



## **CFS MULTI-STAKEHOLDER DIALOGUE ON SHARING EXPERIENCES AND TAKING STOCK OF THE USE AND APPLICATION OF THE VGGTS IN EUROPE AND CENTRAL ASIA**

**Antalya Turkey - 3 May 2016**

**15.00 – 18.00**

### **CONCEPT NOTE, TENTATIVE AGENDA AND COMPILATION OF SUBMISSIONS RECEIVED**

#### **Introduction**

The Committee on World Food Security (CFS) has repeatedly encouraged stakeholders to share their experiences and best practices in applying CFS decisions and recommendations with a view to foster adoption, adaptation and scaling up of good practices and to contribute to the monitoring function of CFS at national, regional and global levels.

At the last plenary session in October 2015, CFS agreed to hold a global thematic event during the October 2016 Plenary to share experiences and take stock of the use and application of the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security (VGGTs).

The Voluntary Guidelines were endorsed by CFS at its Thirty-eighth (Special) Session on 11 May 2012. They will serve as a reference and set out principles and internationally accepted standards for practices for the responsible governance of tenure. They provide a framework that States can use when developing their own strategies, policies, legislation, programmes and activities. They allow governments, civil society, the private sector and citizens to judge whether their proposed actions and the actions of others constitute acceptable practices.

As an input to the global event *Voluntary Guidelines on the Responsible Governance of Tenure - A Multistakeholder Stocktaking Dialogue* to be held on 19 October, this regional multi-stakeholder dialogue provides a first opportunity to apply the draft Terms of Reference (TORs) for sharing experiences and good practices in implementing CFS products which are expected to be endorsed at CFS 43 in October 2016. These TORs recommend an approach for sharing experiences and good practices which is consistent with CFS principles of country ownership, inclusiveness, participation, coordination and transparency.

#### **Main objectives**

This regional multi-stakeholder dialogue will enable an exchange among CFS stakeholders, informed by contributions by those stakeholders who have responded to a call for submissions on good practices on the use and application of the VGGTs. It will combine short presentations with an open dialogue among all participants facilitated by the CFS Secretariat. More specifically, the objectives will be:

- Foster the adoption, adaptation and scaling up of good practices and learning from experiences in implementing VGGT;
- Monitor progress (qualitatively and quantitatively) in implementing VGGT at regional level;
- Draw lessons to improve the relevance and effectiveness of CFS work.

#### **Main expected results**

- Experiences and good practices in implementing VGGT are identified, shared and documented, including the factors that influenced the results and the constraints and challenges met;
- Progress in implementing VGGT is monitored and ways to achieve better results are identified;
- Lessons to improve the relevance and effectiveness of CFS work are identified by participants and then shared with all FSN stakeholders.

A compilation of the inputs received for this regional event, as well as a report of the multi-stakeholder dialogue will be prepared by the CFS Secretariat and included in the documents for CFS 43 to feed into the global event.

#### **Tentative agenda**

##### **15.00 – 17.30**

- **Presentations of experiences in applying VGGT in Europe and Central Asia**  
*Facilitated Q & A*

- **Influence of VGGT in development cooperation**
  - A donor's perspective
  - A Civil Society Mechanism's perspective

*Facilitated Q & A*

**17.30 – 18.00 - Wrap-up and conclusions to be conveyed to CFS Plenary**

## Template for submission

<b>Successful experience and good practices in the use and application of VGGT (maximum 1000 Words)</b>	
<b>Title*</b>	VGGT AS A TOOL FOR IMPROVING ACCESS TO LAND AND THE RESPONSIBLE MANAGEMENT OF NATURAL RESOURCES: BASED ON THE EXPERIENCE OF LAZIO REGION AND ROME
<b>Country(ies)/ Region(s)/ Organization/ Entity</b>	Italy
<b>Contact person</b>	Paolo.Groppo@fao.org ; Leonargo Gallico lgallico@libero.it
<b>Brief description of the successful experience (including location, geographical coverage, main actors, main activities, timeframe)</b>	As a matter of fact, Europe, and the so-called “western countries” in general, are not free from problems connected with access to land and tenure management. There is a need today to reform the current system of land and natural resource governance in Europe, both in terms of tenure and in terms of responsible management. As stated in the preface of VGGT, “ <i>Weak governance adversely affects social stability, sustainable use of the environment, investment and economic growth</i> ”. The Tenure Guidelines could therefore provide a highly relevant and useful tool for facilitating the identification of problems and providing guidance on how to improve land tenure and management governance, even in Europe, through a direct involvement of Civil Society Organizations (CSOs) and People Organizations (Pos). Given these premises, the aim of this paper is to provide an example as to how the VGGT can support a process aimed at introducing an innovative form of land and natural resource governance.
<b>Location</b>	Lazio Region, Rome
<b>Geographical coverage</b>	Regional / municipal
<b>Main actors</b>	Regional Administration; Rome Municipality
<b>Main activities</b>	Interviews: the study is about the matching of (some) VGGT principles and the concrete policies implemented by the Region and the Municipality
<b>Timeframe</b>	2014-beginning 2015
<b>Results obtained</b>	<i>Series of recommendations on how to improve regional/municipal policies in view of improving the application of VGGTs</i>
<b>Key catalysts and factors that influenced the results</b>	<i>Political willingness by both Regional and Municipal land authorities</i>
<b>Constraints and challenges that were faced</b>	N.A.

Good practices that helped to make the experience successful	The testing of VGGTs in Developed countries is quite rare. This has been possible because of the openness of political authorities as well as because of the participatory and dialogued approach that has been promoted with support from some local NGOs
Quantitative aspects where available - estimate of the number of people, households and communities that have been positively affected by the successful experience	N.A.
Link to additional information	<a href="http://www.iss.nl/fileadmin/ASSETS/iss/Research_and_projects/Research_networks/ICAS/24-ICAS_CP_Gallico_and_Groppo.pdf">http://www.iss.nl/fileadmin/ASSETS/iss/Research_and_projects/Research_networks/ICAS/24-ICAS CP Gallico and Groppo.pdf</a>

\*Please choose a title for your successful experience



## Template for submission

<b>Successful experience and good practices in the use and application of VGGT (maximum 1000 Words)</b>	
<b>Title*</b>	<i>Application des VGGT dans les projets soutenus par l'aide au développement française : production et utilisation d'un guide d'analyse des projets d'investissement agricole à emprise foncière</i>
<b>Country(ies)/ Region(s)/ Organization/ Entity</b>	Agence Française de Développement (AFD)
<b>Contact person</b>	<a href="mailto:papazianv@afd.fr">papazianv@afd.fr</a> ; <a href="mailto:chevrigona@afd.fr">chevrigona@afd.fr</a> ; <a href="mailto:mathieu.boche@diplomatie.gouv.fr">mathieu.boche@diplomatie.gouv.fr</a>
<b>Brief description of the successful experience (including location, geographical coverage, main actors, main activities, timeframe)</b>	<p>A la suite de l'adoption des VGGT, la France a demandé à ses opérateurs publics de s'assurer que les projets qu'ils mettent en œuvre avec l'aide au développement française respectent les principes des VGGT. Pour cela, le Ministère des Affaires Etrangères et du développement international (MAEDI) et l'Agence Française de Développement (AFD) ont demandé, dès 2013, aux acteurs de la coopération française réunis au sein du Comité technique « foncier et développement », de rédiger un guide d'analyse des investissements agricoles à emprise foncière. Ce guide présente les principes opérationnels pour réaliser une analyse contextualisée des diligences foncières, sociales et environnementales de projets d'investissements agricoles à emprise foncière et une grille d'analyse. Cette grille regroupe, en cinq axes, les principales questions nécessaires à l'évaluation des projets: i) l'analyse du cadre globale de la gouvernance foncière ; ii) la négociation et la gestion des contrats ; iii) la réalisation d'une évaluation économique ; iv) l'analyse des composantes sociales ; et v) l'analyse des composantes environnementales. La grille contient également, pour chaque question, une référence aux articles des VGGT.</p> <p>Ce guide est aujourd'hui utilisé par l'AFD pour instruire ses projets dans le secteur agricole. Il a notamment été utilisé dans le cadre d'un projet au Ghana (GREL), et de l'instruction de deux nouveaux projets au Cambodge (AKAY) et au Nigéria (ROPSS). Dans ces trois cas, le guide d'analyse a été utilisé par l'AFD pour réaliser les audits environnementaux et sociaux approfondis et ont permis de définir des plans d'action adapté pour s'assurer que les projets respectent les VGGT.</p> <p>Ce guide fait actuellement l'objet d'une transcription dans les procédures environnementales et sociales de l'AFD afin d'être appliqué dans l'ensemble des projets de l'AFD à emprise foncière (projets urbains, infrastructures, etc).</p>
<b>Location</b>	Global

