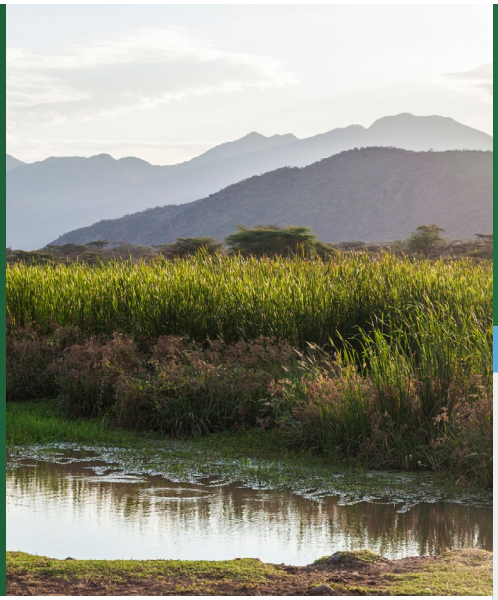
Land Facility

The Land Facility (LF) is a global programme funded by the UK Foreign, Commonwealth and Development Office (FCDO) that supports governments to design, implement, and sustain land governance reforms.



'Beyond certification': Enhancing land governance and service delivery in Ethiopia

Land Facility supports the Government of Ethiopia to guide a strategic transition, ensuring land sector reforms are sustained through stronger institutions, improved coordination, and more accessible services.

Duration: Jun 2025 – Mar 2026

Country: Ethiopia



Objective: The project focuses on establishing a government-led land policy coordination platform and developing a 'Beyond Certification' roadmap and action plan to ensure the sustainability of scaled rural land rights certification. It will also assess options for strengthening the urban cadastre to support recent regulatory changes. Together, these efforts will set a change management process to build institutional capacity, strengthen government ownership of reforms, improve coordination among development partners, and guide a long-term transition beyond certification.

Project goals

- **Establish and support a government-led land sector coordination platform** that includes key ministries, development partners, civil society, and the private sector to improve collaboration, share knowledge, align policies, and monitor progress.
- **Develop and adopt a 'Beyond Certification' roadmap and action plan** with the Government of Ethiopia to guide future land governance programming and identify priority actions for government and development partners.
- **Support the Government of Ethiopia** in implementing catalytic starter activities that promote the sustainability of land certification systems by building trust, gathering evidence, addressing key sustainability challenges in land administration services and facilitating action.

TETRA TECH International Development

Land Equity International and partners

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Progress and achievements in the first phase August 2025 – March 2026

Land Facility has demonstrated that targeted, strategic support can unlock momentum for system-wide land governance reform, even within a compressed timeframe.

Key achievements

- **Land sector coordination platform:** Established a government-endorsed framework to align ministries and partners and lay the groundwork for sustained coordination across Ethiopia's land sector.
- **Beyond Certification Roadmap:** Developed and endorsed by the government to guide short-, medium-, and long-term actions in areas like service delivery, financial sustainability, land markets, and climate resilience.
- **Decentralised land service delivery pilot (Meskan woreda):** Demonstrated a local "front office" model that brings land administration services closer to communities, reducing travel, delays, and informality in land transactions. The pilot combined digital service delivery tools, staff training, and gender and social inclusion (GESI) approaches to improve the efficiency, accessibility, and equity of land services at community level.
- **Property tax reform advisory:** Delivered actionable recommendations to help operationalise new property tax laws, improving valuation systems, institutional coordination, and revenue generation.

Bringing land services closer to communities

In Meskan *woreda* (district), located in central Ethiopia, Land Facility piloted a mobile "front office" model that delivers land administration services directly at the *kebele* (village) level. Equipped with tablets and digital tools, trained local staff learned to verify applications and quickly submit them electronically, reducing the need for villagers and farmers to travel long distances to district offices to submit land transactions.

The pilot improved efficiency, reduced delays, and strengthened trust in formal land systems, incentivising the formal recording of property transactions. Combined with targeted gender and legal awareness training, it also helped women and the community better understand and exercise their land rights, demonstrating a practical pathway for more accessible and inclusive service delivery.

"My husband is supportive when I discuss gender equality and equal land rights with friends when they gather at our house. They are often surprised to hear me speak on these issues and encourage me to share more, saying: 'now is your time, this is the time for women.'"

— Women Development Group Representative in Gidenaborat