,000 parcels continue under customary "title," although it has theoretically been abolished. In addition, these areas are estimated to have 6,000 leasehold titles and 2,500 freehold titles formally recognized.

Relevant ministries in the Gambia: (August 1992)

Minister of the Interior: Alhaji Lamin Kitty Jabang
71 Dobson St, Banjul; tel. 28611.

Minister of Agriculture: Alhaji Omar Amadou Jallow.
The Quadrangle, Banjul; tel. 2147.

Minister of Local Government and Lands: Yaya Ceesay
The Quadrangle, Banjul; tel. 28291.

Minister of National Resources and the Environment: Sarjo Touray
5 Marina Parade, Banjul; tel. 27431; telex 2204.

GHANA

1993 Overview of Ghana:

50% of Ghana's cultivated land is exploited with the cash crop of coffee and accounts for 65% of export earnings. Government programme emphasis is on increased sound agricultural land use policies yet in reality seems to be focused on cocoa growth.

Since 1991, the Government's "Medium Term Agricultural Development Programme" aims at privatization of farming, self-sufficiency through diversification of crops and sound livestock production, and private bank loan subsidies.

For the "Forest Management Programme", the IDA and World Bank have loaned a

combined 70 million for forest planning and protection, yet log production has increased and apparently little replanting has been accomplished.

References on Ghana:

"Land Title Registration without Prejudice: The Ghana Land Title Registration Law, 1986" Woodman, Gordon R.; Journal of African Law 31 (1987) p. 119-135.

The new legislation is not intended to introduce reform, but rather to resolve problems of uncertainty in the customary systems. At the core of the law is a list of categories of "registrable interests" held by "proprietary owners of land." This hierarchy of interests includes (in descending order): allodial rights held by a stool or sub-stool, user rights commonly designated as "customary law freehold," leasehold rights, and customary tenancy arrangements such as sharecropping. In providing for the registration of these various interests, the law is not based on the notion of a single "owner," but rather "contemplates an unlimited number of instances of ownership... in interests in each parcel."

"Revolution in Property Rights" Tipple, A. Graham; West Africa, 27 January 1986, p. 178-179.

In this brief article, the author describes the four inheritance laws enacted in 1985 and their potential effects. These laws are the Intestate Succession Law, the Customary Marriage and Divorce (Registration) Law, the Administration of Estate (Amendment) Law, and the Head of Family (Accountability) Law; their collective goal is to bring law on succession into line with changes which are perceived to be taking place in the Ghanaian family system.

Environmental Synopsis of Ghana Paula Stone, Barry Dalal-Clayton et al.; ODA 28 pgs, 1992.

Ghana Land Law: an exposition, analysis and critique Bentsi-Enchill, Kwamena; Law in Africa no. 10; London, Sweet & Maxwell, 408 pgs, 1964 (UofNairobi: Law KN 60. B46).

Relevant ministries in Ghana: (August 1992)

Secretary for Local Government and Rural Development: Kwanena Ahowi
POB M50, Accra; tel. 665421.

Secretary for Agriculture: Ibrahim Adams
POB M37, Accra; tel. 665421.

Secretary for Lands and Natural Resources: J.A. Dansoh
POB M212, Accra; tel. 665421.

GUINEA BISSAU

1993 Overview of Guinea Bissau:

The Government's Development Policy includes:

- A. New large scale irrigation projects;
- B. A large agro-industrial complex capable of processing 50,000 tons of rice and 70,000 tons of groundnut annually; and
- C. Construction of Thermoelectric power.

The PAIGC government has nationalized most of the land but does not grant private concessions to work the land and has maintained the rights of those tilling their fields. The government also confiscated the property of former pro-Portuguese Guineans and introduced state control through "people's shops" cooperatives. Inefficiency and corruption led to production shortages, so the government has been moving in the direction of partial privatization.

References on Guinea Bissau:

No relevant references were found on Guinea Bissau.

Relevant ministries in Guinea Bissau: (September 1992)

Minister for Rural Development and Agriculture: Mario Cabral Bissau.

Minister of the Interior: Dr. Abubacar Balde Bissau.

Minister of Public Works, Construction and Town Planning: Alberto Lima Gomes Bissau.

KENYA

1993 Overview of Kenya:

Land irrigation products are under slow development, financed by the World Bank, UK, EDF. There are 1.7 small farm shareholders and 3,200 large farms, ranches and plantations. The plots are extremely small and a large problem is successive subdivision of plots among farmers sons resulting in mass exodus to the cities. Diverse products but less and less land.

References on Kenya:

"The Perils of Land Tenure Reform: The Case of Kenya" H.W.O. Okoth-Ogendo; Land Policy and Agriculture in Eastern and Southern Africa edited by J.W. Arntzen, L.D. Ngcongco, and S.D. Turner; The United Nations University, 1986; (UNEP-

Nairobi: Food Agr(67) 1 c.2); p.79:

The Kenyan programme of land reform, its history, justification, and expectations were first set out in a report prepared in 1954 by R.J.M. Swynnerton. A Plan to Intensify African Agriculture represents official government policy to this day. The essence of the Swynnerton formula was the privatization of land through the displacement of indigenous property systems, relations, and modes of production and their replacement with a new legal order modelled after 1925 English land law. Although the programme is by no means complete, and at the present rate may not be until the year 2050, it is estimated that over 70 per cent of all land outside the arid parts of the Coast, Eastern, North-eastern, and Rift Valley provinces has now been privatized. It is the impact of this new régime on the allocation of economic and political resources to, and resolution of normative conflicts within rural society that this paper examines.

"Kenya's Legal and Institutional Structure for Environmental Protection and Natural Resource Management: An Analysis and Agenda for the Future" Susan H. Bragdon; Economic Development Institute of the World Bank; McNamara Fellowships Program; May 1992 p.87-89:

The Ministry of Lands oversees the form and terms in which land is held, the modalities governing its transfer or transmission of rights over it, and the procedures followed for resolving or managing disputes.

There is an elaborate legislative framework which deals with the forms and terms in which land is held. The statutes that deal with the property system in Kenya establish at least three landholding, three dispute processing, and five registration regimes. The result is not a practical framework but rather a system which lacks clarity.

An example of the most important legislation includes: The Transfer of Property Act of India, 1882; The Registered Land Act (Cap. 300); The Registration of Titles Act (Cap. 281); The Government Lands Act (Cap. 280); The Trust Land Act (Cap. 288); The Land Adjudication Act (Cap. 284); The Land Consolidation Act (Cap. 283); The Land (Group Representatives) Act (Cap. 287); and The Land Control Act (Cap. 302).

There are three main designations for land in Kenya: Trust Land, Government Land and private land. Since 1960 alienation of Government Land for agricultural purposes had been for an initial leasehold period followed by a freehold grant which moves the land into the category of private land.

About 78% of land falls in the Trust Land category title of which is held in trust by the local County Council. About 75% of the land is available for smallholder registration. Under the Land Adjudication Act (Cap. 284) the Minister of Lands may declare any Trust Land to be an adjudication area (one of the steps in the process of converting land to individual tenure) if he considers that it is desirable for people to be registered as owners. The Minister may also declare any Trust Land to be an adjudication area if the County Council in which the particular land is situated so requests him.

The individualization of land tenure has the full backing of administrative policy and legislative machinery in Kenya. The policy is justified by the Government on grounds similar to those used by the colonial authorities. The argument is that sound agricultural development is dependent upon individual tenure. Only by providing individual tenure would the land occupiers (now owners) have the security and incentive to improve the land and promote its sustainable use.

Tenants of the Crown: Evolution of Agrarian Law and Institutions in Kenya H.W.O. Okoth-Ogendo; African Centre for Technology Studies (ACTS), 1991.(UofNairobi: Afr KN 62. K404)

Gaining Ground: Institutional Innovations in Land-Use Management in Kenya revised edition edited by Amos Kiriro and Calestous Juma; African Centre for Technology Studies, 1991.

"Property Relations in Kenyan Constitutional Law" R.S. Bhalla; Ecopolicy Series no. 4; African Centre for Technology Studies, 1993.

"Land registration and its impact on small-scale farming in Kenya: the case of Mbeere in Embu district" University of Nairobi, IDS working paper no. 464. 37 pgs, 1988. (ICRAF Record no. 12827)

Soil and Water Conservation in Kenya Bibliography with Annotations compiled by G.Karanja and Fissiha Tefera; University of Nairobi, Department of Agricultural Engineering and Swedish Agency for Research Cooperation with Developing Countries (SAREC) 1990 pub no. 90/1 (93 references on land use).

"Implementation of soil and water conservation and afforestation in arid and semi-arid areas of southern Kitui district, Eastern Province" Mutai, S.K.; Ministry of Agriculture and Livestock Development, Kitui (Kenya), 1989.(ICRAF Record no. 18201)

"Analysis of Presidential Powers Under The Land Control Act (Cap. 302) Laws of Kenya" [LL.B thesis] L.C. Kasamani, University of Nairobi, 47[2] leaves, 33 cm. (LL.B) (UofNairobi: Afr fKN 63.K37).

"The regime of the Registered Land Act (Cap. 300) and its effect of customary land law (General Survey) [LL.B thesis] E.M. Kiiru, University of Nairobi, 64 leaves, 33 cm. (UofNairobi: Afr fKN 63.K55).

"Select Committee of the Issue of Land Ownership Along the Ten-Mile Coastal Strip of Kenya" Report Chair the Hon. M. Mathai, M.P. (H.W.O O-O/L1-12/1978) Nairobi, 44 pgs, 1978 (UofNairobi: Law fKN 63.S46).

Relevant ministries in Kenya: (September 1992)

Minister of Planning and National Development: Dr. Zachary Onyonka
Treasury Bldg, Harambee Ave, POB 30004, Nairobi, tel. 338111.

Minister of Co-operative Development: John Cheruiyot
Kencom House, Moi Ave, Nairobi; tel. 340081.

Minister of Agriculture: Elijah Mwangale
Kilimo House, Cathedral Rd, POB 30028, Nairobi; tel. 728370; telex 33042.

Minister of Local Government and Physical Planning: William Ole Ntimama
Jogoo House 'A', POB 30004, Nairobi; tel. 28411.

Minister of Lands, Settlement and Housing: Darius Mbela
POB 30450, Nairobi; tel. 728060.

Minister of Reclamation and Development of Arid and Semi-Arid Wasteland: George Muta Ndotto

LESOTHO

1993 Overview of Lesotho:

Since 1987 the Lesotho Agricultural Development Bank has been trying to focus land use on small-scale irrigated schemes and water improvement with a goal of self-sufficiency and to reverse desertification trends.

Increasingly, the Government has attempted to take land away from inefficient farmers via "expropriation."

Traditional chiefs in village councils have been ordered to monitor land-use and to set annual production targets and producer prices by each October.

References on Lesotho:

"Lesotho's land policy under the Land Act 1979 and its implications for the Agricultural Sector" A. Mosaase Land Policy and Agriculture in Eastern and Southern Africa edited by J.W. Arntzen, L.D. Ngcongco, and S.D. Turner; The United Nations University, 1986; (UNEP-Nairobi: Food Agr(67) 1 c.2); p.63

Like other developing countries, Lesotho has embarked on a land reform programme, by enacting the Land Act 1979 and bringing it into operation in June 1980. An appreciation of the policies of the new law requires due consideration of the traditional land tenure system and its constraints on development. Lesotho's customary land tenure system is particularly instructive for two reasons:

- (a) the system has operated in both urban and rural areas with virtually no foreign tenure system to influence tradition; and
- (b) Lesotho's unitary tenure system has to date been controlled by the chieftainship, which forms a strong hierarchical structure and, as such, has been in a strong position to resist meaningful changes in land tenure.

The general concepts of the Land Act 1979:

The basic principle that land belongs to the Basotho nation is still the basis of the land law. However major changes and new concepts are introduced in the legislation. The government intends to achieve the following:

(a) The king's powers over land allocations are now delegated to land committees in the rural areas and to urban land committees in urban areas, and not to the traditional chiefs. The chiefs are, however, ex-officio chairmen of these committees. Some members are elected democratically by the people of the area. The government has guaranteed control over these committees however, through directions of the Minister of the Interior and the requirement of the minister's consent for allocation of land for commercial or industrial purposes.

(b) The act provides for security of tenure and negotiability of title to land under a lease system for urban land use. A progressive farmer can also apply for lease title for agricultural land use if he so desires. Lease titles are for fixed periods, ranging from 30 years for the sale of petroleum products, 60 years for commercial and industrial uses and 90 years for residential, education, and religious land uses.

(c) The establishment of a land tribunal and an equitable system of calculating compensation for loss of title when land is required for public purposes and the government exercises its powers of eminent domain.

(d) The ability of the minister to declare any area of land as a selected area for development or reconstruction of new residential, commercial, or industrial areas for the purposes of town planning. The extinguishing of all titles in the selected area however, entitles the former holders to substitute rights within the project or to adequate compensation.

(e) Similarly, for reorganization of agricultural land holdings the Government can declare an area of arable land as a selected agricultural area.

(f) The act provides for land revenue in the form of assessed ground rents, license fees, and development charges.

(g) Finally, land administration under the act is to be carried out by the Department of Lands, Surveys and Physical Planning as opposed to the traditional authorities.

Under the new law, a lease title is the most important use right and gives the lessee exclusive possession of the land leased. Furthermore, leased land can be transferred, sub-leased for long periods, or encumbered by a mortgage. Thus, an allottee of agricultural land use who applies for an agricultural lease can reap these benefits. The implication is that the less competent farmers could be permitted to transfer their leases, sublease all or part of their holdings, or even enter into approved share-cropping arrangements with competent farmers. Although the conditions and terms of agricultural leases have not been finalized, the act is clear that an agricultural lease can only be issued after consultation with and approval by the Ministry of Agriculture.

Relevant ministries in Lesotho: (September 1992)

Minister of the Interior, Chieftainship Affairs and Rural Development: Chief Mohlalefi Bereng
POB 174, Maseru 100; tel. 323771; telex 4330.

Minister of Agriculture, Co-operatives and Marketing: Maj.-Gen. Lebitso J. Dingizwayo
POB 24, Maseru 100; tel. 322741; telex 4330.

LIBYA

1993 Overview of Libya:

95% of Libya's land area is desert, and only 1.4% is arable. Attempts at irrigation and reclamation projects under Qadaffi have been largely ineffective. Main focus is on animal husbandry.

The official Government policy is called the "Green Revolution". Through the use of Polish funds and IFAD, the goal has been to reclaim large scale ownership and subsequently transfer land to farmers with conjunctive efforts in reforestation and dune stabilization; and to utilize large scale rotating sprinklers to attempt green pasteurization in desert land. However, such a policy requires large scale irrigation projects which have depleted Libya's groundwater resources in the Northwest, making desertification problems even worse.

References on Libya:

Report to the Government of Libya on Development of Tribal Lands and Settlements
Project Food and Agriculture Organization/LIB/TF 20. Rome, 1969. 4 v. (LTC: HD 1007 L5 F6).

Detailed, systematic survey of agronomic, institutional, social, and economic conditions, with specific recommendations to develop the rural sector. The issue considered to be most crucial for settlement projects is the clarification of ownership and usage rights to land and water resources. Recommends preliminary tenure surveys, the promulgation of a land settlement law, and compulsory land registration to delineate land tenure relationships. Points out the need to utilize positive aspects of tribal organization rather than destroying it as a social institution.

"The Development of tribal lands and settlements in Libya: report on a visit to Libya in March 1972." n.p., n.d. 19 pgs (LTC: Files Liby 17 E53).

Report of a week-long inspection of various Libyan settlement projects. The author recommends a systematic investigation of tribal land rights, carrying out of cadastral surveys and water resource surveys, and training of land settlement personnel to be carried out by a team of experts in land tenure and related fields.

A Field Study of the Customary System of Land Tenure and Related Problems in the Mutasarrifia of Agendabia, Cyrenica, Libya Benghazi, FAO Libya Mission, 1963. 27 l. (Alwan, Abdul Sahib) (LTC: Files Liby 58 A593).

A survey of customary arrangements of land tenure and water use rights in a semi-desert area. Most of the population follows a semi-nomadic, pastoral way of life; agricultural production is concentrated around four cases. Land is held by the tribe and cannot be alienated without the consent of the tribe as a whole. Tribal land are distributed so that each bait has access to water, grassland, and ploughland.