<b>Geographical coverage</b>	72 pays d'intervention de l'AFD
<b>Main actors</b>	AFD, Proparco, gouvernements nationaux, gouvernements décentralisés, investisseurs privés et organisations de la société civile.
<b>Main activities</b>	<ul style="list-style-type: none"> <li>- Production d'un guide d'analyse des investissements à emprise foncière basé sur les VGGT</li> <li>- Utilisation de ce guide dans l'instruction de plusieurs projets d'investissements agricoles à emprise foncière (Ghana, Cambodge et Nigéria)</li> <li>- Réalisation d'audit sociaux et environnementaux et définitions de plans d'actions</li> </ul>
<b>Timeframe</b>	- Depuis 2014 et de manière systématique à partir de 2016
<b>Results obtained</b>	<i>La production de ce guide a permis d'intégrer les principes des VGGT dans les diligences sociales et environnementales des projets agricoles de l'AFD. Cette action a mené à la définition de plans d'action pour la mise en œuvre des diligences foncières de plusieurs projets de développement agricole.</i>
<b>Key catalysts and factors that influenced the results</b>	<ul style="list-style-type: none"> <li>- <i>Un soutien politique fort de la part du gouvernement français et de ses opérateurs publics</i></li> <li>- <i>La mobilisation d'une expertise technique sur le foncier afin de traduire les principes des VGGT en outil opérationnel</i></li> <li>- <i>Une relation de confiance entre l'AFD et ses partenaires pour développer des modèles d'investissement alternatif qui limite l'acquisition de terres</i></li> </ul>
<b>Constraints and challenges that were faced</b>	<p><i>Plusieurs défis ont dû être surmontés afin de prendre en compte les VGGT dans les procédures d'instruction des projets de l'AFD :</i></p> <ul style="list-style-type: none"> <li>- <i>Traduire les VGGT en principes opérationnels</i></li> <li>- <i>Intégrer ces principes dans des procédures existantes afin de minimiser le coût additionnel de ce travail de diligence</i></li> <li>- <i>Trouver l'expertise nécessaire pour réaliser les analyses de diligence foncière</i></li> </ul>
<b>Good practices that helped to make the experience successful</b>	<i>L'existence du Comité technique « foncier et développement », groupe d'expertise française sur les questions foncières co-présidé par le MAEDI et l'AFD, a permis de disposer de l'expertise pluridisciplinaire nécessaire à la préparation de ce guide en lien avec les divisions opérationnelles de l'AFD et de Proparco.</i>
<b>Quantitative aspects where available - estimate of the number of people, households and communities that have been positively affected by the successful experience</b>	<p><i>L'ensemble des projets d'appui à la gouvernance des territoires ruraux menés par l'AFD depuis environ 20 ans s'inscrivent en accord avec les VGGT.</i></p> <p><i>A titre d'exemple, dans le cas du projet GREL au Ghana concerne plus de 8 500 ménages producteurs d'hévéa à travers le pays.</i></p>
<b>Link to additional information</b>	<a href="http://www.foncier-developpement.fr/publication/guide-to-due-diligence-of-agribusiness-projects-that-affect-land-and-property-rights/">http://www.foncier-developpement.fr/publication/guide-to-due-diligence-of-agribusiness-projects-that-affect-land-and-property-rights/</a>

\*Please choose a title for your successful experience



## Template for submission

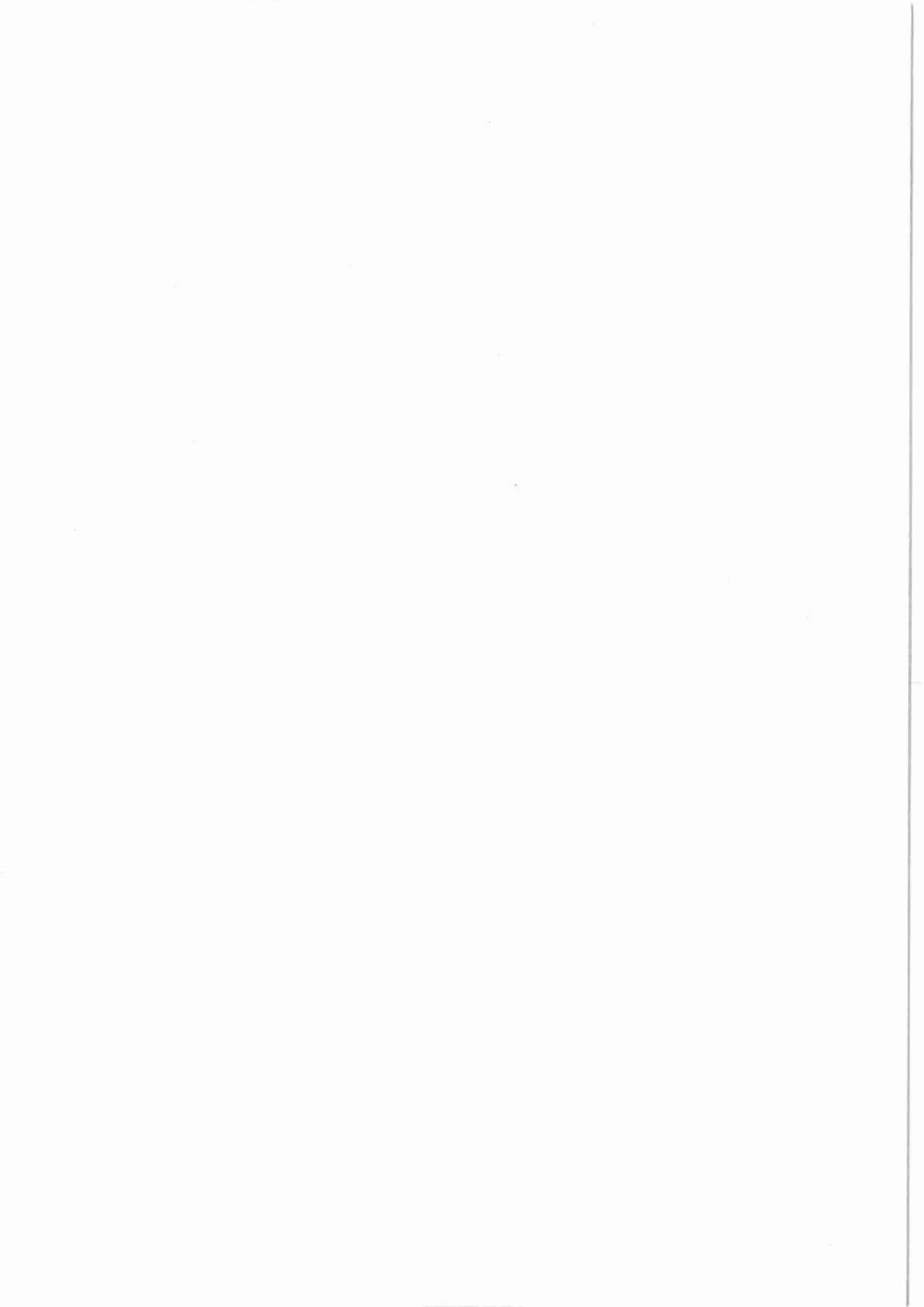
<b>Successful experience and good practices in the use and application of VGGT (maximum 1000 Words)</b>	
<b>Title*</b>	<b>Land and Gender in the Western Balkans. Understanding customs and people's lives.</b>
<b>Country(ies)/ Region(s)/ Organization/ Entity</b>	Western Balkans Region
<b>Contact person</b>	FYR Macedonia: Agency for Real Estate Cadastre: Lidija Krstevska (l.krstevska@katastar.gov.mk)
<b>Brief description of the successful experience (including location, geographical coverage, main actors, main activities, timeframe)</b>	<p>The Western Balkans regional initiative addresses the challenges to increasing female land ownership in the Western Balkans. Although sound legal frameworks protecting women's rights to own property are in place throughout the region, longstanding customs and traditions continue to favour male property ownership. A project, financed by the World Bank and co-financed by the FAO helped participating countries to establish multi-stakeholder gender teams consisting of land administration specialists, government policy makers, gender officers, local NGOs, notariesto support the process of improvement of gender equality and social inclusion in property rights. The teams were trained on the Voluntary Guidelines on the Responsible Governance of Tenure and the technical guide on 'Governing Land for Women and Men'.</p> <p>The gender teams identified the reform areas, target groups, stakeholders and their level of influence, and developed action plans for the first 11 months period. Gender-disaggregated data were produced bteach country, indicating low levels of female ownership. Governments in the region were surprised to learn that female ownership in some parts of their country was as low as 3%, and not more than 30% in most cases. The use of existing property registration data demonstrated that this can be instrumental in promoting and advocating gender issues with policy makers.</p> <p>Reports generated by all teams at national and municipal levels with rural areas identified in maps:</p> <p><b>Group 1:</b> % properties owned by women.</p> <p><b>Group 2:</b> % of mortgages registered on women names</p> <p>Armed with their new data, country gender teams have been working to reverse the trend in pilot communities.</p> <p>The enthusiastic exchange of ideas and experiences across country teams shows that <b>change is possible</b>, despite deeply held customs and traditions. With promising legal frameworks in place, the gender teams continue their work in the Western Balkans.</p> <p>In support of the Global Agenda, Deutsche Gesellschaftfür Internationale Zusammenarbeit (GIZ) GmbH, World Bank, FAO, UN Women and UNECE are coordinating their actions in the Western Balkans to promote progress on Target 5a of the SDGs and to facilitate the monitoring of this target (Undertake reforms to give women equal rights to economic resources, as well as access to</p>

	ownership and control over land and other forms of property, financial services, inheritance and natural resources, in accordance with national laws). For that reason a Regional Roundtable “Gender and Land Rights, the Sustainable Development Goals” was organized on 29th of February 2016, in Belgrade, Serbia. The Roundtable was supported by the International Union of Notaries (UINL), which discussed the critical role of Notaries in achieving the target 5a of the SDGs.
<b>Location</b>	Western Balkans
<b>Geographical coverage</b>	Six Western Balkans Countries
<b>Main actors</b>	Land Administration Authorities, Government Policy Makers, NGOs, Notaries, National Statistical Authorities and Ministries of Justice
<b>Main activities</b>	Generating Gender Disaggregated Data from the administrative systems Advocacy Awareness raising Training Regional workshops
<b>Timeframe</b>	<u>Phase I</u> . Pilot work: 11 months – 2013-2015.  <u>Phase II</u> . Support to SDGs monitoring - 2015-2017
<b>Results obtained</b>	Gender Disaggregated Reports from seven property registration systems nationwide;  Video produced and launched on September 23, 2014 during the UN General Assembly side event in New York  4 pages leaflet published online with links to relevant documents, disaggregated reports and videos  Gender sensitization and training  Representatives for IT issues from each of the countries from the region has been provided with guidance of how the technology could support the mainstreaming of gender equality  7 gender teams from the region (6-7 people each) trained on leadership, advocacy, awareness raising and communication  increased percentage of women registered as owners or co-owners (around 0,4 average in the pilot municipalities)  1-2 notaries from each country trained to work with women and make sure that there is informed prior consent



