

A quick overview of the Land Rights Ecosystem and the importance of Data and Evidence

Team Europe Democracy (TED) Rule of Law Clinic

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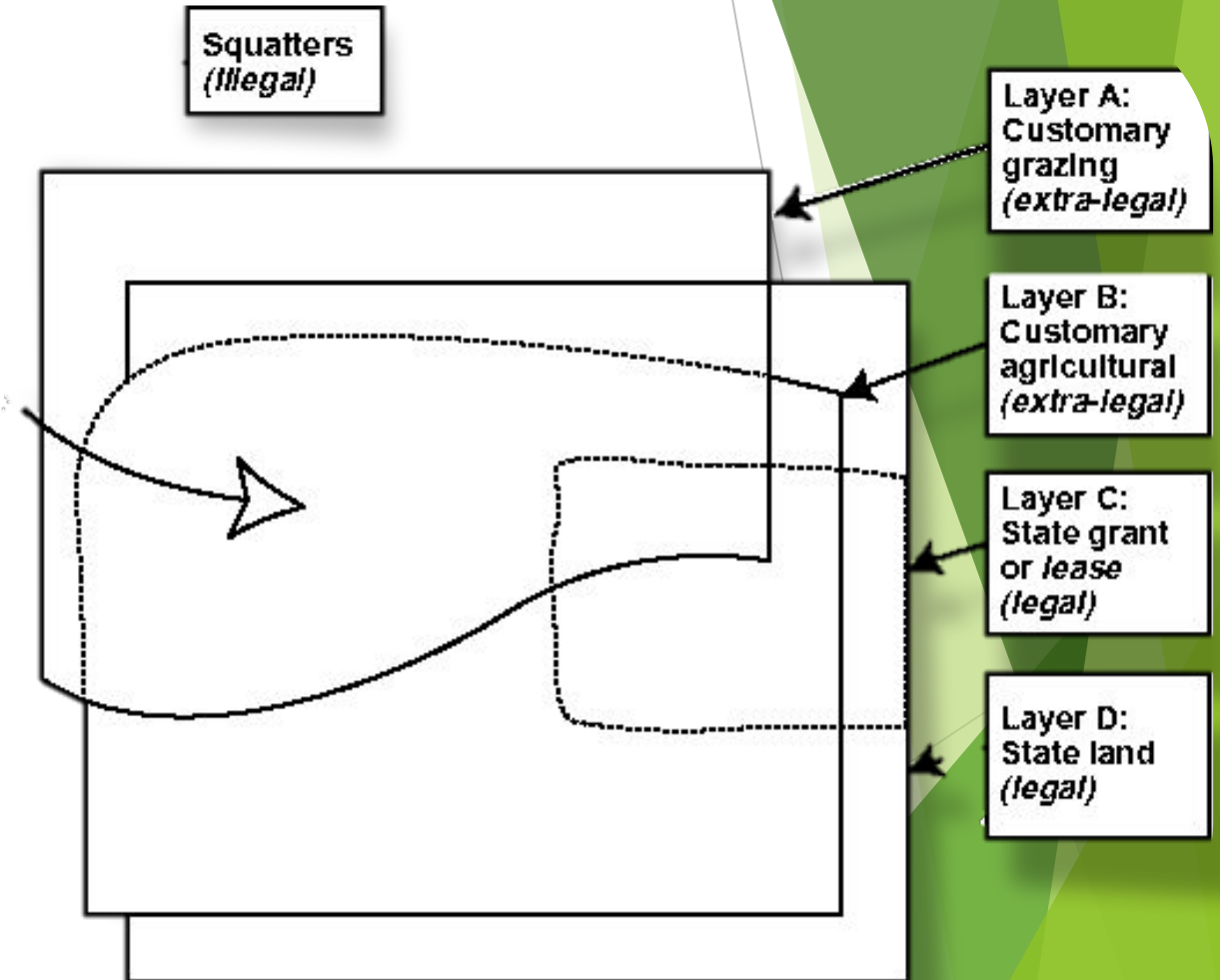
Tenure Insecurity Is Rising Worldwide

- **1.1 billion adults—23% of the population** across 108 countries—**feel insecure** about their land or property rights. (PrIndex 2024)
- **Sharp rise** over the past four years, with the steepest increases seen in **East Asia, the Pacific, and North America**
- **Rural communities, women, and Indigenous Peoples** face **greater risks** of displacement, eviction, and exclusion from land-related benefits and development programs.



What is Land Tenure and Why it Matters

- refers to the rules—formal or customary that govern access, use, control, and transfer of land. Often we have complex bundle of rights.
- Security of tenure critical for food security, economic opportunities and sustainable livelihoods.
- Formal land titling alone is insufficient to guarantee tenure security.



Main Issues Affecting Tenure Security

- **Rapid changes in land use** - Economic development, climate change, urbanization intensify competition over limited land
- **Inadequate recognition of diverse land tenure systems** and ineffective dispute resolution mechanisms foster conflict
- **Regulatory barriers** - Complicated and costly land regulations keep many people—especially the poor and young—out of the formal land market, driving inequality
- **Corruption** - When land administration procedures are slow, costly, and unclear, people turn to informal deals—fueling corruption

Who are the Main Stakeholders and What it Takes to Protect Land Rights

- **National or Local Governments** are responsible for setting strong legal frameworks – implementing policies and ensuring land institutions are transparent, inclusive, and free of corruption.
- **Communities and land users**, including Indigenous Peoples and women, must have their rights legally recognized and be actively involved in land use planning and decisions.
- **Investors and companies** should conduct due diligence, respect community rights, and follow responsible land investment practices that prevent harm.
- **Civil society and development partners** support by monitoring land governance , advocating for fair policies, and providing data, technical assistance, and funding.

Land Rights and Sustainable investments

- **Infrastructure investments can intensify land conflicts and deepen inequalities**, especially in fragile legal contexts—fueling forced evictions, corruption, and threats to vulnerable communities.
- **Need for accessible, reliable land data system and digital infrastructures to drive transparency and accountability**, identify risks, protect rights, and guide responsible investment decisions.

