

CURRENT AND RECENT PROJECTS INCLUDE:

■ **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 to develop 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:

1. Stimulate discussion of tenure issues in informal settlements through a conference.
2. Develop a pilot dispute resolution program to settle land conflicts which incorporates both formal and informal dispute resolution mechanisms,
3. 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.
4. Develop a public service organization to strengthen civil society's input into policies and programs dealing with land tenure problems
5. 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 and the Spatial Information Team Leader 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 the 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.

■ **A NEW CROWN LAND POLICY FOR THE TURKS AND CAICOS GOVERNMENT (US\$36,537)** The Crown is the largest landholder in the Turks and Caicos Islands (TCI). Land is by far the Government's most valuable tangible asset, and land still held by the Crown is probably a larger proportion of total land area in the TCI than in most jurisdictions in the Caribbean. A significant amount of Crown Land has been protected as national park and other protected area designation. The potential value of Crown land as a whole, has risen dramatically over recent years and is likely to continue to do so.

This consultancy will examine current Crown land policy and practice, working together with the Policy Review Team to get wide views, including taking into account the analysis and recommendations in the report on Crown Land by the Chief Auditor, and produce recommendations for a future comprehensive approach which maximizes sustainable revenues from Crown Land, takes account of competing economic, social and environmental factors, benefits the long term economic and social interests of the Belonger Community and ensures transparency and openness in the administration of Crown land.

The overall objectives of this work is to: 1) to describe and evaluate existing arrangements for the management and disposal of Crown Land; 2) to examine the experiences and practice in other comparable jurisdictions in formulating recommendations; and 3) to develop explicit policy and guidelines for the management of crown land designed to: a) maximize value for money for the TCIG; contribute to the overall social and economic development of the TCI; and, in the most effective and equitable way possible, to the empowerment of the Belonger community; b) meet the housing needs of Belongers in a way which satisfies goals of equity, need and overall social and economic; and c) meet environmental needs both within and outside the protected area system, ensuring the adherence to national Environment Charter and international obligations on biodiversity conservation and other environmental elements.

Consultants will be working in TCI during the first quarter of 2005 to develop a report which provides recommendations for the management of Crown Land, including, and taking into account the analysis of the Chief Auditor's Report and points raised by the wider community.

■ **GEORGIA LAND MARKETS DEVELOPMENT PROJECT (US\$8,122,796)** Terra Institute, Ltd. under a Cooperative Agreement with the United States Agency for International Development (USAID) provides financial and project management development in order to position the Association for the Protection of Land Owner's Rights (APLR) to assume full operational responsibility for the registration of ownership of approximately 1,130,000 agricultural parcels and 270,000 residential parcels, to continue with public

education and land market policy work, to develop a program for Self Regulating Organization (SRO) formation and a pilot effort for mediation among conflicting parties and resolution of legal difficulties of property owners. Specific responsibilities of Terra Institute, Ltd. to the APLR include: 1) financial training; 2) revenue supply, financial monitoring and contracting; 3) APLR capacity building; 4) land privatization, legal reform, and land market development support; 5) SRO development support; 6) development of real estate and cadastral services associations; and 7) Resident Advisor support.