	One of the teams introduced a direct telephone line for women to provide legal support, several teams introduced mobile services for vulnerable groups, open days introduced by notaries in Macedonia.
<b>Key catalysts and factors that influenced the results</b>	Gender Disaggregated Data pushed the policy makers to take actions  Regional exchanges helped country teams learn from their experiences and make use of good practices from the region.
<b>Constraints and challenges that were faced</b>	<ol style="list-style-type: none"> <li>1. Lack of awareness of key stakeholders</li> <li>2. Lack of gender disaggregated data to convince the key stakeholders and guide decision making</li> </ol>
<b>Good practices that helped to make the experience successful</b>	Generating gender disaggregated data form the administrative property registration systems and use them for Evidence based advocacy.  Sharing experience and best practices across the region
<b>Quantitative aspects where available- estimate of the number of people, households and communities that have been positively affected by the successful experience</b>	<p>The changes of customs and traditions is a long process, which requires all parties to be involved. The national teams are continuing the work and are preparing the reporting on the SDGs land related indicators.</p> <p>Chamber of notaries of all participating countries are committed to support the ongoing initiative and the International Union of Notaries committed to lead the notary initiative and provide assistance and guidance when needed as part of the MoU signed with FAO (January 8, 2016)</p> <p>The activities are taken both at national and local level (six countries – 7 teams – Bosnia and Herzegovina has two teams).</p> <p>At the local level 10 pilot municipalities have been selected during the first 11 months.</p>
<b>Link to additional information</b>	<ol style="list-style-type: none"> <li>1. <i>Documentary video “Understanding customs and peoples’ lives Land and gender in the Western Balkans” has been produced and could be accesses here:</i> <a href="http://www.fao.org/nr/tenure/whats-new/september-2014-newsletter/it/">http://www.fao.org/nr/tenure/whats-new/september-2014-newsletter/it/</a></li> <li>2. <i>Leaflet: Land and Gender. Improving Data Availability and Use in the Western Balkans</i> <a href="http://www.fao.org/fileadmin/user_upload/nr/land_tenure/E_LandAndGender_Leaflet_Web.pdf">http://www.fao.org/fileadmin/user_upload/nr/land_tenure/E_LandAndGender_Leaflet_Web.pdf</a></li> <li>3. <i>Full report with gender disaggregated data:</i> <a href="http://www.fao.org/fileadmin/user_upload/nr/land_tenure/Genders_Report_WB.pdf">http://www.fao.org/fileadmin/user_upload/nr/land_tenure/Genders_Report_WB.pdf</a></li> <li>4. <i>Statistical data:</i> <a href="http://www.fao.org/fileadmin/user_upload/nr/land_tenure/Statistical_data-March-10-2014.pdf">http://www.fao.org/fileadmin/user_upload/nr/land_tenure/Statistical_data-March-10-2014.pdf</a></li> </ol>

\*Please choose a title for your successful experience



## Template for submission

<b>Successful experience and good practices in the use and application of VGGT (maximum 1000 Words)</b>	
<b>Title*</b>	<i>“Gap analysis” comparing safeguards by Development Finance Institutions (DFI) with VGGT</i>
<b>Country(ies)/ Region(s)/ Organization/ Entity</b>	<b>Germany: German Institute for Human Rights on behalf of BMZ in cooperation with KfW Development Bank and DEG</b>
<b>Contact person</b>	<b>Fritz Jung, BMZ Germany (<a href="mailto:Fritz.Jung@bmz.bund.de">Fritz.Jung@bmz.bund.de</a>)</b>
<b>Brief description of the successful experience (including location, geographical coverage, main actors, main activities, timeframe)</b>	The analysis study intends to ensure that the standards/safeguards referred to by Development Finance Institutions (in this case German KfW Development Bank and DEG) comply with the VGGT. The analysis is done in the form of comparison of norms of the VGGT and those of IFC Performance Standards and WB safeguards (which are the point of reference of KfW / DEG respectively).
<b>Location</b>	Germany
<b>Geographical coverage</b>	global
<b>Main actors</b>	German Institute for Human Rights; KfW banking group, BMZ
<b>Main activities</b>	Analysis; VGGT benchmark;
<b>Timeframe</b>	2014-2016
<b>Results obtained</b>	<i>Preliminary conclusions on which aspects of VGGT are being dealt with satisfactorily / which ones are missing in the IFC performance standards and the WB safeguards have been discussed with KfW, DEG and BMZ; process as such helped to raise awareness as well as substantial input to World Bank safeguards review process and the preparation of the “Analytical Framework for Land-Based Investments in the African Agriculture”, a due diligence and risk management tool by the New Alliance.</i>
<b>Key catalysts and factors that influenced the results</b>	<i>Key driver is BMZ / German government which committed to VGGT in its government coalition treaty. Willingness in German DFIs given understanding of the risks of irresponsible land governance.</i>
<b>Constraints and challenges that were faced</b>	<b>Initial resistance by DFIs to question existing standards / procedures; capacity (time) of responsible researcher at the German Institute for Human rights to deliver in time.</b>
<b>Good practices that helped to make the experience successful</b>	<b>Political will at national (German government coalition treaty) and international (G7 commitment)</b>  <b>Inclusive approach: analysis by credible and mandated third party (here: the German Institute for Human Rights) but in close consultation with affected institutions (here: KfW, DEG)</b>
<b>Quantitative aspects where available - estimate of the number of people, households and communities that have been positively affected by the</b>	



successful experience	
Link to additional information	

\*Please choose a title for your successful experience

## Template for submission

<b>Successful experience and good practices in the use and application of VGGT (maximum 1000 Words)</b>	
<b>Title*</b>	Les Directives comme outil de plaidoyer pour un accès à la terre plus juste et durable en Belgique
<b>Country(ies)/ Region(s)/ Organization/ Entity</b>	Belgium – FIAN Belgium
<b>Contact person</b>	Florence Kroff – <a href="mailto:florence@fian.be">florence@fian.be</a>
<b>Brief description of the successful experience (including location, geographical coverage, main actors, main activities, timeframe)</b>	Suite à l'adoption des Directives, FIAN Belgium a utilisé ce nouvel outil international à différents niveaux. La somme de ces actions, ainsi que les actions menées dans le cadre d'une Plateforme régionale pour le foncier agricole en Wallonie et à Bruxelles (PFFA) ont substantiellement influencé le cadre légal de la gouvernance foncière en Wallonie.
<b>Location</b>	Wallonie – Bruxelles
<b>Geographical coverage</b>	
<b>Main actors</b>	FIAN Belgium PFFA (plateforme régionale pour le foncier agricole en Wallonie et à Bruxelles) qui regroupe des organisations paysannes, des syndicats agricoles bio et d'autres organisations de la société civile
<b>Main activities</b>	<ul style="list-style-type: none"> <li>- Positionnement et plaidoyer de la PFFA lors de l'adoption du nouveau Code agricole Wallon</li> <li>- Participation de la PFFA aux consultations d'élaboration du nouveau Code Agricole Wallon</li> <li>- Production par FIAN Belgium d'outils d'analyse et de sensibilisation</li> <li>- Inclusion des difficultés d'accès à la terre pour les agriculteurs en Belgique dans le rapport parallèle de FIAN Belgium au Comité des droits économiques, sociaux et culturels du Conseil des droits de l'homme de l'ONU</li> </ul>
<b>Timeframe</b>	A partir de 2013
<b>Results obtained</b>	<ul style="list-style-type: none"> <li>- Constitution et pérennité d'une plateforme régionale pour le foncier agricole en Wallonie et à Bruxelles</li> <li>- Inclusion dans le nouveau Code Agricole Wallon d'un nouveau chapitre dédié à la gouvernance foncière et de mécanismes de nature à améliorer l'accès à la terre en Wallonie.</li> <li>- Recommandation spécifique du Comité DESC des Nations Unies demandant à la Belgique d'appliquer les Directives en Belgique : « Le Comité recommande à l'Etat partie de protéger la petite agriculture en Belgique et de mettre en œuvre les plans visant à sa préservation. Le Comité recommande également à l'Etat partie de tenir compte des Directives volontaires sur le droit à l'alimentation et les Directives volontaires sur la gouvernance foncière qui préconisent</li> </ul>

	l'adoption de mesures spécifiques de soutien aux petits agriculteurs »
<b>Key catalysts and factors that influenced the results</b>	La volonté des organisations de la société civile à travailler ensemble sur la thématique
<b>Constraints and challenges that were faced</b>	Les Directives n'ont été qu'un outil parmi d'autres pour atteindre nos objectifs de plaidoyer. Ils ont permis d'appuyer notre argumentaire, l'expérience des organisations paysannes et les études existantes, mais sont difficilement un outil utilisable seul.
<b>Good practices that helped to make the experience successful</b>	
<b>Quantitative aspects where available - estimate of the number of people, households and communities that have been positively affected by the successful experience</b>	Chiffres non disponibles
<b>Link to additional information</b>	<ul style="list-style-type: none"> <li>- Description et positionnement de la PFFA : <a href="http://www.pfsa.be/spip.php?article1176">http://www.pfsa.be/spip.php?article1176</a></li> <li>- 27 MARS 2014. — Décret relatif au Code wallon de l'Agriculture : <a href="http://agriculture.wallonie.be/BG/CodeWallonAgricultureVersionMoteur.pdf">http://agriculture.wallonie.be/BG/CodeWallonAgricultureVersionMoteur.pdf</a></li> <li>- Publication de FIAN Belgium :</li> <li>* Etude : Pour un meilleur accès à la terre en Belgique et en Europe - Étude - Septembre 2014 : <a href="http://www.fian.be/FIAN-publie-une-etude-sur-l-acces-a-la-terre-en-Belgique-et-en-Europe?lang=fr">http://www.fian.be/FIAN-publie-une-etude-sur-l-acces-a-la-terre-en-Belgique-et-en-Europe?lang=fr</a></li> <li>* Cahier thématique - L'accès à la terre au sud comme au nord : <a href="http://www.fian.be/L-acces-a-la-terre-au-sud-comme-au-nord?lang=fr">http://www.fian.be/L-acces-a-la-terre-au-sud-comme-au-nord?lang=fr</a></li> <li>* Etude - Améliorer l'accès au foncier en Belgique et à l'étranger - Mettre en oeuvre les directives volontaires du comité de la sécurité alimentaire mondiale pour une gouvernance foncière responsable - Janvier 2013 : <a href="http://www.fian.be/Ameliorer-l-acces-au-foncier-en-Belgique-et-a-l-etranger?lang=fr">http://www.fian.be/Ameliorer-l-acces-au-foncier-en-Belgique-et-a-l-etranger?lang=fr</a></li> <li>* Recommandations du Comité DESC et Rapport parallèle de FIAN Belgium: <a href="http://www.fian.be/Les-Nations-Unies-demandent-a-la-Belgique-plus-d-aide-au-developpement-moins-d?lang=fr">http://www.fian.be/Les-Nations-Unies-demandent-a-la-Belgique-plus-d-aide-au-developpement-moins-d?lang=fr</a></li> </ul>

