

LAND REGISTRATION IN SHABELLE REGIONS, SOMALIA

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1. LAND USE AND ITS DISTRIBUTION IN DIFFERENT REGIONS

In Somalia the total land area of 63.6 million hectares can be categorized, according to the potential productive uses, 13 percent suitable for cultivation, 45 percent for livestock and 42 percent for other areas.

The table 1 shows distribution of 63.6 million hectares, cultivated area, number of farms and average farm size by region. In 1985, the cultivated area is estimated about 865.6 thousand hectares of which 773.2 ha (89.3% of the total) is rainfed and 92.4 ha (10.7%) is irrigated.

The cultivated area is around 10.5 percent of suitable land for cultivation and 1.4 percent of total Somalia. The Somali average farm size is 3.3 ha ranging from maximum of 7.7 ha (in Bakol region) to minimum of 1 ha (in central and eastern regions).

The shabelle regions area is about 8.25 million hectares (13% of total Somalia of which 339 thousand hectares (39.2 % of total cultivated area) are cultivated with average farm size of 3.4 ha.

2. REGISTERED LAND, LAW AND PROCEDURE

Agriculture land registration is regulated by law N°73, October 21, 1975 with which all land is state Propriety. The Ministry of Agriculture is responsible for the administration and leases of the Agricultural land. The duration of the concession is 50 years renewable. No one can have two leases even in different districts. In irrigated area the limit of the leases to individual farmers is 30 ha with seasonal crops and 100 ha with plantations while in rainfed area the maximum lease is 60 ha. There is no limit of size and duration of the collective leases (cooperative, state farms and society) by law.

According to the law the conceded land can not be transferred, sold and rented.

To have a land concession it is necessary to submit an application with an attachment of land planimetry to districtual coordinator of Ministry of Agriculture. A committee consisting of representative

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of Ministry of Agriculture, police and local government verifies the actual situation of the land applied, the application with land planimetry is posted on a public notice for 30 days. If there is no complaint during that period, the districtual coordinator passes the application with an official land title to Ministry of Agriculture through the regional coordinator.

After the final check of land and water Department at Mogadisho, the Ministry of Agriculture promulgates the decree of land concession and a copy of this is sent to the district office for the final registration.

In the country the total number of land registered on the bases of the law of 1975 is 12561 with total hectarages of 340464 (75.3% irrigated and 24.7% rainfed) the distribution of registered farm units and the relative hectares by region is shown in table 2. The average farm unit of registered land is 27.1 ha at national level ; 64.14 percent of hectares of registered land and 41.32 percent of registered farm units belong to the Shabelle regions with the average farm unit of 42.1 ha.

In conclusion the average conceded farm unit (27.1 ha) is very high according to the national average (3.3 ha) and the number of registered land is too low and it is less than 5% of the total farms.

3. LAND REGISTRATION IN SHABELLE REGIONS

Land and water Department of Ministry of Agriculture has registered a limited number of farm units in different regions in the last decade on the bases of the land law of 1975. There are land registry books in district and national (Mogadisho office) levels. Both the registries contain the information: register number, name of concessionary, locality, date, size and border of the conceded land.

The number of registered land in Shabelle regions (Hiran, Middle and Lower Shabelle) collected from Mogadisho land registry book in the Ministry of Agriculture is shown in table 3.

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Total number of conceded farm units, in the three regions, is 4885 (95.6% irrigated and 4.4% rain fed) and it is less than the number (5190) reported in table 2.

Break down of the number of registered farm units, per district in the Shabelle regions is illustrated in table 4,5 and 6 while table 7 shows total Afgoi district registered land collected from the district land registry book. The total registered farm unit of 1561, in table 7, is higher than the number of the same district in table 6.

There is contradictory data between land registry books in Mogadisho (table 3-6), Afgoi (table 7) and data published by Ministry of Agriculture (table 2).

Table 1 DISTRIBUTION OF LAND, CULTIVATED AREA, NUMBER OF FARMERS AND AVERAGE FARM UNIT BY REGION IN 1986.

Regions	Cultivated area Rural Households Farm.						
	Size 1000	%	Size 1000	%	Number	%	Average Farmer Unit (ha)
North West Reg.	4,480	7	90.3	10	14,027	6	6.4
Center+E. Reg.	32,260	51	32.5	4	32,415	12	1.0
Hiran	3,400	5	28.3	3	11,306	4	2.5
Middle Shabelle	2,080	3	113.7	13	22,549	9	5.0
Banadir	80	1	-	-	-	-	-
Lower Shabelle	2,770	4	197.0	23	65,833	25	3.0
Lower Jubba	4,900	8	26.5	3	20,761	8	1.0
Middle Jubba	1,870	3	54.6	6	13,766	5	4.0
Geddo'	4,470	7	39.4	4	18,080	7	2.2
Bay	4,120	6	244.4	28	56,891	22	4.7
Bakool	2,630	4	38.9	4	5,025	2	7.7
Somalia	63,620	100	865.6	100	260,603	100	3.3

1. Awdal West Region

2. Together, Sanaag, Bari, Sool, Nugaal, Mudug, Galguduud.

Source: Ministry of Agriculture Department of Planning Year Book of Agricultural Statistics 1986/1987
Mogadishu. 1987.