A Bibliography on Land Tenure and Related Questions in Libya Alwan, Abdul Sahib; Benghazi, Libya, FAO, 1963. 17 pgs Microfiche, Zug, Switzerland, Inter Documentation Co. (LTC: Microfiche NE 288 65 / Files Liby 58 A59).

Includes about 30 items under the headings of "Land Tenure and Water Rights" and "Land Colonization and Settlement".

"Increasing Livestock Production in Dry Zones." Land Use Policy, Vol.4 , No.2 1987. Pages 121-132.

Recently implemented policy to improve livestock production by converting the fallow phase of cereal production into a pasture phase of medics, while at the same time improving rangeland by reseeding the depleted seed banks with cultivars of medic that produce dense permanent pasture and provide protection from erosion. The critical factor for success remains the need to develop a grazing management regime that will conserve the seed bank necessary to ensure the continuing regeneration of the medic pastures year after year.

"Land tenure, social organization and structure: a comparative sample study of the socio-economic life in the three oases of Ghat, Mourzouk, and Ghadames" 2nd ed. Research report no.4; Uppsala, Scandinavian Institute of African Studies, 17 pgs, 1971 (UofNairobi: HD 1265. L5E4 1971)

Relevant ministries in Libya: (October 1992)

Secretary for Agricultural Reform and Land Reclamation: Abd al-Majid al-Aoud Sirte.

Secretary for Amenities and Public Works: Dr. Salim Ahmad Funayr. Sirte.

MALAWI

1993 Overview of Malawi:

Malawi has primarily a smallholder farm crop system subsidized and marketed by ADMARC. Diversification of crops and availability of credit specifically to commercial smallholders has been on the rise with financial backing from IDA and IFAD. 80%

of Malawi's smallholders are involved in this program.

References on Malawi:

"Land Law and Land Policy in Malawi" A.T.B. Mbalanje Land Policy and Agriculture in Eastern and Southern Africa edited by J.W. Arntzen, L.D. Ngcongco, and S.D. Turner; The United Nations University, 1986; UNEP-Nairobi: Food Agr(67) 1 c.2; p.52

The Land Act of Malawi (Cap. 57:01) 1965 divides land into:

- customary land;
- public land; and
- private land

The Land Act defines customary land as "all land which is held, occupied or used under Customary Law but does not include any public land."

Section 25 of the act provides that "all customary land is declared to be the lawful and undoubted property of the people of Malawi and is vested in perpetuity in the President for the purpose of the Act." The Act attempts to incorporate the president as a trustee over all customary lands.

This incorporation of trust gives power to the government's minister of lands (currently the President himself) limited only by Section 5 of the Act, that is, he may not grant a lease for customary land for an estate for a period longer than 99 years. He may not, therefore grant freehold estates over customary land. However under section 27, the minister may declare that any customary land becomes public land by an order published in the government's Gazette.

The minister controls the use of customary land by making control orders (Section 31 of the Land Act). By orders, regulations, directions, or instructions, the minister may make provision for the use of all land other than public land or private land situated within a municipality or township. Provision may be made regulating and controlling the use of the land, the method of cultivation and growing of crops and keeping of livestock, and the general good management and conservation of natural resources.

These provisions are very important considering that customary land forms the largest bulk of the land in Malawi.

Public land is defined by the Land Act as all land which is occupied, used, or acquired by the Government and any other land that is not customary land or private land. It includes:

- any land which reverts to the Government on the termination, surrender, or falling-in of any freehold or leasehold title under which it is held; and
- any land which was, immediately before the coming into operation of the Act, public land within the meaning of earlier legislation.

Land may become public under the following conditions:

- By the acquisition of customary land;
 - By the provisions of Cap. 58:04 The Acquisition of Land for Public Purposes Act empowers the minister to acquire any lands required for any public purpose (subject to payment of compensation) for an estate in fee simple or for a term of years.
 - By the powers of re-entry, on breach or non-observance by a lessee of any of the covenants or conditions contained or implied in his lease.
 - By the falling-in of a lease, as leasing of land implies it is not customary land, if customary land has been leased, implicitly an unlawful action, it will "fall-into" government control as public land upon the termination of the lease.
- No individual can acquire any title over public land by prescription, as understood by English law.

Private land is defined by the Land Act as all land which is owned, held, or occupied under a freehold title, a leasehold title, or a certificate of claim, or which is registered as private land under the Registered Land Act.

Approximately 85 per cent of the land in Malawi is held under customary tenure. This has resulted in the existence of a dual system of land law, and in the absence of effective land records covering the major part of the land area of Malawi.

Three legal instruments, by out of which the conversion of the system of deeds registration and of customary tenure to that of registered titles had been embarked on in Malawi, are as follows:

- Registered Land Act (58:01);
- Customary Land (Development) Act (59:01); and
- Adjudication of Title Act (58:05).

The Malawi Registered Land Act is largely based on the Kenya Registered Land Act of 1963, which has been adopted in many other countries. It was enacted in 1967 and was amended by the Registered Land Amendment Act 1970 and the Adjudication of Title Act 1971. It established a complete code of property law, which provides the machinery for registration and the security and proof of title, and the creation and transfer of interest in land.

The Act specifically provides for the respective rights and remedies of the borrower and lender, and of the lessor and lessee. Under Section 24, the registration of a person as a proprietor confers on him the rights of ownership of that land as private land, and this for freehold abolished the concept of tenure and estate so that the proprietor hold allodially and not in fee simple. The ownership is not an estate in land but is absolute ownership, resulting in the abolition of legal and equitable owners and the creation of registered proprietor of land. Out of this "absolute ownership" can be created certain registrable rights in land. These are leases, charges, profits, and restrictive agreements.

The vesting provisions contained in Section 24 and the rights of the proprietor set out in Section 25 are the key provisions which make the register the final and only proof of title and introduce the indefeasibility of title. With the exception of overriding

interests, all material particulars affecting the title to land are fully revealed to any person merely by a perusal of the register, which is maintained and warranted by the State. The register is at all times the final authority and the State accepts responsibility for the validity of transactions, which are effected by making an entry in the register, and only by this means.

A simple procedure with simple forms is provided in the act. In fact, registration of title under the provisions of the act offers a system of conveyancing which is complete in itself and, in so doing, it dispenses with the need for skilled conveyancers.

At the end of 1981, over one quarter of the area in the Lilongwe Land Development Programme, an area covering over a million acres of land held under customary tenure, was registered under the provision of the Registered Land Act.

The Adjudication of Title Act provides for the adjudication of rights and interests in land, other than customary land, and to enable such adjudicated titles over land to be entered in the land register established in the Registered Land Act detailed above.

The Customary Land (Development) Act 1967, is virtually identical to the above-mentioned Registered Land Act and the Adjudication of Title Act except for the appointment and functions of land committees. Further, the word "allocation" is used in substitution for "adjudication" in order to emphasize the redistributive rather than the adjudicative aspect of the proceedings.

"Land Tenure Systems and Agricultural Production in Malawi" Land Policy and Agriculture in Eastern and Southern Africa edited by J.W. Arntzen, L.D. Ngcongco, and S.D. Turner; The United Nations University, 1986; UNEP-Nairobi: Food Agr(67) 1 c.2; p.127

"The law of land succession, movable property agreements and civil wrongs" Ibik, J.; Restatement of African Law 4: Malawi 2; London, Sweet & Maxwell, 1971. (UofNairobi: Law KN 63 I24).

Relevant ministries in Malawi: (September 1992)

Life President, Minister of External Affairs, of Works, of Agriculture, of Justice, of Women's and Children's Affairs, and of Community Development and Social Welfare:
Dr. Hastings Kamuzu Banda

Office of the President:

Private Bag 301, Capital City, Lilongwe 3; telex 44389.

Ministry of Agriculture:

POB 30134, Capital City, Lilongwe 3; tel. 733300; telex 44648.

Minister of Local Government: E.C. Katola Phiri

Minister of Forestry and Natural Resources: Dr. E. Salabo

Private Bag 350, Capital City, Lilongwe 3; telex 44465; fax 731452.

MALI

1993 Overview of Mali:

Mali has a primitive system of land use dominated by peasant farming with a very low level of mechanization.

The Office de Niger has instituted a program for agricultural development and diversification with some improvements but at a cost of 84 million.

References on Mali:

The Crisis in African Agriculture Mohamed Lamine Gakou. London: The United Nations University, 1987. Pages 45-62.

Mali has instituted smallholdings integrated projects to promote diversified development of production as well as to promote social infrastructure changes in education. In these projects there are compulsory levies in the form of obligatory payments by smallholders and compulsory sales which deprive the peasant of the bulk of his harvest since the levies can take over 50%.

Technical supervision is extremely strict, any swaying from adherence of the new techniques or crop time tables leads to the peasants expulsion from the project zone and repossession of the plot that he was occupying. Peasants rights on the land are limited to policy proposal, operation organization and which peasants to accept on newly laid out lands.

The only fair conclusion that can be drawn from this project is that it has succeeded at reducing the food deficit at the national level, but not necessarily at the level of peasant producer; the latter producing more in order to feed other levels of society better, while his own food situation gets worse due to the compulsory levies. Thus, our conclusion is that this system could easily break down and the rich/poor division could worsen.

Report of a Mission for the Study of Problems and Prospects in Rural Development of Mali, Niger and Upper Volta A.C. Bessis, et al.; United Nations, Economic Commission for Africa, E/CN.14/SWCD/29. n.p. 1966. v, 246 pgs (LTC: HN 803.5 U58).

A compilation of economic and demographic data followed by recommendations for development, including "sedentarization of the nomad," increased security of land tenure, and a study of land use.

"Métayage et régimes fonciers dans la région du Faguibine (Cercle de Goundam, Soudan)." Idiart, P.; Etudes Rurales; Revue Trimestrelle D'Histoire, Géographie, Sociologie, et Economie des Campagnes 2, 1961. p 37-59; and 3. 1961 p. 21-44 (The Hague) (LTC: Ag Per)

A two-part article on customary tenure systems in a desertedge region of Mali characterized by extreme diversity to the semi-arid environment. The author presents case studies of four widely divergent tenure systems, emphasizing the different functions of tenancy within each to the societies. Of particular interest are studies of two sections of the nomadic Tuareg Berber-speaking desert people whose control of land derives from their military superiority over sedentary peoples in pre-colonial times.

"L'Organisation sociale du travail agricole des Soninke (Dyalumu, Mali)" Pollet, E.; and Winter, G.; Cahiers D'Etudes Africaines 8:32, 1968. p. 509-534 (Paris) (LTC: Mem AP C132 D1043).

Land Rights among the Soninke of Dyalumu follow a pattern common among peoples of the Mande family. Land ownership was vested in certain clans whose elders allocated land rights to heads of families in return for a small payment of grain. The privilege of allocating land rights remains with these clans, though payments are no longer made. Renting land is rare and sale nonexistent.

"Resource tenure in Mali: An Anthropological Analysis of Local Institutions" Eve L. Crowley; Club de Sahel/CILSS.

Relevant ministries in Mali: (September 1992)

Minister of State, in charge of Territorial Administration and Security: Mohamed Lamine Traoré
BP 78, Bamako; tel. 22-39-37.

Minister of Rural Development and the Environment: Seidou Idriss Traoré
BP 1676, Bamako; tel. 22-60-24.

MAURITANIA

1993 Overview of Mauritania:

As mining has increased the contribution of agriculture and livestock rearing has declined by 26% in the last five years.

The policy of the current Military Regime contains a rural development programme concentrating on growth of herding and livestock industries.

References on Mauritania:

Land Tenure and Development in the Islamic Republic of Mauritania: Fuuta Tooro and the Gorgol Region Park, Thomas K., ed. Madison: Land Tenure Center, University of Wisconsin, 1988. [Relevant sections are pp.14-18, 23, and 32-37]

Relevant ministries in Mauritania: (September 1992)

Minister of State Control: Ethmane Sid'Ahmed Yessa
Nouakchott.

Minister of the Interior, Posts and Telecommunications: Ba Aliou Hasni Ould Didi
BP 195, Nouakchott; tel. 518-98.

Minister of Rural Development and the Environment: Mahfoud Ould Dach
BP 366, Nouakchott; tel. 520-20 (ext. 386).

MOROCCO**1993 Overview of Morocco:**

In 1990 agriculture accounted for 16% of the total GDP. In mid-1992 the Ministry of Agriculture announced agrarian reform and canceled or rescheduled debts owed by farmers affected by drought.

The Moroccan government's policy goals are:

1. Increase exports past the 70% level now delivered to the EC.
2. Increase aid through the MAAR to the drought stricken livestock industry.
3. Continue to increase mining, currently 2.6% of the GDP and 1/3 of Morocco's total exports
4. A Five Year Plan (1988-1992) investing 10 million dollars in the overall economic policy envisaging the privatization of many state companies, with close monitoring of the transfer of shares.

References on Morocco:

"Increasing Livestock Production in Dry Zones" Land Use Policy, Vol.4 , No.2 1987.
pgs 121-132.

Recently implemented policy to improve livestock production by converting the fallow phase of cereal production into a pasture phase of medics, while at the same time improving rangeland by reseeding the depleted seed banks with cultivars of medic that produce dense permanent pasture and provide protection from erosion. The critical factor for success remains the need to develop a grazing management regime that will conserve the seed bank necessary to ensure the continuing regeneration of the medic pastures year after year.

Relevant ministries in Morocco: (August 1992)

Minister of the Interior and of Information: Driss Basri
Quartier Administratif, Rabat; tel. 64718; telex 31710.

Minister of Agriculture and Agrarian Reform: Othmane Demnati
Quartier Administratif, Rabat; tel. 60993; telex 31038.

Deputy Secretary of State for protection of the Environment: Chaouki Sarghini

MOZAMBIQUE

1993 Overview of Mozambique:

Post-Independence Policy-government backed policy of farming communal agricultural units at the village level. Over 2,000 cooperatives and state farms have been socialized in the rural sector. However, there has been some backtracking on this policy with a trend towards more control to peasant farmers and foreign export enterprises.

References on Mozambique:

"Integrating Environmental Issues into a Strategy for Sustainable Agricultural Development - The Case of Mozambique" Alemneh Dejene and Jose Olivares; World Bank Technical Paper Number 146, 1991; (UNEP-Nairobi - Food Agr(679-MZ)1); p.16-19.

Land Tenure:

All land in Mozambique is leasehold vested in the State. Article 8 of the 1975 Constitution declares all land as the property of the State, and that the State determines the conditions for its development and use. The Land Law amended in July 1979 abolished private ownership of land use and stated that land cannot be sold, rented or mortgaged. However, the law does entitle individuals or legal entities to be title holders for up to 50 years. Additionally, family farms and peasant households that are involved in subsistence production are not required to have a lease or pay taxes. The Ministry of Construction and Water has the responsibility to enforce land legislation.

The Land Law attempts to limit the amount of land to be used for crop production as farm families are entitled to 0.25 hectare per family in irrigated land and 0.5 hectares in rainfed land. The reason for these limits on rainfed land is not clear especially since land is relatively abundant compared to the population.

Peasants who practice shifting cultivation, which is widespread in Mozambique, do not register the land they traditionally use. This causes conflicts with commercial farmers, who have been given title to land by a government agency that had little or no knowledge that the land was being used by shifting cultivators. Such conflicts are likely to increase given the governments encouragement of commercial farming of rural areas.

Very little of the land occupied in Mozambique is registered and titled. The National Directorate for Geography and Cadastre (DINAGECA), under the Ministry of Agriculture, is responsible for identification, survey, registration and issuing of titles to land. The registration of land rights is required by the private sector but not required for the family sector.

Since independence, DINAGECA operations at the provincial level have been neglected. The information on land registration and mapping has not been updated in the last decade, and is not likely to reflect reality. As a result, land conflicts and insecurity of tenure is widespread.

The 1987 Land Law extended the maximum duration of a lease from 15 to 50 years and granted automatic renewal of leases. All leases however are required to have a development plan, describing the type of investment to be undertaken and the conditions by which the land quality shall be maintained by the leaseholder.

The government however lacks sufficient means to monitor such plans, and studies have shown that some officials use such development plans to evict landholders from desired lands or as a way to generate bribes from those not yet in compliance with the development conditions.