\*Please choose a title for your successful experience



## Template for submission

<b>Successful experience and good practices in the use and application of VGGT (maximum 1000 Words)</b>	
<b>Title*</b>	Using the Tenure Guidelines to tackle burning European land issues
<b>Country(ies)/ Region(s)/ Organization/ Entity</b>	Europe
<b>Contact person</b>	Sylvia Kay (sylvia.kay@tni.org)
<b>Brief description of the successful experience (including location, geographical coverage, main actors, main activities, timeframe)</b>	
<b>Location</b>	Europe
<b>Geographical coverage</b>	Europe
<b>Main actors</b>	TNI and European Coordination Via Campesina (ECVC) in the context of the Hands Off the Land and the Hands On the Land alliance (HotL Alliance)
<b>Main activities</b>	Two major studies looking at the how the Tenure Guidelines (TGs) can be used to improve land and natural resource governance within Europe:  i) The book “Land concentration, land grabbing and people’s struggles in Europe”, published by TNI for ECVC and the Hands Off the Land alliance, documented 13 country case-studies of land issues in Europe. The TGs were used to analyse the tenure situation in European countries and provide guidance and recommendations for revising current EU and Member State policies.  ii) An official study for the European Parliament authored by TNI and published in May 2015 on the “Extent of farmland grabbing in the EU” provided policy recommendations for how the Tenure Guidelines can serve as the basis for tackling land grabbing in the EU, for example by informing an EC Recommendation/EU Directive on Land.
<b>Timeframe</b>	2013 to present
<b>Results obtained</b>	The two studies have had two major impacts.  First, they continue to serve as an important advocacy tool for civil society organisations working on land tenure issues throughout Europe. They have been translated into multiple languages and have been presented at various civil society workshops to provide

	<p>inspiration for how the TGs can be used in their local and national contexts.</p> <p>Second, they have provided a useful reference point for policy makers on how to improve the governance of tenure of land, fisheries and forests in Europe. Both studies were presented to MEPs at the European Parliament and have elicited response from various policy makers and DG-AGRI on how the TGs can be relevant in the European context.</p>
<b>Key catalysts and factors that influenced the results</b>	Increased general awareness and media attention around land issues in Europe; preparedness of EU and UN agencies (FAO) to dedicate time and resources to discussing the relevance of the TGs in Europe; ability of civil society alliances (e.g. HOTL) to organise workshops, conduct research and kick start dialogues with decision makers.
<b>Constraints and challenges that were faced</b>	The main challenge regarding the use of the TGs in Europe is that there is still a bias in some official policy circles and EU institutions that the TGs do not apply in the European context and are only relevant in development cooperation work in the South.
<b>Good practices that helped to make the experience successful</b>	Action-research that involves civil society and grass-roots organisations in the analysis of problems faced and thinking about how the TGs can be of use in their particular contexts; a sound understanding that the TGs are a tool to use to improve governance frameworks on natural resources, rather than an end-point in and of themselves. Dialogue/interaction with decision makers at different levels, based on action research and capacity building by civil society.
<b>Quantitative aspects where available - estimate of the number of people, households and communities that have been positively affected by the successful experience</b>	Studies were presented at various civil society capacity building workshops in Belgium, Italy, the Netherlands, and the UK amongst others, with a total of approx. 120 participants. The studies were also presented three times at the European Parliament (COMAGRI and EESC) with a total of approx. 150 MEPs. Mention here the own initiative report by the EP, which would be a next step?
<b>Link to additional information</b>	<p><a href="https://www.tni.org/en/publication/land-concentration-land-grabbing-and-peoples-struggles-in-europe-0">https://www.tni.org/en/publication/land-concentration-land-grabbing-and-peoples-struggles-in-europe-0</a></p> <p><a href="http://www.europarl.europa.eu/thinktank/en/document.html?reference=IPOL_STU(2015)540369">http://www.europarl.europa.eu/thinktank/en/document.html?reference=IPOL_STU(2015)540369</a></p>

\*Please choose a title for your successful experience

<b>Successful experience and good practices in the use and application of VGGT (maximum 1000 Words)</b>	
<b>Title*</b>	<b>"Preserving and managing European farmland as our common wealth" – Petition No. 0187/2015</b>
<b>Country(ies)/ Region(s)/ Organization/ Entity</b>	Europe/Belgium – European Coordination Via Campesina (ECVC)
<b>Contact person</b>	Marta Di Pierro – marta.dipierro@gmail.com
<b>Brief description of the successful experience (including location, geographical coverage, main actors, main activities, timeframe)</b>	<p>Any citizen of the European Union, or resident in a Member State, may, individually or in association with others, submit a petition to the European Parliament - under Article 227 of the Treaty on the Functioning of the European Union - on a subject which comes within the European Union's fields of activity and which affects them directly. A petition may take the form of a complaint or a request and may relate to issues of public or private interest. The petition may present an individual request, a complaint or observation concerning the application of EU law or an appeal to the European Parliament to adopt a position on a specific matter. Such petitions give the European Parliament the opportunity of calling attention to any infringement of a European citizen's rights by a Member State or local authorities or other institution.</p> <p>The petition allows the Parliament, through its Committee on Petitions, to conduct an ongoing reality check on the way in which European legislation is implemented and measure the extent to which the European institutions are responding to the concerns of citizens. The objective of the Committee is to provide a response to all petitions and, when possible, to provide a non-judicial remedy to legitimate concerns raised by petitioners on issues related to the EU fields of activity.</p> <p>Therefore, the petition is a tool to highlight a lack of legislation that affects citizens' rights. The petition on "Preserving and managing European farmland as our common wealth" has been written from the perspective of small agroecological farmers who conceive land as a resource to which they cannot have access for a variety of reasons.</p> <p>The petition addressed several requests aiming to review the existing regulation on land (therefore CAP is a main topic) according to the VGGT.</p> <p>Three main demands were requested to ensure the right to food and land tenure based on fair and sustainable principles:</p> <ul style="list-style-type: none"> <li>- The conception of land as a resource -rather than a commodity- that needs to be used sustainably and shared among citizens and generations;</li> <li>- The adoption of a human rights based approach on land tenure;</li> <li>- Build a directive on fair and sustainable access to farmland.</li> </ul>
<b>Location</b>	Europe – Brussels
<b>Geographical coverage</b>	Europe
<b>Main actors</b>	ECVC, farmers' and civil society organizations, EU Parliament
<b>Main activities</b>	Drafting and circulation of the petition among farmer and civil society organizations. Building consensus around proposals and final submission of the petition
<b>Timeframe</b>	From February 2015 onwards



<b>Results obtained</b>	<p>Three main results can be highlighted:</p> <ul style="list-style-type: none"> <li>- Recently, a formal request has been made to the EU parliament to review the impact of EU policies on land use and allocation, and assess the current status of the governance of land in the EU in the light of Voluntary Guidelines on Responsible Governance of Tenure of Land, Fisheries and Forests approved in CFS in 2012.</li> <li>- The implementation of the VGGT worldwide was requested based on the fact that its implementation in Europe would promote the recognition of VGGT in other regions.</li> <li>- Engaging with member states as well as farmers' organisations and civil society organisations to define concrete measures in order to improve the governance of land tenure in the EU.</li> </ul>
<b>Key catalysts and factors that influenced the results</b>	<p>The final result is not known yet but the responsible governance of land tenure and the implementation of VGGT has now been introduced on the agenda and debates within the EU commissions.</p>
<b>Constraints and challenges that were faced</b>	<p>Submitting a petition is a long process however; it has been examined and approved by the PETI Committee in December 2015.</p>
<b>Good practices that helped to make the experience successful</b>	<p>Human rights based approach, inclusiveness, participatory process</p>
<b>Quantitative aspects where available - estimate of the number of people, households and communities that have been positively affected by the successful experience</b>	<p>The petition has been sent to European Commission for information, as well as to the Committee on Agriculture and Rural Development (AGRI) and the Committee on Environment.</p> <p>The petition has been signed by over 70 civil society organizations in Europe.</p>
<b>Link to additional information</b>	<p><a href="http://www.accesstoland.eu/IMG/pdf/ep_petition_land_vf_24feb2015_en.pdf">http://www.accesstoland.eu/IMG/pdf/ep_petition_land_vf_24feb2015_en.pdf</a></p>

