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LAND GOVERNANCE SUPPORT ACTIVITY

Annual Report

Year One (August 2015 – September 2016)



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ACRONYMS AND ABBREVIATIONS

ADR	Alternative Dispute Resolution
APLSUL	Association of Public Land Surveyors of Liberia
CDR	Collaborative Decision Resources Associates
CLA	Collaborating, Learning, and Adapting
CLPP	Community Land Protection Program
CNDRA	Center for National Documents and Records Agency
COP	Chief of Party
CRL	Community Rights Law
CSO	Civil Society Organization
DCOP	Deputy Chief of Party
DLSC	Department of Lands, Survey and Cartography
EPA	Environmental Protection Agency
FDA	Forest Development Authority
GOL	Government of Liberia
GUC	Grants under Contract
ILTF	Interim Land Task Force
LAP	Land Administration Project (World Bank)
LAVI	Accountability and Voice Initiative Project
LC	Land Commission
LCC	Land Coordination Center
LGA	Land Governance Advisor
LGSA	Land Governance Support Activity
LIS/GIS	Land Information Systems/Geographic Information Systems
LLA	Liberia Land Authority
LMD	Liberia Media Development Program
LRA	Liberia Revenue Authority
LRL	Land Rights Law
M&E	Monitoring and Evaluation
MIA	Ministry of Internal Affairs

MLME	Ministry of Lands, Mines, and Energy
MOC	Memorandum of Cooperation
MoPW	Ministry of Public Works
MOU	Memorandum of Understanding
NGO	Nongovernmental Organization
PAC	Project Advisory Committee
PIDS	Performance Indicator Database System
PROSPER	People, Rules, and Organizations Supporting the Protection of Ecosystem Resources
SDI	Sustainable Development Institute
STARR	Strengthening Tenure and Resource Rights
TBD	To Be Determined
TO	Task Order
USAID	United States Agency for International Development
USG	United States Government
VGGT	Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries, and Forests
WLRTF	Women's Land Rights Task Force

EXECUTIVE SUMMARY

USAID/Liberia contracted Tetra Tech as the Prime Contractor to implement the Land Governance Support Activity (LGSA) Task Order under the Strengthening Tenure and Resource Rights (STARR) Indefinite Quantity Contract. LGSA supports the establishment of more effective land governance systems, ready to implement comprehensive reforms to improve equitable access to land and security of tenure, so as to facilitate inclusive sustained growth and development, ensure peace and security, and provide sustainable management of the environment. Tetra Tech and partners Landesa, Namati, CDR Associates (CDR), Sustainable Development Institute (SDI), and Parley form a collaborative team providing technical and organizational assistance to the Government of Liberia (GOL), civil society, and communities in their land rights reform process.

Throughout the Year I work plan, LGSA made the assumption that the Land Rights Bill and Liberia Land Authority Bill would be passed in a timely fashion. While the Land Authority Bill passed the Senate in April it did not pass the House until late September. No action has been taken on the Land Rights Bill as the Legislature has now adjourned and will only reconvene in January 2017. The Land Commission's mandate expired in early January 2016 and in late March was replaced by an Interim Land Task Force (ILTF) appointed by the President to institutionally bridge the gap between the Land Commission and the Liberia Land Authority. LGSA has updated its risk analysis and mitigation table in Section I to reflect the changing situation.

Delays in the legislative agenda have not had a significant impact on LGSA's ability to continue project activities and meet the Year I objectives. In January 2016 LGSA consultant John Bruce completed his analysis of the legal reform process surrounding the land sector which reviewed the experiences of the Land Commission during its lifetime, but also developed a prioritization strategy for future policy, legal, and regulatory reform. LGSA completed institutional audits of the principle entities to be consolidated into the new Liberia Land Authority: the former Land Commission and Land Coordination Centers (LCCs), the Center for National Documents and Records Agency (CNDRA), the Department of Land, Surveys and Cartography of the Ministry of Lands, Mines and Energy, and the County Land Commissioners of the Ministry of Internal Affairs. At the request of the ILTF, LGSA also prepared a draft transition plan for the Liberia Land Authority. LGSA, in consultation with the ILTF, developed a learning agenda comprised of seven studies to broaden the understanding of issues surrounding customary land with the work focusing on the process of negotiating boundaries and boundary harmonization, an impact assessment of the establishment of community governance structures under previous People, Rules, and Organizations Supporting the Protection of Ecosystem Resources (PROSPER), SDI, and Land Commission activities, women's land rights, the determination of community membership, and the economics of livelihoods in areas impacted upon by concessions.

LGSA has also developed the necessary monitoring and evaluation tools for data collection, analysis, and reporting; finalized a draft of a communication strategy for the land sector reform agenda and project implementation and worked to re-establish the Women's Land Task Force and the Association of Public Land Surveyors of Liberia (APLSUL).

Administratively, all senior, administrative, and technical project staff have been hired. Weekly general staff meetings are held to keep all project staff abreast of project activities. Weekly technical staff meetings are also held to ensure coordination of field activities both technically as well as logistically. Financial management, procurement, and administrative procedures are in place and continue to be followed.

1.0 INTRODUCTION

USAID/Liberia contracted Tetra Tech as the Prime Contractor to implement the Land Governance Support Activity (LGSA) Task Order under the Strengthening Tenure and Resource Rights (STARR) Indefinite Quantity Contract. LGSA supports the establishment of more effective land governance systems, ready to implement comprehensive reforms to improve equitable access to land and security of tenure, so as to facilitate inclusive sustained growth and development, ensure peace and security, and provide sustainable management of the environment.

Tetra Tech and partners Landesa, Namati, CDR Associates (CDR), Sustainable Development Institute (SDI), and Parley form a collaborative team providing technical and organizational assistance to the Government of Liberia (GOL), civil society, and communities in their land rights reform process. LGSA is applying USAID's collaborating, learning, and adapting (CLA) principles through the demand-driven support to the land policy, legal and regulatory reform agenda led by the GOL (Component 1); strengthening of land governance human and institutional capacity (Component 2); development of a customary land rights recognition model based on the Land Rights Policy that can be scaled up (Component 3); and support of stakeholder engagement in land governance through communications and outreach, support for land related professional organizations, and strengthening of local capacity through the provision of land sector services (Component 4). In all project activities, LGSA, through its partnership with government and civil society, is developing a focused, results-oriented, and sustainable approach through innovative yet cost-effective tools and best practices.

1.1 WORK PLAN IMPLEMENTATION

LGSA first year activities focused on setting the stage for reaching the project objectives. While neither the Land Authority Bill nor Land Rights Bill had passed in the first months of the project as anticipated at start-up, LGSA was not constrained by the lack of enactment of this critical legislation during its first year of project implementation. The Year 1 work plan and implementation activities focused on: 1) the development of a prioritized land policy, law, and regulatory reform agenda; 2) an institutional audit of critical land related government institutions and the development of a transition plan from the Land Commission/Interim Land Task Force to the Liberia Land Authority; 3) undertaking five of seven applied research studies focusing on community self-identification, boundary harmonization, community governance structures, women's land rights, and concession community interface; and 4) public information and outreach campaigns, the re-establishment of the professional surveyors association, and the development of a grants and subcontracting methodology for future project activities. These activities and others are discussed in detail under their respective components.

CDR's first assistance through LGSA began in September 2015 at Tetra Tech's partner kick-off meeting. In preparation for the meeting, CDR Partner, Dr. Christopher Moore, developed a workshop on partnering to promote the ongoing cooperation and coordination between Tetra Tech, its partners, the Liberia Land Commission and its staff that had been developed through previous USAID consultancies, including the Land Policy and Institutional Support Project (LPIS) and the Land Conflict Resolution Project (LCRP).

Partnering was a new concept for the Land Commission, and had never been used formally before by Tetra Tech to establish and coordinate working relationships with Liberian government agencies. Partnering is a process in which future collaborators share their vision for what would be entailed in developing, or in this case maintaining, a positive collaborative working relationship, their roles and responsibilities to each other, how communications and decisions will be structured and occur, and how any issues that arise will be managed and addressed.

Participants in the partnering session included Dr. Othello Brandy, Chairman of the Land Commission, a number of his staff, as well as representatives of Tetra Tech and all its partners. During the meeting, participants from the Land Commission and the Tetra Tech team met in small groups and identified their vision for a positive working relationship between the Liberian Land Commission or its successor agency that would be characterized by trust, respect and collaboration. They addressed all of the partnering issues identified above and reached a consensus on how their working relationship would move forward in a positive way. They also discussed contingency plans if there was a delay or impasse in the Liberian Legislature approving the new Land Authority Bill.

1.2 RISK ANALYSIS

Throughout the Year 1 work plan implementation LGSA made the assumption that the Land Rights Bill and Liberia Land Authority Bill would have been passed in a timely fashion. However that did not occur, with the Land Authority Bill only passing the House on September 20, 2016 (it had passed the Senate on April 12, 2016.). Delays in the passage of this legislation did not handicap project implementation as most of Year 1 activities were of a preparatory nature, laying the groundwork for future activities to take place with the passage of the legislation.

