

CURRENT AND RECENT PROJECTS INCLUDE:

LAND USE POLICY AND ADMINISTRATION PROJECT (LUPAP) – BAHAMAS (US\$184,253) The general objective of this 18 month project is to improve the efficiency of land administration and land information management while preparing modern land policy guidelines and legislation, thereby contributing to improving the use of land resources of the Bahamas. To achieve this objective LUPAP consists of three standalone but interrelated components: 1) Land Administration Modernization; 2) Land Information Management; and 3) National Land Issues and Policy Guidelines (Land Policy). Terra Institute, Ltd. will lead the effort under Component 3.

The primary objectives of the Land Policy activity is to develop comprehensive land policy guidelines and inform the development of a national land policy by completing an expert analysis of five overriding land policy issues and completing a local and national-level participatory dialog process. The study will analyze the following land policy issues facing The Bahamas:

- improving land tenure security, including analysis of the issues of Commonage and Generational Land;
- reform and modernization of land legislation;
- rationalization of the institutional organization for government land administration;
- development of an integrated and participatory land use planning process; and
- improving property appraisal methods for ensuring more equitable and effective property taxation systems.

The Land Policy Manager, Dr. Allan Williams, will be supported by topical specialists, in particular the Land Institutions Specialist, the Land Use and Development Specialist, the Land Law Specialist, the Land Economist, and the Socio-Environmental Specialist.

Terra is joined in this effort by Prime Contractor International Land Systems, Inc. and Simmons Aerofilms, Ltd. The project is being funded by the Inter-American Development Bank (IDB) with startup in October 2006.

CAPACITY BUILDING FOR LAND POLICY AND ADMINISTRATION REFORM IN AFGHANISTAN (US\$820,800) In June of 2006 Terra Institute, Ltd., in association with Scanagri Denmark A/S, began work under this Asian Development Bank effort. The purpose of this one year project is to provide Technical Assistance to the Afghan Government in formulating a national land policy and in building a related institutional structure for land administration. The terms of reference specify five outputs.

Specifically, the Team will work with the Inter-Ministerial Land Commission and help with the following activities:

1. conduct an analysis of existing institutional structures concerned with land administration and assess their technical capacity;
2. prepare a draft comprehensive land policy;
3. develop options for a system of land titling and registration including land databases;

4. propose a new institutional structure for land administration capable of implementing the new policies; and
5. prepare an action plan to implement the above, including an appropriate capacity building program.

To provide focus and appreciation for the complex requirements of land administration, approximately five pilot communities will be selected for community input into the project. Major achievements of these communities in meeting local land tenure and use challenges in the past will be analyzed, and options explored for resolving land issues presently faced in these communities.

Building upon its past work in Afghanistan, the Team will be able to coordinate closely with past and current related work being undertaken by other aid agencies such as USAID, the World Bank, the Afghanistan Research Evaluation Unit, and the Asian Development Bank.

TECHNICAL ASSISTANCE IN AGRICULTURE (MCC-TAA) WORLDWIDE
Millennium Challenge Corporation (MCC) issued this ID/IQ Award to Terra Institute, Ltd., in consortium with HTSPE, Ltd. (UK) and PROMAR International, Inc. (US) to provide consulting services to evaluate the technical, economic, and social aspects of project proposals (due diligence) during the compact process with MCC-eligible (or threshold) countries. MCC also seeks short-term consulting services to assist in review and evaluation of technical issues that arise during the MCC compact process, as well as assistance in identifying options for solutions to these issues. Consulting services are also required when MCC hosts expert review panels and workshops for its counterparts in MCC-eligible countries. Finally, ongoing oversight, monitoring, and program evaluation will be required.

For this contract, MCC assignments include four broad areas:

- **Rural Infrastructure:** Technical, economic, or social assessments of rural infrastructure that is related to agriculture and the rural economy, such as market access road rehabilitation, reservoir, and irrigation schemes for agriculture;
- **Agricultural Productivity:** Technical, economic, or social assessments of agricultural productivity and its impact on rural economic growth and poverty alleviation;
- **Agricultural Marketing:** Technical, economic, or social assessments of agricultural market chain (production, post harvest, processing, and marketing) support services;
- **Land Tenure:** Technical, economic, or social assessments of land tenure (rural or urban) as it relates to economic growth and poverty alleviation.

Specific agricultural fields of expertise to be provided include: rural agribusinesses; agriculture economics; agricultural marketing and demand assessment; land tenure and land market issues; watershed management and reforestation; agriculture input services; applied agriculture research and extension; agriculture cooperatives and association building; agriculture policy; agriculture engineering; and other agribusiness-related assistance.

The Consortium will provide flexible and rapid response to MCC requests for specific services to address MCC needs in the various aforementioned fields, as they arise. Some requests will require work in more than one area, while others will involve only one technical area. The

period of performance for such services may range from one day to several months. Services could be in any of the MCC-eligible countries. For detailed information on these countries, please visit the MCC Web site at www.mcc.gov. This award is for a period of one year with four option period years.

AFGHAN LAND TITLING AND ECONOMIC RESTRUCTURING PROJECT (LTERA) (US\$2,825,495) In October of 2004, Terra Institute, Ltd. entered into a subcontract agreement with the Emerging Markets Group, Ltd. (EMG) to implement the land titling and registration component (Component 1) of this USAID project. The overall goal of Component I is to assist the Government of Afghanistan (GOA) to alleviate the uncertainty surrounding land titles through secure, accessible and efficient property registration, simplification of land-titling procedures, regularization of properties in informal settlements, and clarification of the legal framework supporting property rights—all of which will help market reforms to promote sustainable economic growth and to protect the rights of the poor and improve their livelihoods. An important priority in the project is to improve the tenure security of people holding land and buildings in the informal settlements which have sprung up in and around the major cities, particularly Kabul. Institutional investments will be made, however, so as to enable the extension of the titling efforts to smaller cities as well as to rural areas.

