

# AFC LAND USE & DISTRIBUTION POLICY

One Nation, One Land:  
Fairness, Stewardship,  
Sovereignty



## EXECUTIVE SUMMARY

To ensure equitable, sustainable, and rights-respecting land governance, the AFC believes that **every naturally born Guyanese** is entitled, on their 18th birthday, to a parcel of land for housing—subject to availability and regional planning. Rights to land are tied to **citizenship by birth and at least three generations of verifiable Guyanese heritage**. This ensures national patrimony is preserved for those with deep roots in Guyana.



This policy tackles entrenched issues—**political patronage, indigenous dispossession, weak titling systems, unchecked extraction**, and “**green grabbing**”—with strategic, people-first interventions.

Furthermore, it addresses growing concerns over the commodification of land by recently naturalized individuals and foreign investors, placing **national interest and intergenerational equity** at the center of land-use reform.

Through **affirmation of indigenous rights, transparent distribution systems**, and **community-led development**, this policy sets the foundation for a land governance framework that is transparent, inclusive, ecologically sound, and nationally sovereign.



## 1. TRANSPARENCY, ANTI-CORRUPTION & OVERSIGHT

**Problem:** Nepotistic allocation, opaque expropriations, elite capture.

**Policy Measures:**

- Enact a **Land Transparency Law** requiring public disclosure of all land concessions and leases.
- Create an **open-access digital land registry**.
- Require **competitive bidding** for all state land allocations.
- Establish a **Land Monitoring Commission** with civil society and indigenous representation.
- Empower the **Auditor General and Ombudsman** with land-specific powers.
- **Criminalize political abuse** of expropriation processes.
- Prohibit secondary leasing of **state lands** without **GL&SC approval and oversight**.

## 2. BIRTHRIGHT & NATIONAL INTEREST PROTECTIONS

**PROBLEM:**

Non-nationals and newly naturalized individuals acquiring land prematurely, eroding patrimonial equity.

**Policy Measures:**

Guarantee **land access for housing** to **Guyanese born citizens with at least three generations of lineage** in Guyana.

Restrict the **purchase of state lands** by **recently naturalized citizens (within the last 10 years)** and **non-nationals**, with exceptions only for agricultural or commercial leases with government oversight.

Ban **speculative land acquisition** through local proxies acting for foreigners.

**Leased lands** may not be **sub-leased or**

**transferred** without explicit **approval by the Guyana Lands and Surveys Commission (GL&SC)**.

## 3. INDIGENOUS RIGHTS & LAND SECURITY

**Problem:** Amerindian dispossession, FPIC violations, mapping conflicts.

**Policy Measures:**

Legally embed **Free, Prior and Informed Consent (FPIC)** in alignment with **UNDRIP** and **Escazú**.

Accelerate **Amerindian Land Titling (ALT)** and **extension** processes.

Moratorium on new concessions in pending title areas.

Launch **community-led participatory mapping** with parliamentary oversight.

Recognize and register **customary land claims and collective titles**.

## 4. MINING & EXTRACTION GOVERNANCE

**Problem:** Illegal mining on ancestral lands, elite control, pollution.

**Policy Measures:**

Cancel illegal concessions on **indigenous and untitled lands**.

Launch **sustainable mining education** using mercury-free methods.

Require **environmental licenses** approved by local communities.

Enforce **royalty-sharing** through village development trusts.

## 5. LAND TITLING & INSTITUTIONAL REFORM

**Problem:** Delayed processing, poor surveying, fraud-prone records.

**Policy Measures:**







**Modernize** and digitize **GL&SC** systems with **geospatial mapping**.

Train hinterland and coastal officials in **land surveying and administration**.

Establish an **Independent Land Dispute Tribunal**.

Mandate **regular audits** of communal and private titles.

## 6. GREEN POLICIES FOR EQUITY & CONSERVATION

**Problem:** “Green grabbing” via REDD+/LCDS, exclusion of locals.

### **Policy Measures:**

Pause conservation concessions in indigenous zones until FPIC and mapping are completed.

Redirect **climate financing** to **community-driven** agroforestry and eco-tourism.

Insert **consent clauses** into green

investment contracts.

Mandate public disclosure of **all carbon offset agreements**.

## 7. PARTICIPATION, CAPACITY & LOCAL EMPOWERMENT

**Problem:** Top-down governance, weak local decision-making.

### **Policy Measures:**

Support **National Toshaos’ Council** to develop and enforce FPIC guidelines.

Fund **community GIS and UAV mapping** training.

Establish **Village Land Councils** to issue permits and monitor environmental compliance.

Expand **independent community monitoring** (e.g., the Bethany pilot model).



8. BENEFIT-SHARING & SUSTAINABLE LOCAL ECONOMIES

**Problem:** Hinterland resource extraction benefits coastal elites.

**Policy Measures:**  
Dedicate a **fixed percentage of concession fees and royalties** to **local development funds**.  
Enable leasing for **community-led eco-tourism, forestry, and energy projects**.  
Establish a **Land & Resource Enterprise Fund** to support local entrepreneurship.  
Link land access to **productive use**, not absentee ownership.

9. MONITORING, ACCOUNTABILITY & INTERNATIONAL SUPPORT

**Problem:** Lack of enforcement, poor oversight of agreements.

**Policy Measures:**  
Mandate **annual independent audits** of GL&SC and titling programs.  
Sign onto **Open Data and Open Government Compacts** for transparency.  
Partner with international institutions (UNDP, FAO, IWGIA) for capacity building.  
Adopt **multi-lateral land governance certifications** to attract ethical investment.

IMPLEMENTATION ROADMAP

PHASE	ACTIVITIES
0–6 months	Pass Land Transparency & FPIC Laws; launch digital land registry; suspend concessions in untitled areas.
6–18 months	Digitize existing land titles; start national participatory mapping; revoke illegal concessions.
18–36 months	Implement benefit-sharing and sustainable mining programs; enforce sub-leasing and nationality clauses.
Annual	Conduct and publish audits; adjust policy; report to Parliament and affected communities.

CONCLUSION:

This **rights-based, transparency-driven land policy** balances protection of indigenous and local interests with national sovereignty and development goals. By ensuring **generational Guyanese** benefit first, while reinforcing **land justice** for hinterland communities, the AFC reaffirms its commitment to **One People, One Nation, One Destiny—on One Land**.

VOTE

AFC



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