Nonetheless, LGSA, cognizant of the risks to the project and project implementation involved with the current situation in Liberia, developed a detailed risk analysis identifying specific scenarios and accompanying mitigation measures to address each potential risk. This table was updated throughout the year as circumstances changed and other opportunities and risks presented themselves. For illustrative purposes the risk analysis table of the Year 1 third quarter report is appended below. At present the first item ('Liberia Land Authority Act not promulgated') is no longer an issue, the second item ('Delay in functionality of Liberia Land Authority') remains but will need adjustment as the institutional reform process begins, and the third issue ('Delay in World Bank Land Administration Project') will be addressed by a World Bank mission in early October. World Bank funding has been contingent on the passage of the act, which having now taken place, should bring the World Bank project back on track. The remaining issues are still of concern and will be monitored in the coming year.

TABLE I.1. LGSA IMPLEMENTATION RISKS AND MITIGATION MEASURES

Risk	Mitigation Measure
Liberia Land Authority Act not promulgated	Collaborate with the Interim Land Task Force (ILTF). LGSA has completed institutional audits of CNDRA, DLSC, former LC, and MIA. The audit reports are being crafted in such a way to be able to address land administration institutional needs of critical institutions in the event that the Land Authority Bill is not promulgated. The Land Administration Policy provides a vision for the GOL on the objectives for land administration. If the LLA is not established the LA Policy identifies actions to be taken in Land Administration. Once the Land Administration Policy has been presented to the GOL, LGSA will support a public information campaign to inform the public of its contents.
Delay in functionality of Liberia Land Authority	Increase efforts with the ILTF by providing additional institutional restructuring expertise. A draft transition plan has been finalized and shared with the ILTF. This will be the basis for support to the transition team. It is assumed that members of the ILTF will be appointed as members of the transition team that will come into effect once the Liberia Land Authority Bill is passed thus providing institutional continuity. Clarity on the timing of operations will be necessary to avoid unrealistic expectations on full functionality, necessitating a prioritization of critical areas of effort.
Delay in World Bank Land Administration Project (LAP)	Now that the ILTF has been appointed there is an entity with which the World Bank can negotiate the LAP. However, it appears that the Bank is still waiting for clear indication of government action on the Land Authority Bill. Increasing delays in the

Risk	Mitigation Measure
	Bank's engagement will mean that sector activities will move forward and the Bank will need to reprioritize its role as its project design is finalized. LGSA will assist, where and when appropriate, in the finalization of the World Bank PAD to ensure a minimization of project overlaps.
Land Rights Act not promulgated	LGSA will continue to work with rural communities to develop governance structures to manage access to community land and resources in accordance with the Land Rights Policy adopted by government and collaborate with CSOs and Liberia Land Authority on actionable steps. These would include further public information campaigns for the Land Rights Policy. LGSA will support the establishment of a working group on land rights to further discussions of the objectives of the land rights policy to enhance the understanding of the policy's objectives.
Declining support of GOL stakeholders	Remain flexible to adapt to changing needs with the demand-driven approach; engage PAC consistently for guidance and communication of LGSA priorities; Memorandum of Cooperation (MoC) between LGSA, LLA, and USAID to detail steps to be taken when there is a change in level and type of support. With future changes in leadership comes the potential for a change in support of LGSA objectives. LGSA will work with the ILTF and Liberia Land Authority to ensure that a transition plan is in place to support LGSA activities, and engage the PAC as necessary should new leadership not be as supportive.
Community input not sufficient in application of Land Rights Law	Engage in community outreach once the Land Rights Law (LRL) passes; hold participatory consultations on content of Land Rights Policy and Law to engage CSOs and communities in implementing regulations and customary land rights recognition process. Continuously monitor community engagement and understanding of options available and resources provided.
Key land rights messages not appropriately disseminated	Form partnerships with local organizations/individuals with high social legitimacy to take on community engagement, public education, and outreach roles. Work will focus on media options and CSO/NGO partners. LGSA will also coordinate its messaging with USAID other USAID media related projects (LAVI and LMD)
Community land rights activities generate or exacerbate land conflicts	Collaborate with Land Coordination Centers (LCCs) and local dispute resolution entities to analyze risks and establish dispute resolution systems before work begins in the communities; CDR and Parley provide additional dispute resolution training as needed.
Customary land rights recognition process more time and resource intensive than anticipated	Share responsibility for implementation of agreed upon land rights process with government, CSOs and communities. Re-evaluate phased and costed customary land rights implementation plan to learn from ongoing experience and modify implementation plan accordingly.
Existing legislative framework for deed registration doesn't adequately support community deed process	Collaborate with the CNDRA/LLA to clarify the legal foundation for deeds registration in hopes of simplifying the process. Propose legislative/regulatory reform if appropriate.
Re-emergence of Ebola virus	Train staff/counterparts on health and safety measures; restrict activities as necessary.
Elections	Presidential elections to be held in 2017 and legislative (House of Representatives and Senate) elections may impact the level of support for land governance. Remain flexible to changing focus of GOL actors. Monitor role of land in campaign dialogue.

2.0 PROJECT UPDATE

2.1 SUPPORT PROJECT ADVISORY COMMITTEE (PAC) AND GOL ENGAGEMENT

2.1.1 ESTABLISH PROJECT ADVISORY COMMITTEE

The Project Advisory Committee (PAC) was established and held its first meeting in early June 2016. In addition to the institutions represented in the Interim Land Task Force (former Land Commission, the Centre for National Documents and Records Agency [CNDRA], and the Department of Lands, Surveys and Cartography [DLSC]), the following institutions were invited to participate on this committee: Governance Commission, Ministries of Agriculture, Internal Affairs, Finance and Development Planning, and Justice, Forest Development Authority (FDA), Environmental Protection Agency (EPA), Liberia Revenue Authority (LRA), National Bureau of Concessions, Civil Society Organization (CSO) Working Group on Land, and USAID. The objective of the PAC is to allow the participation of multi-stakeholders from the government, civil society, and private sector to provide guidance and advice on project implementation. Meetings are planned to occur every quarter.

2.2 COMPONENT I: STRENGTHEN POLICY, LEGAL AND REGULATORY FRAMEWORK FOR LAND GOVERNANCE

2.2.1 PROVIDE ADVISORY AND DEMAND DRIVEN SUPPORT TO LAND POLICY DEVELOPMENT

LGSA embedded the Chief of Party (COP) within the Land Commission/ILTF where he spent half of his time providing day-to-day advice and mentorship on direction of the legal framework and general technical assistance. In addition, LGSA technical experts, the Land Governance Advisor and Land Administration Specialist, were also located part-time in the Land Commission/ILTF.

Two pieces of legislation were under consideration by the Legislature throughout the year: the Land Rights Bill (which provides legal authority for the provisions of the adopted Land Rights Policy), and the Liberia Land Authority Bill (which consolidates all government land administration and management activities under one entity).

The Land Rights Bill was submitted to the Legislature for consideration in July of 2014. A public hearing on that bill was only held in August 2015 due to the impact of the Ebola outbreak. However, at that time the Land Commission (LC) and the Legislature decided that they should prioritize the Liberia Land Authority Bill given the pending expiration of the Land Commission's mandate in early January 2016. The general consensus was that once the Liberia Land Authority Bill had been promulgated, work would resume on moving the Land Rights Bill through the legislative process.

The Liberia Land Authority Bill was submitted to the Legislature in August 2015. A public hearing was held in late September 2015 during an extended period of the Legislature. However, the bill did not move out of committee due to a lack of understanding of the provisions in the Bill. Following numerous Cabinet working group sessions held to review both the Liberia Land Authority Bill and the Land Rights Bill, the Senate passed the Liberia Land Authority Bill on April 13, 2016. The House was scheduled to begin deliberations the following week after the Speaker assured the ILTF of speedy passage once a technical meeting with the House Lands, Judiciary, and Governance Committees had taken place. This program was scuttled by accusations by an international non-governmental organization (NGO) of serious fraud within the Legislature in the awarding of a concessions contract. The ensuing internal conflict in the House, within the Legislature and between the executive and legislative branches of

government, resulted in a period of inaction on all pending legislation. Once the Legislature resolved its leadership issues and resumed engagement in mid-August the Land Authority Bill moved through the legislative process and was passed by the House on September 20, 2016. The House version concurred with the Senate version so the Act now moves to the President for signature into law.

While the Land Rights Bill remains pending, at the request of LGSA partners and women’s land rights stakeholders in Monrovia, LGSA’s partner Landesa completed a gender-based analysis of the Land Authority Bill and the Land Rights Bill in mid-year of the project to assist in advocacy efforts with the Legislature. Landesa provided close collaboration with the stakeholders, including assistance in preparing presentations to the Senate Committee on Land, Mines and Energy and the ILTF. Landesa also completed a draft analysis of family and civil laws that affect gender equity in land governance and women’s land rights in preparation of the women’s land rights study discussed under Component 3.