## Template for submission

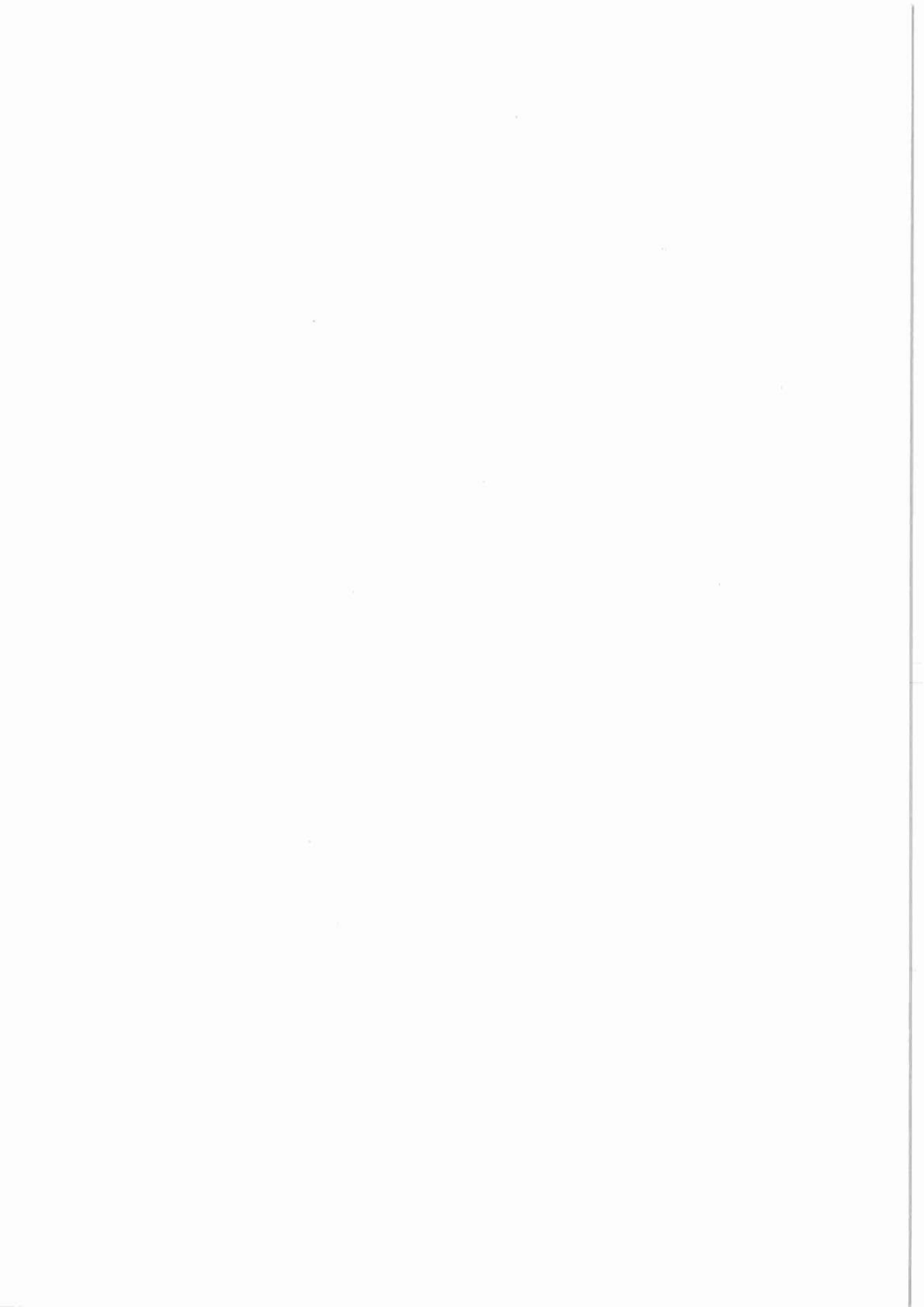
<b>Successful experience and good practices in the use and application of VGGT (maximum 1000 Words)</b>		
<b>Title*</b>	European farmers' organizations advance towards VGGT implementation in the region	
<b>Country(ies)/ Region(s)/ Organization/ Entity</b>	Europe/Belgium – European Coordination Via Campesina (ECVC)	
<b>Contact person</b>	Ivan Mammana – ivan@eurovia.org	
<b>Brief description of the successful experience (including location, geographical coverage, main actors, main activities, timeframe)</b>	<p>Between January 2015 and April 2015, ECVC, the European region of LVC, organized in collaboration with other CSOs, a series of training workshops on the VGGTs targeting mainly food producers' organizations. The workshops, funded by FAO, aimed to increase capacities of civil society and farmers' organizations from Europe and Central Asia. The first workshop took place in Rome, which allowed the participants to organize a public event in FAO, and the second one in Brussels, which allowed the participants to organize a public event in the European Economical and social Committee. The main planned outcomes were:</p> <ul style="list-style-type: none"> <li>- Participation of (ca.) CSO representatives, with balanced representation from EU and non-EU countries ensured in both Workshops</li> <li>- Successfully-trained CSO representatives on land tenure issues and on the application and implementation of the VGGT</li> <li>- Established dialogue between CSOs and FAO Regional Office in Europe and Central Asia on the implementation strategies of the VGGT</li> <li>- Dialogue initiated between CSOs and policy makers on land tenure issues in the Region</li> <li>- Development of common methodology for organising similar workshop at national level</li> <li>- Sharing common actions at European level as the Petition to the EP declared admissible recently: <a href="http://www.accesstoland.eu/IMG/pdf/ep_petition_land_vf_24feb2015_en.pdf">http://www.accesstoland.eu/IMG/pdf/ep_petition_land_vf_24feb2015_en.pdf</a></li> </ul> <p>Country of origin of the participating organisations: Serbia, Kirgizstan, Georgia, Georgia, Albania, Armenia, Azerbaijan, Turkey, Russia, Hungary, Austria, Italia, Belgium, Denmark, Spain, Romania, Germany, Sweden, Netherlands</p> <p>Constituencies represented by the different organizations: Small scale Farmers, NGOs, Pastoralist, Workers, Indigenous</p>	
	<b>Location</b>	Rome – Bruxelles
	<b>Geographical coverage</b>	Europe and Central Asia
	<b>Main actors</b>	ECVC

<p><b>Main activities</b></p>	<p>Food producers organizations and CSOs from Europe</p> <ul style="list-style-type: none"> <li>- Series of training workshops on the VGGTs targeting mainly food producers organizations, with focus on analyzing the land tenure situation in Europe and Central Asia in light of the VGGT and develop strategies to advance their implementation in the region.</li> <li>- Develop of a common action plan at regional level to advance VGGT implementation in the region</li> </ul>
<p><b>Timeframe</b></p>	<p>From the end of 2014 until April 2015</p>
<p><b>Results obtained</b></p>	<ul style="list-style-type: none"> <li>- Participation of (ca.) CSO representatives, with balanced representation from EU and non-EU countries ensured in both Workshops</li> <li>- Successfully-trained CSO representatives on land tenure issues and on the application and implementation of the VGGT</li> <li>- Established dialogue between CSOs and FAO Regional Office in Europe and Central Asia on the implementation strategies of the VGGT</li> <li>- Dialogue initiated between CSOs and policy makers on land tenure issues in the Region</li> <li>- Development of common methodology for organising similar workshops at national level</li> <li>- Sharing common actions at European level as the Petition to the EP declared admissible recently: <a href="http://www.accesstoland.eu/IMG/pdf/ep_petition_land_vf_24feb2015_en.pdf">http://www.accesstoland.eu/IMG/pdf/ep_petition_land_vf_24feb2015_en.pdf</a></li> <li>- Regional action plan level to advance VGGT implementation in the region</li> <li>- The organizations presented in the Workshops brought the discussion on VGGT at national level developing different activities and institutional actions: <ul style="list-style-type: none"> <li>o Ecoruralis in Romania published a study on land concentration and land tenure in Romania, proposing the implementation of the VGGT as a concrete institutional action: <a href="https://drive.google.com/file/d/0B_x-9XeYoYkWUWstVFNRZGZadIU/view">https://drive.google.com/file/d/0B_x-9XeYoYkWUWstVFNRZGZadIU/view</a></li> <li>o In Spain a coalition of organizations is working together to see how to tackles the problems related to land tenure at local, national and European level</li> <li>o In the EU different organizations are in contact with EU institutions to push them towards some concrete institutional actions. A petition has been sent to the EP and declared admissible recently: <a href="http://www.accesstoland.eu/IMG/pdf/ep_petition_land_vf_24feb2015_en.pdf">http://www.accesstoland.eu/IMG/pdf/ep_petition_land_vf_24feb2015_en.pdf</a></li> <li>o The EESC of the European Parliament published an opinion document on land grabbing:</li> </ul> </li> </ul>



	<p><a href="http://www.eesc.europa.eu/?i=portale.n.nat-opinions.32593">http://www.eesc.europa.eu/?i=portale.n.nat-opinions.32593</a></p> <ul style="list-style-type: none"> <li>o The EP held already different hearings on land grabbing in the EU and it commissioned a study: <a href="http://www.europarl.europa.eu/RegData/etudes/STUD/2015/540369/IPOL_STU(2015)540369_EN.pdf">http://www.europarl.europa.eu/RegData/etudes/STUD/2015/540369/IPOL_STU(2015)540369_EN.pdf</a></li> </ul>
<b>Key catalysts and factors that influenced the results</b>	<p>The need to work together on such critical issue as land tenure in Europe and Central Asia and long standing work (research and advocacy) of CSOs to address burning land issues in the region.</p> <p>The need to Communicate with regional institutions as EU and FAO-REU, on the problems encountered by food producers organizations and the need to push for policy actions</p>
<b>Constraints and challenges that were faced</b>	<p>The first difficulty for some organization to understand the technical language of the VGGTs and how they can be an opportunity to address burning land issues faced by food producers.</p> <p>The difficulty to discuss about policy changes that may need many years to be achieved, when in the meantime the situation on the ground, for family farmers and agroecological farmers is getting worse.</p>
<b>Good practices that helped to make the experience successful</b>	<p>The methodology group was composed by organizations active in the CSM and that had been actively participating to the negotiations of the VGGT, while many of the participating organizations were new to the VGGT.</p> <p>The conviction of the participants of the need to work together and to share their struggles to improve tenure of land, fisheries and forests as well as their experiences</p> <p>Good geographical and constituency balance</p> <p>Good preparatory and participants selection work</p>
<b>Quantitative aspects where available - estimate of the number of people, households and communities that have been positively affected by the successful experience</b>	<p>39 participants from 26 organizations, with a good geographical balance (Europe and Central Asia).</p> <p>2 Public events for a total of around 100 participants, including representatives of international and regional institutions</p> <p>Different national workshops organized at national level on this issue</p> <p>Different actions at EU level taking place at different levels (EP, EESC, etc.)</p>
<b>Link to additional information</b>	<p><a href="http://www.eurovia.org/spip.php?article1215">http://www.eurovia.org/spip.php?article1215</a></p> <p><a href="http://www.eurovia.org/spip.php?article1239">http://www.eurovia.org/spip.php?article1239</a></p>