Land Use Policy:

In 1977, FRELIMO's Third Congress emphasized the need to make the major cities and their vicinities self-sufficient in food. In 1980, Green Zone Offices were established in each provincial capital to increase food supplies and create employment opportunities for the urban people. The operation started in Maputo, which has the largest and most developed Green Zone area. The Green Zone concept has not been fully implemented in the other provincial capitals. The Ministry of Agriculture and the city municipality share responsibility in the administration of the Green Zone Office.

The Government officially favors the promotion of cooperatives, which are seen as a vehicle to modernize the agricultural sector. In 1982, the Green Zone Office established the General Union of Cooperatives to link individual cooperatives, coordinate their activities, and provide them with bargaining power without interfering with the administration of each cooperative. The Union's task is to provide tools, seeds, and veterinary services, and transport and market agricultural products such as vegetables and meat to urban areas.

"Portuguese settlement on the Zambesi; exploration, land tenure and colonial rule in East Africa" Newitt, M.; London, Longman, 434 pgs, 1973. (UofNairobi: DT 462.N49)

Relevant ministries in Mozambique: (August 1992)

Prime Minister and Minister of Planning: Mário Fernandes da Graça Machungo
Avda Ahmed Dekou Touré 21, Maputo; tel. 491054; telex 6398.

Minister of the Interior: Col Manuel José António
Avda Olof Palme 46/48, Maputo; tel. 420130; telex 6487.

Minister of Agriculture: Alexandre Jose Zandamela
Praça dos Heróis Moçambicanos, Maputo; tel. 460010; telex 6195; fax 460145.

NAMIBIA

1993 Overview of Namibia:

The country's wealth is primarily mineral rather than agricultural. Namibia has an extremely low population density and a shortage of arable land and even dryland cropping is impossible in 70 percent of the country.

Major desertification problems are present due to war, drought, overgrazing, and unscientific farming methods have caused the agricultural sector to decline while at the same time its contribution to the GDP increases.

In 1991 Namibia held a Land Reform Conference which:

1. Bans foreign ownership of agricultural land, and
2. Government purchasing of large tracts of land.

References on Namibia:

"Agrarian Reform Options for an Independent Namibia." U.N. Institute for Namibia; Discussion Paper for Seminar on Agrarian and Land Reform Programmes for an Independent Namibia, Lusaka, 22-26 January 1979.(LTC)

Describes the ecology and development potential, different land categories, current agrarian structure and future reform options, production organization and agrarian reform auxiliary measures (including credit institutions, extension and education). Types of land tenure in the paper include leasehold, state ownership and freehold (pgs 57-61).

"The Evolution of South African Control over South West Africa (Namibia)." Crowell, W.U.; Ph.D. dissertation, St. John's University [New York], 1975.(LTC)

Crowell provides an historical account of the issues surrounding the proposed independence of Namibia and the efforts of the UN and local political groups to terminate South African rule. On the subject of land acquisition, he describes the alienation of land from indigenous Namibian peoples during both the German and South African colonial periods.

Relevant ministries in Namibia: (September 1992)

Minister of Home Affairs: Hifikepunye Pohamba
Cohen Bldg, Kasino St, Windhoek 9000; tel. 221361; telex 403; fax 223817.

Minister of Agriculture, Water and Rural Development: Anton von Wietersheim
Private Bag 13184, Windhoek 9000; tel. 396911; telex 3109; fax 229861.

Minister of Local Government and Housing: Libertine Amathila.
Private Bag 13289, Windhoek 9000; tel. 225898; telex 603; fax 226049.

Minister of Lands, Resettlement and Rehabilitation: Richard Kapelwa Kabajani
Private Bag 13343, Windhoek 9000; tel. 220241; telex 826; fax 228240.

NIGER

1993 Overview of Niger:

Land registration was first introduced by the French around 1900, but few titles were actually registered during the colonial period and most were in Niamey. Since independence, registration has quickened (5,891 titles issued by 1970), but no studies as to their effects currently exist.

A "Anti-Desertification" Campaign is a top priority for the Nigerian government. Desertification effected an average of 60,000 HA of land per year in 1980-1985, and an effective programme of afforestation and environmental protection is proceeding.

References on Niger:

"Note sur: Le régime foncier au Niger; Les droits coutumiers; Les domaines public et privé" Niger; Paper presented at the Seminar on Cadastre, Addis Ababa, 25 November- 9 December 1970. Addis Ababa, U.N. Economic Commission for Africa.(LTC)

An overall description of the different customary and written systems of land tenure is provided.

Registration of land imposes on the landholder development conditions. At the time the initial application is made, title is held by the State, which only turns it over to the individual upon fulfillment of the development conditions. Once land is registered, no other claims to that land are legally recognized. It is noted that most registered land is urban, with only a few registered rural parcels. Lastly, this document describes in detail how surveying is to be carried out.

The land register is kept under the Real Estate, Registration and Conservancy Service.

Relevant ministries in Niger: (September 1992)

Minister of the Interior: Daouda Rabiou
Niamey; tel. 72-21-76; telex 5214.

Minister of Agriculture and Livestock Rearing: Boukar Abba Malam
BP 12091, Niamey; tel. 73-35-41; telex 5386.

Minister of Water Resources and the Environment: Abdou Hassane
Niamey.

NIGERIA

1993 Overview of Nigeria:

Outdated farming techniques and rapid expansion of the petroleum industry have made Nigeria reliant on imports.

Traditional smallholder farmers who use simple techniques of production and the "bush-fallow" system of cultivation, account for around 2/3 of Nigeria's total agricultural production. The number of state farms is relatively small and of decreasing importance.

Of the country's total land, 12% is threatened by desertification due to farming techniques and deforestation, thus in 1989 the government established a "National Committee on Arid Zone Afforestation."

There has been an agricultural policy shift away from state owned cooperatives and state controlled commodity boards towards smallholder farms and removal of price restrictions.

References on Nigeria:

Modern Land Law of Nigeria James, R.W.; Ile-Ife: University of Ife Press, 1982 (LTC).

This book contains a thorough investigation of changes in Nigerian land law up until 1973. In addition, James covers the transactions and machinery for assuring land rights, describes the legal effects of registration, and defines "registrable instruments and documents." He concludes that defective transfers of group lands lead to land trafficking and overlapping conveyances, while suggesting also that restrictions on interest rates on customary loans based on customary title need to be regulated just as for freehold title. Most importantly, James states that registration and individual title *per se* do not contribute to economic development, but rather that it is land use controls that are more important to achieve development goals.

Land Tenure and Agricultural Development in Nigeria Famoriyo, Segun; Ibadan: Ibadan University Press, 1979.(LTC)

Principles and Practices of Land Tenure in Nigeria Famoriyo, Segun; Ibadan: Nigerian Institute of Social and Economic Research, University of Ibadan, n.d.(LTC)

Famoriyo makes a thorough examination of tenures by ethnic group as well as a section devoted to the problems of rising land prices, insecurity, and succession. A short section (pgs 186-190) concentrates on registration in Lagos and argues for compulsory registration of titles.

Cases on the Land Use Act with Supreme Court Decision Omotola, J.A.; Lagos: Lagos University Press, 1985.(LTC)

Omotola has selected cases which refine and throw further light on the various provisions of the Land Use Decree 1978. As he notes in his introduction, "The Act is accepted by all to contain many provisions which defy understanding. A look therefore at how the judges go about the problem of their interpretation will no doubt facilitate the work of all" (p. iv). Cases are arranged by topic, under such headings as validity of the decree, jurisdiction, effect of certificates of occupancy on land claims, customary tenancy, revocation of rights of occupancy, with a final section on a Supreme Court decision ruling which stated that the decree is an ordinary statute and not part of the constitution. This particular ruling is important as the legality of the Act has been frequently challenged since the return to civilian rule in 1979. Many ambiguities remain and these are highlighted by the many contradictory court decisions noted in this collection. Omotola supplies a brief introduction which summarizes and emphasizes the salient issues of each case.

Economics and Management of Fadama in Northern Nigeria Are Kolawole 28 pgs IIED, 1991.

Nigerian Land Law 4th ed. London, Sweet & Maxwell, 393 pgs, 1971 (1st 3 editions publ. under "Nigerian Law & Customs") (UofNairobi: Law KN 60.E43 1971).

"Land tenure innovations in rural development: The problems in Western Nigeria with some Tanzanian comparisons" [thesis:microfilm] Y.C. Fabiyi; Madison, University of Wisconsin, 287 l., 1974. (UofNairobi: Ias Afr MFM 1980/37).

"Land tenure and land administration in Nigeria and the Cameroons" Meek, Charles Kingsley; London, H.M.S.O.,(Gr.Brit. Colonial Office, Colonial research studies no. 22 420 pgs), 1957. (UofNairobi: HD 1265.N5m4)

Relevant ministries in Nigeria: (September 1992)

Minister of Agriculture, Water Resources and Rural Development: Abubakar Hashidu Garki, Area 2, Abuja, Federal Capital Territory.

Minister of Internal Affairs: Tunji Olagunju Garki, Area 2, Abuja, Federal Capital Territory.

RWANDA

1993 Overview of Rwanda:

The Rwandan Government's Five Year Plan (1987-1991) for agricultural self-sufficiency has been constantly delayed and abandoned.

The Office des Cultures Industrielles du Rwanda, backed by the World Bank and FAO is involved in the creation of local farming communes as well as export crop diversification programmes.

References on Rwanda:

The World Bank in Rwanda: The Case of the Office de Valorisation Agricole et Pastorale du Mutara (OVAPAM). Lemarchand, René; Bloomington: African Studies Program, Indiana University, 1982.

A paysannat, a rural settlement scheme for smallholders established by the government to solve land shortages, and ranching scheme in Mutara, in northeastern Rwanda, designed to provide individual title to land and various social and technical services for the very poor, was evaluated by René Lemarchand for the World Bank in 1978.

His evaluation was so critical that the World Bank preferred not to make use of it. He charges that the Bank's OVAPAM project in Mutara, rather than alleviating rural inequalities by providing services and land for those with little or none, actually increased the gap between the wealthy and the poor.

"Report on land tenure and land use problems in the trust territories of Tanganyia and Ruanda-Urundi" A. Gaitskell; Rome: FAO 45pgs, 1959. (UofNairobi Afr HD 1265.T3G3).

Relevant ministries in Rwanda: (September 1992)

Minister of the Interior and Communal Development: Faustin Munyazesa (MRNDD)
BP 466, Kigali; tel. 86708.

Minister of Agriculture and Livestock: Frédéric Nzamurambaho (PSD)
BP 621, Kigali; tel. 75324.

SOMALIA

1993 Overview of Somalia:

The country is basically in a state of emergency with no real land use policy and a traditionally based herding economy. Several development programmes have been financed from abroad but in-fighting has caused large scale starvation problems.

References on Somalia:

"Resource Tenure Issues in Somalia" Hoben, Allan; Paper prepared for USAID/Somalia, January 1985. Boston: Boston University, African Studies Center. (LTC)

Hoben writes that information about land tenure systems and processes of land registration is scarce. The realities of land administration are not necessarily in line with legal dictates, but rather are dominated by the interests of influential individuals and powerful interest groups. He notes that there has not been a cadastral survey or comprehensive land-use plan drawn up for Somalia. Hoban's estimate is that no more

than 10 percent of the land under cultivation has been registered. These government records are unreliable and difficult to interpret.

His paper covers a variety of topics, including an overview of Somalia's indigenous tenure systems and Somalia's experience with refugee settlements. The most relevant parts of the paper cover the legal and political instruments that have been used to alter the indigenous system (Section two) and the Land Reform Law of 1975 (Section three). The author notes the successive governments, colonial and Somali, have attempted to substitute central authority of the "traditional" clan system. These governments have sought to reduce the influence of the clans in conflict resolution and political control. Consequently, national law gives virtually no recognition to customary rights or to the institutions that have enforced them. He writes that at many points, custom and law contradict one another.

In a discussion of legislation (Pgs 31-39), Hoben reviews the land laws of 1911 (Law 820), 1929 (Law 226), 1966 (Draft Land Law), and 1973 (Law 40). Most relevant is the discussion of the Land Law of 1975 (pgs 32-39), the most striking feature of which, according to Hoben, is the lack of recognition of customary rules and procedures, while they still influence access to, and disputes over, land.

"Somali Legislation Relating to Land." Beileh, Abdirahman, trans.; Paper prepared for the Land Tenure Center, February 1985. Madison: University of Wisconsin.

"An Analysis of Land Tenure and Water Allocation Issues in the Shalambod Irrigation Zone, Somalia" Roth, Michael, et al.; Paper prepared for USAID/Somalia, March 1987. Madison: Land Tenure Center, University of Wisconsin.

"Land Use and Farming Systems in the Horn of Africa." Land Use Policy, Vol.4 , Num. 4 1987, Pgs. 419-444.

There have been government attempts at State Farm Projects to introduce large scale mechanized farms but they have not worked.

Guided by the Ministry of Planning, new land tenure systems had required grazing of livestock. Overgrazing is a serious problem and an important policy issue for Somalia is how to obtain enough forage from rangelands on a sustainable basis.

Relevant ministries in Somalia: (September 1992)

Minister of Agriculture: Mohamed Sheikh Mahamoud Gouled
Mogadishu; tel. 33089.

Minister of Reconstruction and Settlement: Abd al-Qadir Abdi Mohamed.

Minister of the Interior: Mohamed Anyare Afrah
Mogadishu.

SUDAN

1993 Overview of Sudan:

Plenty of agriculturally rich soil, but exploitation of these lands is severely hampered by a lack of water. Hence, only 15% of available arable lands are cultivated. Most good cultivation is on the Nile, but this area is dominated by large modern commercial farming for export.

Sudanese Government policy (1991-92) promotes a shift of land from export production to cereals for self-sufficiency. War and drought have prevented stability of policies.

References on Sudan:

"Land Use and Farming Systems in the Horn of Africa." Land Use Policy, Vol. 4, Number 4 1987. pgs 419-444.

Of the cultivated land, 14% is part of a diversified irrigation crop system. Cotton production takes up a large portion of the land and these irrigated schemes are managed by Public Agricultural Corporations which control inputs, rotation methods, and areas to be planted. Farmers are given tenancies but only control day to day operations, not farming and land use policy schemes.

"Wadis of North Kordofan, Sudan - Present Roles and Prospects for Development" Mohammed Osman El Sammani; IIED 20 pgs, 1991.

"Khor Baraka - a Key Resource in Eastern Sudan and Eritrea" Zeremariam Fre; IIED 22 pgs, 1991.

"Land use systems in Sudan" Sirag, A.A.; ICRAF report 6 pgs, 1987.(ICRAF Record no. 13151)

"Contributions of land tenure structures to agricultural development in Sudan through incentives, knowledge and capital" F.H. Adam; Research bulletin no.5, Khartoum: University of Khartoum, Dept. of Rural Economy, 157 pgs, 1966. (UofNairobi: Kab. HD 989. S9A3)

Relevant ministries in Sudan: (September 1992)

Deputy Prime-Minister and Minister of the Interior: Brig.-Gen. Zubair Muhammad Salih
Khartoum; tel. 79990; telex 22604.

Minister of Agriculture and Natural Resources: Dr. Ibrahim Obaidullah
Khartoum; tel. 72300.

SWAZILAND

1993 Overview of Swaziland:

Swaziland has traditional subsistence farming on land held by the monarchy, access to which is managed by the aristocracy and local chiefs. 1/2 of this land belongs to "Rural Development Areas" produce cash crops. The remainder of the land comprises individual tenure farms, owned mainly by white settlers and commercial companies. Production increases and decreases according to drought conditions.

References on Swaziland:

"Land Tenure and Agricultural Production in Swaziland" G.T. Magagula; Land Policy and Agriculture in Eastern and Southern Africa edited by J.W. Arntzen, L.D. Ngcongco, and S.D. Turner; The United Nations University, 1986; (UNEP-Nairobi-Food Agr(67) 1 c.2); p.133

Although Swaziland has several socio-political and economic forms of dualism, it is perhaps in the rural areas that the most severe case of duality is experienced. Within this sector, two systems of land ownership and use co-exist: the Individual Tenure Farms (ITF) and the Swazi Nation Land (SNL).