2.2.2 CONDUCT AND DISSEMINATE POLICY RESEARCH AND ANALYSIS

In December 2015, LGSA consultant John Bruce reviewed the regulatory framework for future work on land, focusing on updating his 2010 study on land policy and law reform. He completed a review of the processes undertaken by the Land Commission in the development of the current draft legislation, provided an analysis of the status of legal and regulatory review process, and suggested a prioritization of laws and regulatory reforms needed in the future while identifying possible constraints to the process. His work will provide a basis for legal and regulatory reform activities for the Liberia Land Authority once it is established.

The proposed prioritization does not suggest an immediate drafting of legislation as further research may need to take place and a policy task force may need to be established. The utilization of task forces to address a specific policy reform agenda has proven to be a very effective mechanism to engage relevant individuals and institutions in the law and regulatory reform process and is likely to continue to be the mechanism adopted by the Liberia Land Authority once it has developed its work plan.

The Land Administration Policy, in addition to the Institutional Transition Plan discussed below, can essentially be seen as the work plan for the new Liberia Land Authority. The road map for policy reform and legal reform remains on track, though with some adjustment of timeframe, and will be taken up by the Liberia Land Authority once established. The anticipated time frame in Dr. Bruce’s report has been amended to reflect the current status of activities.

TABLE 2.1: YEAR 1 ROAD MAP FOR POLICY AND LEGAL REFORM

Legal Reform	Status and Next Steps	Short-to-Medium-Term Impacts	Anticipated Reform Timeframe
Liberia Land Authority Act	Passed by both Senate and House of the legislation. Now awaiting Presidential signature and printing the official government gazette	Establishment of LLA; streamlined approach to land governance; cohesion among GOL partners	Operationalization of LLA Q5 – Q11
Regulations under Liberia Land Authority Law	Not yet begun; begin consultations and drafting after Liberia Land Authority Act promulgated, Commissioners appointed and Transition Team established	Procedures for making applications to LLA; codes of conduct established	Q5 – Q11
Regulations on County Land Board and County Land Team	Workshops and task force to develop regulations in consultation with county level stakeholders	Establish functionality of County Land Boards as provided in the Liberia Land Authority Act	Q5-Q6

Legal Reform	Status and Next Steps	Short-to-Medium-Term Impacts	Anticipated Reform Timeframe
Regulations under Land Rights Law	Not yet begun; begin consultations and drafting after Land Rights Act promulgated. Undertake action research on issues surrounding community self- identification and delimitation of community land resources	Enables demarcating and registering customary land; establishment of community land and management associations	Q6 – Q11
Land Survey Act	Creation of a task force to determine the provisions of the survey act within the context of Liberia needs and international standards	Reform of survey profession in Liberia	Q5-Q9
Land Rights Registration Act	Establishment of a task force to explore the feasibility of a single land rights registration act that would cover both deed and title registration and provide for the registration of customary rights.	Strengthen the process of land rights registration, clarifying issue of title vs. deeds registration and ensuring a mechanism for the registration of customary land rights.	Q5-Q8
Regulations on the sale, lease, and concessions of public and government land	Establish a task force to develop these regulations with broad public consultation	Clarification of the process for transparency in the alienation of public and government land	Q5-Q10
Amendments to harmonize policies and laws	Harmonize Land Rights Act's customary land provisions with Community Rights Law (CRL); Land Administration Policy provisions with legislation; and regulations related to survey, land valuation, and taxation	Harmonized legal framework; fewer misinterpretations of policies, law, regulations	Ongoing over life of project
Draft policies and laws related to land tenure	Ongoing review and comment on draft policies and laws related to land tenure (e.g. mining, decentralization, environmental protection, and forestry)	Policies, laws and regulations streamlined across sectors; less confusion in implementation	Ongoing over life of project

2.2.3 DEVELOP AND DISSEMINATE PUBLIC INFORMATION ON PROPOSED REFORMS

LGSA has monitored media coverage of the land sector throughout this first year of the project. In addition, discussions were held with county, district and local officials, and community members. It has been quite apparent that there is considerable misunderstanding and a lack of information on the pending land policy and legal reform agenda of the government. Media reporting consistently confused the two pending pieces of legislation (the Land Authority Bill and the Land Rights Bill). Consequently LGSA began a series of training programs for community radio stations (the principle source of information for the public outside of Montserrado County). Three three-day training programs were held, covering nine counties and engaging approximately 30 practitioners at each training workshop. The remaining counties will be covered in Year 2 project activities. This is discussed at length in Component 4 below. Critical links and working relationships have now been established with these radio stations for the dissemination of future land policy and law reform information as the Land Authority moves forward. LGSA has also developed a draft communications strategy discussed under Component 4.

2.3 COMPONENT 2: IMPROVE HUMAN AND INSTITUTIONAL CAPACITY FOR LAND GOVERNANCE

2.3.1 SUPPORT MASTER'S-LEVEL TRAINING OF GOL LAND GOVERNANCE INSTITUTIONS

No work was done on this component pending the establishment of the Land Authority. However the tentative disciplines being considered, property law, dispute resolution, land administration, gender, valuation and taxation, and land use planning and zoning, have been expanded to include media and communication.

2.3.2 SUPPORT DECENTRALIZED MANAGEMENT AND INSTITUTIONAL CAPACITY DEVELOPMENT

In preparation for the transition to the Liberia Land Authority LGSA undertook a comprehensive institutional audit of the former Land Commission and Land Coordination Centers, CNDRA, DLSC of the Ministry of Lands, Mines and Energy (MLME), and the County Land Commissioners of the Ministry of Internal Affairs (MIA). LGSA, in cooperation with senior CNDRA and DLSC technical staff, made two separate visits over a two months' period to all 15 Counties of Liberia to complete the exercise.

The audit focused on staffing, facilities (furniture, equipment, technology, etc.), information, and the provision of services. During the audits, the team met with available local authorities in all counties including Superintendents, City Mayors, County Registrars, Resident Land Surveyors, and Land Commissioners.

Preliminary findings indicate that:

- Contrary to previously held views of the lack of coordination between the Land Commissioners and Resident Land Surveyors, in most of the counties they share offices and thus work together with a general understanding of their respective roles and responsibilities;
- All of the county authorities have little or no knowledge of the two bills (Liberia Land Authority and Land Rights) before the Legislature;
- There are serious issues surrounding city parcels, illegal sales and multiple sales of land, and deeds not being updated after transactions in almost every county;
- There are serious reporting gaps within the operational structure of the DLSC, with resident Land Surveyors of the counties doing little or no reporting to the Regional Coordinators;
- The County Administration is not always informed of land governance decisions made at the central government level that impact land management in their jurisdiction;
- Most of the practicing surveying technicians are volunteers, not on government payroll;
- Most of the County Surveyor offices use borrowed furniture or operate from homes of resident surveyors;
- There are uncoordinated dispute resolution activities in some of the counties (Lofa, Nimba and Grand Gedeh); and
- Dispute resolution practitioners have little or no support with regards to basic logistics, communication, and mobility to perform their functions.

Findings and results of the institutional audit were documented and presented to the ILTF, followed by a series of regional seminars in Tubmanburg, Gbarnga, and Buchanan. Local authorities and stakeholders from nine counties including Superintendents, Development Superintendents, District Commissioners, Land Commissioners, City Mayors, Resident County Surveyors, County Registrars, and County Officers of the Forestry Development Authority, Environment Protection Agency, Liberia Water and Sewer Corporation, Liberia Telecommunications Authority, Liberia Electricity Corporation, and Ministries of Agriculture and Public Works participated in these seminars. The final of the regional seminars will take place during the coming quarter.

An overwhelming acceptance of the findings was given by all counties at the seminars. During the program individual counties outlined the issues and challenges faced by the land sector in their various counties and made recommendations and proposals to the ILTF. Two of the counties signed a resolution in support of the passage of the LLA and made some follow-up actions to the ILTF. Issues identified by the counties included:

- Lack of untrained surveyors
- Lack of modern technology
- Lack of coordination amongst land actors
- Lack of office space
- Limited staff and a lack of skilled land personnel
- Lack of transportation
- Multiple sales of land
- Lack of adequate information on land
- Boundary disputes crossing counties, districts and local communities, including some chiefs no longer respecting traditional boundaries.

The following recommendations were put forward for consideration of the Liberia Land Authority:

1. Major training and capacity building be provided for land actors;
2. Capacity building of women interested in land sector for surveying, mapping, and registration;
3. Train more surveyor's to be assigned at the district and county level;
4. GOL develop the actual cost of survey fees for tribal land and town lots; and
5. GOL create a system to enforce regulations on abandoned lands as they are used as dump sites, areas to breed and host pests and obstruct development.

Pilot Regional Land Governance Office

The findings of the LGSA institutional audit of the land governance entities show that the facilities, infrastructure, and human resources for practicing good land governance in Liberia have either never been established or have deteriorated to the point of being dysfunctional and unsatisfactory for implementing and operating modern land governance systems and service delivery. With the exception of the CNDRA Central Office there is minimum capacity (human, technological, adequate facilities) to deliver land governance services. The most recently established and functioning institution, the Liberia

Land Commission, has been phased out since early 2016. Even the facilities vacated by that institution are not up to standard for implementing a land governance system.