\*Please choose a title for your successful experience

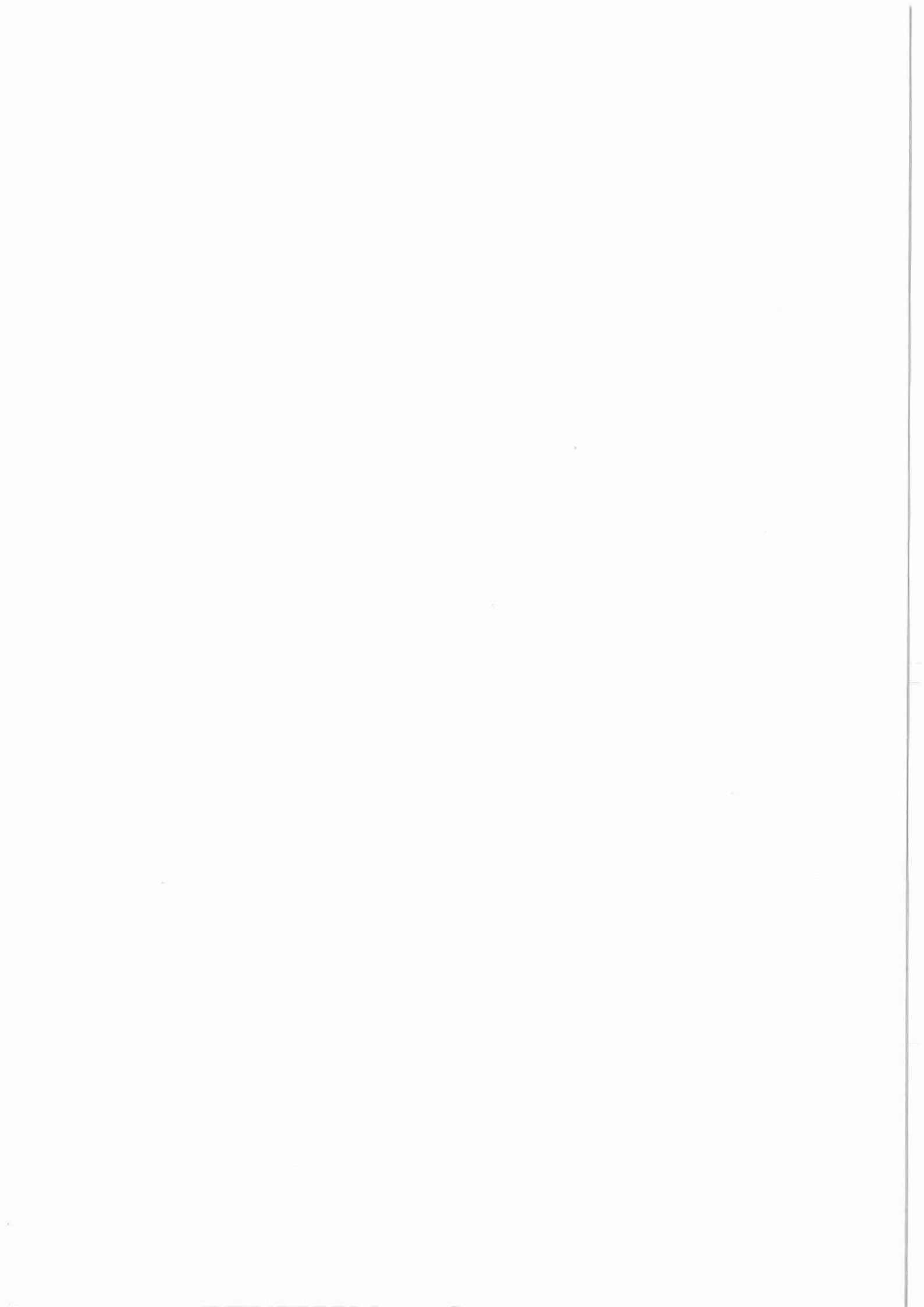


<b>Successful experience and good practices in the use and application of VGGT (maximum 1000 Words)</b>	
<b>Title*</b>	<i>Advocacy for the VGGT in Germany</i>
<b>Country(ies)/ Region(s)/ Organization/ Entity</b>	Germany / FIAN Germany
<b>Contact person</b>	Roman Herre (r.herre@fian.de)
<b>Brief description of the successful experience (including location, geographical coverage, main actors, main activities, timeframe)</b>	Over the last 4 years FIAN Germany advocated on multiple levels for the use and application of the VGGT in and by Germany. This has mostly been done in cooperation with other German CSOs.
<b>Location</b>	German
<b>Geographical coverage</b>	-
<b>Main actors</b>	-
<b>Main activities</b>	-
<b>Timeframe</b>	Starting in 2012 and ongoing.
<b>Results obtained</b>	<p>While we see relevant gaps in the use and application of the VGGT by the German Government, the VGGT today are an accepted normative reference and basis for discussion in the broader development arena. FIAN Germany over the last four years tried to strengthen their use and application, especially by the German Government. While it cannot be quantified how much the activities of the FIAN Germany contributed to the existing situation, the following key results of the broader use of the VGGT can be highlighted:</p> <ul style="list-style-type: none"> <li>• FIAN Germany publications related to land issue apply the VGGT as key normative and human rights guidance;</li> <li>• Government supported policies, initiatives and projects related to land have been analysed based on the VGGT and presented to decision makers (e.g. G8 Land Transparency Initiative);</li> <li>• We contributed to a boarder discussions on land policies and land concentration in Germany (especially via a chapter in a book on Land in Europe, see link below). This did only lead to initial discussions with German Agricultural Ministry (BMEL) on the application of the VGGT in Germany;</li> <li>• Use of the VGGT on specific, case-related interventions and advocacy work (e.g. Ethiopia, Zambia);</li> <li>• Use of the VGGT in multiple advocacy meetings, expert discussions and public events;</li> </ul>
<b>Key catalysts and factors that influenced the results</b>	Ongoing commitment of international CSO networks and especially representatives of the most vulnerable and marginalised groups for use and application of the VGGT.
<b>Constraints and challenges that were faced</b>	<ul style="list-style-type: none"> <li>• Over the past four years FIAN Germany experienced that frequently policy makers and especially practitioners in development cooperation explained that ongoing activities have already been in line with the VGGT. This argumentation has never been backed by the presentation of a more detailed VGGT analysis (see also following point) and built a <b>threshold for an</b></li> </ul>



	<p>active use and application of the VGGT;</p> <ul style="list-style-type: none"> <li>• We experienced in multiple cases, that while a commitment for the use and application of the VGGT was articulated (e.g. in project documents), there was a lack of detailed or throughout <b>analyses</b> and <b>strategies</b> rooted in the VGGT. Requests for such analysis did not lead to any results;</li> <li>• We experienced that in some cases (e.g. of land conflicts where German DC is somehow involved) the use and application of the VGGT is 'trumped' by <b>other guidelines, principles or safeguards</b>;</li> <li>• We experienced in multiple instances that access to relevant <b>information</b> has been denied or provided rather reactive and defensive by the government and other relevant actors (embassies, implementing organisation...). This made it difficult for us as CSO to use the VGGT for monitoring Government compliance.</li> <li>• While the German government provides some space for critical discussions on policies and strategies with CS (see good practices below) we experienced missing/ inadequate <b>participation</b> of representatives of the most vulnerable and marginalised groups in such discussion;</li> <li>• Finally, we see <b>gap of overall exchange of information and experience</b> to have a more comprehensive picture on German activities related to the use and application of the VGGT. This also applies within German Civil Society, where exchange of information on the use of the VGGT is often anecdotal. Here we see room for improvement for all actors working on the VGGT, including FIAN Germany.</li> </ul>
<p><b>Good practices that helped to make the experience successful</b></p>	<ul style="list-style-type: none"> <li>• Approximately three times a year the German government (BMEL &amp; BMZ) invites to the '<b>Working Group Land</b>' (AG Land). The meetings and exchange are open to all interested actors from CS, academia, development practitioners and private sector. This forum provides space for regular exchange of opinions and information on land issues. It is relevant that participating CSO are free to put issues of their interest on the agenda. Nevertheless, the scope of the Working Group Land is limited to development cooperation issues and land in Germany is excluded. Thus the Working Group Land does not cover all aspects of the VGGT.</li> <li>• BMZ started a <b>process to ensure that German Development Finance Institutions comply with the VGGT</b> (first step: Gap Analysis that compares existing safeguards with the VGGT). While the outcomes are still unclear, we believe that this is a relevant process to ensure human rights and VGGT compliance by this specific segment of German Development Cooperation.</li> <li>• We welcome that Germany committed to start a <b>national process on monitoring</b> the use and application of the VGGT. Many German CSOs, including FIAN Germany, already committed to contribute to this process. This can not only increase accountability but also lead to a more comprehensive</li> </ul>

	picture on German activities related to the use and application of the VGGT.
<b>Quantitative aspects where available - estimate of the number of people, households and communities that have been positively affected by the successful experience</b>	-
<b>Link to additional information</b>	<a href="https://www.tni.org/files/download/land_in_europe-jun2013.pdf">https://www.tni.org/files/download/land_in_europe-jun2013.pdf</a>