WE ARE THE

INTERNATIONAL LAND COALITION

WE ARE LOOKING TO

2030



Values-Driven Infrastructure

TRANSPARENCY

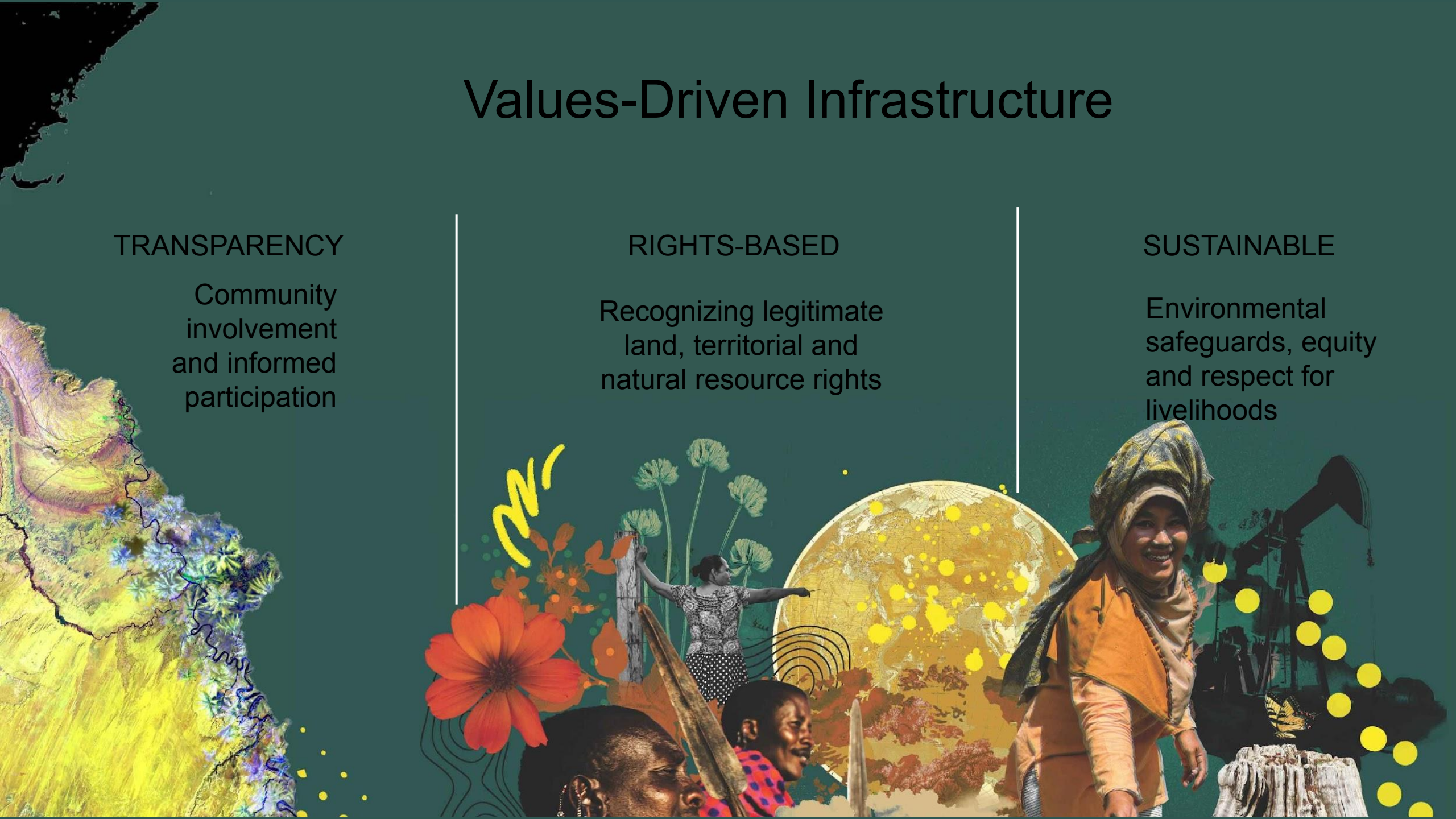
Community involvement and informed participation

RIGHTS-BASED

Recognizing legitimate land, territorial and natural resource rights

SUSTAINABLE

Environmental safeguards, equity and respect for livelihoods



LAND AND INFRASTRUCTURE

A PEOPLE-BASED FRAMING

LAND GOVERNANCE

Clear rules and processes ensure the land rights of communities, especially those of Indigenous Peoples, women, rural youth and small-scale farmers are respected.

PARTICIPATIO

Those most impacted by decisions about land use and management are involved in the decisions.

FPIC

Free, Prior and Informed Consent (FPIC) gives communities the power to accept or reject proposals on their land.

DEFENDERS

Respecting the rights of those on the front lines of land conflict, protecting their livelihoods and traditional knowledge





STRATEGIC OBJECTIVE 2

**PEOPLE'S DATA
IS PRODUCED
AND USED TO HOLD
GOVERNMENTS
AND CORPORATIONS
ACCOUNTABLE**

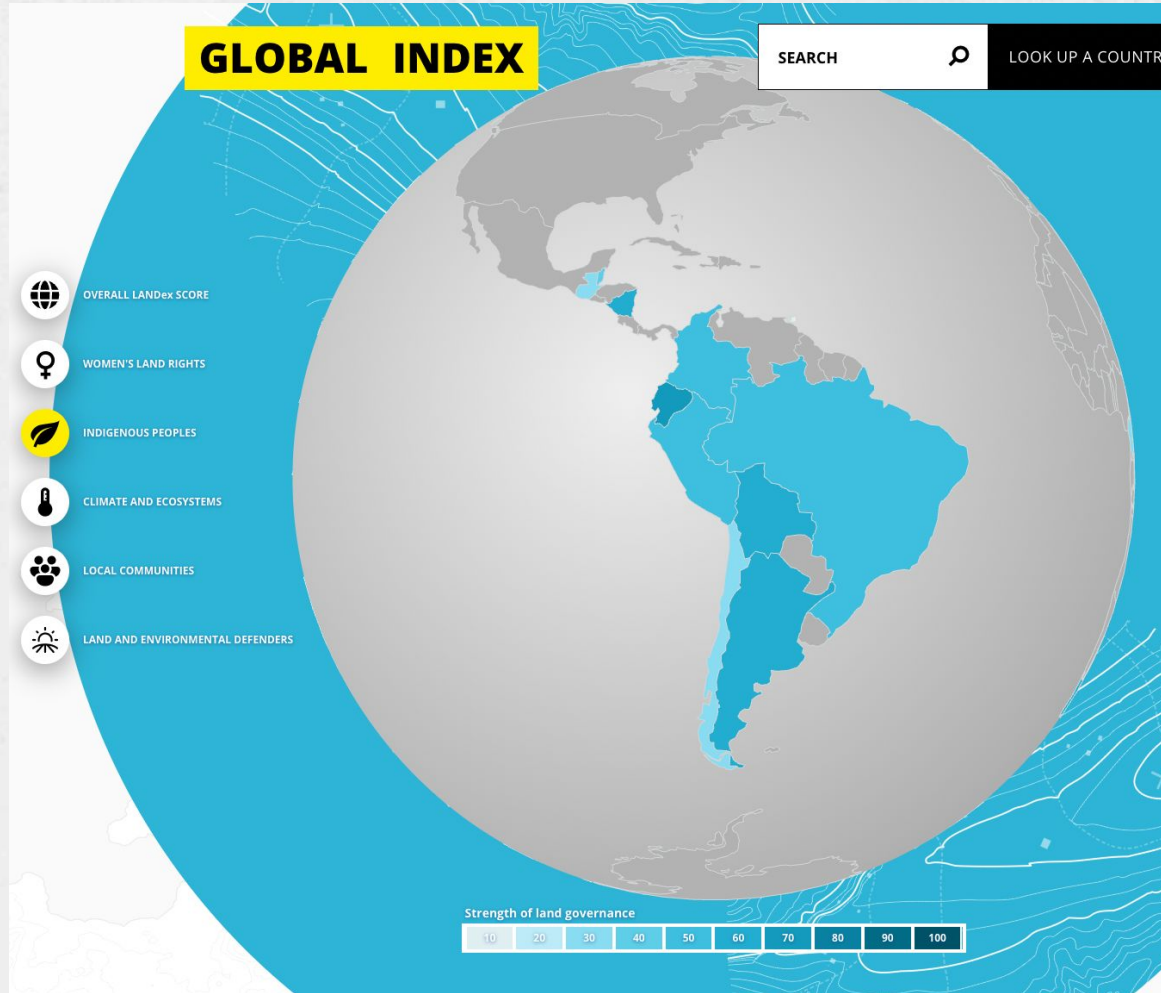
LAND DATA FOR

RESPONSIBLE DEVELOPMENT

THE NEED FOR DIVERSE PERSPECTIVES

- [LANDex](#): the Global Land Governance Index
- [Land Matrix Initiative](#) (LMI): database of large-scale land acquisitions
- [Prindex](#)
- [State of Land Information Index](#) (SOLIndex)
- [Alliance for Indigenous, Land and Environmental Defenders](#) (ALLIED) dataset
- [LandMark](#): a global platform for Indigenous Peoples and local community rights
- [Global Corruption Barometer](#)

LANDex: An Overview of People-Centred Land Governance



TANZANIA

SCORE **48**

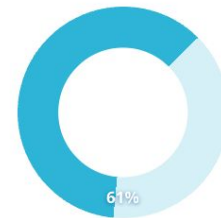


Area Total 885800

Population Estimated 66617606

GDP \$1224.49 per capita

Killer Facts



61%

61% of the country is at risk of desertification

Tanzania faces significant land degradation challenges, with an estimated 61% of the country at risk of desertification



9%

9% of women have sole ownership over their land

Additional 25% have joint ownership.