LGSA has proposed that a pilot regional land governance office be established as a prototype facility for testing business processes and workflow procedures, training of personnel, and for implementing land governance functions associated with land management and land administration. LGSA will work with the LLA in Year 2 to establish the proposed prototype facility.

Based on the findings of the audits and the draft Transition Plan presented earlier, the Land Governance Advisor presented a proposed set of activities that can be undertaken to transition/reform the land governance functions, such that the results can be integrated into the LLA as soon as it is ready for implementation. The proposed activities consist of capacity building exercises in the areas of public information and awareness, land registration and recording of land rights, surveying and mapping, data management, and land information management technology. The LLA will prepare detailed work plans and will establish working groups to carry out implementation once formally established.

2.3.3 INCREASE AWARENESS AND CAPACITY OF GOL LAND GOVERNANCE INSTITUTIONS

LGSA undertook two significant activities during the past year designed to increase awareness of land governance institutions. The first of these were the regional workshops addressed above which presented the findings of the institutional audits. The second was the regional media workshops for community radio station personnel discussed above and further outlined under Component 4.

LGSA remains committed to facilitating a week long orientation program for the new authority, members of the transition team, institutional and donor representatives, members of the NGO/CSO community, and land related professionals as appropriate. The objective of this training program will be to increase awareness within the institutions impacted by the establishment of the LLA on the principles and guidelines for responsible land governance and the implications of the Land Rights Policy and Land Rights Law. This will serve as an opportunity to address concerns that individuals or institutions may have on the new laws or the LLA itself. LGSA partners will provide input on the design of the participatory training and on the incorporation of women's land rights, customary tenure, and dispute resolution, among other subject areas. Planning for this program will move forward when the Liberia Land Authority is established.

2.3.4 DEVELOP BUSINESS PLAN FOR LIBERIA LAND AUTHORITY, SUPPORT INSTITUTIONAL TRANSITION, AND ESTABLISH MANAGEMENT SYSTEMS FOR SUSTAINABILITY

A draft Institutional Transition Plan was prepared by the Land Governance Advisor and others and presented to the ILTF for consideration. (Table 2.2). Once the Land Authority is established this draft can serve as a starting point for the development of a detailed transition plan of the Authority.

TABLE 2.2: PROPOSED DRAFT TRANSITION PLAN FOR IMPLEMENTATION OF THE LIBERIA LAND AUTHORITY¹

	Action	Responsible Body	Expected Outcome/Output	Schedule (Quarters)
1	Appointment of Governing Body and Top Level of Management for the LLA	President	Commissioners appointed	Q1
	<ul style="list-style-type: none"> Appoint the Chairperson of the Commission 			Q1
	<ul style="list-style-type: none"> Appoint the Commission (5 commissioners) to govern the LLA (commissioner for each core function of the LLA) (LLA Act Part IV) 			Q1/Q2
2	Appointment the Executive Director of LLA	TC/LAA	Executive Director is appointed (5-year term)	Q1/Q2
	<ul style="list-style-type: none"> Chairperson to provide nominations (non-binding and not less than 3 names) to the Commission for consideration. Recruitment shall be through a competitive process (Article 36.3 of the LLA Act) 		Executive Director in position	
3	Select facilities and establish offices as base of operations for the TC (implementing the LLA) ² :	TC/LLA	Base of operations for management and staff responsible for the implementation of the LAA	Q1
4	Establish the Transitional Committee (TC) of the Authority	President	Transitional Committee engaged	Q1
	<ul style="list-style-type: none"> Membership as laid out in the LLA Bill 			
5	Complete, and get approval of, a Transition Plan ³ and Scope of Work (SoW) ⁴ for the Transitional Committee.	TC/LLA Exec. with other assistance	Approved Transition Plan and SoW for the implementation of the LLA	Q1
	<ul style="list-style-type: none"> The Transition Plan must include actions to ensure, during the transition period, the continuity of services currently provided by the land governance entities. 	TC/LLA Exec. with other assistance	Interim measures to ensure continuity of surveying and mapping, deeds registration, and other services	Transition Plan implemented over Q1 – Q4

¹ Assumed that the schedule of activities commences on the effective date of the Land Authority Act

² The ILTF is occupying space at the former Land Commission building. There is not sufficient space for more staff in this facility.

³ This document was reviewed and revised by the ILTF.

⁴ To be prepared but mainly the activities laid out in this plan.

Action	Responsible Body	Expected Outcome/Output	Schedule (Quarters)	
		are provided during the LLA implementation period.		
<ul style="list-style-type: none"> May be necessary to continue the operations that had been carried out by the Land Commission (tribal certificates, dispute resolution, etc.) 		Ongoing operations continue and not lose momentum in the midst of a program.	ongoing	
<ul style="list-style-type: none"> May need to retain CNDRA existing structure (with some capacity building of selected staff) for 6 to 12 months after LLA staffing and facilities are in place. 		Functional deeds registration services maintained over the LLA initial implementation period		
<ul style="list-style-type: none"> May need to retain DLSC, with some capacity building, for 6 to 12 months after LLA staffing and facilities are in place. 		Functional surveying and mapping services maintained for LLA initial implementation period.		
6	Establish County Land Boards (one in each county; Part VI, Article 42 of the LLA Act). Membership as defined	LLA & County Admin	County Land Boards established in each county	By end of Q2
	<ul style="list-style-type: none"> Develop and publish regulations for operations and proceedings of the CLBs. 	LLA Executive Director	Regulations for operations and proceedings	
7	Establish the National Consultative Forum (Part III, Article 10 of the LLA Act)	TC/LLA & stakeholders	National Consultative Forum appointed	Q2
8	Agree on the Organizational structure of the LLA as per <i>LLA Bill; Part V, Article 35</i> Each department is to be headed by a Commissioner.	LLA	Approved Organigram of the LLA	Early in Q2
9	Hold 2-3 day National Workshop/Forum consisting of LLA officials, TC, and all stakeholders associated with land governance functions in Liberia. Obtain buy-in by the stakeholders	LLA & Stakeholders	Clarification of the functions and responsibilities of the LLA and its working relationship with other GoL Ministries/entities.	Early in Q2
	<ul style="list-style-type: none"> Ensure all stakeholders understand the functions and responsibilities of the LLA and the interactions (data and information exchange, input into land administration system design, etc.) with each other to ensure successful implementation and operation of the institutions. 	LLA in cooperation with the stakeholders	Understanding of the working relationships of all stakeholders in the operations of the land governance system in Liberia.	Q2
	<ul style="list-style-type: none"> Obtain buy-in by the stakeholders 		Stakeholder agreement on transition of LG functions	

Action	Responsible Body	Expected Outcome/Output	Schedule (Quarters)
10	TC/Heads of each Dept. of LLA	Staffing requirements for the LLA	Q2/Q3
11		Agreement on transfer of personnel and remuneration details	Q2
12	LLA management	Engage staff for operations of the LLA	Q2/Q3
<ul style="list-style-type: none"> Create Commission for hiring staff (interviews and selection of staff); (composed of LLA, PSC, CNDRA, DLSC) 		Staffing committee engaged	
<ul style="list-style-type: none"> Prepare job descriptions for the LLA staff 		Staff job descriptions	
<ul style="list-style-type: none"> Advertise for candidates 		Applications for advertised positions	
<ul style="list-style-type: none"> Screen applications 		Applications culled	
<ul style="list-style-type: none"> Select applicants to be interviewed 		Short-list of candidates	
<ul style="list-style-type: none"> Conduct interviews 		Evaluation of candidates	
<ul style="list-style-type: none"> Select candidates 		Preferred candidates selected	
<ul style="list-style-type: none"> Prepare and deliver offers to preferred candidates 		Candidates offered employment	
<ul style="list-style-type: none"> Complete offers with candidates 		Agreements for employment and contracts signed	
<ul style="list-style-type: none"> Engage staff 		LLA staffed and operational	
13	Transitional Committee (TC)/CNDRA	Agreement on transition actions and schedule to complete the transfer of operations of the Deeds Registry to the LLA.	Q3/Q5
<ul style="list-style-type: none"> Assign persons from CNDRA and LLA to be responsible for overseeing and completing the transition actions (maybe create a Working Group (WG) to undertake tasks): <ul style="list-style-type: none"> Documenting and transferring of assets Preparation and transferring of documents 	TC	Deeds Registry transition responsibilities assigned and transition commenced.	Q3
		Inventory of assets transfer records	
		Documents transferred	