## Template for submission

<b>Successful experience and good practices in the use and application of VGGT (maximum 1000 Words)</b>		
<b>Title*</b>	Tajikistan Real Estate Registration Project	
<b>Country(ies)/ Region(s)/ Organization/ Entity</b>	Tajikistan World Bank, Global Land & Geospatial Unit	
<b>Contact person</b>	Gregory Myers: <a href="mailto:gmyers1@worldbank.org">gmyers1@worldbank.org</a> Victoria Stanley: <a href="mailto:vstanley@worldbank.org">vstanley@worldbank.org</a> Linus Pott: <a href="mailto:lpott@worldbank.org">lpott@worldbank.org</a>	
<b>Brief description of the successful experience (including location, geographical coverage, main actors, main activities, timeframe)</b>	The World Bank participated in the development of the VGGTs, and is an active member of the Global Donor Working Group on Land—which is dedicated to implementing the VGGT. This participation resulted in higher awareness levels of the VGGTs in Bank operations. The Guidelines are increasingly being mainstreamed in the Bank’s land portfolio. The Tajikistan Real Estate Registration Project is a good example, particularly the emphasis on women’s rights as well as VGGT inclusive processes.	
	The Project Development Objective is to support the broader goal of providing enhanced tenure security and support to the property market. The specific development objective of the project is to support the implementation of a reliable, transparent and efficient real estate registration system nationwide.	
	<b>Location</b>	Tajikistan
	<b>Geographical coverage</b>	Whole country
	<b>Main actors</b>	<ul style="list-style-type: none"> <li>(i) Direct beneficiaries: People and businesses who want security in their property holdings;</li> <li>(ii) government ministries and agencies; and in particular the State Unitary Enterprise for Registration of Immovable Property (SUERIP)</li> <li>(iii) regional and local government authorities plus community-based groups;</li> <li>(iv) mayoralities of major cities;</li> <li>(v) Professionals and associations (lawyers, notaries, real estate brokers, etc.);</li> <li>(vi) commercial sector;</li> <li>(vii) vulnerable groups including women, ethnic minorities - Russian, Kyrgyz, Turkmen, Gypsy/Luli - disabled, elderly and poor households;</li> <li>(viii) special interest associations and organizations</li> <li>(ix) civil society organizations</li> </ul>
<b>Main activities</b>	<ul style="list-style-type: none"> <li>A) Developing the real estate registration system throughout the country with efficient procedures, systems, and human resources;</li> <li>B) Developing solutions for organizing and digitizing the documents and data currently in the offices;</li> </ul>	

	<p>C) Creating system(s) for data management and electronic registration;  D) Legal framework development; and  E) Increasing public awareness of the registration system and how to register.</p>
Timeframe	06/2016-04/2021
Results obtained	<p><i>The project has not been implemented yet. Therefore this success story focuses on the project design which is linked to the following key elements of the VGGTs:</i></p> <p><b><u>Transparency</u></b>  Subcomponent A.2 focuses on improving Customer Services and Transparency. The objective of this subcomponent is to increase the efficiency and effectiveness of services provided by the State Unitary Enterprise for Registration of Immovable Property (SUERIP) and territorial organizations and to create an environment of openness and transparency. Under Subcomponent B.1 on Software Development for Immovable Property Registration, a public web-portal would be established to provide public access to the allowed data from the central database. A web based manual, with a summary placed online for the public as well as development and implementation of anti-corruption, good governance and transparency initiatives (telephone hotline, information on services, feedback mechanisms) are planned.</p> <p><b><u>Gender:</u></b>  From the gender perspective, the following issues were identified and will be addressed:</p> <ul style="list-style-type: none"> <li>a) Women’s limited access to information on land laws and rights;</li> <li>b) A constrained environment for voice and agency vis-à-vis household level decision making and land use, particularly where women in both registered and unregistered marriages are abandoned by husbands who have migrated; and</li> <li>c) Impacts on women’s empowerment resulting from a lack of land rights and ownership.</li> </ul> <p><b><u>Capacity building</u></b>  The objective of Subcomponent A.3 is to increase the capacity and improve the performance of staff so as to improve service delivery and customer satisfaction, and to educate key users on SUERIP’s services. Capacity building activities would include customer service and dispute resolution, including a focus on the needs of women and vulnerable people.</p> <p><b><u>Citizen Participation</u></b>  Component C focuses on Public Awareness and Education, Monitoring and Evaluation, and Project Management. This component will finance the set-up of a citizen feedback mechanism</p>

	<p>through customer satisfaction surveys to track improvements in customer service and confidence in the system. In addition, it will finance the improvement of the existing system for customer complaints.</p> <p><b><u>Public Awareness</u></b>  Under Component 3, public awareness and education activities would make use of various organizations interested in land rights, rural citizens and women, in particular. This activity will include the preparation of a communications plan/strategy. Materials will be tailored to meet the needs of various audiences, e.g., women, pensioners, youth, professionals, etc.</p>
<p><b>Key catalysts and factors that influenced the results</b></p>	<p><i>The following points focus on catalysts and factors that led to the VGGT inclusive design of the project:</i></p> <p><b><u>Social assessment:</u></b>  A Social Assessment (SA) was carried out during preparation in 2015. Overall, the SA provides information about the potential enabling and constraining impact of project activities on certain groups (e.g. women, youth, the handicapped, poor urban dwellers, the elderly) in order to identify ways to overcome these constraints. The SA also undertook a diagnostic of grievance mechanisms and assessed attitudes and perceptions of various groups regarding land/property registration. Major findings will be integrated into the Project Operational Manual. The findings of the SA have informed the Project in areas including: outreach and awareness raising, social accountability (transparency, grievance redress mechanisms) institutional structure, customer service, and monitoring indicators.</p> <p><b><u>Stakeholder Consultation:</u></b>  The project preparation process has included consultations with a range of stakeholders both bilaterally and through a civil society workshop. In addition, the preparation of the SA included as target informants potential project beneficiaries (with due attention to rural/urban/peri-urban dwellers, lowland/upland dwellers, and dwellers of different types of homes such as apartments and stand-alone houses, vulnerable groups, professional associations such as notaries and civil society groups, etc.).</p> <p><b><u>Project M&amp;E</u></b>  Among the four key indicators two are directly related to the VGGT principles. Two indicators will measure transparency. The first one measures if rules, procedures and information are widely and easily accessible to all users. The second assesses if there is increased trust in the registration process by users. The results will be based on studies with customers and the general public, as well as qualitative assessments through focus groups, interviews, etc.</p> <p><b><u>Donor Coordination</u></b></p>



	<p>Donor Coordination in Tajikistan is managed through the Donor Coordination Committee, of which the Bank is a member. The Project has been designed in consultation with USAID and also confirmed with the donors of the land working group to ensure there are no overlaps, and improve transparency.</p> <p><b><u>Long term relationship</u></b> Tajikistan has 10+ years of engagement with the Bank.</p>
Constraints and challenges that were faced	N/A
Good practices that helped to make the experience successful	N/A
Quantitative aspects where available - estimate of the number of people, households and communities that have been positively affected by the successful experience	N/A
Link to additional information	<a href="http://www.worldbank.org/projects/P154561/?lang=en&amp;tab=documents&amp;subTab=projectDocuments">http://www.worldbank.org/projects/P154561/?lang=en&amp;tab=documents&amp;subTab=projectDocuments</a>

\*Please choose a title for your successful experience

## Template for submission

Successful experience and good practices in the use and application of VGGT (maximum 1000 Words)	
<b>Title*</b>	Serbia Real Estate Management Project
<b>Country(ies)/ Region(s)/ Organization/ Entity</b>	Serbia World Bank, Global Land & Geospatial Unit
<b>Contact person</b>	Gregory Myers: <a href="mailto:gmyers1@worldbank.org">gmyers1@worldbank.org</a> Victoria Stanley: <a href="mailto:vstanley@worldbank.org">vstanley@worldbank.org</a> Linus Pott: <a href="mailto:lpott@worldbank.org">lpott@worldbank.org</a>
<b>Brief description of the successful experience (including location, geographical coverage, main actors, main activities, timeframe)</b>	<p>The World Bank participated in the development of the VGGTs, and is an active member of the Global Donor Working Group on Land—which is dedicated to implementing the VGGT. This participation resulted in higher awareness levels of the VGGTs in Bank operations. The Guidelines are increasingly being mainstreamed in the Bank’s land portfolio. The Serbia Real Estate Management Project is a good example, particularly the emphasis on vulnerable people’s rights as well as VGGT inclusive processes.</p> <p>The Project Development Objective is to improve the efficiency, transparency, accessibility and reliability of the Republic of Serbia’s real property management systems.</p>
<b>Location</b>	Serbia
<b>Geographical coverage</b>	Whole country
<b>Main actors</b>	<ul style="list-style-type: none"> <li>• Primary beneficiaries: the general population, particularly members of the public within Serbia, but also foreign investors and overseas Serbian nationals, with special attention provided to women and vulnerable members of society</li> <li>• Land market professionals (lawyers, surveyors, valuers) and organizations associated with mortgaging,</li> <li>• Government agencies, such as the Ministry of Construction, Transport and Infrastructure, Tax Administration, the Ministry of Justice and Local Government Units</li> </ul>
<b>Main activities</b>	<p>A. Valuation and Property Taxation</p> <p>B. E-governance for Enabling Access to Real Estate Information</p> <p>C. Institutional Development of the Republic Geodetic Authority</p> <p>D. Project Management and Support Activities</p>
<b>Timeframe</b>	10/2015-12/2020
<b>Results obtained</b>	<p><b><u>Social Inclusion</u></b></p> <p>Inclusive land administration is of primary importance for vulnerable groups to obtain equal levels of convenience and access</p>

to services. Vulnerable groups make up a sizeable proportion of the population. For instance, more than 570,000 people in Serbia have disabilities and represent eight percent of the population. The majority of them have a difficulty in physical movement, sight or hearing impairments. The issues encountered by people with disabilities often also apply to elderly customers, particularly as the majority of the population with disabilities is above 60 years old. Due to the floods in May 2014, the project is also taking into consideration the needs of flood-affected population. The floods affected 1.6 million people in 24 municipalities across the central and western regions in Serbia.