23%

23% of the total annual budget dedicated to agriculture is assigned to small holders in Tanzania

65% of smallholders in Tanzania have received financial support, with women accounting for 65% of the recipients and men for 35%. However, technical assistance was provided to only 5% of smallholders, reflecting a significant gap in support services. In this area as well, women made up 65% of the recipients, while men comprised 35%. Despite these efforts, young smallholders remain largely excluded, receiving only 0.47% of the total annual budget allocated to agriculture.

LandMark: Making Land Rights Visible

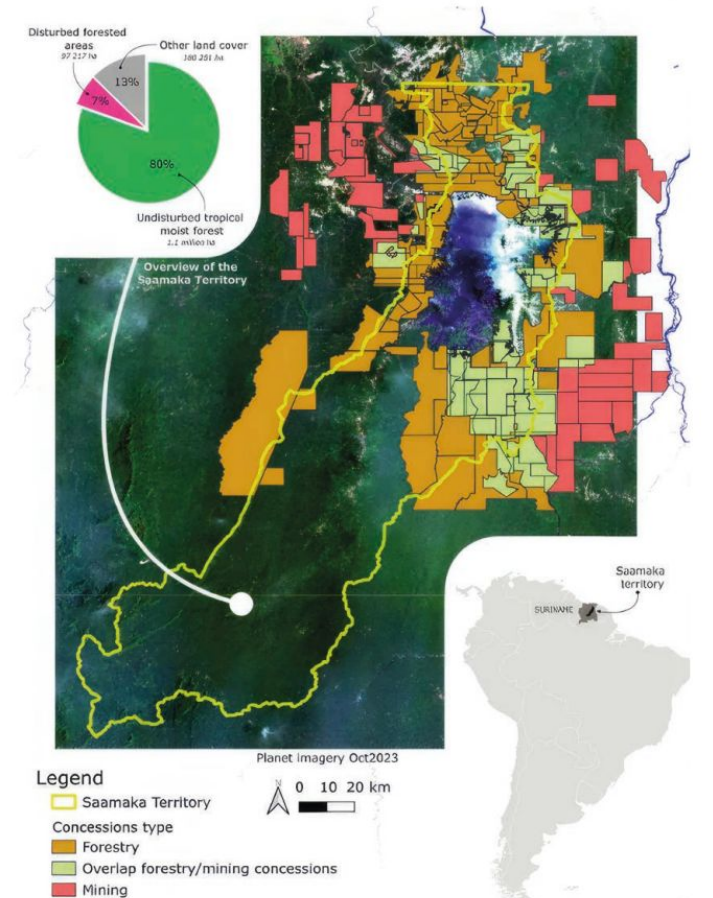
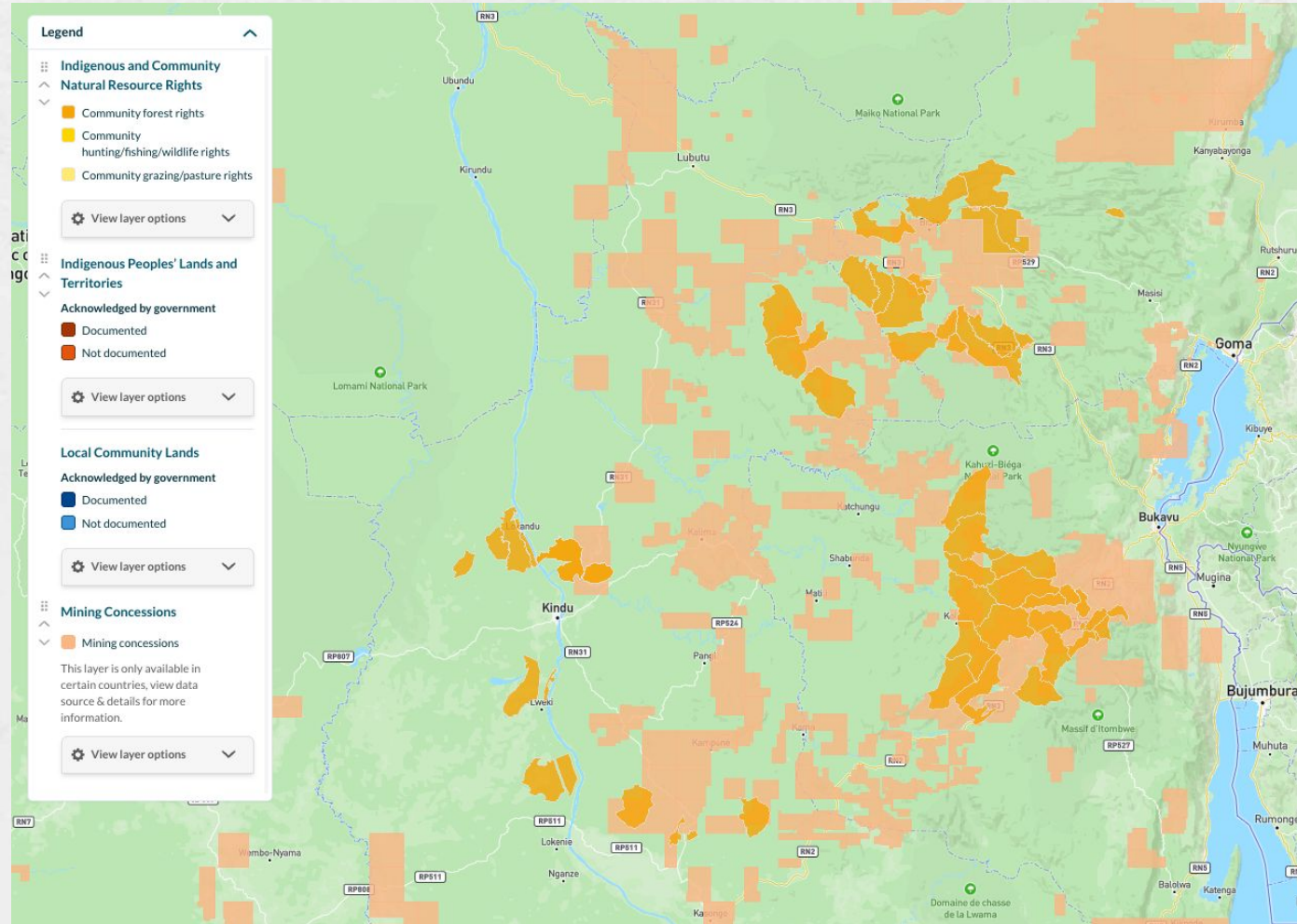
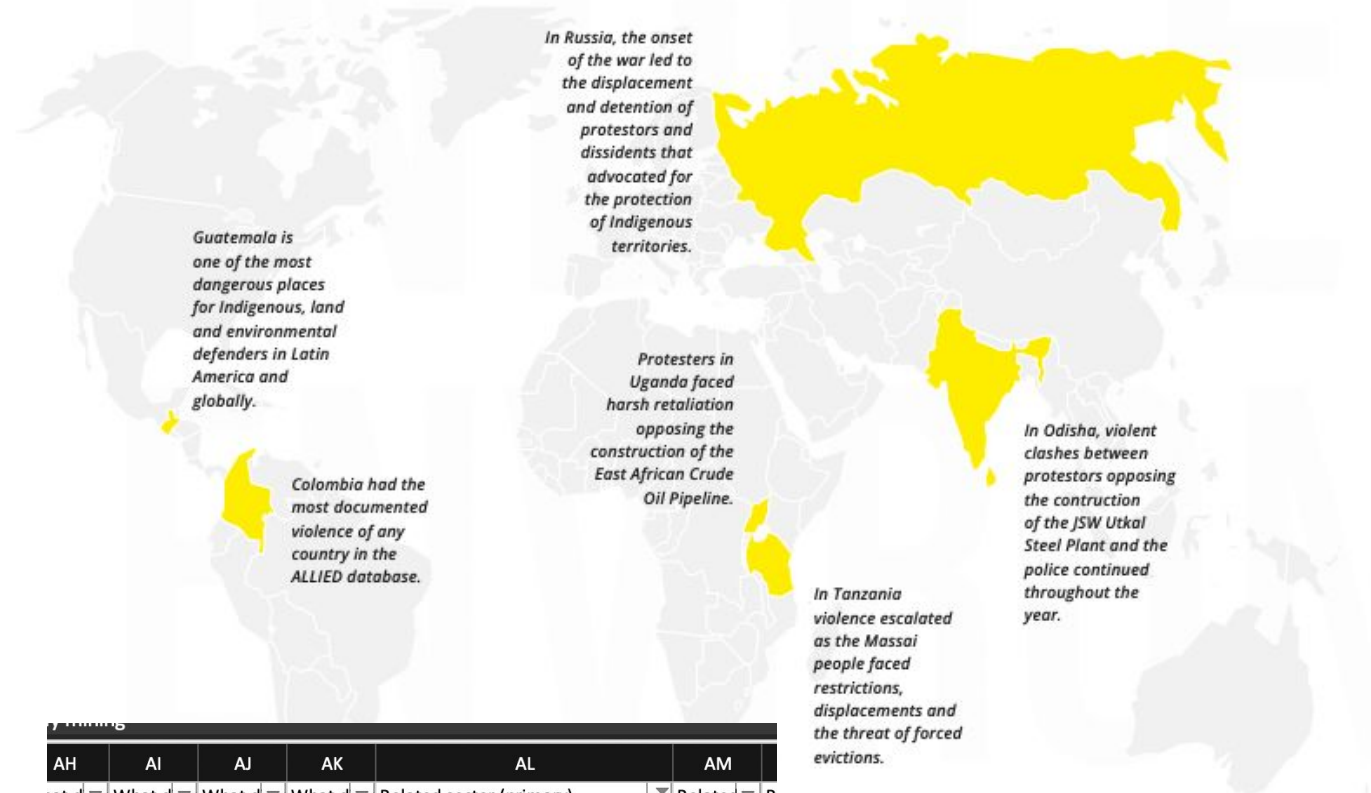