Action	Responsible Body	Expected Outcome/Output	Schedule (Quarters)	
<ul style="list-style-type: none"> ▪ Transition of front office and back office operations (including instructions, manuals, business process documentation, etc.) 		Transition of the Deeds Registry operations to the LLA		
14	Meet with MLME/DLCS to commence the process of transferring the DLSC operations to Liberia Land Authority (LLA)	TC/MLME	Agreement on transition actions and schedule to transfer of operations of the DLSC to the LLA.	Q2/Q3
	<ul style="list-style-type: none"> • Assign persons from DLSC and LLA to be responsible for overseeing and completing the DLSC transition actions (maybe create a Working Group (WG) to undertake tasks): 	TC	Transition of the DLSC operations to the LA	
	<ul style="list-style-type: none"> ▪ Documenting and transferring of assets (technology and equipment). 	TC/WG	Inventory of assets and transfer records	
	<ul style="list-style-type: none"> ▪ Preparation and transferring of documents (survey plans, deeds, and maps); these will go to CNDRA for preservation according to LLA Act Article 53.5. 		Documents transferred	
15	Meet with Ministry of Internal Affairs to commence process of transition of County Land Commissioners and any land governance related assets.	TC/ MIA	Agreement on transition actions and schedule to transfer of county land commissioner's functions to the LLA.	Q3
16	Meet with land governance stakeholders to discuss access to and sharing of spatial data that should be contained in the Land Administration system:	TC/ Line Ministries	Agreements on spatial data (land governance data) sharing and updating	Q3
	<ul style="list-style-type: none"> • Ministry of Agriculture 	TC/MoA		
	<ul style="list-style-type: none"> • Forest Development Authority 	TC/FDA		
	<ul style="list-style-type: none"> • Ministry of Public Works 	TC/MoPW		
	<ul style="list-style-type: none"> • Ministry of Foreign Affairs 	TC/MoFA		
	<ul style="list-style-type: none"> • Environmental Protection Agency 	TC/MoE		
	<ul style="list-style-type: none"> • Probate Court 	TC/Moj		
	<ul style="list-style-type: none"> • National Bureau of Concessions 	TC/NBC		
	<ul style="list-style-type: none"> • Ministry of Finance (Valuation?) 	TC/MoF		

Action	Responsible Body	Expected Outcome/Output	Schedule (Quarters)	
<ul style="list-style-type: none"> • Ministry of Transport 	TC/MoT			
<ul style="list-style-type: none"> • Municipalities 	TC			
<ul style="list-style-type: none"> • Infrastructure <ul style="list-style-type: none"> ▪ Water and Sewer (locations in 3-D) ▪ Telecommunications (lines in 3-D, location of cell towers) ▪ Gas lines (locations in 3-D) ▪ Electrical transmission lines (location above and below ground) 	TC			
<ul style="list-style-type: none"> • Revenue Authority (valuation) 	TC/LRA			
<ul style="list-style-type: none"> • LIS/GIS (mapping) 	TC/LISGIS			
<ul style="list-style-type: none"> • National Investment Commission (obtaining a concession) 	TC/NIC			
17	Design of the Land Administration System	LLA/LGA/LAA Consultant	Land administration system designed	Q4/Q5/Q6
18	Prepare Business Plan for LLA	LLA/Consultant	LLA business plan adopted	Q4
			LLA has capacity to conduct its mandated duties	
19	Prepare necessary legislation to ensure efficient, effective land governance in Liberia	LLA/International Legal Consultant	Supporting legislation to perform good land governance.	Q3 to Q8

Inventory and Scanning of Documents and Files

DLSC houses most of the Liberia's essential land files, maps (cartographic and topography), survey plans and other related documents. All of the documents are in paper format and not properly stored. In order to save and preserve these document it is necessary to have them scanned with some needing to be digitized. LGSA has therefore assisted DLSC in the completion of cataloging of approximately 65% of files, maps, survey plans and other documents to be inventoried and later scanned. Scanning will be done along with Liberia Institute of Statistics and Geo-Information Services (LISGIS) and CNDRA following the development of a process for storage at the repository at CNDRA.

2.3.5 SUPPORT PUBLIC OUTREACH AND AWARENESS

Public outreach around the establishment of the Liberia Land Authority will begin once the institution is fully established.

2.4 COMPONENT 3: CONDUCT ACTION RESEARCH SUPPORTING LAND RIGHTS POLICY

A review of implementing partner work plans and proposals for action research supporting the land rights policy took place in early March 2016. The workshop offered an opportunity for all implementing partners to present their proposed work plans to each other, to discuss options, and to ensure coordination of activities. The illustrative learning agenda presented as Table 2.3 below is the result of that workshop. The GOL has reviewed and approved the topics and research has been underway throughout the third and fourth quarters of Year I.

TABLE 2.3: LEARNING AGENDA TOPICS

No.	Topic	Description	Lead Organization
1	Study on Boundary Identification and Negotiations	Identify target communities for study. Conduct a desk study of boundary identification and demarcation strategies. Draft <i>Guidance on Best Practices for Community Land, Demarcation and Formal Recognition</i> . Review innovative approaches for using GIS and mobile technologies to reduce costs for boundary demarcation and registration of community constitutions and by-laws. Design and conduct several prototype training programs for community boundary identification and demarcation. Monitor, coach and document procedures and outcomes of inter-community negotiations to identify and demarcate their boundaries. Integrate lessons learned from community negotiations and refinement of the guidance document.	CDR/Parley
2	Study on Current Land Dispute Resolution Models	Research how land disputes of various types are currently and will be resolved in the future. Focus on entities that can or will provide dispute resolution services, their authorities and powers, where they will be located in relation to the LLA.	CDR/Parley
3	Study on Models for Community Land Governance	Identify all customary land protection initiatives that have been carried out to date in Liberia. Conduct a comprehensive mapping of Liberian CSOs that have worked on land, natural resource, and forestry related programming. Identify and review all customary land protection activities completed by international organizations and the Liberian government. After reviewing all customary land protection activities to date, select initiatives that have progressed far enough to take part in a series of 5-6 impact assessments. Document best practices and remaining challenges from previous initiatives to protect customary land in Liberia. The methodology and indicators for the assessments will be fully based on the finalized learning and research agenda.	Namati
4	Study on Women's Land Rights	Expand on LPIS women's land rights study to include community-based field research in order to design and implement a gender-equitable land governance decentralization process. Study to focus on how to protect women's rights and access to land rights in the context of external investment, concessions, land conversion of community land, and allocation of household plots in fee simple. Study will seek to better understand customary norms related to inheritance, co-habitation, and women's participation in decision-making processes. Study will explore gender aspects of dispute resolution mechanisms regarding land, and provide recommendations for enforcement when communities fail to respect women's land rights.	Landesa
5	Study on Process for Examining Claims	Review and recommend potential processes for examining and simultaneously vetting/documenting all claims within a community boundary (i.e. Tribal Certificates, private land, protected areas, concessions, competing community claims, shared resources, etc.). Conduct desk research on similar initiatives in other countries in the region. Design a pilot process to vet and document private land claims. After developing the process, four communities will be selected that have completed community land protection activities and will conduct action research on the process of vetting and documenting all tribal certificates, concession agreements, and other private land claims contained within the community.	Namati
6	Study on Definition of Community Membership	Conduct field research to help define what membership means to a community and identify conflicts associated with this process.	SDI

		Examine how to protect rights of strangers, widows, single or divorced women, women in informal unions, vulnerable groups.	
7	Political Ecology of Land and Agriculture Concessions in Liberia	Emmanuel Urey's PhD dissertation on land tenure, governance, livelihood and food security strategies of various communities whose lands are either appropriated by concession or have different levels of land appropriation threats. Using a broad historical analysis, the dissertation also seeks to understand factors that have given rise to the granting of large-scale agriculture concessions by the Liberian government, methods of choosing locations where agriculture concessions are placed and how different communities respond to large-scale land appropriations.	Emmanuel Urey

2.4.1 STUDY ON BOUNDARY IDENTIFICATION AND NEGOTIATIONS:

CDR and Parley identified 12 target communities (Selega and Kolba in Lofa County, Doumpa and Gboutuo in Nimba County, Darsaw and Glahnyon in River Cess County, Telemue and Kologbandi in Gbarpolu County, Bah Town and Zuahplay in Nimba County, and Gweayea and Kpatawee in Bong County) for field work to study Liberian experiences with boundary harmonization. Communities that have been successful and those that have been unsuccessful in their efforts were selected for study. The communities were selected for variation in size, demographic, and geographic location.

Parley developed a qualitative research protocol to understand how communities determine boundaries, the different types of inter-community boundary disputes that exist, procedures used by communities to resolve disputes, and the actors that support communities in their dispute resolution efforts. CDR and Landesa contributed inputs to the questionnaire. The qualitative protocol covers three main topics and includes guidance for researchers on conducting qualitative research in communities. The main topics of the protocol are: administrative data (location, date, etc.); community observation (rapid assessment of physical, socio-economic characteristics of community); and community boundary disputes (including community boundaries, boundary disputes, boundary dispute resolution efforts, outcomes of resolution efforts, and dispute resolution actors).

Field work was then undertaken to gather information based on the qualitative research protocol in the 12 action research communities. Two teams of Parley staff, led by Parley's Monitoring and Evaluation (M&E) Coordinator and M&E Officer, visited the sites, introduced the project, and connected with key informants knowledgeable of community boundaries and boundary dispute resolution efforts. In certain communities the teams supplemented information provided by communities' leaders with additional interviews with statutory authorities. All interviews were recorded and draft reports were prepared. Following the field work, the teams returned to the Parley office in Gbarnga to debrief and further refine the community reports.

