A simplified matrix of findings

	Land registration in rural areas			
	Ethiopia		**Ghana**	**Mozambique**
	Tigray	**Amhara**		
System analysed	State land registration system	- "Enclosures" system - "Traditional" system (100 woredas); - Sida-funded pilot (2 woredas)	Land title registration (LTR) and Deeds registration	- Community land registration - Titles (DUATs) to new land users (analysed to some extent)
Stage of implementation	Registration completed in 1999, problems with updating	Traditional: Started in 2003, to be completed in 2007 Sida pilot: to be completed end of 2003	Ongoing since 1883 (Deeds Registration) and 1986 (LTR)	Ongoing since 1998
PROCESS				
Land ownership	State	State	Individual; stools, skins & families; State	State
Rights being registered	User rights	User rights	All interests in land	User rights
Basis of rights	State (Last land distribution)	State (Last land distribution)	Customary and statutory land tenure systems	Occupancy; customary land tenure
Type of land covered by system	Cultivated land	CPR (inc. enclosures) Cultivated land	All land	All types of land
Registered right holder	Household head	Joint titling (cultivated land); group (enclosures)	All individual and collective legal entities	All individual and collective legal entities; "Communities"
Systematic/ Request	Systematic	Systematic	Systematic with LTR On request if deeds	On request
Boundaries documented	No	Yes	Yes	Yes
Technology	Very simple	Very simple ("traditional") GPS-GIS (Sida pilot)	Ranging from traditional to survey	Ranging from simple to GPS based surveys
Language	Local (State)	Local (State)	Official	Official
Fees	Very low	Very low	costly	Individual: costly; communities; relatively low (usually externally supported)
Community consultation before registration	yes	Yes	no	yes
Feedback mechanisms/ monitoring system	No ongoing system, after registration was completed	Evaluation taking place for SIDA pilot; planned traditional system	Existing but inefficient; planned in LAP	Not yet?

Level of implementing authority	Tabia	Kebele and Woreda	Regional level (but part of process at national level)	In principle provincial (but also authorisation of higher levels, depending on size and nationality)
Level of storage of the Register	Tabia	Sida system: ? "Traditional" kebele	- Regional and national level for Deeds - National storage is with the LTR	Provincial cadastral service. Any other level?
Length of registration process	1 week	not available	Very long; at least 5-6 months for 'well-connected'	Provisional title to be issued within 90 days, but variable. Definitive title within 2 or 5 years
GOVERNANCE				
Other non-state actors involved in registration process	Elders	Elders, church?	Customary authorities	Customary authorities, NGOs
Account-ability mechanisms of implementing authority	Elections (tabia); Hierarchical accountability (woreda)	Elections (kebele); Hierarchical accountability (woreda)	Hierarchical authority	Hierarchical authority
Conflict resolution -Predominant nature of land conflicts	Border disputes within community	Border disputes within community; excluded users of CPRs	Many types	Communities versus investors
-Accessibility of conflict resolution institutions	Good (social courts or tabia leader) (local, rural location; local language; very low cost; social networks)	Good (social courts or kebele leader) (local, rural location; local language; very low cost; social networks)	Judiciary system not easily accessible; customary institutions mixed results	Weak: distant institutions using the official language
Level of corruption	Relatively low	Not available yet	Relatively high	Variable
Coordination between various institutes involved in land and natural resource management	Good	Good	Very weak, beginning to improve	Weak but improving?
EQUITY OF OUTCOME				
Who is eager to register or values registration	Mostly valued by women less appreciated by larger households	Not available yet	investors Politicians, business people; civil servants	Communities with conflicts with outsiders; investors; Politicians,

	(registration implies end of land redistribution)		Migrants	business people; civil servants (peri urban farmers)
Who is succeeding	All having land in 1997; returnees from resettlement schemes;	Not available yet	Better resourced among the above	Some communities; many investors and better resourced
Grounds for exclusion	Divorced women (no more new forms available)	Not available yet (Landless from enclosures based on church groups)	Lack of information, contacts and money; Gender	Lack of resources (information, contacts, money)
What happens to unregistered rights.	variable	Not available yet (leaseholders may lose land)	Some form of protection for those who already exercise use-rights, e.g. women through marriage, or for all others through kinship ties and bonds	User rights are in principle protected by law regardless of registration