Table 2

Region	Numbers of Registered Farm Units	Size of Registered Land Area			Registered Land per Farm Unit (ha)
		Irrig Land (ha)	Rainfed Land (ha)	Total Reg.Land (ha)	
Awdal	485	1,540	3,045	4,585	9.5
W. Galbed	2,442	6,912	21,269	28,181	11.5
Togdher	1,800	779	18,545	19,324	10.7
Sanag	793	1,089	3,550	4,639	5.8
Bari	58	344	222	566	9.8
Nugaal	-	-	-	-	-
Sool	-	-	-	-	-
Mudug	-	-	-	-	-
Galgadud	-	-	-	-	-
Hiran	355	15,772	476	16,248	45.8
Middle Sh.	1,474	56,054	-	56,054	38.0
Banadir	-	-	-	-	-
Lower Sh.	3,361	129,645	16,439	146,084	43.5
Lower Jub.	501	12,553	4,402	16,955	33.8
Middle Jub.	375	15,850	3,884	19,734	52.6
Gedo	540	10,472	-	10,472	19.4
Bay	377	53	12,269	17,622	46.7
Bakool	-	-	-	-	-
Somalia	12,561	256,363	84,101	340,464	27.1

Ministry of Agriculture
 Department of Planning
 Mogadishu/Somalia, 1987

Table 3

REGISTERED LAND IN SHABELLE REGIONS (1975-1987)

YEARS	HIRAN			MIDDLE SHABELLE		LOWER SHABELLE	
	Total Regs	Land	%	Total Regs.	Land	%	Total Reg.Land
1975	-	-	-	-	-	-	3 0.1
1976	-	-	-	-	-	-	18 0.5
1977	-	-	-	147	10	431	14
1978	4	1	25	2	341	11	
1979	3	0.8	22	1.5	52	2	
1980	17	5	92	6.5	80	3	
1981	20	6	144	10	148	5	
1982	21	6	150	11	151	5	
1983	63	18	110	8	336	11	
1984	64	18	122	9	399	13	
1985	73	21	220	15	543	17	
1986	81	23	383	27	651	21	
Total	347	100	1415	100	3123	100	

Source:- Ministry of Agriculture, Department of Land and Water 1987

Table 4

LAND REGISTRATION IN HIRAN REGION

YEAR	<u>DISTRICTS</u>							
	B/Weyn		B/Burte		Jalalaqsi		Total	
	I	R	I	R	I	R		
1977	-	-	-	-	-	-	-	
1978	3	-	-	-	1	-	4	
1979	1	-	1	-	1	-	3	
1980	14	1	1	-	1	-	16	
1981	3	-	17	-	-	-	20	
1982	3	-	9	-	9	-	21	
1983	25	-	25	-	13	-	63	
1984	21	-	31	1	12	-	64	
1985	31	3	31	-	7	1	69	
1986	28	2	43	1	5	2	76	
Total	129	6	158	2	49	3	336	

Source:- Ministry of Agriculture, Department of Land and Water

1987

Table 5

LAND REGISTRATION IN MIDDLE SHABELLE REGION

YEAR	<u>D I S T R I C T S</u>					
	Giohar		Balad		Total	
	I	R	I	R	I	R
1977	40	-	106	1	146	1
1978	9	-	14	2	23	2
1979	11	2	5	4	16	6
1980	36	2	50	4	86	6
1981	16	-	120	8	136	8
1982	22	5	122	1	144	6
1983	29	6	74	1	103	7
1984	24	7	86	5	110	12
1985	126	1	93	-	219	1
1986	171	9	203	-	374	9
Total	484	32	863	26	1347	58

Source:- Ministry of Agriculture, Department of Land and Water

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Table 6

LAND REGISTRATION IN LOWER SHABELLE REGION

Year	Merca		Afgoi		Qoryoley		Barawe		Sablale		C.Warey		Total	
	I	R	I	R	I	R	I	R	I	R	I	R	I	R
1975	-	-	-	-	3	-	-	-	-	-	-	-	3	-
1976	-	-	-	-	18	-	-	-	-	-	-	-	18	-
1977	203	-	67	2	159	-	-	-	-	-	-	-	429	2
1978	67	-	171	78	25	-	-	-	-	-	-	-	263	78
1979	22	-	20	3	7	-	-	-	-	-	-	-	49	3
1980	13	-	40	7	20	-	-	-	-	-	-	-	73	7
1981	23	1	50	3	36	-	5	-	-	-	-	-	114	4
1982	28	-	60	5	55	-	3	-	-	-	-	-	146	5
1983	64	1	138	3	119	-	11	-	-	-	-	-	332	4
1984	154	2	128	1	74	4	34	1	1	-	-	-	391	8
1985	177	-	135	1	82	18	118	5	7	-	3	-	519	24
1986	229	-	190	3	50	4	107	2	38	1	26	1	640	11
	980	4	999	106	648	26	278	8	46	1	29	1	2977	146

Source: Ministry of Agriculture, Department of Land and Water.

Table 7

REGISTERED LAND IN AFGOI DISTRICT

YEAR	N° of Registered Farms	%
1977	67	4
1978	406	26
1979	80	5
1980	58	4
1981	85	5
1982	82	5
1983	145	9
1984	207	13
1985	259	16
1986	172	11
Total	1561	

Source:- Ministry of Agriculture, Department of Land and Water
Afgoi section - 1987