In order to provide further information on boundary harmonization, CDR completed a desk study on boundary harmonization: effective negotiation procedures to delimit, demarcate and resolve disputes over boundaries. The study involved reviewing Liberian and other countries experiences in resolving boundary disputes, especially those involving communities. Parley provided detailed information on the use of land surveys at different stages of boundary dispute resolution processes, as well as comments and inputs on negotiation strategies to address different types of issues that may be involved in boundary disputes. The study identified successful methods for boundary identification and marking that can be used in the future by Liberian communities in identifying customary/community land as part of the land recognition process described in the Land Policy and related legislation. The document has been circulated to LGSA partners for review and comment, the latter of which are being incorporated into the document. This report will serve as guidance on best practices for community land delimitation, demarcation, and recognition.

Following completion of the desk study CDR designed a prototype boundary harmonization training program and related materials to prepare Liberian communities to successfully negotiate intercommunity boundaries. CDR prepared a customized agenda, a training manual based on the boundary harmonization desk study, and three simulations for use in the program. A key feature of the boundary negotiation training is a set of negotiation simulations that enable participants to analyze boundary disputes, develop interest-based negotiation strategies, and apply negotiation skills presented in the training.

Using these materials, Parley organized and CDR conducted a two-day prototype boundary harmonization training program. The participants (16 men and eight women) were drawn from LGSA staff and partners, the ILTF, SDI, Parley, as well as partners of the ILTF working on the Tenure Facility project (Foundation for Community Initiatives and Development Education Network). The seminar presented a model for content and activities that will be used to prepare Liberian community negotiation teams to successfully negotiate community boundaries. Parley staff recruited participants, provided negotiation coaching, and handled all logistics for the program. The target audience for the boundary negotiation training are community leaders and community negotiating teams that will lead efforts to resolve boundary disputes during community self-identification and boundary demarcation processes as set out in the Land Rights Act.

CDR also designed a boundary harmonization training-for-trainers (TOT) program to prepare Liberian trainers from NGOs and government to present seminars for communities preparing to negotiate their boundaries. CDR with Parley conducted the two-and-a-half day TOT for 20 (15 men and five women) participants. The seminar prepared participants to design and provide customized training programs for communities, individually or together, to prepare for intercommunity boundary harmonization negotiations. Parley staff recruited participants, provided negotiation coaching, and handled all logistics for the program. The target audience for the TOT are government authorities, particularly in the ILTF, and civil society actors that will support communities during self-identification and boundary demarcation processes.

The desk study report *Harmonizing Boundaries: Effective Negotiation Procedures for Delineating, Demarcating and Resolving Boundary Disputes* provides information that can be used by individuals, families, clans, communities, towns/villages and political entities to delineate and demarcate boundaries. The procedures in the report can be used in a variety of contexts and countries where parties want to harmonize either internal or external boundaries.

The report provides:

- An overview of boundaries, why they are important, and considerations for their delineation and demarcation;
- Outlines procedures communities or other entities can use to negotiate agreements on internal boundaries and those with neighbors;
- Describes issues or disputes that may result in the context of boundary harmonization and potential negotiation procedures to resolve them;
- Provides information on technical assistance and technologies that can be used to delineate, demarcate and resolve boundary disputes;
- Describes procedures parties can use to promote voluntary compliance with agreements over boundaries; and
- Details procedures to settle boundary disputes when involved parties are not able to reach agreements on their own.

Appendices provide information on statutory documents related to Liberian land law, and field notes from studies of 12 Liberian communities that have engaged in boundary harmonization activities.

2.4.2 STUDY ON MODELS FOR COMMUNITY LAND GOVERNANCE

Namati has completed the field work on the impact assessment of experiences in the formation and implementation of community governance structures. Initial short pre-assessment visits to several communities that have received support by PROSPER and the FDA to create community forest management governing bodies were used to determine if the communities would provide valuable data during the governance impact assessments. Pre assessment visits were also made to communities that had participated in the Namati/SDI Community Land Protection Program (CLPP) and the former Land Commission initiatives in Lofa County. A comprehensive memo was prepared describing the governance-focused impact assessments, including final research site selection, a list of key research questions, a description of the research methodology and design, and a work plan for carrying out data collection and analysis. Impact assessment data collection tools were developed and finalized following feedback from LGSA and Landesa. Each of these research tools were then programmed into Google Forms to create a backend database that will be used to store and organize all data from the impact assessments. A three-person research team (co-investigator and two research assistants) was hired and participated in a two-day training workshop including an overview of the research project and data collection tools, a gender training facilitated by Landesa, and a full logistics briefing for the first phase of the research project.

The first phase of the assessment field work was completed by mid-June covering Bluyeama and Gbalin Clans in Lofa County and a “joint forestry management body” in Nimba County (consisting of Zor, Gba, and Sehyi Clans). The FDA has supported Bluyeama to create a forestry governing body, while Gbalin received support from the Liberian Land Commission to form a community land governing body. The joint forestry management body in Nimba was supported by the PROSPER project. After completing the first phase of the research, Namati wrote a short research progress report that identified challenges with the research design and data collection tools and proposed strategies to overcome the challenges during the second phase of data collection.

The second phase of data collection began in late June and is being carried out in two communities that were supported by SDI and Namati in River Cess County (Morweh and Bar Clans) and one additional PROSPER-supported community (Barconnie) in Grand Bassa County. Data collection was completed in mid-July, data analysis took place in late July and August, and drafting of the final report, began in September with completion planned for early October.

2.4.3 STUDY ON WOMEN'S LAND RIGHTS

Rights and Rice Foundation (RRF), a Liberian-based NGO, was contracted to undertake field work for a women's land rights study. RRF collected qualitative data on women's land rights in six communities on issues related to co-habitation, inheritance, divorce, and abandonment. Site selection was made and questionnaires designed and field tested in early July. Following revisions of the questionnaire field work began and was completed in August. Once data analysis had taken place the researchers returned to the communities to validate the findings before producing the draft report. A final report is expected in early October.

Once completed the report will be combined with a proposed desk study to identify policy, legal, and regulatory options that recognize and protect women's rights to land within the context of community based land governance. This information will then be used to update the Landesa/LPIS study on women's land rights and consolidate into a comprehensive Liberia Women's Land Rights Report.

2.4.4 STUDY ON DEFINITION OF COMMUNITY MEMBERSHIP

SDI has begun a study to investigate and document how communities define and allocate land and resource rights to “members” and “strangers.” A legal consultant was contracted to lead the research activities. An initial review of the Constitution, the Community Rights Law, and Land Rights Policy provisions on community membership and residence was completed followed by the collection, compilation and review of the provisions of community by laws as they pertain to community membership

Working with partners, including Landesa, SDI reviewed and revised research concepts to develop the research methodology and questionnaires. A one day training on the research methodology was conducted. The questionnaire to be used for focus group discussion and key informant interview was drafted by the legal consultant and SDI senior management. A workshop was hosted by the legal consultants with members of SDI staff, the field facilitator for the project and members of LGSA and Landesa to review the questionnaire and ensure that it was capturing important information, specifically pertaining to women’s membership and land rights in the customary communities.

The legal consultant, working with SDI field staff, conducted an initial survey of community members and held focus group discussions with one of the six targeted communities. In all, the team conducted four informant interviews and two focus group discussions. This was followed by a one day working session with the research team, reviewing findings from literature review and initial observation from the field. Work in the remaining five communities is ongoing.

2.4.5 MOBILE MAPPING

To assist with planned demarcation and mapping work, Emiko Guthe, a mobile mapping and GIS specialist with Tetra Tech, provided in-country assistance by introducing the use of mobile tools for participatory community mapping that can be used for community boundary demarcation and land use areas. Mobile mapping allows for the rapid and easy capture and management of area geometry and associated information within a standardized geospatial database. The consultant provided technical assistance to the LGSA team including the Land Governance Advisor, the Land Administration Specialist, SDI, and Parley in the selection of the appropriate technology, data collection and management methods, and the testing approach. The team then mobilized on a one day trip to a community in River Cess that allowed for on the ground testing in order to determine the best approach that has the potential to be scaled across the country. SDI will perform research to test the applicability of this methodology in the first half of Year 2.

2.4.6 LAND AND AGRICULTURAL CONCESSIONS

Emmanuel Urey’s dissertation research entitled, *The Political Ecology of Land and Agriculture Concessions in Liberia: A Case Study of the Sime Darby Plantation-Liberia (SDPL) Concession*, focuses on the impact of the concession community interface with respect to access to land and rural livelihoods. The following questions will be addressed by the research: 1) What factors gave rise to the granting of land concessions to foreign companies and what criteria the Liberian government and foreign investors used in selecting locations for agriculture concession operations?; 2) What explains the differences in local peoples responses to land appropriation within the Sime Darby concession area?; and 3) What economic impacts do the Sime Darby Concession have on households situated in the concession area?