This form of duality was initiated during the early 1900s, when the traditional rulers of Swaziland granted several land concessions to foreign interests. Through this process approximately two-thirds of Swaziland was lost to foreign concessionaires and ultimately to private land owners. However, by repurchasing the alienated land, especially after independence, the Swazi nation has been able to expand to SNL to about 56.7 per cent of the 1,739,000 hectare comprising Swaziland.

The Swazi Nation Land (SNL) is vested in the king in trust for the Swazi nation, and cannot be individually owned or sold. Individuals have a right of use but not ownership. The king governs the land through local chiefs, who act as the main administrators of the land tenure system. Chiefs allocate land to individual households through the kukhonta system. Once an individual has been allocated land, he enjoys some degree of security of tenure, including the right to pass land on to his children. However, the chief maintains the right to reallocate the land or evict the household at any time, although this rarely occurs.

Individual Tenure Farms cover an area of about 750,000 hectares and average about 800 hectares each. About three-quarters of the freehold title holdings are held in equal proportions between Swazis, the majority of whom are the so-called "white Swazis," and expatriates, and the balance belongs to large companies such as the Commonwealth Development Corporation.

Relevant ministries in Swaziland: (September 1992)

Minister of Agriculture and Co-operatives: Themba M. Masuku
POB 162 Mbabane; tel. 42731; telex 2343; fax 44963.

Minister of Housing and Township Development: Thomas Stevens
Mbabane.

Minister of the Interior and Immigration: Prince Sobandla
POB 432, Mbabane; tel. 42941; telex 2328.

Minister of Natural Resources, Land Utilization and Energy: Ernest Richard
Senzenjani Shabalala.
POB 57, Mbabane; tel. 46244; telex 2301.

TANZANIA

1993 Overview of Tanzania:

Of the economically active population, 90% is involved in agriculture. Subsistence farming is 1/2 of the total agricultural output.

The Tanzanian Government's "1991 Agricultural Adjustment Program" aimed to make agricultural marketing and production more efficient through the promotion of cooperatives and privatization. Since then production goals have been raised. Regional cooperatives are taking over crop purchasing from the National Bank of Commerce, but there is a need for increased financial assistance for improved management skills and support services.

References on Tanzania:

"Social Implications of Land Reform in Tanzania" S.D. Mtetewaunga; Land Policy and Agriculture in Eastern and Southern Africa edited by J.W. Arntzen, L.D. Ngcongco, and S.D. Turner; The United Nations University, 1986; (UNEP-Nairobi- Food Agr(67) 1 c.2); p.67

Until 1963; there were four categories of land tenure in Tanzania:

- (a) freehold;
- (b) leasehold (granted mostly by the Germans);
- (c) granted rights of occupancy; and
- (d) deemed rights of occupancy.

Granted and deemed rights of occupancy cover about 95 per cent of the land holdings held by the peasants and are mostly subject to customary land laws of sale, pledge, inheritance, wills, and leasing. In 1963, all freehold tenures were abolished and were converted into 99-year leases.

The Government undertook this conversion because of its particular objection to the fact that the freehold titleholder could opt not to develop or could develop or misdevelop the land with little government control. Some development conditions (building, farming, and land rent) were attached to the ex-freeholds. But, by 1969, the Government felt that the controls were inadequate.

The Government Leaseholds (Conversion to Rights of Occupancy) Act No. 44 of 1969 was passed in which all the existing leasehold rights were extinguished and converted into rights of occupancy for a term "equal to the unexpired term of the government lease for which the land was held immediately before 1st April, 1970."

Beginning in 1970, therefore, land in Tanzania can be held only under rights of occupancy - expressly granted under the Land Ordinance of 1923 (under British colonization) - or deemed rights of occupancy under customary rights.

Other Tanzanian Land Reform Legislation:

Decentralization of Government Administration (Interim Provisions) Act No. 27 of 1972.

ad hoc legislation: Coffee Estate (Acquisition and Regrant) Act and the Sisal Estates (Acquisition and Regrant) Act.

The Rural Farmlands (Acquisition and Regrant) Act 1968

The Rural Lands (Planning Utilization) Act of 1973

The Villages, Ujamaa Villages (Registry, Design and Administration) Act No. 21 of 1975

The Customary Leaseholds (Enfranchisement) Act No. 47 of 1968.

"Pastoral Land Rights in Tanzania: A Review" Ringo Tenga; IIED 24 pgs, 1991.

"Land evaluation and land use planning in Tabora region, Tanzania (Tabora rural integrated development project land use component)" Mitchell, A.J.B. ed., Land resource study 35; 207 pgs, 1984.(ICRAF record no. 04979)

"Man-land interrelations in semiarid Tanzania: a multidisciplinary research program" Christiansson, C. et al. vol 20 no 8 pp. 357-361, 1991.(ICRAF Record no. 20797)

"Changes in land tenure and land use since villagization and their impact on peasant agricultural production in Tanzania: the case of the Southern highlands" E. Friss Hansen; CDR Research report no. 11, IRA Research paper no. 16; Copenhagen Centre for Development Research, 155 pgs, 1987. (UofNairobi: Ids HD 1336. F74).

"Customary land law of Tanzania" R.W. James and G.M. Fimbo, Nairobi, East African Literature Bureau, 678 pgs, 1973. (UofNairobi: Afr. KN 60. J36 Law).

Relevant ministries in Tanzania: (September 1992)

Minister of Home Affairs: Augustine Lyatonga Mrema
POB 9223, Dar es Salaam; tel. 27291; telex 41231.

Minister of Agriculture, Livestock Development and Co-operatives: Amran Mayagila.
POB 9192, Dar es Salaam; tel. 27231.

Minister of Lands, Housing and Urban Development: Marcelino Bujiku Komanya
POB 9372, Dar es Salaam; tel. 27271.

Minister of Tourism, Natural Resources and Environment: Abubaker Yusuf Mgumia Dar es Salaam.

TOGO

1993 Overview of Togo:

Registered land has largely been confined to the coastal area held by Europeans and descendants of repatriated slaves. However, no studies currently exist, even on these holdings.

Togo is mainly self-sufficient in non-drought years, yet experiencing major problems in terms of aging soil and plants. An EDF backed replanting programme is thus being instituted to ease the current vegetation problem.

References on Togo:

"La réforme agrifoncière au Togo" Koffigoh, Kokou; Enjeux Fonciers en Afrique Noire, edited by E. Le Bris, E. Le Roy, and F. Leimdorfer, pgs 240-251. Paris: Karthala, 1982.

Under the law of 1974, land is divided into three categories: (1) land held by individuals and groups, (2) land in the public and private domain of the State, and (3) national land, which includes all land not under cultivation except for fallow land adjacent to cultivated land. This last category of land is to be made available to citizens who can develop it. As provided for by the ordinance of 17 May 1978, development of land is to be under the authority of zones d'aménagement agricole planifié.

Among other responsibilities, the zones have the authority to establish new structures agrifoncières and to undertake comprehensive land registration in the name of either private owners or the State. According to Koffigoh, regional commissions are in the process of demarcating national land, and to date have set aside 42,600 hectares in the Plateaux region, 110,700 hectares in the Central region, 14,400 hectares in the Kara region, and 70,000 hectares in the Savanna region, a total of 328,151 hectares. He notes, however, that their work is far from completed. The text of the 1974 law is included as an appendix to the article.

"La réforme agrifoncière et le droit coutumier au Togo" Foli, Messanvi; Enjeux Fonciers en Afrique Noire, edited by E. Le Bris, E. Le Roy, and F. Leimdorfer, pgs 253-263. Paris: Karthala, 1982.

"Le régime juridique des terres au Togo" Foli, Messanvi; Doctor of Law thesis, Université de Paris, 1970.

Registration of land was originally begun by the German colonial administration and continued in force during French rule under a law of 1922. This legislation assumed that only individual titled land facilitated production, and therefore sought to assure

the title holder of the land that he owned the land uncontested. Registration of land was obligatory in two situations: if received as a concession from the State and if subject to a written contract valid under French law. It is this law that formed the basis of the Togolese land law until the enactment of reforms in 1974.

• **Relevant ministries in Togo: (September 1992)**

• Minister of Rural Development: N'Kolev Koffi Abotchi
ave de Sarakawa, Lomé; tel. 21-56-71.

Minister of Planning and Territorial Development: Yandja Yentchabre
ave de la Marina, Lomé; tel. 21-27-01; telex 5380.

Minister of the Environment and Tourism: Edigbo Ekele Mawussi
ave de Sarakawa, BP 3114, Lomé; tel. 21-53-52; telex 5007.

TUNISIA

1993 Overview of Tunisia:

Private co-operatives with some help from government subsidies in a continued attempt to move away from large landowners and government run agricultural units plagued by mismanagement.

In 1989 the World Bank backed a "7 Year Agricultural Reform Programme" with 84 million dollars designed to improve agricultural practices and increase the share of the private sector in agricultural production; and massive irrigation and dam projects.

In 1992, the EC granted over 45 million to Tunisia for 13 irrigation zones, soil and water conservation projects, 1,000 small scale sewage recycling schemes, and a running credit-line for small and medium size farming.

References on Tunisia:

"Land reform in Tunisia" Abillama, R.; Middle East Forum (Beirut), 36:2, 1960 pgs 30-33.(LTC)

• Brief description of land reform and supplemental measures (i.e., irrigation, credit, education, etc.) undertaken since independence in 1956.

• Land Reform in Tunisia Simmons, John L.; SR/LR/C-14. (Washington) USAID, 1970. 92, (16) p. Bibl. Country paper for Spring Review of Land Reform.(LTC)

Attributes "the meager results of land reform efforts..." between 1956 and 1970 to their lack of focus. Illustrative is the sharp turn-about of policy emphasis in 1969, away from large state farms to private landownership patterns. Includes bibliography and tables on agricultural production, credit, distribution of farms by state, etc.

"Increasing Livestock Production in Dry Zones." Land Use Policy, Vol.4 , No. 2 1987. pgs. 121-132.

Recently implemented policy to improve livestock production by converting the fallow phase of cereal production into a pasture phase of medics, while at the same time improving rangeland by reseeding the depleted seed banks with cultivars of medic that produce dense permanent pasture and provide protection from erosion. The critical factor for success remains the need to develop a grazing management regime that will conserve the seed bank necessary to ensure the continuing regeneration of the medic pastures year after year.

Relevant ministries in Tunisia: (October 1992)

Minister of State and of the Interior: Abdallah Kallel
ave du 7 nombre, Tunis; tel. 243-000; telex 13994.
Secretary of State Attached to the Minister of the Interior:
Local Authorities: Rafik Belhadj Qassim.

Minister of Planning and Regional Development: Mustapha Nabli
rue de Kairouan, Tunis; tel. 660-088; telex 13448.

Minister of Agriculture: Mouldi Zouaoui
30 rue Alain Savery, Tunis; tel. 660-088; telex 13378.
Secretary of State Attached to the Minister of Agriculture:
Agriculture: Mohsen Boujbel.

Minister of the Environment and Land Planning: Hedi Mlika
Tunis.

UGANDA

1993 Overview of Uganda:

Agriculture is overwhelmingly the most important sector of Uganda's economy. It accounts for about 67% of the country's export earnings, 72% of gross domestic product (GDP, combining subsistence and monetary agricultural production) and provides a livelihood for some 86% of Uganda's labor force. Nearly two-thirds of government revenue is provided by the agricultural sector, mainly through export duties on coffee, the country's principal export, followed by cotton and tea. Smallholder mixed farming predominates, with estate production confined mainly to tea and sugar cane.

The Toro and Mityana Tea Co. (Tameteco) with 51% of the shares held by the government, was formed in 1980 and work began on an \$8.8m. programme to rehabilitate the overgrown plantations and near-derelict factories. Of the total of 21,000 ha planted with tea, only about one-tenth is productive. Tameteco, which accounts for two-thirds of total annual output of tea, has only about 1,200 ha of its 2,300 ha under cultivation in full production.

References on Uganda:

"The Legal Superstructure and Agricultural Development: Myths and Realities in Uganda" J.A.S. Musisi; Land Policy and Agriculture in Eastern and Southern Africa edited by J.W. Arntzen, L.D. Ngcongco, and S.D. Turner; The United Nations University, 1986; (UNEP-Nairobi- Food Agr(67) 1 c.2); p.73

Under Article 108(5)(b) of the 1967 constitution, ownership of public lands and powers of control over them were vested in the Uganda Land Commission. In 1969, the Public Lands Act (No.13 of 1969) was passed whereupon all former official estates in mailo tenure were made freehold. Under this law, people could acquire and register up to 500 acres of land (or more with the consent of the minister).

This policy supported a "large scale" farmer at the expense of the majority, the peasants and continued even during the Amin régime. In 1975, a new law, the Land Reform Decree, was passed. From a populist point of view, this law was designed, inter alia, to end and prevent unreasonable areas of land being left undeveloped by their owners or occupiers. The law was also seen to facilitate, promote, and maintain better development and use of land and the national resources for the economic and social well-being of the people of Uganda.

Thus, under the decree, all land in Uganda became public land, with the Public Lands Commission as the administrative authority. All mailo lands, freeholds, and any absolute ownership of land hitherto existing were abolished. Such tenures were converted into leaseholds granted by the commission without payment of any premium. It further abolished the payment of busuulu and envujjo, which had been modified by the 1928 law. Nobody henceforth had any right to transfer customary title on any public land. Only improvements could be transferred. Any occupation of public land under customary tenure without the commission's authority was also prohibited. The decree introduced a "zoning scheme" system where lands in particular localities were not to be used unless they complied with such a scheme. Non-compliance with such requirement rendered the land concerned subject to a "period of unuse" and it could, therefore, be taken over by others willing to follow the law.

There was nothing progressive about this law despite its alleged abolition of semi-feudal land ownership; it just transferred security from the old owners to the new ones. With its prohibition of loans from banks for purposes of buying land or developing it, the new policy made it clear that only those with money could now acquire land or develop it.

Environmental Synopsis of Uganda Paula Stone, Barry Dalal-Clayton, et al.; ODA 27 pgs, 1992.

"The role of customary land tenure in rural development in Uganda" C. Machyo, Nairobi, pgs 377-444, 1977 (UofNairobi: Afr fKN 98.L39).

Bibliography of Land Tenure, Uganda Protectorate Ministry of Land Tenure; Entebbe, 57 pgs, 1957. (UofNairobi: Afr Docs. J752.78. L33 1957).

"Land policy in Buganda" African Studies series, 3; Cambridge, 244 pgs, 1972. (UofNairobi: Law HD 989. U4W4 Circ. Afr.)

"Land tenure in Buganda" Nsibirwa, P.; Dar es Salaam, 19 pgs, 1968. (UofNairobi: Afr fHD 990. B8N74).

Relevant ministries in Uganda: (September 1992)

Vice-President and Minister of Internal Affairs: Dr. Samson Babi Kisekka.
POB 7191, Kampala; tel. 231188; telex 61331.

Minister of Agriculture, Animal Industry and Fisheries: Victoria SSekitoleko.
POB 102, Entebbe; tel. 20752; telex 61287.

Minister of Commerce, Industry and Co-operatives: Richard Kaijuka
POB 7103, Kampala; tel. 759785; telex 61183.

Minister of Lands, Housing and Urban Development: E.T.S. Adriko
POB 7096, Kampala; tel. 254855; telex 61265.

Minister of Local Government: Jaberi Bidandi SSali.
POB 7037, Kampala; tel. 241279; telex 61265.

Minister of Water, Energy, Minerals and Environment Protection: Henry Kajura.
POB 7270, Kampala; tel. 234995; telex 61098.

ZAMBIA

1993 Overview of Zambia:

Zambia's main resource is its land, which, in general, is underutilized. Although soils are generally poor, altitudinal modifications of the climate make possible the cultivation of a wide range of crops. Cattle numbers are greatest in the southern and central areas, and subsistence farming characterizes most of the rest of the country, with commercial farming focusing along the line of rail.

Rural development has for many years enjoyed high priority in government planning, but a long record of disappointments and under-achievements has accumulated. In 1982 and 1983, drought conditions substantially depressed agricultural output, but a recovery substantially occurred.

Zambian agriculture is, in effect, divided into three sectors: production by a few hundred large commercial farmers, mainly expatriates, who in 1979 still produced about one-half of the total marketed agricultural output; a growing number of emergent small-scale indigenous farmers; and a mass of traditional farmers who are scattered throughout the country, producing at low levels of productivity and selling little to the market.