Figure 5. Forestry and mining concessions encroaching on the Saamaka territory. Transitions 1990-2022 within the Tropical Moist Forest domain, from the JRC-TMF dataset. Source: LandMark data.

ALLIED: Violations in Contexts of Development



Figure 3: Trends and triggers that led to violence against Indigenous, land and environmental defenders according to the ALLIED dataset in 2022.



AH	AI	AJ	AK	AL	AM
What d	What d	What d	What d	Related sector (primary)	Related
id	Not applic	Not applic	Not applic	infrastructure	Not applic
ritory	Not applic	Not applic	Not applic	infrastructure	tourism
ritory	Not applic	Not applic	Not applic	infrastructure	tourism
ritory	Not applic	Not applic	Not applic	infrastructure	tourism
ritory	water	Not applic	Not applic	infrastructure	Not applic
ritory	water	Not applic	Not applic	infrastructure	Not applic
id	Not applic	Not applic	Not applic	infrastructure	Not applic
vironme	livelihood	health	Not applic	infrastructure	water

STRATEGIC PARTERS AND CORE DONORS



Federal Ministry
for Economic Cooperation
and Development



Investing in rural people



Government of the Netherlands



Sverige



Schweizerische Eidgenossenschaft
Confédération suisse
Confederazione Svizzera
Confederaziun svizra

Swiss Agency for Development
and Cooperation SDC



FORDFOUNDATION

Wellspring
Philanthropic Fund

Upholding human dignity | Unlocking human potential



Dedicated to people-centred justice

People-centred data

Understanding land problems through people's experiences





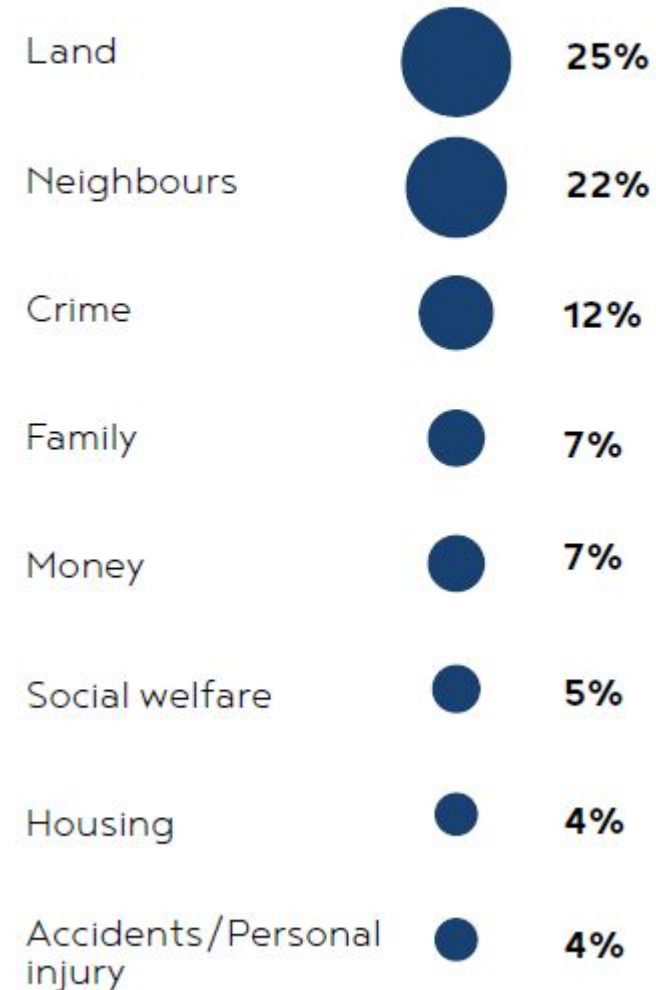
Why people-centred data?

- Insight into people's justice problems and needs
- Pathways people are taking to achieve resolution
- Whether resolution is reached
- Impacts of justice problems on people's lives

A people-centred look at land problems: Bangladesh

- 8 million people affected per year by land problems
- 29% land problems

MOST SERIOUS LEGAL PROBLEMS



Land problems are not isolated

Root cause of other problems

Loss of income and livelihood

“They divided the land and took their respective parts. But I got nothing. They did not give any land that I deserve from my husband...I can't manage my living.”