The study has progressed well with the following accomplishments: Two research assistants (one male and one female) were hired and trained in the research goals and methods; questionnaires were designed, field tested, and modified where necessary; archival research has been completed; and thirty communities in and around the SDPL concession area were visited from which six were selected as

research sites (three project affected communities have lost their land rights to SDPL and three non-project affected communities have not yet lost their land rights to SDPL, but are likely to lose their land rights in the near future). Focus group discussions and personal interviews were conducted in all six research communities including 115 out of 135 household surveys. Two of the research communities have been mapped showing town boundaries, distance of buffers around towns, and land cover changes from 1950 to 2012. A preliminary data report has been compiled which identified gaps that need follow up actions. Data collection will be finished by the end of November 2016.

2.5 COMPONENT 4: STRENGTHEN CIVIL SOCIETY, PRIVATE SECTOR, AND CITIZEN ENGAGEMENT IN LAND GOVERNANCE

2.5.1 LGSA COMMUNICATIONS STRATEGY

The LGSA team is using our Communication for Change (C4C) methodology to design and implement a public education and outreach plan to facilitate learning and change around the Land Rights Policy principles and to demand enactment of land laws and regulations as well as the establishment of the new Land Authority. A major initiative during the first year was the creation of a Gender Responsive Communications Strategy for the LGSA project which will serve to guide project communications and outreach initiatives over the course of the project. The strategy highlights the project communications objectives, identifies target audiences, and outlines tools needed to carry out effective communication of information as well as more complex behavioral change techniques all with an aim to inform the public about Liberia's land reform efforts and related institutions.

2.5.2 DESIGN AND IMPLEMENT PUBLIC INFORMATION CAMPAIGNS

A large part of Component 4 is focused on strengthening citizen engagement through public education and outreach programs. In this first year LGSA designed and launched an initial public information campaign across all fifteen counties of Liberia on the Land Rights and Land Authority Bills. The campaign was implemented over the first three quarters of the year with the following key objectives:

1. To increase public information about the Land Rights Bill and Land Authority Bill and the progress towards getting the legislation passed;
2. To give citizens and community members talking/discussion points to meet and discuss with their national and community leaders;
3. To engage local media institutions and encourage the dissemination of land governance-related information into the public domain.

As the ILTF continued engagement with the Legislature and other stakeholders on the Land Rights and Land Authority Bills, LGSA went into communities to disseminate information and increase education on land issues and the pending bills so that citizens could better understand how the bills will benefit everyone once passed into law.

In the first quarter, seven counties - Montserrado, Bomi, Grand Cape Mount, Margibi, Bong, Nimba and Sinoe – were reached and the campaign lasted for a period of ten days. During the second quarter, the campaign took 16 days and covered Lofa, Grand Gedeh, Grand Kru, River Cess and Grand Bassa Counties. The campaign ended in the third quarter with the team reaching out to the remaining three counties – Maryland, River Gee and Gbarpolu Counties.

Messages were developed into skits in all local dialects and played on community radio stations in the counties. A video documentary from the Land Commission was played as well as films from other

countries demonstrating similar land reform efforts. The films emphasized the current status of land issues in Liberia and demonstrated similar actions and solutions taken in other countries. Key messages were printed into stickers and distributed throughout communities in order to provide for wider dissemination of information. In the second phase of the campaign the team acquired a public address (PA) system that allowed for more effective outreach as it was used to facilitate town hall meetings and other public outreach activities.

During the second quarter the newly hired Gender and Land Specialist provided gender insights to the communication strategies applied and recommended strengthening the strategies in order to reach more women and other marginalized groups. In particular the team held one-on-one consultations with rural women in Lofa to gather information on specific women's land rights issues in their communities. This was intended to further inform plans for activities that would support advancing women's land rights when the Land Rights and Land Authority Bills get passed into law.

To further our efforts in reaching women, a joint mission was also undertaken with the Communication and Outreach Specialist to rural communities in six counties with the objective of assessing the level of rural women's awareness of the Land Rights Bill, Land Authority Bill and other land reform processes ongoing in the country. Interactive dialogues on key components of the bills that relates to women's land rights were held and challenges and barriers that impedes the enforcement of these rights were discussed. The mission helped LGSA to better understand traditional norms and practices related to access to and ownership of land and inheritance rights for women in rural communities. A total of 146 women participated in the town hall meetings and interactive forums. The information gained from these sessions were used to develop response interventions in Year 2

In all activities stakeholders and local leaders were fully involved in the process and actively participated. It was clear from the interactions with communities that the public had little understanding and often inaccurate information as to the status of the pending bills. The LGSA team therefore determined that a training of the media was an important next step to insure that information would be disseminated in a more accurate manner.

2.5.3 REGIONAL MEDIA TRAINING

The low level of knowledge among the local media on land issues in Liberia has resulted in weak and often erroneous reporting on the current status of land and possible reforms. This stems from the fact that most journalists are unaware of unfolding events in the land sector, and thus have the propensity to publish and disseminate information on land matters that are confusing and unrelated. LGSA identified this capacity gap and in the fourth quarter carried out regional workshops in order to train local media to improve reporting on land issues.

Three separate regional training workshops were conducted for journalists and media practitioners, targeted especially for news editors and reporters from selected community radio stations that operate throughout Liberia. The workshops were commissioned by the ILTF and held under the aegis of LGSA.

In an effort to heighten awareness and educate the public on issues related to land, the Media Training for Journalists was conceived with the following specific objectives:

- Establish a common understanding on the conceptual framework of the Liberia land sector and how it has performed over the last five years;
- Share contextual experiences from different parts of the world on how the media contributed to improved land sector in other countries;

- Analyze different tools and techniques in land reporting; and
- Establish a common pool of resources through networking and information sharing to undertake advocacy initiatives for contextual issues in the land sector in the context of nation building.

The program activity called for four regional workshops and one National Media Workshop, with the first phase convened in Buchanan, Grand Bassa County from September 1 – 3, 2016 with participants coming from Sinoe, River Cess, Margibi and Grand Bassa Counties. The second phase was held in Tubmanburg, Bomi County from September 7 – 9, and participants were selected from Grand Cape Mount, Gbarpolu and Bomi Counties. The third phase took place in Gbarnga, September 12-14, bringing together participants from Lofa, Nimba and Bong Counties. The final workshop is planned in the first quarter of Year 2. More than 120 media persons and county authorities including County Land Commissioners attended the first three training sessions and actively participated in the deliberations.

The main purpose of the training was to assist journalists in techniques in acquiring and disseminating accurate information when reporting on land. Methodology used was based on participatory approaches and adult learning techniques with topics centered around development journalism theories and land related subjects with an emphasis on the land sector in Liberia including the work of the previous Land Commission and current ILTF.

The intensive training included presentations on land policies, legal reforms, and the former Land Commission, with a focus on quality reporting on the Liberia land sector. The workshop included the following sessions: strategies and approaches, perception of land administration, land tenure and natural resources, understanding land conflicts and international actions, media role in land administration, ethical decision making and reporting, land reforms and the Liberia Land Commission, as well as group work and presentations that discussed problems associated with land reporting as well as recommendations from the participants.

Since the first three workshops were held, media reports coming from the participants at their various places of work have been a testament of the success of the workshop. In Grand Bassa, radio stations have started airing programs to create awareness of land issues in the communities and in the county. Through informal monitoring of some stations, such as the national station ELBC, we have noticed an increase in their reporting on land issues through the county correspondents' reports from the counties.

2.5.4 GENDER RESPONSIVE STRATEGIES AND ACTIVITIES

Women's Land Rights Taskforce

The Gender and Land Specialist worked with Landesa and held a one-day Women's Land Rights Stakeholder meeting aimed to discuss the status of the land reform process, identify gender gaps and opportunities in the reform process, and to discuss effective mechanisms to improve gender responsiveness in land reform. Participants included relevant government ministries and agencies, civil society representatives, and representatives from the United Nations (UN). 31 persons (20 women, 11 men) attended the luncheon. This engagement led to the re-establishment of the Women's Land Rights Task Force (WLRTF).

The WLRTF was reactivated with the first meeting in April 2016 and is comprised of representatives from civil society organizations and key land-focused ministries and agencies. The key objectives outlined by the group are:

- To advocate for equal representation of women in the Land Authority;

- To ensure that the Land Rights Act is gender integrated;
- To advocate for reform of laws that will enforce women's land rights;
- To promote women's participation in the land reform processes;
- To promote the recognition of women's land rights as human rights;
- To engage any other activity for the advancement of women's land rights;

With LGSA's support the WLRTF continues to hold monthly meetings to strategize advocacy actions and engagements. Since its re-establishment, the Taskforce has engaged in many activities including the review of the Land Authority Bill and Land Rights Bill and provided recommendations for change, and advocacy with the Legislature on the passage of the two bills. Further achievements include:

- Establishing a leadership structure for the Task Force
- Developed a concept paper to solicit funding to implement activities
- Engage with ILTF on concerns on the Land Rights and Land Authority Bills and make presentations concerning several articles in the two bills that discriminate against women and could potentially deprive women of their land rights. Proposals were made to rephrase these articles to make them more gender inclusive. The ILTF was very receptive to the information and proposed changes.