References on Zambia:

"Institutional Administrative, and Management Aspects of Land Tenure in Zambia" C.T.A. Banda; Land Policy and Agriculture in Eastern and Southern Africa edited by J.W. Arntzen, L.D. Ngcongco, and S.D. Turner; The United Nations University, 1986; (UNEP-Nairobi- Food Agr(67) 1 c.2); p.48.

All land in Zambia is vested in the president for and on behalf of the people. The president has delegated the powers of dealings in land to the commissioner of lands.

At independence Zambia inherited four categories of land, as follows:

- State land and freehold land: 6.3 per cent (11.7m acres);
- Reserves: 36.0 per cent (66.9m acres);
- Trust land: 57.7 per cent (1907.4m acres).

With the passage of the land (Conversion of Titles) Act, 1975, freehold land became converted to statutory leasehold land with effect from 1 July 1975.

State Land

There have been different policies in regard to the alienation of land at different times, but always under the general provisions of English land law, as it applied in 1911. The current policy is to grant leases in the first instance, requiring the land to be beneficially occupied and developed.

Reserves and Trust Lands

The distinguishing features between reserves and trust land areas to matters of detail rather than basic principle. The reserves are set aside in perpetuity for the sole and exclusive use of indigenous Zambians while the trust land areas are set aside in perpetuity for the use or common benefit, direct or indirect, of indigenous Zambians. The implication is that occupation of the reserves by people other than non-indigenous Zambians is more strictly controlled. In fact, leases for up to five years may be granted by the president in the reserves for missions, trading sites, hotel sites, tourist camps, and charitable purposes. In trust land areas, rights of occupancy for up to 99 years may be granted by the president for virtually any purpose that might be of benefit to the local inhabitants. In all cases, consultation with the District Council must precede the grant of leases of rights of occupancy and in all instances the actual consent of the District Council is required.

In general, Zambians hold and use land in the reserves and trust land areas under customary law and practice, and leases and rights of occupancy are seldom granted to indigenous persons. The nature of the normal right of a Zambian to land in the reserves and trust land area is a right to use land obtained from his tribe under customary law. In some cases, this right may be sold or inherited.

Since independence, but before 1975, the prices of land escalated beyond the reach of ordinary citizens. Land speculation problems became widespread, so much so that the Land (Conversion of Titles) Act, 1975 (Act 20) was passed. The effect of the act

is that no dealings in land can take place without the consent of the President, and land has no value except for unexhausted improvements thereon. This act has effectively discouraged speculation in land. Before a transaction is effected, a qualified expert values the property and consent is given, subject to the maximum price, among other things, as given by the valuation officer.

State land is held by individuals for 99 years or less and, in the case of statutory leaseholds, for 100 years from the 1 July 1975. Leases are granted by the president. The Commissioner of Lands Office is directly responsible for issue of the leases and ensuring that the conditions and the covenants are complied with.

Chiefs alienate reserves and trust land to villagers for their personal use and occupation. The land is regulated by customary laws which differ from one community to the other. The villager holds land in perpetuity. In the case of death, the land is inherited under the customary law prevailing in the community. The chiefs have powers to set aside certain land for specific purposes such as burial grounds, grazing areas, and other related uses. As far as the villagers are concerned, the commissioner of lands has no control over the use and occupation of the land belonging to the community.

"The Land Tenure System of Zambia and Agricultural Development" M.A. Amankwah and M.P. Mvunga Land Policy and Agriculture in Eastern and Southern Africa edited by J.W. Arntzen, L.D. Ngcongco, and S.D. Turner; The United Nations University, 1986; (UNEP-Nairobi: Food Agr(67) 1 c.2); p.119

Reserves and trust land is generally not registered. As a result, security of tenure on these lands is lacking. Provisions of the law relating to registration of land have in practice been applied only to State land. Due to the lack of finances and the scarcity of qualified surveyors, such facilities have been available so far only for State land.

The position of securing title in reserves and trust land has further been complicated by the repeal, inadvertently perhaps, in 1975 of the Reserves and Trust Land (Adjudication and Titles) Act. This provided a formula for reserves and trust lands for obtaining registered title other than by means of complying with surveying requirements. The formula allowed for securing of title on the basis of local adjudication to ascertain who had exclusive title to land within the customary law domain.

"The Role of Dambos in Agricultural Development in Zambia" Misael Kokwe; IIED 35 pgs, 1991.

Relevant ministries in Zambia: (September 1992)

Minister of Home Affairs: Newstead L. Zimba
POB 32862, Lusaka; tel. 213505.

Minister of Local Government: Michael Chilufya Sata
Lusaka.

Minister of Agriculture and Fisheries: Guy Scott
 Mulungushi House, Independence Ave, Nationalist Rd, POB RW50291, Lusaka; tel. 213551; telex 43950.

Minister of Lands: Dawson Lupanga
 Lusaka.

Minister of the Environment and Natural Resources: Keli Walubita
 Lusaka.

ZIMBABWE

1993 Overview of Zimbabwe:

Zimbabwe appears relatively healthy with a diversified and well developed agricultural sector. The main problem is the overwhelming percentage of large commercial farms, but there has been a government backed movement promoting a larger output from communal and small-scale farming. Since 1983 there has been a 25% increase in production from this sector.

The Government instituted a "silo-development programme" to save surpluses and to put less pressure on constant land production.

References on Zimbabwe:

"Determination of Land Policy in Zimbabwe" R.M. Mupawose and E.T. Chengu; Land Policy and Agriculture in Eastern and Southern Africa edited by J.W. Arntzen, L.D. Ngcongco, and S.D. Turner; The United Nations University, 1986; (UNEP-Nairobi-Food Agr(67) 1 c.2); p.31.

Land use policy

In Zimbabwe, land policy has so far been focused on land retribution, that is, acquiring land from commercial landlords and transferring it to landless peasants. For the analysis in this paper, "land policy" is not "tenure" but "acquisition and redistribution."

The government's redistribution policy is double-pronged. The first prong seeks to reduce the imbalances in the past racial land allocation policies. Its objective is to transfer land from those with too much of it to those without it. The second prong seeks to maintain or increase agricultural production both in commercial and communal areas. The aim, therefore is redistribution with production, which is in line with the governments overall economic policy of "growth with equity."

The government's redistribution policy is tempered by the 1979 Lancaster House Peace Constitution, which under its Declaration of Rights, includes a section protecting the property of land owners from forcible seizure by the State. The section establishes the principle of compensation by requiring that the Government pays

prompt compensation for any land it might acquire from a private holder.

The government's policy is also tempered by the policy of reconciliation and the government's overriding desire to consolidate the people's power under peaceful condition during the first post-war years of independence. The policy which has emerged has therefore been cautious, pragmatic and based on orderly and sound planning.

The Ministry of Lands, Resettlement and Rural Development is charged with the responsibility of administering the government's land redistribution policy. The Ministry performs three main functions:

- to transfer land from the commercial sector to the peasant sector;
- to resettle people on an orderly basis upon the newly acquired land; and
- to develop all the communal and resettlement areas.

The ministry of lands has been acquiring land from the commercial areas in all the natural regions of the country. Land has been purchased from its present holders on a willing-seller willing-buyer basis. There has been no forcible seizure of private land.

A Land Selection Committee, acting on the advice of government land valuation and extension officers, has been deciding what land the Ministry should purchase. The government has been particularly anxious to acquire all under-utilized, abandoned and derelict land.

Land Tenure

The government has not yet evolved a national system of land tenure. This is a complex exercise which the analysis of would have to take into account the desired socio-economic transformations as well as the likely impact on production. In the meantime, however, the settlers on different models of resettlement schemes are occupying their holdings under a variety of permits, as follows:

Model A

- A permit to reside which covers the residential plot in the village;
- A permit to cultivate which covers the arable land;
- A permit to pasture stock which covers the right to graze a given number of livestock units;
- A temporary permit to cultivate which covers the held hectare of land ploughed for the settler which he first moves on to his holding.

Model B

Permits are also issued in respect of those farms run as co-operatives by organization registered with the registrar of cooperative societies. All permits emphasize and encourages the practice of proper and sound land husbandry methods by the settlers.

So far, emphasis has been on redistribution, and no systematic and rigorous attempt

has yet been made to actually transform the existing modes of production. The issue of socio-economic transformation, (i.e.- a rigorous socialist policy of cooperativization, collectivization, and State farming, will be addressed at a later stage, where a uniform system of land tenure had been worked out for the entire country. At the moment, the inherited reality of a mixed economy has been accepted.

"Key Resources for Agriculture and Grazing: The Struggle for Control Over Dambo Resources in Zimbabwe" Ian Scoones and Ben Cousins; IIED 29 pgs, 1991.

"Decentralizing Common Property Resources Management: a Case Study of the Nyaminyami District Council of Zimbabwe's Wildlife Management Programme" James Murombedzi; IIED (Issues Papers No 30) 25 pgs, 1993.

Environmental Synopsis of Zimbabwe Paula Stone, Barry Dalal-Clayton et al.; ODA 32 pgs, 1992.

Relevant ministries in Zimbabwe: (September 1992)

Senior Minister in the President's Office for National Affairs, Employment Creation and Co-operatives: Didymus Mutasa
Munhumutapa Bldg, Somora Machel Ave, Private Bag 7700, Causeway, Harare;
tel. 707091; telex 24478.

Minister of Home Affairs: Dumiso Dabengwa
Mukwati Bldg, Somara Machel Ave, Private Bag 505D, Harare;
tel. 703641; telex 22141.

Minister of Local Government and Rural and Urban Development: Joseph Msika
Mukwati Bldg, Somara Machel Ave, Private Bag 7706, Causeway, Harare;
tel. 790601; telex 22179

Minister of Lands, Agriculture and Rural Resettlement: Dr. Kumbirai Kangai
Gungunyana Bldg, 1 Borrowdale Rd, Private Bag 7701, Causeway, Harare;
tel. 706081; telex 22455

General Bibliography:

*Security of Tenure and Land Registration in Africa: Literature Review and Synthesis by Carol W. Dickerman; Land Tenure Center Paper 137, University of Wisconsin-Madison, December 1989.

*Land Tenure and Agrarian Reform in Africa and the Near East: An Annotated Bibliography G.K. Hall (Boston) for Land Tenure Center Library under Teresa J. Anderson; University of Wisconsin-Madison, 434 pgs, 1976. (UofNairobi: Z7164.L3U52).

*Land Policy and Agriculture in Eastern and Southern Africa edited by J.W. Arntzen, L.D. Ngcongco, and S.D. Turner; The United Nations University, 1986; (UNEP-Nairobi- Food Agr(67) 1 c.2).

**Integrating Environmental Issues into a Strategy for Sustainable Agricultural Development - The Case of Mozambique" Alemneh Dejene and Jose Olivares; World Bank Technical Paper Number 146, 1991; (UNEP-Nairobi - Food Agr(679-MZ)1).

Land in Africa: Its Administration, Law, Tenure and Use, A Select Bibliography P.E. Ofori; KTO Press (Nedln), 200 pgs, 1978. (UofNairobi: Law REF K40.L3046 Ids.)

From Woodlots to Village Land Management in the Sahel Ibrahima Guèye & Peter Laban 21 pgs IIED, June 1992.

Livestock, Nutrient Cycling and Sustainable Agriculture in the West African Sahel Powell, J.M. and Williams, T.O. (Gatekeeper Series SA37) IIED, 1993.

The Experience of Pastoral Organization in African Countries: A Report to the Pastoral Unit, Ministry of Livestock, Chad Djeidi Sylla (Drylands Programme No.3) 47 pgs IIED, 1989.

"International Fund for Agricultural Development: Special Programme for Sub-Saharan African Countries Affected by Drought and Desertification" IFAD 5 pgs, 1993. (IIED Issues Papers No 6)

"East African Pastoralism: Common Land, Common Problems. Report on Pastoral Land Tenure Workshop" Charles Lane & Jeremy Swift 13 pgs, 1993. (IIED Issues Papers No 8)

"Reforming Land Tenure and Restoring Peasant's Rights: Some Basic Conditions for Reversing Environmental Degradation in the Sahel" Kélétigui A. Mariko 6 pgs, 1993. (IIED Issues Papers No 24)

"Pastoralism, Conservation and Development in the Greater Serengeti Region" M. S. Parkipuny 31 pgs, 1993. (IIED Issues Papers No 26)

"Land tenure issues in West African livestock and range development projects" LTC

research paper no. 77; 77 pgs, 1982.(ICRAF record no. 06083)

"The management of the natural forests in the arid and semi arid zones of East and Southern Africa. A report for ODA" ODA report; 78 pgs, 1984.(ICRAF record no. 06415)

"Agroforestry land use in the Sudano-Sahelian zone: Traditional exploitation systems, land use problems and possible solutions through projects and research" Kapp, G.B.; Weltforum Verlag, 412 pgs, 1987.(ICRAF Record no. 18242)

"Knowledge and management of the Sahelian pastoral space. Connaissance et gestion de l'espace pastoral Sahlien." Boudet, G.; 1989. (ICRAF Record no. 19113)

"An economic comparison of land use systems appropriate for semi-arid areas" Pranker, H.A. pp. 93-99. vol 6 no 2 1991. (ICRAF Record no. 20988)

* Copies of these important documents have been left with: Mr. Timo Maukonen, Program Officer, UNEP DC/PC Q-313 ext 3297 (old 6163).

Appendix A: Recommendations

We believe that additional research is required to fully understand the land tenure and land use policies in the 40 African countries that we have found to contain arid, semi-arid or drylands (i.e. affected by the process of desertification).

The Land Tenure Center in Madison, Wisconsin appears to have a wealth of information available on these two topics. Both of us would be available during the intersession break (during January 1994) prior to the 3rd intergovernmental session on the Desertification Convention in New York to travel to Madison if UNEP DC/PAC could finance the trip.

According to our research and correspondence especially with Dr. Freudenberger, of the Land Tenure Center, we recommend follow-up research to focus particularly upon:

1. Common property resources and desertification, and
2. Investigation of the evolution of indigenous persons property rights across the Sahel

Tenure relations around the "commons" is where land use most greatly affects the environment in a negative manner. The Land Tenure Center perception is that in many cases indigenous tenure systems are evolving to meet land use crisis and that generally, massive land reform is not necessary, but rather punctual governmental intervention.

Again, both of us are available to do such work for DC/PAC for we feel very strongly that it needs to be done in order for DC/PAC to maintain the lead on information on these issues which directly affect the environment and in particular increase desertification in Africa.

Additionally, we are both very interested in attending the 3rd intergovernmental meeting in New York City in January 1994 as per Dr. Cardy's invitation. We would be willing to lend our assistance in whatever capacity. Please keep us informed.

Our contact information:

Steven M. Rosenfeld
516 Shirley Avenue
Buffalo, New York USA 14215
tel. (716) 837-3155
fax (716) 636-0231

University at Buffalo, School of Law - Buffalo, New York

Alternative Address after Aug 1994:
22-03 128th Street
College Point, New York USA 14215
tel. (718) 762-8337

Jonathan Sohn
120 NW 21st Avenue Apt# 208
Portland, Oregon USA 97209
tel. (503) 228-3546

Lewis & Clark Law School - Portland, Oregon

Alternative Address:
6806 Florida Street
Chevy Chase Maryland USA 20815
tel. (301) 951-0199

Appendix B: Contacts and Networking

Internal (within the UN):

Mr. Feodor Kozak, UNEP/INFTR INFOTERRA ; Nairobi, B-225 ext 4182 (old 3270).

He is currently doing a query search on our topic (see memo, Appendix C) which shall include the database International Information System on Environment UNEP (INFOTERRA) of which we already have a copy of the results which detail the organizations and institutions worldwide which may have information on our topic; the search will include ELIS, Environmental Law Information System in Bonn, Germany which compiles legislation from all countries; and contacting the individual country's NFP's, National Focal Points in order to obtain a more tailormade reply to our query.

The final two venues will take some time, at least several more weeks, so Mr. Kozak has our address in the States to forward this information to us so that we can decipher its significance to this project.

Mr. Bondi Ogolla, Program Officer for National Legislation and Institutions UNEP ELI/PAC Environmental Law and Institutions Programme Activity Centre; Nairobi, S-230 ext 4274 (old 3471).

