

Securing tenure, Sustainable peace ?

The challenges of localizing land registration
in conflict-affected Burundi and eastern DR Congo

Project presentation

Mathijs van Leeuwen & Emery Mudinga

T2S Midpoint virtual meeting, 3 June 2020

A collaboration of

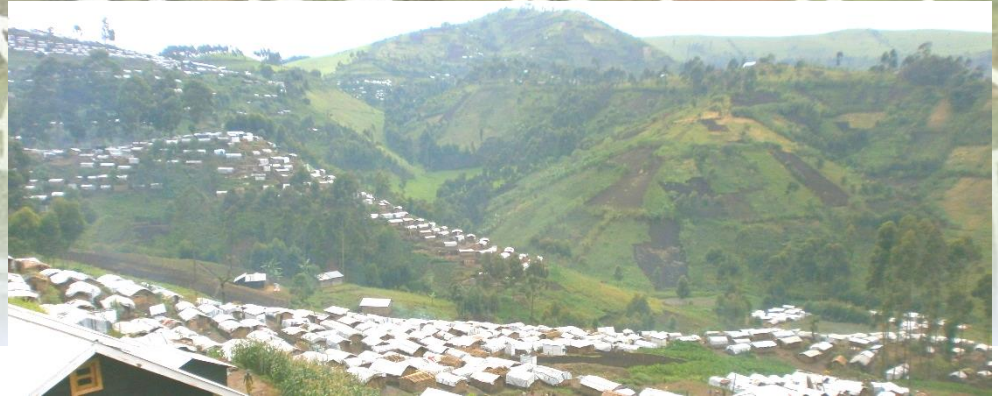


Supported by





Main questions



Ongoing efforts to enhance tenure security through localized land registration in Burundi and eastern DRC

- How do these new approaches work out and impact tenure security and local land-related disputes? How do they circumvent the challenges experienced in state-led, centrally organized land titling?
- How do different actors on the ground take up, interact with, renegotiate or resist these new approaches? How do reforms interact with wider dynamics of conflict?
- How can (inter)national development organizations, donors, and local governments better take account of these dynamics?

Theoretical orientations



- How programmes and policies on securing tenure interact with local patterns of **claim-making**
- **Legal anthropology** to explore how land claimants and land governing authorities make institutions and regulations work for them
- **Political ecology** to understand land conflict and distribution as part of larger historical/political changes ; and explore the role of (local) elites in tenure (in)security and reform processes
- **Critical development studies** to situate the ideologies and developmental models promoted through discourses and practices of securing tenure
- **Anthropology of conflict**, to related local patterns of land conflict to broader antagonisms and politics of belonging

Different work-packages



1. Blueprints for adaptation: discourses & practices of localized land registration
2. Dramatizing land registration: performing power, enacting acquisition
3. Localized registration & tenure security in eastern DR Congo
4. Localized registration & tenure security in Burundi

Some findings



Burundi case (WP 4):

- Fieldwork in Rutana: how to explain hesitance to engage in tenure certification?
- National reform process

Discourses on certification (WP 1):

- Expert interviews: certification as a label that hides different understandings of what transformations are necessary; 'continuum of land rights'
- Exchange with Dutch interveners in collaboration with Royal Tropical Institute




Some findings



DR Congo case (WP 3):

- South Kivu: non-state actors' initiatives have led to transformations in land tenure: early land-sharing in the family, women land claims recognized, written proof of property, traceability of land rights witnesses. Increase of competition between cadastre staff and customary land administration: delegitimation by intervention.
- North Kivu: various stakeholder initiatives deal with the way land claims are negotiated and registered. Security of tenure is valued more for legitimacy than for legality.
- National reform process: The national land policy (under development) envisages -on the basis of the legitimacy and legality of land ownership- new approaches of land allocation and tenure security based on the continuum of land rights.



The ‘transformative’ nature of our project

- Academic exploration of how claim-making practices and tenure security actually change; and the role of reform processes and intervention in these.
- Stakeholder engagement in various phases of the project:
 - Start-up workshop : providing space for sharing insights and networking
 - Involvement of the project team in the National Land Reform Process
 - Facilitation of encounters in the Netherlands between policy makers, practitioners and academics
 - ‘Spin off’ – ‘Grounded legitimacy’ in northern Uganda, development of training kit:
<https://www.zoa-international.com/news/working-on-legitimacy-in-land-governance/>



Thank you!

Comments and further information:

m.vanleeuwen@fm.ru.nl

emery.mushagalusa@uclouvain.be

Securing tenure, Sustainable peace ?

The challenges of localizing land registration
in conflict-affected Burundi and eastern DR Congo

A collaboration of

Radboud University



UN-HABITAT



ZOA
RELIEF | HOPE | RECOVERY

Supported by