Consequence of other problems

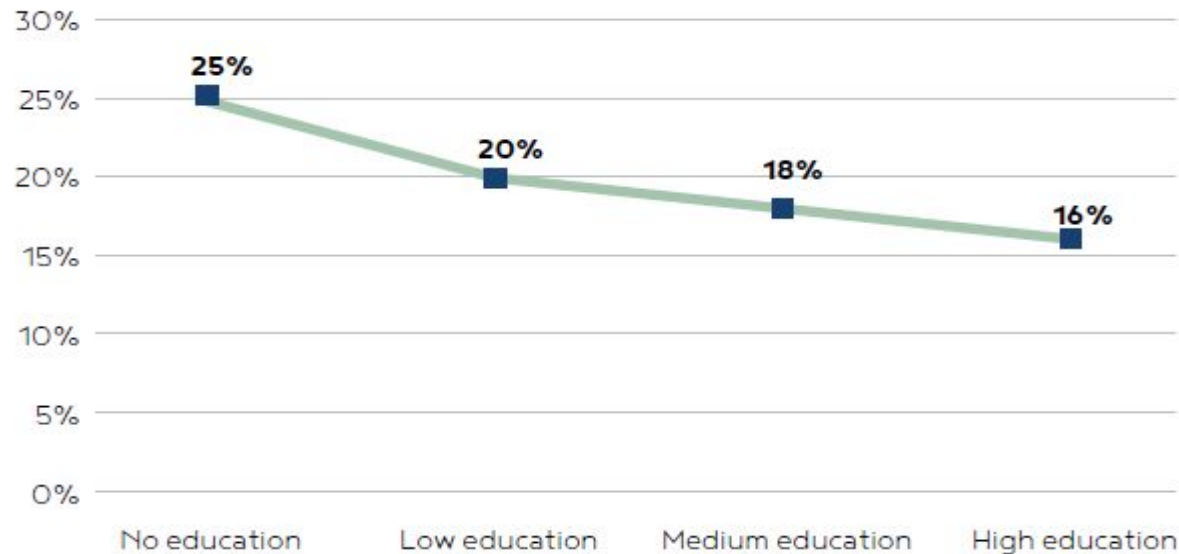
Family problems

“As I was not willing to get married, my father made me leave my house”

“If everything is fair, I will be able to get 99 decimal of land from him.”

Vulnerable groups are more likely to face land problems in Bangladesh

LAND PROBLEMS AND FORMAL EDUCATION



- Lower education
- Rural populations
- Widowed respondents
- Men
- Lower internet usage

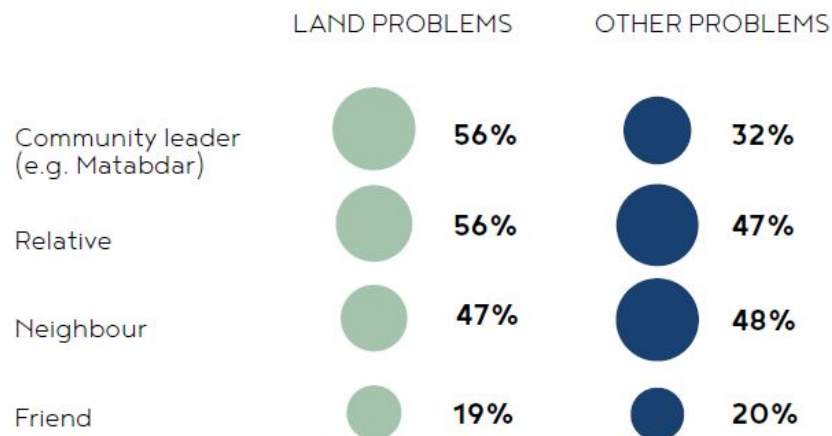
Fair resolutions are critical

- Low ratings of the fairness of processes for resolving land disputes.
- Particularly among lower income groups
- Land problems impact family and community relationships: fair resolution is essential for broader social cohesion.

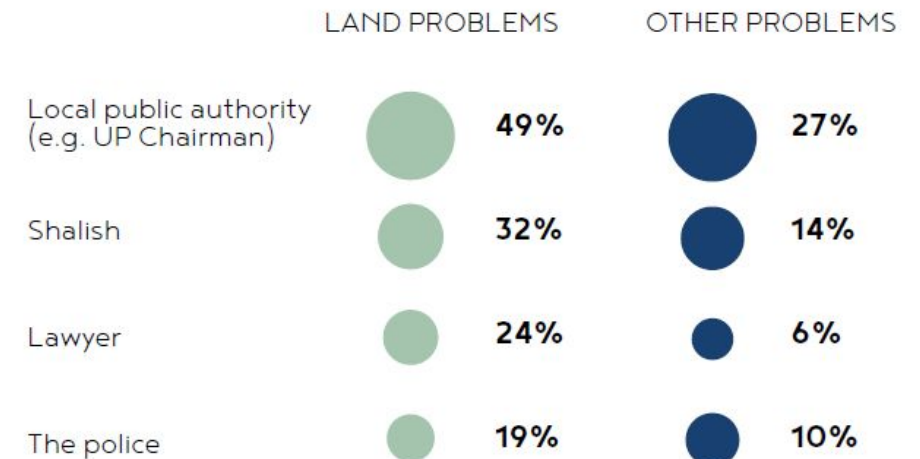
Informal sources of information and dispute resolution

- 91% seek advice from their social network
- 76% consult an institution

LEGAL INFORMATION AND ADVICE - SOCIAL NETWORK



LEGAL INFORMATION AND ADVICE - INSTITUTIONS





The Land Matrix Initiative

Partners



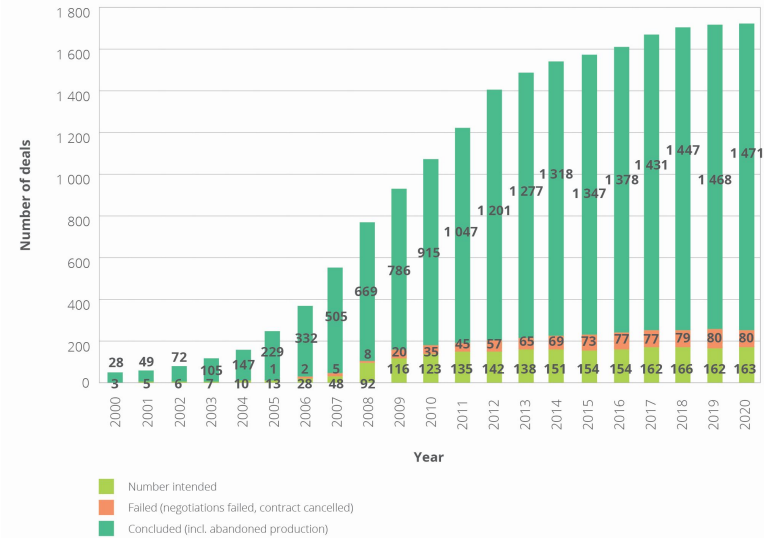
With the generous support of:



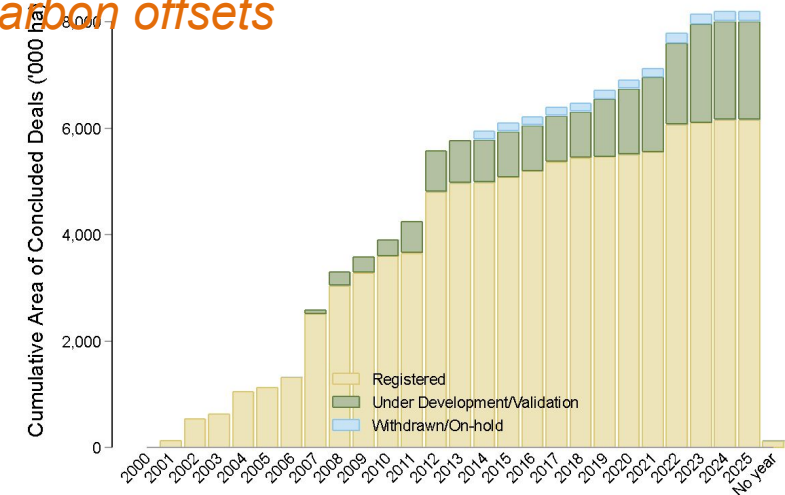
What's the big deal?

- In the past two decades, we have documented **large-scale land acquisitions** (LSLAs) in the Global South driven by various sectors profoundly affecting local livelihoods
- This includes, for example, **30 million hectares** of transnational land-based investment in the agricultural sector or **8 million hectares** of climate mitigation projects financed through the voluntary carbon market
- These investments have created **jobs** and improved local **infrastructure** in certain areas. However, some have also **failed to comply with FPIC**, **displaced smallholder farmers**, or lead to **infringements of the lands of IPs & LCs**

Land acquisitions for agriculture



Land acquisitions for land-based carbon offsets



What land acquisitions does the LMI record?