He showed us the documents that are ELI has available, i.e. individual country binders that are compilations of mainly environmental legislation from the individual country and any correspondence regarding such matter between the respective government and ELI. After a brief review of some of our targeted countries binders, we have found that most of this information does not directly bear upon our project. Some information however is useful, and a more through search through the ELI binders is recommended; "...leave no stone unturned."

He also is responsible for suggesting a search through ELIS, which Mr. Kozak is currently engaged in.

Mr. Gichuki Karanja, an assistant for Dr. Simon Carter, UNESCO/TSBP United Nations Educational, Scientific and Cultural Organization/Tropical Soil Biology and Fertility Programme; Nairobi, B-124 ext 2338 (old 3949).

He loaned us a copy of his "Soil and Water Conservation in Kenya Bibliography with Annotations" compiled by himself, G.Karanja and Fissiha Tefera and published by the University of Nairobi, Department of Agricultural Engineering and Swedish Agency for Research Cooperation with Developing Countries (SAREC) 1990 pub no. 90/1 and pointed out that the bibliography listed 93 books, articles, papers and reports on "land use" and that land tenure and land use policy would fall therein.

Additionally he telephoned into KARI (Kenya Research Agricultural Institute) to do a query search into there database on our topic. According to Gichuki, the search is complete and we must coordinate receiving the search results on computer disk.

Mrs. Janet Njoroge, secretary to Director of UNSO (United Nations Sudano-Sahelian Office), as of yet unappointed; Nairobi, A-129 ext 2013 (old 6913).

She is the current custodian for all the documents on the UNICEF/UNSO Project For Nomadic Pastoralists in Africa (NOPA).

Mary Dwyer-Rigby, Head Librarian, UNEP Nairobi Library; LB-1 ext 2541 (old 6221)

She was very helpful, and wants more staff members to make use of the library. She led us to Mr. Karanja, since he had done some related work on this general area.

External contacts:

Dr. Mark S. Freudenberger, Land Tenure Center (LTC), Sahelian Institutions Program; University of Wisconsin-Madison 1357 University Avenue; Madison, Wisconsin USA 53715; tel. (608) 262-3657 telex 3797422 UOFWISC MD; fax (608) 262-2141; e-mail network: <MSFREUD@macc.wisc.edu>

He was a crucial contact for our work. Absolutely essential to continue contact with the Land Tenure Center and with Dr. Freudenberger in particular. The wealth of information the Center has on this topic is nearly overwhelming.

Mr. Philip Wandera, African Centre for Technology Studies (ACTS); The Crescent, off Parklands Road; P.O. Box 45917 Nairobi, Kenya tel. 743471, 740444; fax 743995

He is currently working on a three year project on land use policy in the arid and semi-arid countries in Africa and has focused primarily on East Africa: Kenya, Tanzania, Uganda, Ethiopia to date. His work shall also include Somalia, Sudan and Djibouti before he is finished.

He was very helpful and is definitely someone to refer to on this subject in the future. He will have an interim report available sometime in late August 1993.

Mrs. Josephine Ngugi, International Centre for Research in Agroforestry (ICRAF) Librarian; United Nations Avenue, Gigiri, P.O. Box 30677, Nairobi, Kenya; tel. (254-2) 521450 ext 257; fax (254-2) 521001; telex 22048 ICRAF; cable ICRAF; e-mail CG NET: CG1 236.

She provided us with a search of the ICRAF database on "Land use or land tenure for arid and semi arid zones in Africa". We have incorporated those references that we believe are most on topic and have included a copy of the librarian's complete search at the end of our report.

Appendix C: Memos and Correspondence



UNITED NATIONS ENVIRONMENT PROGRAMME
PROGRAMME DES NATIONS UNIES POUR L'ENVIRONNEMENT
DESERTIFICATION CONTROL PROGRAMME ACTIVITY CENTRE

Our Reference: DES/PU.242

Nairobi, 21 July 1993

Dr. Mark Freudenberger
Land Tenure Center
University of Wisconsin
1300 University Avenue
Madison, Wisconsin 53706

Dear Mr. Freudenberger:

We are interns at the United Nations Environment Programme, Desertification Control/PAC working for the Director, Dr. W. Franklin G. Cardy.

Currently, we are working on land use policy and land tenure in the arid and semi-arid countries in Africa.

The countries we are concerned with include: Algeria, Angola, Benin, Botswana, Burkina Faso, Burundi, Cameroon, Chad, Djibouti, Egypt, Ethiopia, Gambia, Ghana, Guinea Bissau, Kenya, Lesotho, Libya, Malawi, Mali, Mauritania, Morocco, Mozambique, Namibia, Niger, Nigeria, Rwanda, Somalia, Sudan, Swaziland, Tanzania, Togo, Tunisia, Uganda, Zambia, Zimbabwe.

Any information that is available on these topics that the center has available would be greatly appreciated. Please fax us a response at 011-254-2-215-615.

Our direct phone number is 011-254-2-624-040 or 011-254-2-520-600 ext 4040 or ext 4311.

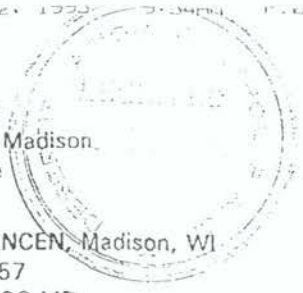
Sincerely,

Steven M. Rosenfeld
Jonathan D. Sohn
Interns, UNEP, DC/PAC



LAND TENURE CENTER
 University of Wisconsin-Madison
 1357 University Avenue
 Madison, WI 53715

Cable Address: LANDTENCEN, Madison, WI
 Telephone: 608/262-3657
 Telex: 3797422 UOFWISC MD
 Fax: 608/262-2141
 E-Mail: landtenure.center@mail.admin.wisc.edu



DATE: July 22, 1993

TO: Steven M. Rosenfeld
Jonathan D. Sohn
UNEP DC/PAC

FAX: (254-2) 215615

FROM: Mark Freudenberger

FAX: (608) 262-2141

THERE WILL BE 3 PAGE(S) INCLUDING THIS COVER SHEET. PLEASE CALL (608) 262-3657 IF THERE ARE ANY PROBLEMS. THANK YOU.

2801



LAND TENURE CENTER

University of Wisconsin-Madison
1357 University Avenue
Madison, WI 53706

Cable Address: LANDTENCEN, Madison, WI

Telephone: 608/262-3657

Telex: 265452—Attn: Land Tenure

Fax: 608/262-2141

E-Mail: landtenure.center@mail.admin.wisc.edu

July 22, 1993

Steven M. Rosenfeld
Jonathan D. Sohn
UNEP
DC/PAC
Nairobi, Kenya
FAX: (254)-2-215615

Dear Steven and Jonathan,

Thank you for your fax of July 21 requesting information on land use policy and land tenure in the arid and semi-arid countries of Africa. We are pleased that the UNEP and the Desertification Control Programme Activity Center is looking at this important issue.

The Land Tenure Center has at one time or another conducted extensive field research and public policy discussions in nearly all of the countries you mentioned in your fax. The range of references on the subject is very extensive. We currently conduct tenure policy research in Chad, Ethiopia, The Gambia, Ghana, Guinea Bissau, Malawi, Mozambique, Niger, Uganda, and Zambia. We recently completed field research in Somalia, Botswana, Tanzania, Senegal, Mali, and Mauritania. LTC is very much involved with CILSS and the Club du Sahel on the current tenure dialogue these agencies are promoting in the Sahel. LTC focuses on particular topical themes such as tenure and pastoralism, the evolution of customary tenure regimes, tenure and common property resources, peri-urban land markets, reform of forest codes, irrigation and tenure, conflict resolution around natural resources...

The literature is so vast that it is difficult to know where to start without having more specifics from you. However, the Land Tenure Center has compiled annotated bibliographies on land tenure in Africa and the Middle East. This requires up-dating, but the most recent bibliography by Carol Dickerman, "Security of Tenure and Land Registration in Africa: Literature Review and Synthesis," (316 pages) was published in 1989. You may also want to refer to an older publication by Teresa J. Anderson, Land Tenure and Agrarian Reform in Africa and the Near East, Boston: G.K. Hall & Co., 1976.

As I do not know what particular element you are focusing on in your study, I can only recommend strongly that UNEP take the time to investigate this issue in some detail and be very cautious in proposing policy reforms. There are currently very extensive

debates going on within the bilateral and multilateral agencies on this subject and it would be important for the UNEP to fully grasp the complexities of the issues.

The Land Tenure Center would be very pleased to review and comment on policy papers the agency might put together. I would personally recommend that UNEP send you two to the excellent Land Tenure Center library here at the University of Wisconsin to do a thorough literature review. The staff members at LTC also have extensive collections of recent documentation. The center would also be willing to meet with appropriate UNEP personnel to discuss further the activities of the agency on this issue. We are interested in imparting our experiences in this domain and would want to facilitate your initiatives in an appropriate fashion.

I will send under separate cover two publications lists put out by the Land Tenure Center. The UNEP can order what publications it feels are necessary. As you narrow down the focus of your study, we would be delighted to furnish you with suggestions for obtaining the most current literature on the subject.

I hope that this information will be of use to you. Best in your efforts.

Sincerely,


Dr. Mark S. Freudenberg
Sahelian Institutions Program



UNITED NATIONS ENVIRONMENT PROGRAMME
PROGRAMME DES NATIONS UNIES POUR L'ENVIRONNEMENT



DESERTIFICATION CONTROL PROGRAMME ACTIVITY CENTRE

TELEFAX TRANSMISSION

UNITERRA NAIROBI
Tel: 230800 or 520600

P.O. Box 30552 Nairobi, Kenya
E-Mail DIALCOM 41:UNE009

Fax (254-2) 215615
Telex 22068 UNEP KE

To: Dr. Mark Freudenberger
Land Tenure Center
University of Wisconsin
1300 University Avenue
Madison, Wisconsin 53706

Date: 27 July 1993

Telefax No.: (608) 262-2141

From: Steven M. Rosenfeld
Jonathan D. Sohn
Interns, UNEP, DC/PAC
Room Q-321

Subject: Acquisition of materials on Land Tenure and Land Use Policy
in African arid and semi-arid countries

Dear Mr. Freudenberger:

We are planning a call to you this morning, Tuesday July 27, at approximately 9:15 am central. We would greatly appreciate if you could make yourself available at that time at phone number (608) 262-3657.

In addition, we would like to acquire the bibliographies that you mentioned in your fax on July 22, 1993:

Carol Dickerman, "Security of Tenure and Land Registration in Africa: Literature Review and Synthesis," (316 pgs.) pub. 1989.

Teresa J. Anderson, Land Tenure and Agrarian Reform in Africa and the Near East, Boston: G.K. Hall & Co., 1976.

If you can help us to acquire copies of the above as soon as possible, it would help us immensely. If they are free of charge we would like to have them as such. However if there is a charge please bill UNEP DC/PAC, at the above address, and we will make sure that you shall be reimbursed.

Finally, if you could send to us a publication list from the center and if possible a listing of the current references (i.e. - those since Carol Dickerman's bibliography), from the countries that we mentioned prior, we would be even more indebted to you!

Return-path: <MSFREUD@maccc.wisc.edu>
Date: Tue, 27 Jul 1993 07:58:00 -0800 (PST)
From: INTERMAIL2@CGNET.COM.PSLOT
Subject: Memo to Steven M. Rosenfeld
To: UNEP@CGNET.COM

To: Steven M. Rosenfeld
Jonathan D. Sohn
Interns, UNEP, DC/PAC
Nairobi, Kenya

• From: Mark S. Freudenberger
Land Tenure Center

- Dear Steven and Jonathan,

Thank you for your phone call this morning. I finally found through the e-mail communications network an address for the UNEP and I hope that this will reach you. If it does, it affords me a very inexpensive method of communication.

After our conversation, I would encourage you to consult the following organizations for literature on common property resources in Africa:

1. IFAD Special Programme for Africa. "Common Property Resources and the Rural Poor in Sub-Saharan Africa." Draft Report, 22 February, 1993.
2. International Institute for Environment and Development. They produce a series of papers called the "Gatekeeper Series" and the "Programme for Arid Zones." Several of their papers deal with tenure and common property resources in Africa. They may be contacted at 3 Endsleigh Street, London WC 1H 9DD England. (Fax: 44-71) 388.2826. This is an excellent center for research on tenure.
3. I am sending under separate cover a couple of key articles on tenure in Africa and some of them touch upon the common property issue. I think these papers will bring you up to date on the general debate. I am also sending along the two bibliographies produced by the Land Tenure Center.

As indicated over the phone, I would advise the UNEP to send you out here to spend a week going through the library to compile a bibliography on specific items identified through the course of your initial research. The LTC has a visitor's office and we can set up the meetings and library facilities for you.

If you want to try to put together a complete bibliography, you can also access the LTC/University of Wisconsin library via computer networks. From Nairobi you could access via a modem the LNS library system here and conduct a search. This would cost telephone time only provided you could get access to the Bitnet or Internet communications network. Let me know if you want to explore that option.

Another option is that the LTC can enter into contractual relations with the UNEP to do specific bibliographic searches on well defined topics. We have a librarian who specializes on land tenure issues in Africa and she can be contracted to set up a search for the UNEP if this seems appropriate.

I hope that this and the information I am sending will be of assistance. Let me know if I can be of further assistance. Know that I support greatly the work of interns seeking to put together this type of study. My wife was a

student at the University of Nairobi years ago doing the same thing as you to
Best in your interesting work.

Sincerely,

Mark S. Freudenberger



DESERTIFICATION CONTROL PROGRAMME ACTIVITY CENTRE
DC/PAC

MEMORANDUM

To: Mr. F. Kozak INFOTERRA Nairobi Q-225

From: Steven M. Rosenfeld and Jonathan Sohn, Interns Date: 5 August 1993

Subject: Query on land tenure and land use policy to E.L.I.S., et al.

As per our conversation on Monday August 2, 1993, the following outlines our requested search:

The query is set up consecutively listing more narrow terms, however what is actually needed is the top question alone (I.):

- I. What post independence legislation exists on the tenure of land and land use policy in the targeted countries?
- II. In particular the targeted countries drylands, arid and semi-arid lands.
- III. In more narrow terms, the agricultural lands therein.

Additionally, what does the country's constitution/independence document say, if anything, about land tenure and land use?

The following shall list the targeted countries from highest to lowest priority as a result of the information gaps we currently possess:

Highest: Algeria, Angola, Benin, Botswana, Burundi, Egypt, Lesotho, Libya, Malawi, Morocco, Namibia, Rwanda, Swaziland, Tunisia, Zambia, Zimbabwe

Mid (UNSO - 22): Benin, Burkina Faso, Cameroon, Cape Verde, Chad, Djibouti, Ethiopia, Gambia, Ghana, Guinea, Guinea-Bissau, Kenya, Mali, Mauritania, Niger, Nigeria, Sudan, Senegal, Somalia, Togo, Uganda, the United Republic of Tanzania.

Least: Mozambique

We shall be available in room Q-211 ext 3261 or Q-321 old ext 4040 until the end of the week, Friday August 6.

We shall be leaving Kenya on August 17 and can be reached in the United States in Buffalo, New York from August 24 on at:

516 Shirley Avenue
Buffalo, New York 14215 tel (716) 837-3155

Thank You!





UNITED NATIONS ENVIRONMENT PROGRAMME
PROGRAMME DES NATIONS UNIES POUR L'ENVIRONNEMENT



DESERTIFICATION CONTROL PROGRAMME ACTIVITY CENTRE

Our Reference: DES/PU.242

Nairobi, 5 August 1993

United Nations University Press
53-70 Jingumae 5 chome
Shibuya-ku, Tokyo 150
Japan

To Whom It May Concern:

Please give to Dr. Bede N. Okigbo, UNUP Director of Natural Resources in Africa, 4 copies of Land Policy and Agriculture in Eastern and Southern Africa Edited by J.W. Arntzen, L.D. Ngocongco, and S.D. Turner; and published in 1986 by The United Nations University [NRTS-28/UNUP-604] if they are available.

