

# Domestic Investments in Land: Transparency & Community-Investor Interactions

Jesse Coleman

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**Columbia Center  
on Sustainable Investment**

A JOINT CENTER OF COLUMBIA LAW SCHOOL  
AND THE EARTH INSTITUTE, COLUMBIA UNIVERSITY

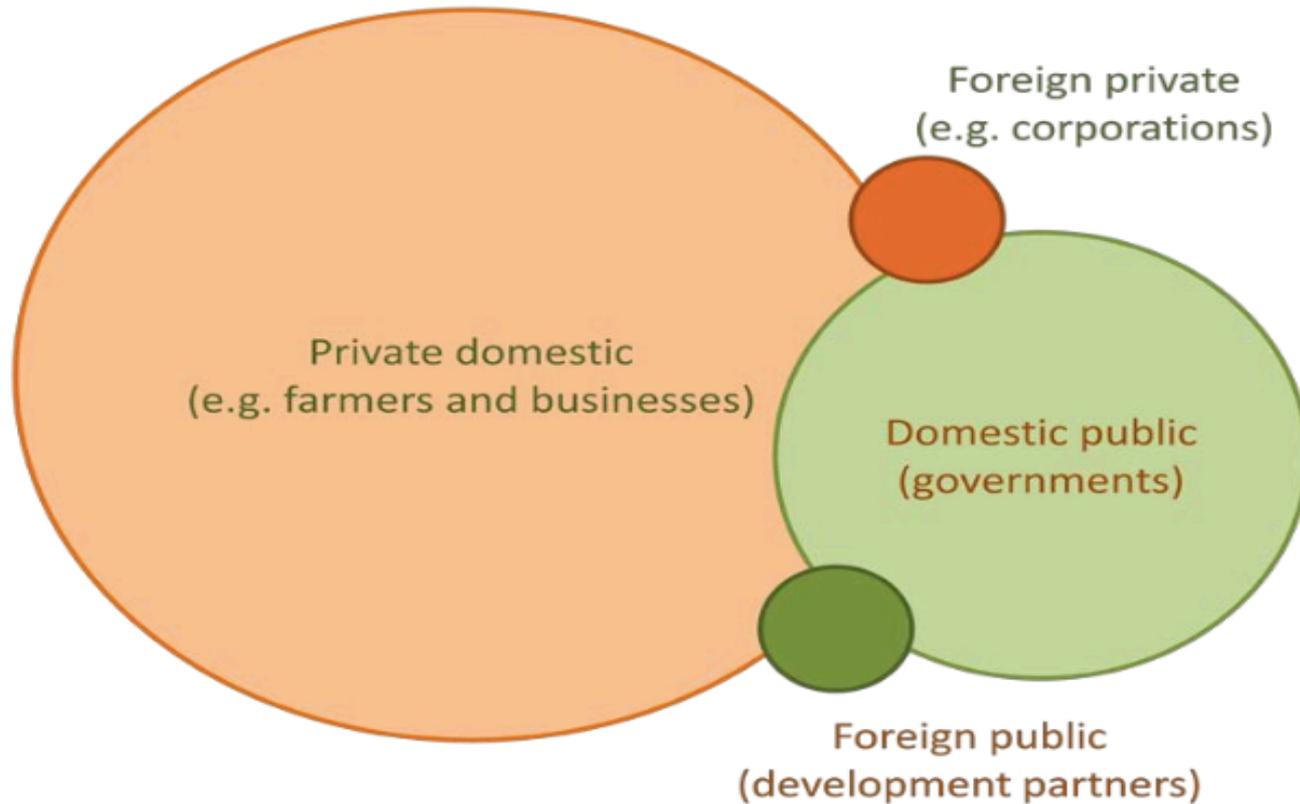
# Overview

1. Context
2. Gaps
3. OpenLandContracts.org
4. Community-Investor Interactions



# Context

Agricultural investors: public or private, domestic or foreign



Source: FAO.



# Context

*“Most agricultural investments **are financed from domestic resources** – whether public or private – and only a small share of funding comes from international sources.”*

Source: FAO, SOFA (2016)



# Gaps

Support  
Dynamics  
Technical Rights  
Beneficiaries Type  
Human Social Legal Costs  
Environmental  
Power Structure  
Impacts



# Lack of Transparency

- 🔥 Lack of transparency that permeates land investments **also extends to domestic investments** in land, both large and small
- 🔥 Addressing systemic lack of transparency = critical for **building clearer picture of nature and implications** of these investments



# OpenLandContracts.org

**OPENLAND** Beta  
**CONTRACTS**

EN FR

An online repository of  
**Open Land Contracts**

Search 193 contracts and associated documents **Search**

[Advanced search](#)

**193**  
Documents

**14**  
Countries

**45**  
Resources

Explore contract terms:

- Environmental impact assessment >
- Outgrowers programs >
- Work and investment commitments >

*OpenLandContracts.org is a repository of publicly available investment contracts for land, agriculture, and forestry projects. It features plain language summaries of key provisions and provides tools for searching and comparing contracts. [Learn more](#)*

# OpenLandContracts.org

The repository features:

1. **Plain-language summaries** (or “annotations”) of each contract’s key provisions
2. **Metadata**, i.e. basic information concerning a contract
3. **Tools and resources** to further facilitate users in understanding and analyzing land contracts, including:
  - 🔥 *Clips tool*
  - 🔥 *Guides to contracts*
  - 🔥 *Training modules*