Under Component C an assessment of accessibility of RGA offices for persons with disabilities or special physical needs will be conducted and minor renovations to offices (including the construction of ramps and improved handrails) will be undertaken. Additionally, the project will support the introduction of up to five mobile offices. These will be based around the country and bring services to people who are not normally able to make the visit to Republic Geodetic Authority (RGA) offices, particularly persons with disabilities and those living in isolated areas.

An awareness strategy will pay special attention to women and vulnerable groups, including Roma, both in terms of information and methods of delivery, to ensure that the messages reach these groups. Public awareness activities would be coordinated with special interest groups representing women, disabled people and others

Training will be designed in order to build capacity of RGA's staff in serving customers with respect, regardless of their ethnicity, age, sex or physical disabilities, and to ensure the use of appropriate language and non-discriminatory behaviour.

#### **Transparency**

Component B would contribute to the improvement of governance of tenure of real estate by improving efficiency, effectiveness, transparency of services and minimizing opportunities for corrupt practices, and by providing tools for increased accountability and equity monitoring.

Information on the process of valuation and on the mechanisms to interact with client institutions responsible for real estate management will also be disseminated, and channels for dissemination will be chosen based on their overall reach and also their reach into vulnerable communities and households.

Additionally, the project will support publications of customers' rights and obligations, development and reporting on service standards, establishment of a hotline for information and complaints, improvements to the audit and control functions of RGA, and fostering greater cooperation with key users and civil society.

Among the project indicators is one on transparency (rules, procedures, methodologies and information widely and easily

	<p>accessible, and procedures operate for public to verify their information).</p> <p><b><u>Gender</u></b></p> <p>The characteristics of women’s access to land ownership in Serbia show a significant discrepancy between regions. RGA data on the percentage of women with ownership in property reveals that in the municipalities of the northern Serbia, women have almost equal access to ownership. On the contrary, in the south, the situation drastically differs where customary law remains in strong contrast to the formal laws. While the data is preliminary and needs to be treated with caution, it implies that gender issues still prevail in access to property rights and the registration of those rights.</p> <p>Training on the creation and use of gender disaggregated data will be conducted to empower women to access, to own and inherit properties. The data expected to be produced will include the percentage of women owners in land records and percentage of women who sell or buy properties and mortgage them. Once data has been produced, it will be used to support public awareness campaigns, community outreach through mobile services, and in Training. Additionally, statistics on the gender of those provided with training under the project would also be collected and presented on a gender disaggregated basis to ensure proper representation of men and women in training courses.</p> <p><b><u>Participatory Decision-Making</u></b></p> <p>Public outreach on the project activities to improve social inclusion are planned under Component D. Studies are planned on, inter alia, customer satisfaction, real estate administration and management. Based upon the results of said studies, proposals for adoption of policies and regulations will be designed.</p> <p>Feedback from direct project beneficiaries will also be collected, through customer satisfaction surveys, and the client and the task team will meet regularly to discuss how this feedback can be used to improve project outcomes.</p>
<p><b>Key catalysts and factors that influenced the results</b></p>	<p><b><u>Previous experience</u></b></p> <p>To address the issue of gender and providing services to vulnerable groups, and promote equitable access to property rights, the project builds on the experience of the initiative of Greater than Leadership teams “Informed and Inclusive Land Administration in the Western Balkans.” The project reflects the lessons learned in the design of subcomponents and implementation arrangements.</p> <p><b><u>Consultation</u></b></p> <p>Several measures were developed during the ‘Land and Gender’ conference by the Serbia team, composed of RGA; the Ministry of Labour, Employment and Social Policy; and the MGSI, and have</p>



	<p>been incorporated into the project. Monitoring and evaluation of activities will pay attention to the impacts of these activities on inclusion.</p> <p>To promote equitable access to property rights, the WB land team and WBI in June 2013 hosted a conference to build capacity, raise awareness, and help national stakeholders develop a reform proposal for improved land administration for women and vulnerable.</p> <p>Social and customer satisfaction surveys were conducted during the RECRP, and these provided detailed guidance on how to provide more inclusive, transparent and efficient services. Such surveys would be continued and additional specialized studies will be conducted covering associated areas, such as the impact of new valuation and property taxation procedures.</p>
<b>Constraints and challenges that were faced</b>	The project implementation has just begun. It became effective in October 2015.
<b>Good practices that helped to make the experience successful</b>	N/A
<b>Quantitative aspects where available - estimate of the number of people, households and communities that have been positively affected by the successful experience</b>	N/A
<b>Link to additional information</b>	<a href="http://www.worldbank.org/projects/P147050/?lang=en&amp;tab=documents&amp;subTab=projectDocuments">http://www.worldbank.org/projects/P147050/?lang=en&amp;tab=documents&amp;subTab=projectDocuments</a>

\*Please choose a title for your successful experience



## Template for submission

<b>Successful experience and good practices in the use and application of VGGT (maximum 1000 Words)</b>	
<b>Title*</b>	EU programme "supporting responsible governance of land tenure by promoting the VGGT"
<b>Country(ies)/ Region(s)/ Organization/ Entity</b>	European Commission
<b>Contact person</b>	Joachim Knoth <a href="mailto:Joachim.knoth@ec.europa.eu">Joachim.knoth@ec.europa.eu</a>
<b>Brief description of the successful experience (including location, geographical coverage, main actors, main activities, timeframe)</b>	<p>The EU considers responsible governance of tenure ensuring secure access to land, in particular for female and male smallholder farmers very crucial for inclusive, pro-poor agricultural development and for sustainable management of natural resources. It is vital for enhancing food security, respecting human rights and avoiding root causes for conflict and insecurity.</p> <p>For many years the EU supported responsible governance of tenure, formulated own policies and supported the preparation of the VGGT. Today the EU supports 50 countries to improve governance of tenure with almost EUR 300 million.</p> <p>Following the endorsement of the VGGT by the CFS in 2012 the EU started in 2013 a special programme to promote the practical implementation of the VGGT at country level in ten African countries. In 2015 the programme was further expanded, covers now 18 developing countries (15 in Africa) and receives almost EUR 60 million of EU development assistance.</p> <p>Implementation at country level is accompanied by a "transversal support project" implemented by FAO for which EUR 4.5 million are provided by the EU.</p> <p>In Africa the implementation of the VGGT is in collaboration with implementation of the AU Declaration on Land through the Framework and Guidelines on Land Policy in Africa (F&amp;G), spearheaded by the Land Policy Initiative (LPI).</p>
<b>Location</b>	Developing countries with focus on Africa
<b>Geographical coverage</b>	EU supports land governance in more than 50 countries; 18 countries are specifically considered by the "EU VGGT programme"
<b>Main actors</b>	Various implementing partners including EU member state agencies, UN, NGOs, private sector and governments
<b>Main activities</b>	1. Country specific tailored actions to improve land governance by applying the VGGT principles in the 18 selected countries. Depending on local requirements actions address: legal, institutional and administrative framework; systems recognising and administering formal and customary land rights; capacitating and empowering local community leaders, local female and male stakeholders to voice and defend their rights and needs; capacity

	building of relevant stakeholders including public administration, customary authorities and civil society organisations. 2. Transversal support: technical support for country level projects; exchange of experience and draw lessons to further expanding the use of the VGGT and progress monitoring.
<b>Timeframe</b>	2014 - 2022
<b>Results obtained</b>	The project helps understanding the importance of the VGGT principles for the improvement of land governance by providing practical experience in 18 different developing countries. It addresses the various thematic areas of the VGGT in response to local requirements and involves various groups of stakeholders required for a transparent and needs-based approach. Many conflict and post-conflict countries are involved and experiences exchanges help develop their capacities on how to use the VGGT principles in such particular circumstances.
<b>Key catalysts and factors that influenced the results</b>	Selection and focus of projects was driven by EU Delegations at country level in close collaboration with a range of stakeholders. Demand driven technical support and periodic exchange of experiences among the different project partners contribute to a common understanding on how to use the VGGT principles.
<b>Constraints and challenges that were faced</b>	The VGGT are new to many stakeholders and practical experience is missing on how to use the guidelines which created some hesitation at the beginning. Some governments were "creating" administrative obstacles delaying implementation of projects.
<b>Good practices that helped to make the experience successful</b>	The VGGT principles were used in accordance with local requirements, making them relevant to local situations; projects were always collaborating with various stakeholders to develop a common understanding of the VGGT principles and how to apply them. The projects are providing examples or cases for further expansion and first cases confirm this assumption. The transversal project provides technical support where needed and a platform to exchange experiences, which is instrumental in deepening understanding of the VGGT principles and expanding application to more countries
<b>Quantitative aspects where available - estimate of the number of people, households and communities that have been positively affected by the successful experience</b>	First of all this programme aims to provide practical experience with the use of VGGT and to draw lessons for its future expansion. It is expected that one million people will directly benefit from the achievements made in terms of more secure access and use of land and natural resources. In at least 12 countries the programme will help improve land governance policies/strategies and in all countries capacity will be enhanced at administrative and beneficiary levels. It is worth noticing that 10 out of the 18 countries are in a conflict or post conflict situation where land governance is of particular importance to regain peace and stability.
<b>Link to additional information</b>	

\*Please choose a title for your successful experience