Principal objectives of Component 1 are to:

1. Rehabilitate Makhzans and secure property deed records archived in them.
2. Assist the Afghan government in developing a transparent, low cost, accessible and efficient property registration system, which will include developing appropriate mapping techniques, unique property identifiers and database systems.
3. Develop community based tenure regularization strategies for informal settlements that combine local Afghan traditions with Afghan and Islamic law and are part of community action planning efforts.
4. Assist in the harmonization of the laws and traditions regarding land ownership, land leasing, inheritances and transfer, as well as establishing more secure tenure for all sectors of the Afghan population.
5. Develop a pilot Legal Assistance Program for Property Rights in Kabul and Badakshan Provinces.
6. Build public support for an upgraded land administration system through an active community outreach and public education program

Related objectives:

Stimulate discussion of tenure issues in informal settlements through a conference,
Develop a pilot dispute resolution program to settle land conflicts which incorporates both formal and informal dispute resolution mechanisms,
Use mentoring, public education on property rights and remedies, and community level outreach to ensure that women, other disadvantaged groups, and regular citizens are empowered, have confidence in the nation's land administration institutions, and have support from the international community as they rebuild their country,
Develop a public service organization to strengthen civil society's input into policies and programs dealing with land tenure problems,

Implement a small grants program to promote local Afghan involvement in activities to improve land tenure regularization, registration and tenure security of all sectors of the population.

Terra's Land Titling Team Leader/Legal Advisor will provide full time, long term assistance to this effort through the life of the project, which will run through September 2007. In addition, Terra Institute, Ltd. will also be providing several short-term technical assistance teams to provide expertise to their local counterparts in the areas of: Spatial Information and Mapping, Information Technology, Land Tenure, Registry Operations, Legal and Policy Development, Dispute Resolution, Community Outreach, and Public Awareness.

GEORGIA LAND MARKETS DEVELOPMENT PROJECT (US\$8,122,796) April 2001 – July 2005 Under a Cooperative Agreement with the United States Agency for International Development (USAID) Terra Institute, Ltd. began its collaboration with the Association for the Protection of Land Owner's Rights (APLR). The original objectives were:

- Registration of an additional 1,400,000 parcels (for a total of 2,400,000 total since July 1999) and issuance of registration certificates to landowners that ensure secure title;
- Provide support for land transactions that lead to land market development;
- Provide public education and support to landowners to ensure the protection of their land rights;
- Provide support and assistance for further land privatization, including enterprise land;
- Advise on legal land reform and monitoring new land law introduced by GOG;
- Strengthen the APLR's administrative and financial management capacities for managing initial registration, land market policy development, public education concerning landowners' rights and responsibilities, and the promotion of security of rights to land and real estate through registered transactions.
- Conversion of the APLR and other organizations into Self Regulating Organizations (SRO's) which will include other groups or professionals related to real estate transactions, cadastral surveying, property appraisal, auction, and land registration services;
- Conduct foreign donor liaison;
- Report on project progress and other issues to USAID and other appropriate authorities.
- Establish a legal mediation and conflict resolution capability in the APLR.

In June, 2003, a two year extension of the LMDP was initiated with the general goal to improve the operations of land markets, particularly agricultural land markets. The objectives of the extended LMDP were:

- Complete a "quality assurance" program for the initial registration of agricultural reform land
- Develop, test, and revise regulations for implementing the law for the privatization of remaining State owned agricultural land, including the initial registration of

- agricultural land previously privatized but not registered (the “white spots” on the initial registration maps);
- Develop the real estate market institutions, by
 - strengthening the policy voice of the APLR,
 - increasing the services of the APLR for assisting land owners,
 - Improving the legal/policy framework for the proper functioning of land markets.

It is important to note that the USAID/Caucasus considers the Georgia Land Market Development Project a shining example of a successful project with tangible results and the APLR will be continuing on its mission to represent and provide services to individuals and legal entities interested in the protection of property ownership rights of all landowners of Georgia. Through these efforts, APLR will support the orderly and transparent development of the land and real property market. The APLR will be the leading source of expertise in land issues for the government and landowners of Georgia.

LAND ADJUDICATION REFORM PROJECT (LARP) May 2005 – September 2005

Terra Institute, Ltd. assisted the Engineering Institute of the University of the West Indies to identify the best technical team to provide consultancy services under their contract with the IDB. The consultants provided services to The Government of the Republic of Trinidad and Tobago (GORTT), in the following areas:

- (*Information Technology*); Determined the IT requirements for the land adjudication exercise and the ongoing maintenance and dissemination of land-related information by the Land Registry;
- (*Institutional and Organizational Development*): Proposed strategies and provided an analysis and discussion of the available options for the most appropriate institutional framework in which the objectives of the Project could best be met;
- (*Environmental and Social Impact analysis*): Provided an Environmental and Social Impact analysis and report, conforming to the requirements of the Bank, focussed especially on the processes and risks of systematic land adjudication;
- (*Economic Evaluation*): Conducted an objective, rigorous and formal economic evaluation and cost-benefit analysis of the proposed new system of land registration;
- (*Communication and Participation*): Proposed a public relations and communications strategy and plan to inform stakeholders of the purpose of the Project and promote the full and effective participation of beneficiaries; and
- (*Socio-economic Baseline Survey*): Collected socio-economic baseline data to inform, assess, monitor and evaluate the project.