Please also give to Dr. Okigbo any materials published by UNU on land tenure or land use policy in any of the arid and semi-arid countries in Africa listed below:

Algeria, Angola, Benin, Botswana, Burkina Faso, Burundi, Cameroon, Chad, Djibouti, Egypt, Ethiopia, Gambia, Ghana, Guinea Bissau, Kenya, Lesotho, Libya, Malawi, Mali, Mauritania, Morocco, Mozambique, Namibia, Niger, Nigeria, Rwanda, Somalia, Sudan, Swaziland, Tanzania, Togo, Tunisia, Uganda, Zambia, Zimbabwe.

Additionally could you please add me to your mailing list on UNU published materials:

Steven M. Rosenfeld
516 Shirley Avenue
Buffalo, New York 14215
USA

Sincerely

Steven M. Rosenfeld
UNEP DC/PAC Intern
Q-211 623261
Q-321 old ext 4040

SOURCE: 30249500007.

NAT'L LEAGUE OF CITIES (NLC).

ADDRESS QUERIES TO:-

GAIL JACKSON, SENIOR INFORMATION SPECIALIST.
NATIONAL LEAGUE OF CITIES (NLC)
MUNICIPAL REFERENCE SERVICE
1301 PENNSYLVANIA AVENUE, NW.
WASHINGTON, DC 20004.
UNITED STATES.

TELEPHONE : (202) 626 3130
FAX : (202) 626 3043.

NATURE OF THE SOURCE : NON-PROFIT ASSOCIATION.

WORKING LANGUAGES : ENGLISH.

GEOGRAPHIC ATTRIBUTES : UNITED STATES.

TERMS OF ACCESS : COST RECOVERY BASIS; ON EXCHANGE BASIS.

INFOTERRA ATTRIBUTES : LAND USE PLANNING; ECONOMIC PLANNING;
ENVIRONMENTAL POLICY; PLANNED URBAN
DEVELOPMENT; HOUSING FINANCE; URBAN RENEWAL;
ENVIRONMENTAL STATISTICS; ENVIRONMENTAL LAW.

FREE TEXT DESCRIPTION : NATIONAL LEAGUE OF CITIES IS THE NATIONAL
MEMBERSHIP ORGANIZATION TO APPROXIMATELY 17,000
USA CITIES. ITS EXECUTIVE (ELECTED OFFICIALS)
SERVE ON FIVE COMMITTEES TO ANALYSE & PROMOTE
POLICY POSITIONS ON EFFECTIVE GOVERNMENT,
ENVIRONMENTAL QUALITY, COMMUNITY DEVELOPMENT, HUMAN
DEVELOPMENT.

SOURCE: 30249500101.

SIERRA CLUB.

ADDRESS QUERIES TO:-

JOANNE HURLEY, DIRECTOR PUBLIC AFFAIRS.
SIERRA CLUB
PUBLIC AFFAIRS DEPARTMENT
730 POLK STREET.
SAN FRANCISCO, CA 94109.
UNITED STATES.

TELEPHONE : (415) 776-2111
FAX : (415) 776 0350.

NATURE OF THE SOURCE : NON-PROFIT ASSOCIATION.

WORKING LANGUAGES : ENGLISH.

GEOGRAPHIC ATTRIBUTES : CANADA; UNITED STATES.

TERMS OF ACCESS : NORMALLY WITHOUT CHARGE.

INFOTERRA ATTRIBUTES : AIR QUALITY; NATIONAL PARKS AND RESERVES; WATER RESOURCES DEVELOPMENT; COASTAL DEVELOPMENT; LAND USE PLANNING; NATURE CONSERVATION; HUMAN POPULATION; HAZARDOUS SUBSTANCES; RADIOACTIVE WASTE MANAGEMENT; ENVIRONMENTAL LAW; FORESTRY.

FREE TEXT DESCRIPTION : SIERRA CLUB IS A NON-PROFIT, MEMBER SUPPORTED PUBLIC INTERESORGANIZATION THAT PROMOTES CONSERVATION OF THE NATURAL ENVIRONMENT BY INFLUENCING PUBLIC POLICY DECISIONS.

SOURCE: 30249500147.

CENTER FOR RESOURCE ECONOMICS/ISLAND PRESS.

ADDRESS QUERIES TO:-

CHARLES C. SAVITT, PRESIDENT.
CENTER FOR RESOURCE ECONOMICS/ISLAND PRESS.
1718 CONNECTICUT AVENUE.
SUITE 300.
WASHINGTON, DC 20009.
UNITED STATES.

TELEPHONE : (202) 232 7933.
FAX : (202) 234 1328.

NATURE OF THE SOURCE : NON-PROFIT ASSOCIATION.

WORKING LANGUAGES : ENGLISH.
GEOGRAPHIC ATTRIBUTES : GLOBAL.
TERMS OF ACCESS : FIXED SCHEDULE OF CHARGES.

INFOTERRA ATTRIBUTES : AIR QUALITY; AIR POLLUTION; ACID RAIN; GLOBAL WARMING; GREENHOUSE EFFECT; WETLANDS ECOSYSTEMS; WILDLIFE; WILDLIFE HABITATS; WATER POLLUTION; LAND USE PLANNING; PUBLIC PARKS AND GARDENS; SOLID WASTES; ENVIRONMENTAL LAW; ENVIRONMENTAL EDUCATION; BIOLOGY; FORESTRY.

FREE TEXT DESCRIPTION : THE CENTER FOR RESOURCE ECONOMICS/ISLAND PRESS (CRE/IP) DEVELOPS, PUBLISHES, MARKETS, AND DISSEMINATES BOOKS AND OTHER INFORMATION PRODUCTS ESSENTIAL FOR SOLVING LOCAL AND GLOBAL ENVIRONMENTAL PROBLEMS AND PLANNING FOR THE FUTURE.

SOURCE: 30249500188.

WOODS HOLE RESEARCH INSTITUTE.

ADDRESS QUERIES TO:-

ELIZABETH DAVIES, STAFF ASSISTANT.
THE WOODS HOLE RESEARCH INSTITUTE.
P.O. BOX 1035.
WOODS HOLE, MA 02543.
UNITED STATES.

TELEPHONE : (508) 540 9900.
FAX : (508) 540 9700.
TELEX : 6503120226.
E-MAIL ADDRESS : I43 EAD1ED.WHOI.EDU.
NATURE OF THE SOURCE : NON-PROFIT ASSOCIATION.

WORKING LANGUAGES : ENGLISH; PORTUGUESE.

GEOGRAPHIC ATTRIBUTES : BRAZIL; UNITED STATES.

TERMS OF ACCESS : NORMALLY WITHOUT CHARGE.

INFOTERRA
ATTRIBUTES

:CARBON DIOXIDE; GREENHOUSE GASES; CARBON CYCLE;
GREENHOUSE EFFECT; SOIL CAPABILITIES; SOIL
CONSERVATION; AFFORESTATION AND
REAFFORESTATION; DEFORESTATION; LAND USE
PLANNING; REMOTE SENSING; ENVIRONMENTAL LAW;
GEOGRAPHIC INFORMATION SYSTEMS; AGROFORESTRY;
FORESTRY.

FREE TEXT
DESCRIPTION

:THE CENTER ENGAGES IN RESEARCH AND POLICY
ANALYSIS ON GLOBAL ENVIRONMENTAL PROBLEMS, WITH
A FOCUS ON BIOTIC RESOURCES AND THEIR ROLE IN
MAINTAINING A HABITABLE EARTH. CURRENT WORK
INCLUDES CLIMATIC CHANGE ISSUES, BIOTIC
IMPOVERISHMENT, SUSTAINABLE USE OF RESOURCES,
AND RESTORATION OF DEGRADED

SOURCE: 30249500209.

NAT'L WILDLIFE FEDERATION.

ADDRESS QUERIES TO:-

JAY D. HAIR, PRESIDENT.
NATIONAL WILDLIFE FEDERATION.
1400 SIXTEENTH STREET NW
WASHINGTON, DC 20036-2266.
UNITED STATES.

TELEPHONE : (202) 797 6800.

NATURE OF
THE SOURCE : NON-PROFIT ASSOCIATION.

WORKING
LANGUAGES : ENGLISH.

GEOGRAPHIC
ATTRIBUTES : GLOBAL; UNITED STATES.

TERMS OF
ACCESS : FIXED SCHEDULE OF CHARGES; NORMALLY WITHOUT
CHARGE; ON EXCHANGE BASIS.

INFOTERRA
ATTRIBUTES

:ACID RAIN; NATURAL RESOURCES; WETLANDS
ECOSYSTEMS; BIRDS; WILDLIFE; WILDLIFE HABITATS;
FISH; ENVIRONMENTAL MANAGEMENT; LAND USE
PLANNING; NATURE CONSERVATION; RESOURCE
CONSERVATION; ENVIRONMENTAL POLICY;
ENVIRONMENTAL LAW; INTERNATIONALLY IMPORTANT

FREE TEXT.
DESCRIPTION

: CONSERVATION EDUCATION ORGANIZATION DEDICATED TO THE WISE USE OF NATURAL RESOURCES. PUBLISHES NATIONAL WILDLIFE, INTERNATIONAL WILDLIFE & RANGER RICK MAGAZINES, CONSERVATION REPORT NEWSLETTER, BOOKS AND LEAFLETS AND PRESS RELEASES. USLEGAL MEANS IN RESOURCES DEFENSE.

SOURCE: 30315017601.

GUJARAT POLLUTION CONTROL BOARD.

ADDRESS QUERIES TO:-

MEMBER SECRETARY.
GUJARAT POLLUTION CONTROL BOARD.
OLD ASSEMBLY BLDG., 2ND FLOOR, SECTOR 17
GANDINAGAR 382017
GUJARAT
INDIA.

TELEPHONE : 22756/22095.
CABLE : CLEANWATER.

NATURE OF THE SOURCE : GOVERNMENTAL.

WORKING LANGUAGES : ENGLISH; GUJARATI.

GEOGRAPHIC ATTRIBUTES : DEVELOPING COUNTRIES; NORTH AFRICA; CENTRAL AFRICA; SOUTH AMERICA; SOUTHERN ASIA; SOUTHEAST ASIA; INDIA.

TERMS OF ACCESS : CHARGES NEGOTIABLE; COST RECOVERY BASIS; NORMALLY WITHOUT CHARGE.

INFOTERRA ATTRIBUTES : AIR QUALITY; AIR POLLUTION; SOIL CONTAMINATION; WATER POLLUTION; MARINE POLLUTION; LAND USE PLANNING; SITING OF INDUSTRY; INORGANIC POLLUTANTS; TRACE ELEMENTS; WASTE DISPOSAL; POLLUTANT EFFECTS; POLLUTANT LEVELS; ANTIPOLLUTION INCENTIVES; ENVIRONMENTAL LAW; POLLUTION CONTROL REGULATIONS.

FREE TEXT
DESCRIPTION

: IMPLEMENTATION OF WATER ACT-1974 (PREVENTION & CONTROL OF POLLUTION), WATER CESS ACT-1978 AND

SOURCE: 30320300101.

HOKKAIDO UNIV., GRAD. SCH. ENVIRON. SCI.

ADDRESS QUERIES TO:-

THE GRADUATE SCHOOL OF ENVIRONMENTAL SCIENCE,
HOKKAIDO UNIVERSITY.
KITA-10 NISHI-5, KITA-KU, SAPPORO-SHI,
HOKKAIDO 060
JAPAN.

TELEPHONE :011-716-2111 EXT2208.
FAX :011-747-9780.

NATURE OF THE SOURCE :GOVERNMENTAL; NON-PROFIT ASSOCIATION.

WORKING LANGUAGES :ENGLISH; JAPANESE.

GEOGRAPHIC ATTRIBUTES :DEVELOPING COUNTRIES.

TERMS OF ACCESS :COST RECOVERY BASIS; NORMALLY WITHOUT CHARGE.

INFOTERRA ATTRIBUTES :SOIL EROSION; TROPICAL FORESTS; ECOLOGICAL BALANCE; AQUATIC MAMMALS; LAND USE PLANNING; NATURE CONSERVATION; DEVELOPMENT PLANNING; ENVIRONMENTAL IMPACT ASSESSMENT; TRANSPORT PLANNING; URBAN DESIGN; ENVIRONMENTAL HEALTH HAZARDS; LONG-TERM EFFECTS OF POLLUTANTS; OCCUPATIONAL HEALTH; ENVIRONMENTAL LAW; AGRICULTURAL ECONOMICS; BIOLOGY; FRESHWATER BIOLOGY; METEOROLOGY.

FREE TEXT DESCRIPTION :PRINCIPAL ACT. IS RES. & EDUC. OF ENVIRON. SCI. INCLUDING ANAL. OF STRUCT. & CHANGES OF PHYS. & SOC. ENVIRON., ENVIRON. MED., BIOSYSTEM MANAGE. & REGIONAL PLANN.. INF. IS AVAILABLE ON RESULTS & PUBL.. KEY WORD : BOREAL ECOSYSTEMS.

SOURCE: 30324200004.

MIN. OF CONSTRUCTION LAND PLANNING BUREAU.

ADDRESS QUERIES TO:-

BO KEUN KIM, DIRECTOR.
BUREAU OF LAND PLANNING
MINISTRY OF CONSTRUCTION
1 JOONGANG-DONG, GWACHEON, GYEONGGI-DO 427-760.
KOREA, REPUBLIC.

TELEPHONE : (02) 593-1393.

NATURE OF THE SOURCE : GOVERNMENTAL.

WORKING LANGUAGES : ENGLISH; KOREAN.

GEOGRAPHIC ATTRIBUTES : EASTERN ASIA.

TERMS OF ACCESS : NORMALLY WITHOUT CHARGE.

INFOTERRA ATTRIBUTES : LAND RECLAMATION; LAND USE CLASSIFICATION;
NATIONAL PARKS AND RESERVES; ENVIRONMENTAL
MANAGEMENT; LAND USE PLANNING; LAND VALUES;
ENVIRONMENTAL POLICY; PATTERNS OF URBAN GROWTH;
LAND ALLOTMENT; ENVIRONMENTAL LAW.

FREE TEXT DESCRIPTION : POLICY DECISION, LEGISLATION/REGULATORY,
PLANNING/MANAGEMENT

SOURCE: 30340200015.

CENTRAL ENVIRONMENTAL AUTHORITY.

ADDRESS QUERIES TO:-

DIRECTOR - GENERAL
CENTRAL ENVIRONMENTAL AUTHORITY
MALIGATTA NEW TOEN
P.O. BOX 2205
COLOMBO 10
SRI LANKA.

TELEPHONE : (94 1) 421646
FAX : (94 1) 446749.

NATURE OF THE SOURCE : GOVERNMENTAL.

WORKING

INFOTERRA
ATTRIBUTES

:AFFORESTATION AND REAFFORESTATION; FOREST
MANAGEMENT; FOREST POLICY; LAND USE PLANNING;
ENVIRONMENTAL LAW; FORESTRY.

SOURCE: 30406310204.

UNIV. AGR. VIENNA: INST. FORESTRY MAN'T & ECONOMIC.

ADDRESS QUERIES TO:-

UNIVERSITAET F. BODENKULTUR WIEN
INST. F. FORSTLICHE BETRIEBSWIRTSCHAFT UND
FORSTWIRTSCHAFTSPOLITI.
GREGOR-MENDEL-STRASSE 33
A-1180 WIEN.
AUSTRIA.

TELEPHONE : (43)-1-342500-317
FAX : (43)-1-3691659.

NATURE OF
THE SOURCE : GOVERNMENTAL.

WORKING
LANGUAGES : GERMAN.

GEOGRAPHIC
ATTRIBUTES : WESTERN EUROPE; AUSTRIA.

TERMS OF
ACCESS : NORMALLY WITHOUT CHARGE; ON EXCHANGE BASIS.

INFOTERRA
ATTRIBUTES : LAND USE PLANNING; NATURE CONSERVATION;
ENVIRONMENTAL LAW; INTERNATIONAL ENVIRONMENTAL
RELATIONS; ENVIRONMENTAL EDUCATION;
ENVIRONMENTAL TRAINING; FORESTRY.

FREE TEXT
DESCRIPTION : EMPIRICAL STUDIES IN ECONOMIC, POLITICAL &
SOCIAL FACTORS OF WOOD PRODUCTION & FORESTRY,
INCLUDING ASPECTS OF NATURE CONSERVATION &
RECREATION.