# How can OLC help?

The screenshot displays the OpenLand Contracts Beta interface. At the top left, the logo 'OPENLAND CONTRACTS Beta' is visible next to a search bar containing 'Search all documents'. The main header shows the document title 'Nega Mamay Mihret, Lease, 2011' and a 'See Summary' button. Below the header is a document viewer with a toolbar for text and PDF views, page navigation (1 of 8), and zoom controls. The document content is displayed in the center, featuring a title in all caps: 'LAND RENT CONTRACTUAL AGREEMENT MADE BETWEEN MINISTRY OF AGRICULTURE AND NEGA MAMAY MIHRET'. The text describes a land lease agreement between the Ministry of Agriculture and Nega Mamay Mihret, an Australian citizen. It details the investment in cotton, sesame, and soybean crops on 3,000 hectares in Benishangul Gumuz Regional State. The document is dated 30/09/2011. On the right side, a 'METADATA' panel lists details such as Country (Ethiopia), Signature Year (2011), Resource (Cotton | Sesame | Soybeans (Soya beans)), Type of Contract (Land Lease Agreement), Open Contracting Identifier (ocds-591adf-3088551951), Disclosure Mode (Government), and Land Matrix ID (#3830).



# How can OLC help?

## Hunan Dafengyuan Agriculture Co, Lease, 2010

See Summary

Search in this document

TEXT

PDF

1 of 9

+

+

Share

Parent company or affiliates outside of country

Hunan Dafengyuan Agriculture Co.,Ltd is a private limited company incorporated in China and registered under Ethiopia

Page 1 ( Preamble )

Physical security or protection of property

The Government shall provide adequate security, free of cost, against any riot, disturbance or any other turbulent time other than... more

Page 5 ( Arts. 6.6, 14 )

Renewal or extension of term

The agreement can be renewed for additional years if mutually agreed by the parties. The agreement shall be renewed on... more

Page 2 ( Art. 2.1, Art. 8 )

Reporting requirements

Hunan Dafengyuan Agriculture shall provide correct data and investment activities reports upon request by the Ministry of Agriculture and Rural... more

Page 3 ( Arts. 4.6, 5.1, 5.3 )

### LAND RENT CONTRACTUAL AGREEMENT MADE BETWEEN MINISTRY OF AGRICULTURE

AND

#### HUNAN DAFENGYUAN AGRICULTURE Co.,LTD

This Land Lease Agreement is made and entered by and between Ministry of Agriculture of FDRE having its principal office at Bole sub city , Addis Ababa, Ethiopia, [herein after referred to as the "Lessor"].

and

**HUNAN DAFENGYUAN AGRICULTURE CO.,LTD** is a Private limited company incorporated in China and registered under Ethiopia , having its Registered Office at **ILuo /003, Kebele 03/05, Bole sub city, Addis Ababa Ethiopia** [herein after referred to as "lessee", which expression where the context admits shall also mean and include its successors and assigns, including a company to be incorporated for the purpose here in after mentioned by the lessee in the Federal Democratic Republic of Ethiopia.

**WHEREAS**, the lessee, a business organization incorporated to engage in development of Sugar Cane plantation and sugar processing under the relevant laws of Ethiopia and requires sufficient land in Gambela Regional State;

**WHEREAS**, the Lessor is willing to provide the required land lease basis in accordance with the terms and conditions provided hereunder;

**NOW THEREFORE**, the parties have executed this land lease agreement on **25/11/2010** under the terms and conditions indicated herein below.

#### Article 1

##### Scope of Agreement

1.1 The scope of this lease Agreement is to establish a long term land lease of rural land for Sugar Cane farming and related activities on the land measuring **25,000** hectares, located in **Gambela** Regional State, **Agnewa** Zone, **Dima** District around **Ukach and awaya** kebeles together all rights of easement of amenities, fittings, fixtures, structures, installations, property or other improvements standing thereon, to the company incorporated for the purposes hereinafter mentioned by the lessee in the Federal Democratic Republic of Ethiopia.

### METADATA

Country  
Ethiopia

Signature Year  
2010

Resource  
Sugarcane

Type of Contract  
Land Lease Agreement

Open Contracting Identifier  
ocds-591adf-3697697327

Disclosure Mode  
-

Annex(es) missing from document  
Yes

Land Matrix ID  
#1306



# Community-Investor Interactions

- 🔥 **Guide for communities and their advisors** regarding interactions with investors over land
- 🔥 Domestic investments involving **national elites**, without necessarily involving government agencies or foreign companies



# Legal & Technical Support Gaps

- 🔥 Part of broader work on **identifying and addressing legal and technical support gaps** around land investments
  - 🔥 Legal support for host governments
  - 🔥 Financing mechanisms for legal support for communities
  - 🔥 Non-legal technical support for communities
  - 🔥 Mechanisms for redress of harms in case of project failure/ abandonment
  - 🔥 Access to justice and impact of international investment treaties and investor-state arbitration





# OpenLandContracts.org

A NEW GLOBAL REPOSITORY

Thank you!

[jcoleman@law.columbia.edu](mailto:jcoleman@law.columbia.edu)