The Land Matrix records land acquisitions defined as...

Any intended, concluded, or failed attempt to **acquire land**



through purchase, lease, or concession of more than 200 ha in low- and middle-income countries

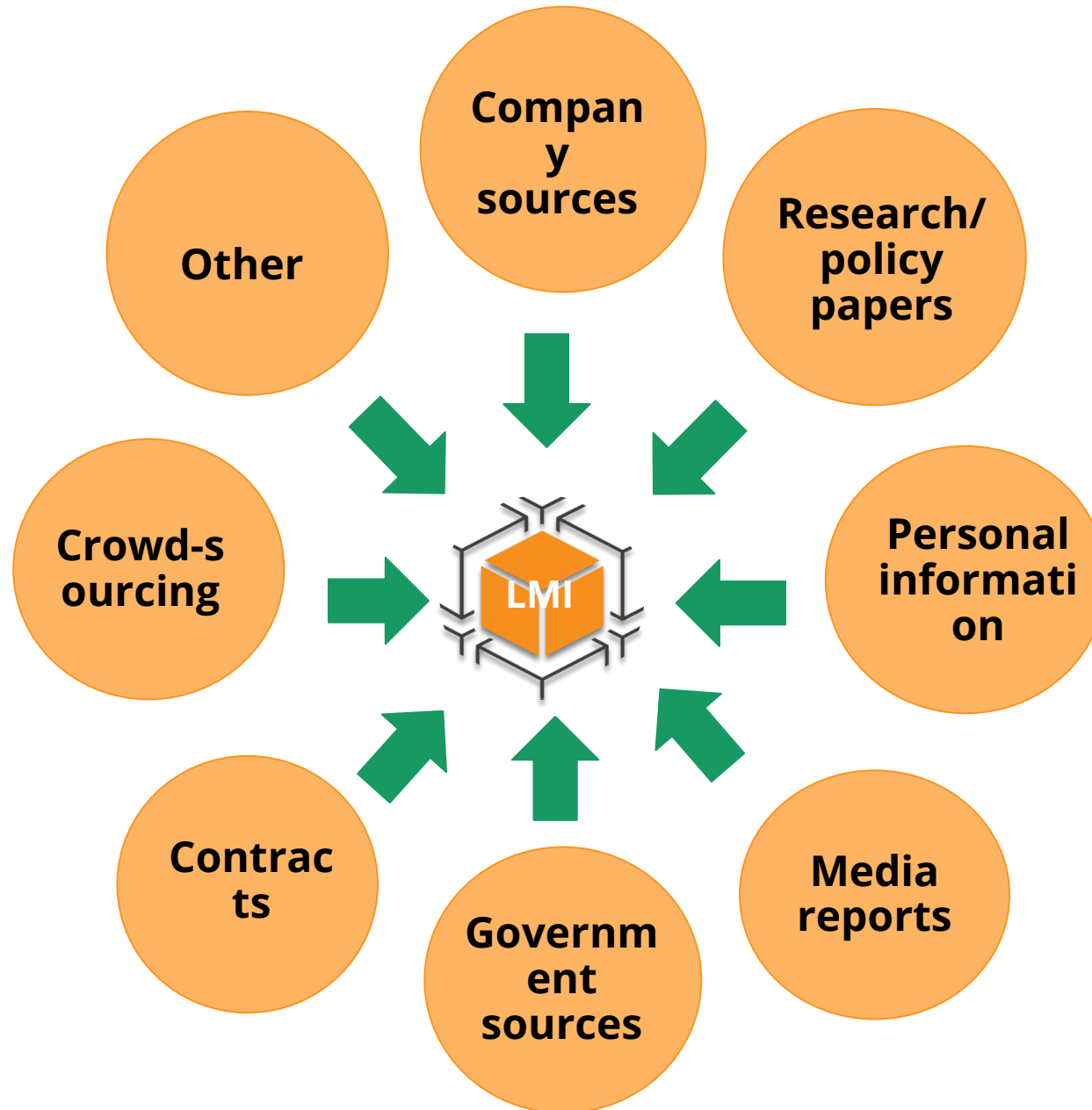


for agricultural production, forestry, carbon markets, renewable energies, mining, (conservation, and tourism)



with **7367 land-based investments** by May 2025 out of which agriculture is the best documented sector with 4198 deals. The forestry sector includes 1261 deals, mining totals to 816, and renewable energy power plants to 552.

Where does the Land Matrix source data from?



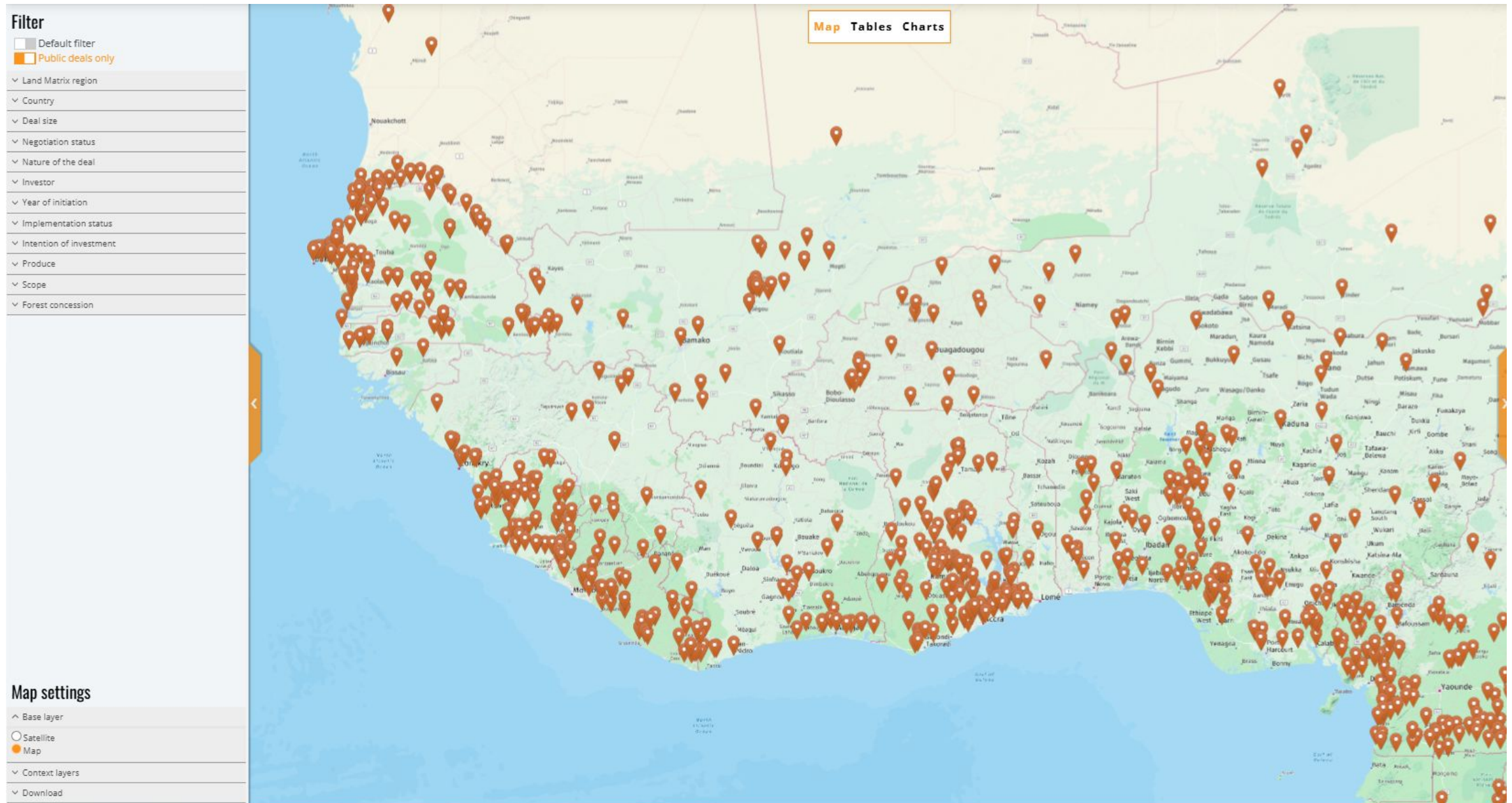
The **data creation, review, and activation** workflow follows a three-step sequence:

Step 1: Data creation or modification by reporters, scientists etc.

