



REILA deliverable: Systematic land registration

KEY SUCCESSSES

- + Development of second level land certification system in Ethiopia and getting it accepted as a national method.
- + Raised public awareness of land certification, leading to enormous uptake
- + Produced operations manual, which have been used by land registration projects throughout the country

441,031

Number of land parcel certificates issued through REILA programme

11 M

Total number of land parcel certificates issued using method developed by REILA

Addressing the limitations

Twenty years ago, first-level land certification (FLLC) was launched as a solution to secure the land use rights of farmers in the rural areas of Amhara, Oromia, Tigray, and Southern Nations, Nationalities, and Peoples' Region (SNNPR). Despite documented benefits, the FLLC had many limitations. It had a table format listing the landholders and their neighbours in a particular kebele, but it did not include any map, geographical location of the boundaries nor size of the parcel. In most cases, FLLC was in paper format only and did not include any option to update the records in the case of a subsequent transaction (inheritance, divorce etc.).

To address these issues, REILA piloted second-level land certification (SLLC) in Amhara, Benishangul-Gumuz, SNNP, Oromia, and Tigray from 2011 to 2013. The SLLC processes all kebele parcels at one time, uses orthophotos (aerial photography) to define parcel boundaries in a participatory manner. Where FLLC data is available, this is applied to the SLLC process. The SLLC data is stored in digital format with geographical and boundary information. All phases of SLLC are complemented by a series of public awareness raising activities. In some regions, SLLC is the first form of land registration as FLLC was not implemented. In the areas where FLLC is done, it is often outdated as, in most cases, the registries have not been maintained.

Producing resources to build on success

Based on the pilot results, REILA produced an operations manual on SLLC, distributing the first version in 2012. Thereafter, REILA adapted the manual based on field experiences. The latest version was distributed in September 2017. All Ethiopian land projects as well as the Ethiopian Government use the manual in SLLC activities throughout the country.



In systematic second-level land certification (SLLC), the field team marks the parcel boundaries on a printed aerial photograph in the presence of the land holder. Names and rights of the land holders are marked on a separate document.

The Kebele Land Administration Committee confirms the boundaries and names of the holders. The information is then digitised and presented in a public display where land holders can check it and suggest corrections. After public display certificates are issued and those unhappy with the result can appeal to the court.

Changes to registration can pose challenges

SLLC only records the current land holding of the parcels. If subsequent transaction processes are not recorded, the SLLC data will deteriorate over time. Changes occur due to inheritance, gifting, divorce etc. SLLC has to be done only once for each area to get the parcels in the register, whereas subsequent registration has to be able to process the same areas and parcels year after year. This fundamental difference also means that SLLC can be done using temporary labour and similar arrangements, but that subsequent transactions require competent permanent skilled administration with standardised and sustainable processes.



A cost-effective programme

Between 2011 and 2013, Reila piloted SLLC in Benishangul-Gumuz, Amhara, SNNP, Oromia, and Tigray. Since 2013, REILA has focused SLLC implementation only in the core programme *woredas* in Amhara and Benishangul-Gumuz regions. The total number of parcels in rural Ethiopia is expected to be about 50 million.

In Reila *woredas*, the average cost to process SLLC was €6,30 per parcel in Amhara and €15,4€ per parcel in Benishangul-Gumuz in the period 2011 to 2017. Pilots in SNNP, Oromia and

Tigray were close to the cost of Amhara. Costs included IT equipment, furniture, training, workshops, public information awareness campaigns, vehicle maintenance and fuel, field and office staff salaries as well as per diems of the supervision. The budget excluded vehicle and aerial photograph procurements (they accounted for a 10-15% additional cost). The overall cost of the process/parcel is extremely low on a global scale, which REILA was already able to demonstrate in 2011-2013 pilots. This was the main reason why other donors such as DFID got interested in supporting land registration in Ethiopia.