SOURCE: 30424100504.

TRINITY COLLEGE: LAW SCHOOL.

ADDRESS QUERIES TO:-

DR. YVONNE SCANNELL
LAW SCHOOL
TRINITY COLLEGE
UNIVERSITY OF DUBLIN
DUBLIN
IRELAND.

TELEPHONE : (353 1) 7021773
FAX : (353 1) 770449
TELEX : 93782 TCD EI.

NATURE OF THE SOURCE : NON-PROFIT ASSOCIATION.

WORKING LANGUAGES : ENGLISH.

GEOGRAPHIC ATTRIBUTES : IRELAND.

TERMS OF ACCESS : CHARGES NEGOTIABLE.

INFOTERRA ATTRIBUTES : AIR POLLUTION; WILDLIFE CONSERVATION; LAND USE PLANNING; NATURE CONSERVATION; RESOURCE CONSERVATION; ENVIRONMENTAL POLICY; SOLID WASTES; WASTE DISPOSAL; WASTE RECOVERY; ENVIRONMENTAL LAW AND INSTITUTIONS; ENVIRONMENTAL LAW; PENALTIES FOR ENVIRONMENTAL DAMAGE; POLLUTER-PAYS PRINCIPLE; POLLUTION CONTROL REGULATIONS.

FREE TEXT DESCRIPTION : TO PROVIDE THIRD LEVEL EDUCATION AND UNDERTAKE RESEARCH IN THE FIELD OF LAW.

SOURCE: 30430004000.

DHV CONSULTING ENGINEERS.

ADDRESS QUERIES TO:-

MR. LAURENS DE LAVIETER.
CENTRE FOR INFORMATION AND DOCUMENTATION (TNO)
NETHERLANDS ORGANISATION FOR APPLIED SCIENTIFIC RESEARCH
P.O. BOX 6043
2600 JA DELFT
NETHERLANDS.

TELEPHONE : (31)15696883
FAX : (31)15564801
TELEX : 38071 ZPTNO.

NATURE OF THE SOURCE : INDUSTRIAL OR COMMERCIAL.

WORKING LANGUAGES : DUTCH; ENGLISH; FRENCH; GERMAN.

GEOGRAPHIC ATTRIBUTES : NETHERLANDS.

TERMS OF ACCESS : NORMALLY WITHOUT CHARGE.

INFOTERRA ATTRIBUTES : AIR POLLUTION; SOIL CONTAMINATION; WATER RESOURCES CONSERVATION; WATER POLLUTION; DRINKING WATER; WATER TREATMENT; LAND USE PLANNING; COST-BENEFIT ANALYSIS; ENVIRONMENTAL IMPACT ASSESSMENT; URBAN TRAFFIC; ENERGY CONSERVATION; INDUSTRIAL EMISSIONS; MUNICIPAL WASTE; POLLUTION CONTROL TECHNOLOGY; ENVIRONMENTAL LAW.

FREE TEXT DESCRIPTION : CONSULTORES EN HIGIENE AMBIENTAL, EVALUACION DE IMPACTO AMBIENTAL, PERMISOS Y LEGISLACION AMBIENTAL, PLANIFICACION FISICA, ABASTECIMIENTO DE AGUA, RESIDUOS, AGUAS RESIDUALES RUIDO, TRAFICO, TRANSPORTE, CONSTRUCCION DE CAMINOS, HIDRAULICA, CONSERVACION DE ENERGIA, GEOTECNICA.

SOURCE: 30433100001.

LAND PLANNING ADMINISTRATION DEPT. (GEPAT).

ADDRESS QUERIES TO:-

ANTONIO MANUEL PINTO
GENERAL DIRECTOR.
LAND PLANNING AND ADMINISTRATION DEPARTMENT (GEPAT).
RUA FILIPE FOLQUE NO. 44
1000 LISBOA
PORTUGAL.

TELEPHONE : 351-1-576427
FAX : 351-1-576509
TELEX : 65510 GEPAT P.
E-MAIL ADDRESS : 0050103::GEPAT.
NATURE OF

THE SOURCE : GOVERNMENTAL
WORKING LANGUAGES : ENGLISH; PORTUGUESE.
GEOGRAPHIC ATTRIBUTES : PORTUGAL.
TERMS OF ACCESS : NORMALLY WITHOUT CHARGE.
INFOTERRA ATTRIBUTES : ENVIRONMENT AND DEVELOPMENT; LAND USE PLANNING; DEVELOPMENT PLANNING; COST-BENEFIT ANALYSIS; ECONOMIC DEVELOPMENT; ENVIRONMENTAL IMPACT STATEMENT; ENVIRONMENTAL RISK ASSESSMENT; POLICY PLANNING; SUSTAINABLE DEVELOPMENT; PLANNED URBAN DEVELOPMENT; TOURISM AND TRAVEL; URBAN RENEWAL; ENVIRONMENTAL STATISTICS; ENVIRONMENTAL LAW; ENVIRONMENTAL QUALITY STANDARDS; DATA PROCESSING; PUBLIC INFORMATION.
FREE TEXT DESCRIPTION : INTERNATIONAL COOPERATION.

SOURCE: 30437141011.

ENV'L PROTECTION AGENCY, NATURE CONSERVATION & MANAGEMENT OF PROTECTED AREAS SECTIONS.

ADDRESS QUERIES TO:-

SWEDISH ENVIRONMENTAL PROTECTION AGENCY.
S-171 85 SOLNA.
SWEDEN.

TELEPHONE : 08-7991000
FAX : 08-291106
TELEX : 11131 ENVIRON S.

NATURE OF THE SOURCE : GOVERNMENTAL.

WORKING LANGUAGES : ENGLISH; SWEDISH.

GEOGRAPHIC ATTRIBUTES : SWEDEN.

TERMS OF ACCESS : NORMALLY WITHOUT CHARGE.

INFOTERRA ATTRIBUTES : LAND USE CLASSIFICATION; WETLANDS ECOSYSTEMS;

ENDANGERED PLANT SPECIES; NATIONAL PARKS AND RESERVES; PROTECTED SPECIES; WILDLIFE; WILDLIFE HABITATS; RESOURCES MANAGEMENT; ENVIRONMENTAL MANAGEMENT; LAND USE PLANNING; NATURE CONSERVATION; RESOURCE CONSERVATION; RECREATION; WILDLIFE POPULATION STATISTICS; ENVIRONMENTAL LAW; ENVIRONMENTAL EDUCATION; PUBLIC INFORMATION; BIOLOGY; GEOLOGY; GEOMORPHOLOGY.

FREE TEXT
DESCRIPTION

:SECTIONS FOR NATURE CONSERVATION & MANAGEMENT OF PROTECTED AREAS, RESPONSIBLE FOR MATTERS CONCERNING ESTABLISHMENT AND MANAGEMENT OF NATIONAL PARKS, NATURE RESERVES AND OTHER PROTECTED AREAS. INVENTORIES OF NATURE TYPES. PROTECTION OF FLORA AND ENDANGERED PLANT SPECIES.

SOURCE: 30440502100.

ELOTTEC RESEARCH & CONSULTING LTD.

ADDRESS QUERIES TO:-

DR R C HAINES/JOHN MATTY.
ECOTEC RESEARCH AND CONSULTING LTD
PRIESTLEY HOUSE
28-34 ALBERT ST
BIRMINGHAM B4 7UD.
UNITED KINGDOM.

TELEPHONE :021-616-1010.
FAX : 071-486-2641
TELEX :6997 UNIAST G.

NATURE OF THE SOURCE :INDUSTRIAL OR COMMERCIAL.

WORKING LANGUAGES :ENGLISH; FRENCH; GERMAN; GREEK; ITALIAN; SPANISH.

GEOGRAPHIC ATTRIBUTES :AMERICAS; NORTH AMERICA; SOUTH AMERICA; ASIA; EUROPE; WESTERN EUROPE; EASTERN EUROPE; MEDITERRANEAN AREA; IRELAND; UNITED KINGDOM.

TERMS OF ACCESS :CHARGES NEGOTIABLE.

INFOTERRA ATTRIBUTES :ENVIRONMENTAL MANAGEMENT; LAND USE PLANNING;

COST-BENEFIT ANALYSIS; ECONOMIC PLANNING;
ENVIRONMENTAL IMPACT ASSESSMENT; ENVIRONMENTAL
POLICY; INDUSTRIAL AREAS; PLANNED URBAN
DEVELOPMENT; RESIDENTIAL AREAS; RURAL AREAS;
URBAN RENEWAL; POLLUTION RISK; ENVIRONMENTAL
STATISTICS; POLLUTION CRITERIA; ENVIRONMENTAL
LAW; POLLUTION CONTROL REGULATIONS.

FREE TEXT
DESCRIPTION

:INDEPENDENT RESEARCH & CONSULTING COMPANY
PROVIDING ECONOMICENVIRONMENTAL & MANAGEMENT
SERVICES TO CLIENTS IN THE PUBLICAND PRIVATE
SECTORS INTERNATIONALLY AND SERVICES ADVICE AND
BUSINESS SERVICES ADVICE ARE PROVIDED BY OTHER
SECTIONS.

SOURCE: 30440637190.

CENTRE FOR ENVIRONMENTAL LAW.

ADDRESS QUERIES TO:-

MALCOLM FORSTER: DIRECTOR.
CENTRE FOR ENVIRONMENTAL LAW
FACULTY OF LAW
THE UNIVERSITY
SOUTHAMPTON SO9 5NH.
UNITED KINGDOM.

TELEPHONE :0703-595000
FAX :0703-671778
TELEX :47661.

NATURE OF
THE SOURCE :NON-PROFIT ASSOCIATION.

WORKING
LANGUAGES :ENGLISH.

GEOGRAPHIC
ATTRIBUTES :GLOBAL; AFRICA; AMERICAS; SOUTH AMERICA;
EUROPE; UNITED KINGDOM; OCEANS AND SEAS.

TERMS OF
ACCESS :CHARGES NEGOTIABLE; COST RECOVERY BASIS; ON
EXCHANGE BASIS.

INFOTERRA
ATTRIBUTES :AIR QUALITY; MINERAL RESOURCES; SOIL
CONSERVATION; MARINE POLLUTION; LAND USE
PLANNING; ENVIRONMENTAL POLICY; AGRICULTURE;
FISHERIES MANAGEMENT; WATER QUALITY;
ENVIRONMENTAL LAW; POLLUTION CONTROL

T F MURPHY.
W S ATKINS ENVIRONMENT
WOODCOTE GROVE ASHLEY ROAD
EPSOM
SURREY KT18 5BW.
UNITED KINGDOM.

TELEPHONE :0372 726140
FAX :0372 740055
TELEX :6701 ATKINS G.

NATURE OF THE SOURCE :INDUSTRIAL OR COMMERCIAL.

WORKING LANGUAGES :ENGLISH; FRENCH; SPANISH.

GEOGRAPHIC ATTRIBUTES :DEVELOPING COUNTRIES; DEVELOPED COUNTRIES;
NORTH AFRICA; CENTRAL AFRICA; SOUTH AMERICA;
ASIA; EUROPE; WESTERN EUROPE; UNITED KINGDOM.

TERMS OF ACCESS :CHARGES NEGOTIABLE; FIXED SCHEDULE OF CHARGES.

INFOTERRA ATTRIBUTES :AIR POLLUTION; NATURAL RESOURCES; SOIL
CONTAMINATION; ECOLOGICAL BALANCE; WATER
POLLUTION; ENVIRONMENTAL MANAGEMENT; LAND USE
PLANNING; ENVIRONMENTAL IMPACT ASSESSMENT;
POLLUTION CONTROL TECHNOLOGY; POLLUTANT
EFFECTS; VIBRATION; DISASTERS; ENVIRONMENTAL
CONTINGENCY PLANNING; NOISE MONITORING;
ENVIRONMENTAL LAW; HEALTH LEGISLATION;
POLLUTION CONTROL REGULATIONS.

FREE TEXT DESCRIPTION :ENVIRONMENTAL RESEARCH DEVELOPMENT &
CONSULTANCY NEW
DEVELOPMENTS; ECOLOGY; POLLUTION; NOISE &
VIBRATION; HEALTH & SATETY; IMPACT OF INDUSTRIAL
DEVELOPMENT; POLLUTANT DISPERSAL IN THE
ATMOSPHERE; HYDRODYNAMICS; HAZARD
ASSESSMENT; TRAFFIC & AIRCRAFT NOISE

SOURCE: 30440803770.

HFA (HALCROW FOX AND ASSOCIATES).

ADDRESS QUERIES TO:-

MANAGING DIRECTOR.
HFA (HALCROW FOX AND ASSOCIATES)

VINEYARD HOUSE
44 BROOK GREEN
LONDON W6 7BY.
UNITED KINGDOM.

TELEPHONE :01-603 1618
FAX :021-200 1254
TELEX :11 763 HALFOX G.

NATURE OF THE SOURCE :INDUSTRIAL OR COMMERCIAL.

WORKING LANGUAGES :ENGLISH; FRENCH; PORTUGUESE; SPANISH.

GEOGRAPHIC ATTRIBUTES :GLOBAL; UNITED KINGDOM.

TERMS OF ACCESS :FIXED SCHEDULE OF CHARGES.

INFOTERRA ATTRIBUTES :LAND USE PLANNING; ENVIRONMENTAL IMPACT ASSESSMENT; ENVIRONMENTAL POLICY; SITING OF INDUSTRY; INDUSTRIAL AREAS; PLANNED URBAN DEVELOPMENT; BRIDGES; LOW-COST HOUSING; NEW COMMUNITIES; RURAL AREAS; TRAFFIC NOISE; ENVIRONMENTAL LAW; ENVIRONMENTAL QUALITY STANDARDS; POLLUTION CONTROL REGULATIONS.

FREE TEXT DESCRIPTION :PREPARATION OF ENVIROMENTAL ASSESSMENTS FOR ALL TYPES OF DEVELOPMENT INCLUDING TECHNICAL ASSISTANCE: PLANNING AND TRANSPORTATION; NOISE PREDICTION;VEHICLE EMISSIONS; VISUAL IMPACT; COMMUNITY SEVERANCE; LOW INCOME HOUSING. ASSISTANCE WITH MEETING NATIONAL AND INTER-NATIOANAL STANDARDS/LEGISLA.

SOURCE: 30440811290.

CHRISTOPHER BETTS CONSULTANCY (ECOLOGY).

ADDRESS QUERIES TO:-

MR J C BETTS.
THE CHRISTOPHER BETTS CONSULTANCY PRACTICE
MONKWOOD GREEN
WORCESTER WR2 6NX
WORCESTER WR2 6NX.
UNITED KINGDOM.

TELEPHONE :8866-445

NATURE OF THE SOURCE :INDUSTRIAL OR COMMERCIAL.

WORKING LANGUAGES :ENGLISH; FRENCH.

GEOGRAPHIC ATTRIBUTES :GLOBAL; EUROPE; WESTERN EUROPE; MEDITERRANEAN AREA; UNITED KINGDOM.

TERMS OF ACCESS :CHARGES NEGOTIABLE; FIXED SCHEDULE OF CHARGES.

INFOTERRA ATTRIBUTES :LAND RESTORATION; SOIL EROSION; CONSERVATION OF GENETIC RESOURCES; ECOLOGICAL BALANCE; WILDLIFE; WILDLIFE HABITATS; ENVIRONMENTAL MANAGEMENT; LAND USE PLANNING; NATURE CONSERVATION; ENVIRONMENTAL IMPACT ASSESSMENT; ENVIRONMENTAL POLICY; ENVIRONMENTAL HEALTH HAZARDS; ENVIRONMENTAL MONITORING; ENVIRONMENTAL STATISTICS; WILDLIFE POPULATION STATISTICS; ENVIRONMENTAL LAW; ENVIRONMENTAL QUALITY STANDARDS; ENVIRONMENTAL EDUCATION.

FREE TEXT DESCRIPTION :CONSULTANCY IN ECOLOGY: NATURE CONSERVATION; RESTORATION OF DAMAGED HABITATS; ADVICE ON POLLUTION, RECYCLING AND SUSTAINABLE YIELD LAND USE; COMMERCIAL DATA AND BUSINESS PLANS FOR ESTABLISHING LOCAL ENTERPRISES AND EARNINGS FROM CONSERVATION ACTIVITIES.