Step 2: Data review by Land Matrix editors or administrators

Step 3: Data activation (final confirmation, approval, and publication of the data) by Land Matrix administrators

Search and download data through: MAPS



Search and download data through: TABLES

The screenshot displays the Land Matrix website interface. At the top, there is a navigation bar with links for Data, Observatories, Resources, About, FAQ, and Contribute. A search bar and a language selector (English) are also present. On the left side, there is a sidebar with various filters including Global, Africa, Oceania, Northern America, Asia, Eastern Europe, and Latin America and the Caribbean. Below these are filters for Country, Deal size, Negotiation status, Nature of the deal, Investor, Year of initiation, and Implementation status. The main content area shows a table of 37 deals. The table has columns for Last full update, ID, Target country, Current investment, Investors, Current negotiation status, Current implementation status, and Deal size. A green box with the text "Search by deal" points to the "Deals" tab in the navigation bar. Another green box with the text "Click on the deal number for detailed deal information" points to the ID number 7097 in the table. The table data is as follows:

Last full update	ID	Target country	Current investment	Investors	Current negotiation status	Current implementation status	Deal size
2024-03-05	9838	South Africa	Solar park		Concluded (Contract signed)	In operation (production)	1 100
2024-02-29	9814	South Africa	Solar park		Concluded (Contract signed)	In operation (production)	252,4
2024-02-28	9734	South Africa	Solar park		Concluded (Contract signed)	In operation (production)	800 H
2024-02-23	8229	South Africa	Wind farm			In operation (production)	350 H
2023-01-04	7031	Mauritania	Food crops, Livestock	Fodder	Concluded (Contract signed)	In operation (production)	1 363
2023-01-02	7097	Mozambique	Food crops		Concluded (Contract signed)	In operation (production)	600 H

Detailed deal information

LAND MATRIX Data Observatories Resources About FAQ Contribute

3107 English Login

Deal #7097

Created: 2019-07-09 | Last update: 2023-01-02 | Last full update: 2023-01-02

Database variables

- Locations
- General info
- Contracts
- Employment
- Investor info
- Data sources
- Local communities / indigenous peoples
- Former use
- Produce info
- Water
- Gender-related info
- Overall comment
- Deal history
- Actions

1. Location ID	eFkbTeT5
Spatial accuracy level	Administrative region
Location	Naamacha, Mozambique
Point	Lat: -25.98709 Lng: 32.0326
Comment	Located in Namaacha district, Umbelúzi
Areas	
2. Location ID	qL8P14LQ
Spatial accuracy level	Administrative region
Location	Boane, Mozambique
Point	Lat: -26.04027 Lng: 32.32776
Comment	Located in Umbelúzi basin in Boane
Areas	

Legend

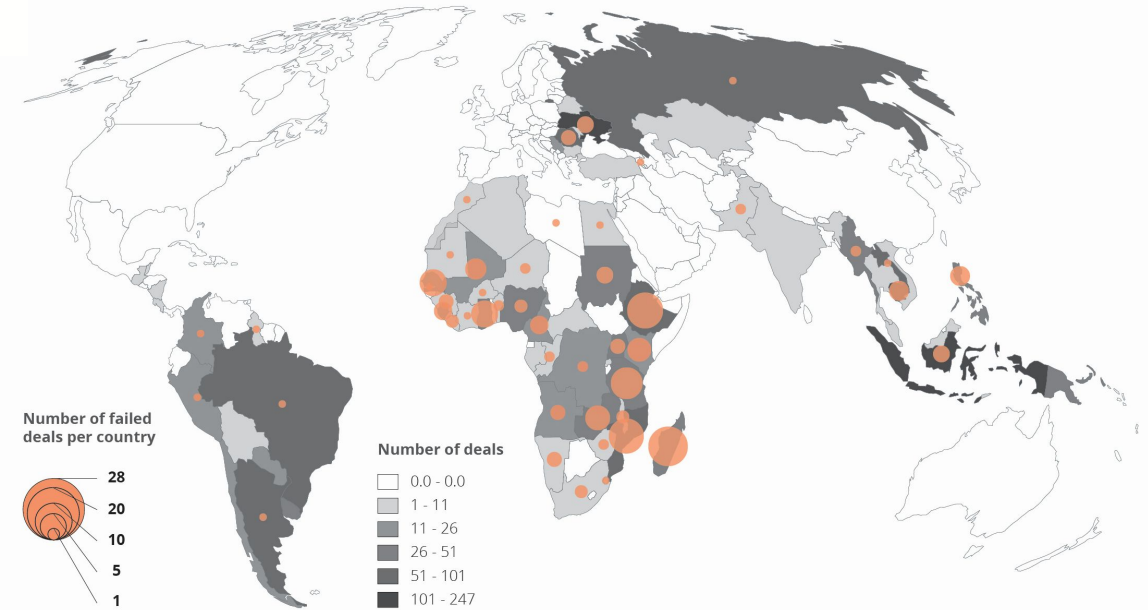
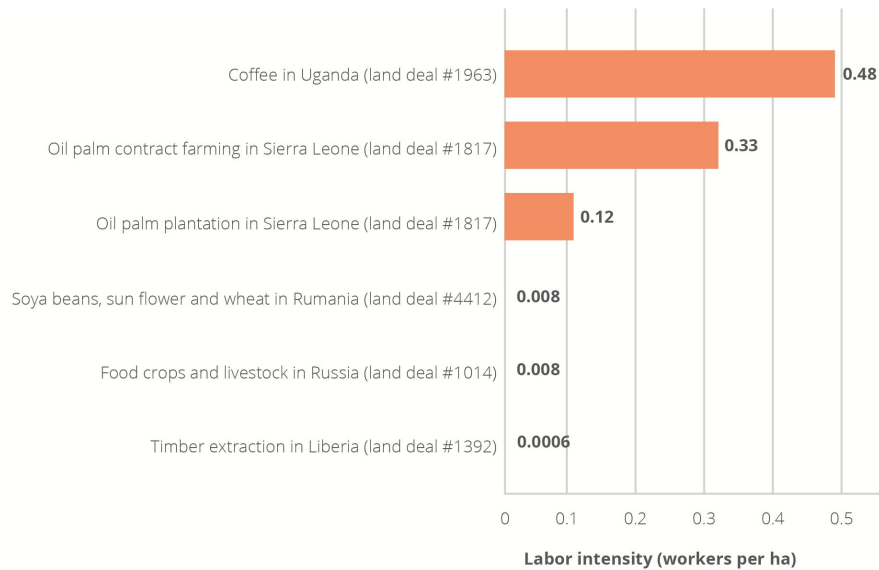
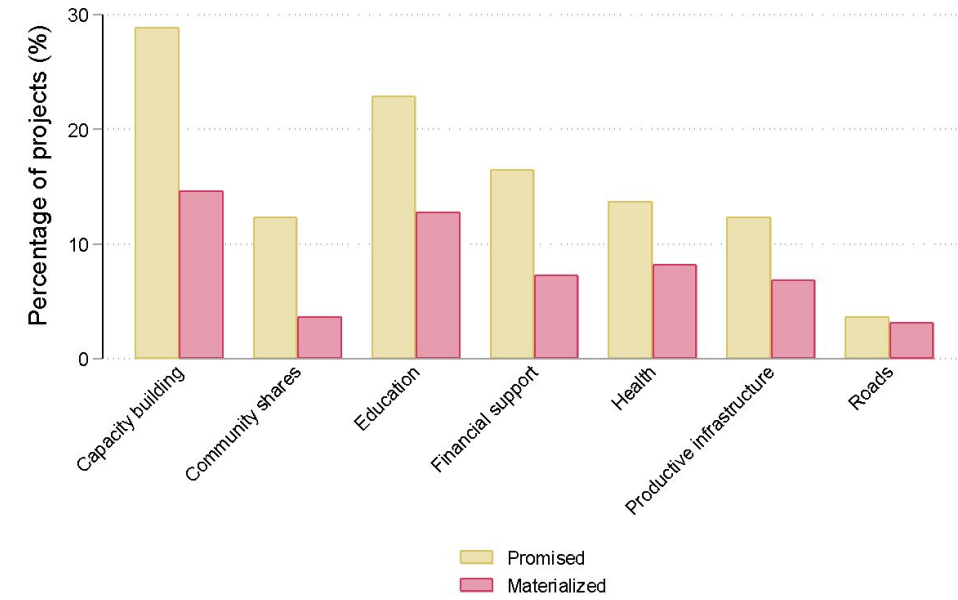
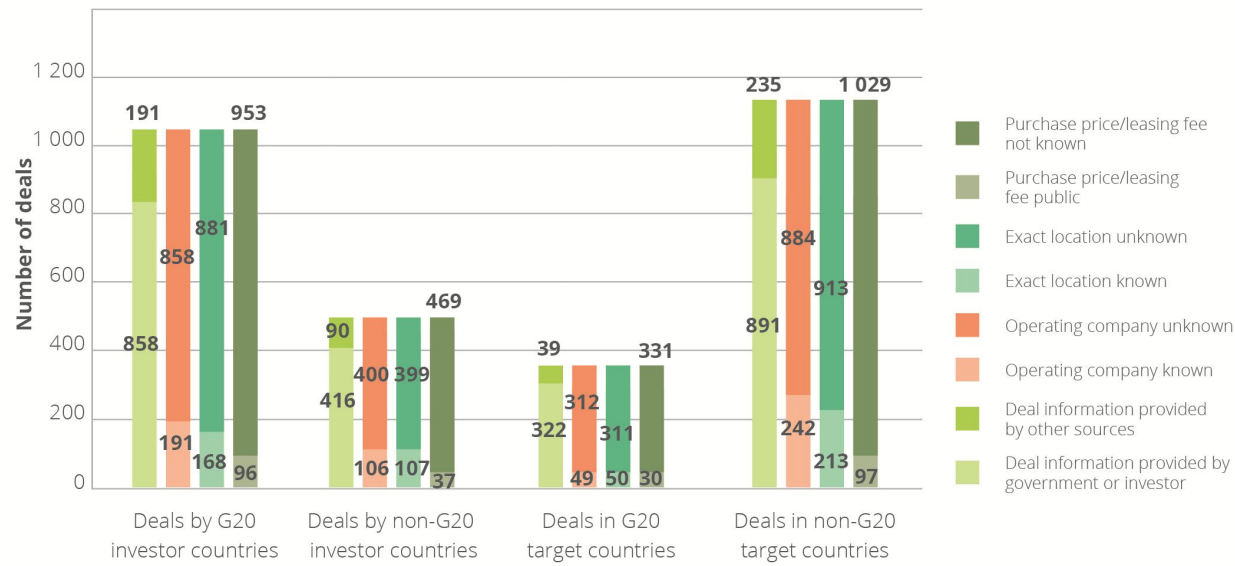
- Production area
- Contract area
- Intended area

Leaflet | Maps © Thunderforest, Data © OpenStreetMap contributors

Download

- Excel document
- CSV file

Various entry points for analysis



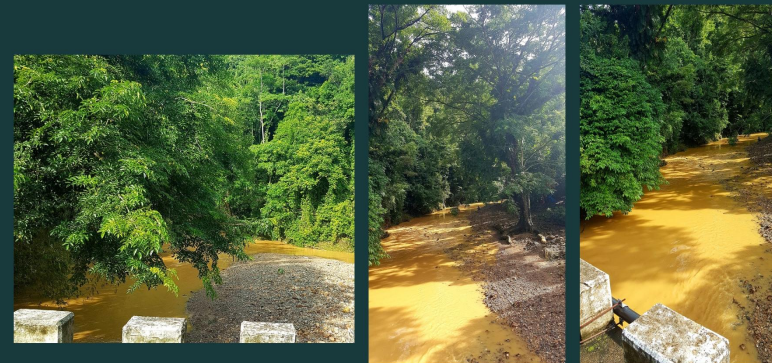
Notes: Calculations based on Land Matrix data. Countries are shaded in grey tones according to the number of projects they host: the darker the country is shaded the more projects are found in this country. Failed projects are displayed using red circles with the circle size being proportional to the number of failed projects in a given country.

An example: Nabas Wind Power Project (#10312)

- By prioritizing energy transition without having adequate safeguards in place, communities could be sidelined in the development process.
- In the Nabas Wind Power Project, NGOs reported inadequate consultation. This violated international Free, Prior and Informed Consent (FPIC) standards.
- And consultation and grievance redress mechanisms are of major importance, since the contamination of the water resources is a major concern for the entire local population, which draws its drinking water from the local rivers
- Following heavy lobbying by NGOs, the subsequent construction of wind turbines was carried out more responsibly



ROAD NETWORK BETWEEN WTG 11 & 20



STATUS OF NAPAAN RIVER ON AUGUST 03, 2023

Detailed documentation

Deal #10312
Philippines

actions

Created at 2024-05-08 Last update 2025-01-27

Logbook

2025-01-27 11:02 Christoph Kubitzka
Activation → Activated

2025-01-27 11:02 Christoph Kubitzka
Review → Activation
Small correction on number of finalized wind turbines

2025-01-27 11:02 Christoph Kubitzka
Draft → Review

Send feedback Add comment

Version #95801 Not fully updated

Publicly visible ✓ At least one data source (10) ✓ At least one active investor

Activated
2025-01-27

- Locations
- General info
- Contracts
- Employment
- Investor info
- Local communities / indigenous peoples
- Former use
- Produce info
- Water
- Gender-related info
- Overall comment
- Data sources
- Deal history

Names of communities / indigenous peoples affected

Name of community Nabaoyons - locals of Nabayo

Recognition status of community land tenure

Recognition status of community land tenure Community traditional or customary rights not recognized by government

Comment on recognition status of community land tenure The local government of Malay did not grant them any necessary permit or endorsement which means no operation should be conducted in their area of jurisdiction, however, the company continued their construction without prior approval from the local government.

Consultation of local community

Community consultation Not consulted

Comment on consultation of local community former barangay captain Sentia Quinto, said Nabaoyons have reiterated to the LGU that they were not part of the project's impact assessment

Villagers remain unconvinced about the benefits of the project, even if Petrowind promised a corporate social responsibility program - which the Malay LGU adopted on February 22 despite having no public consultation on it.

How did the community react?

Community reaction Rejection

Comment on community reaction the communities in Nabaoy have filed a resolution and complaint to Petrowind Energy Inc., citing harm it poses to the vital water supply, the severe habitat fragmentation, and the decline in sightings of rare species in the area, including its profound impact to the community's social, cultural, and economic well-being

Presence of land conflicts

Presence of land conflicts Yes

Comment on presence of land conflicts Villagers, who staged a protest last January 31, argued that the wind farm expansion project could pose irreversible damage to the Nabaoy River.

- We document these cases in our database and research outputs to increase transparency and accountability

For more information about how we capture,
analyze, and use data, explore our FAQs:

www.landmatrix.org/faq/

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