Integration of Gender into LGSA Activities

The Gender and Land Specialist continued to collaborate with the Landesa team in the effort to mainstream gender across the work of the LGSA program. Weekly Skype meetings were held to discuss ongoing gender mainstreaming support activities being led by the Gender and Land Specialist and review challenges she faced.

In order to ensure gender responsiveness across all LGSA's programs, a one-day gender awareness training was co-facilitated by Landesa for all of LGSA staff. The topics covered included defining key gender terminology, the role of and commitment to gender and women's land rights within LGSA, gender inequality in access, use, control, ownership, and inheritance, and brainstorming on opportunities for conducting gender-responsive work within LGSA. An introduction to the LGSA Gender Strategy was also provided. 12 persons (eight men, four women) participated in the training. The training helped the staff to apply a more gender-focused lens to their day-to-day activity on the project.

Gender insight was provided to all sub-grant award processes during the reporting period. As noted above a gender integration training was conducted for the Namati research team. The topics included land rights and women in Liberia, techniques for gender inclusiveness in research, and overview of key gender terminologies. In addition the Gender and Land Specialist supported the Rights and Rice Foundation to train researchers on the use of the research tools developed to be used for a women's land rights study. The Gender and Land Specialist joined the team to field test the questionnaire and provided feedback to enable them to better conduct the research.

External Collaboration

The Gender and Land Specialist participated in a four day Food and Agriculture Organization (FAO) sponsored workshop on the Voluntary Guidelines for Responsible Governance of Tenure of Land, Forestry and Fisheries (VGGT). These guidelines highlight principles and internationally accepted standards for responsible governance of tenure. The workshop created the opportunity for clear mapping of tenure actors in Liberia and their roles as well as highlighting major gaps in governance of

tenure. At the end of the workshop participants who were mostly civil society actors and government ministries developed actions to roll out the VGGT.

Gender Mapping

To enhance engagement and collaborative networking, the Gender and Land Specialist mapped out women's land rights focused organizations and advocates operating in Liberia. Bilateral engagements and meetings were held with these organizations. This initiative strengthened networking and coordination as well helped to identify capacity gaps to inform gender mainstreaming support and ensure a gender sensitive land reform process. The mapping targeted CSOs, government ministries and agencies, and the UN.

2.5.5 DEVELOP AND MANAGE GUC SUPPORTING CIVIL SOCIETY AND PRIVATE SECTOR

To date no grants under contract have been issued as they were planned for Year 2. An individual consultancy was awarded to conduct a market survey to examine what land services are needed in Liberia (i.e., surveying, banking, valuation, real estate, third party land dispute resolution entities, land developers [agents for landowners who wish to develop property for economic gain] and community-private sector negotiators). The market survey will account for land services that currently exist and where there is a need not yet met, both at the county and national level.

2.5.6 STRENGTHEN PRIVATE PROFESSIONAL ORGANIZATIONS OF SURVEYORS AND LAND PROFESSIONALS

As mentioned above, LGSA completed a land market survey to examine the land services presently available in the country, and the gaps, or need(s) not yet met, both at the county and national levels. The survey highlights the types of land services that are in demand but have little capacity or are missing entirely. It concludes with a ranking of the services that have the highest demand, and those which can contribute to LGSA objectives and should be prioritized by LGSA and the GOL. The survey was conducted in Montserrado, Grand Bassa, Margibi, Bong and Nimba Counties. A total of 88 persons participated in the survey: 39 as key informants, and 49 as focus group discussants. Males constituted 56% and females 44%.

Findings from the survey revealed that most of the land services (surveying, registering, land inspection, land dispute resolution, evaluation and appraisal, and probating of deeds) are available in all of the study counties. While each of the surveyed counties presently has a service center where land services are being provided the centers are under staffed and lack the logistical capacity to effectively serve the public. The study found that the services with the highest demand in all surveyed counties include surveying, appraisal, architecture design, and construction.

Surveyors Association

LGSA support to the Association of Professional Land Surveyors of Liberia (APLSUL) began with funding and organizing general meetings, executive committee meetings, and the setting up of ad-hoc committees. Legal documents previously in place under the LPIS project were handed over to the Association. This initial support was followed by hosting of an election workshop, elections, and a subsequent induction program.

The induction ceremony of the elected officials of the Surveyors Associations was held on May 27, 2016. The few members of the Legislature that were present expressed their support for the passing of the

Liberia Land Authority Bill and the Land Rights Bill. The key note address was given by E. C. B. Jones, current chairman of the Surveying Licensing and Review Board.

The principle objectives of APSUL with its professional development activities are:

1. Introducing low cost surveying and mapping applications;
2. Development of a core of ethics and professional standards; and
3. Introduction of methods of accessing funds to include support to individual surveyors by using an equipment hiring scheme.

LGSA has provided APLSUL with direct logistical and material support including computers, stationary and supplies, and furniture for their operational use.

An initial expression of interest has been identified for the establishment of a professional valuers association. Preliminary discussions were held with the Department of Real Estate at the Liberia Revenue Authority on the development of a Valuation and Appraisal Association. LGSA will be pursuing this in the coming quarter. Further work will be done to identify and work with professional organizations that could benefit from engagement with LGSA through the undertaking of specific project activities.

Namati continues the development of a roster of CSO/NGO entities in Liberia that have experience in the land sector. The engagement of these organizations will be critical for the customary land rights recognition activities under Component 3. Specific criteria being considered are related to experience and geographical diversity.

2.5.7 FACILITATE ESTABLISHMENT OF PUBLIC-PRIVATE PARTNERSHIPS

No work of note occurred under this activity in this first year.

2.6 MONITORING AND EVALUATION REPORT

When project activities began, LGSA mapped out the needed monitoring activities for Year I. From the outset the schedule included quarterly data collection, review, reporting and an impact assessment in order to be proactive, target issues, and take corrective action when needed.

2.6.1 MONITORING OF ACTIVITIES

During the first two quarters LGSA's M&E Specialist traveled to the six counties where the Land Commission's original Land Coordination Centers are located in order to determine the status of the existing data and prepare for the eventual monitoring of activities after the passage of the Land Authority Bill. Prior to data collection the LCC staff were mentored with regards to LGSA indicators and data collection methods and tools. A total of 38 persons of the six LCC's were mentored. At each LCC, all files were reviewed and validated through inspection of ledgers and other records. The process was jointly done with LCC staff in the various counties. Data was also gathered from the local authorities.

Previously the LCCs supported volunteer mediation practitioners in supervision, training, and communication when the Land Commission was fully operational. The LGSA team worked with the LCC's to carry out an initial Impact Assessment (IA) of the Land Commission's work using the mediation procedures in the six counties in order to assist with future program planning. The IA was carried out in coordination with the LGSA Consultant Kuluboh Jensen's formal assessment of the Land Commission's Land Resolution Project. The assessment involved a quantitative analysis (desk review) and qualitative analysis (focus group discussion and key informant interviews), consultation of affected

stakeholders and the general public (including GOL officials and traditional leaders), and coordination with LCCs and Alternative Dispute Resolution (ADR) Practitioners. LGSA has visited the six piloted site counties and will complete the final visits and findings in the coming quarters.

Throughout the year, technical staff implementing activities collected and submitted data which is reported below in the M&E data tracking table. In particular the M&E Specialist traveled with the Community Engagement Specialist during particular phases of the public outreach in order to support as well as monitor the process. The monitoring noted the successes achieved and particular challenges faced with lessons learned recorded and shared with the team. Other monitoring activities included work carried out by LGSA partners Namati, Parley, CDR, SDI and Rights and Rice Foundation.

2.6.2 LGSA MONITORING AND EVALUATION SYSTEM

A three day training on project monitoring and evaluation was conducted in Ghana in which LGSA M&E Specialist, Anthony Kollie, was in attendance. The training was led by home office staff, namely M&E Specialist, Carolyn Ramsdell, and Technology for Development (T4D) Specialist, Leland Smith. The training was jointly funded among USAID projects in the region being implemented by Tetra Tech. The training focused on set-up, management, and best practices within M&E systems which involved learning about using the multiple platforms that build the project system. The overall objective of the regional training was to create a community of practice in West Africa to enhance development and approaches to implementing the M&E tools.

Over the last half of the year, the home office M&E team, T4D team and LGSA M&E Specialist completed the online Kobo tools. At the same time, the T4D team conducted a final review and the system which will soon be connected to Google Apps and Klipfolio for data entry and analysis. These tools are vital to data collection, maintaining data quality, and inputting data into Tetra Tech's M&E system which when fully operational will allow the project to effectively track and present information in a comprehensive manner to show effective project implementation. These tools also assist with the timely entering of data into USAID's Performance Indicator Database System (PIDS).

2.6.3 MAINTAINING DATA QUALITY

The Deputy Chief of Party (DCOP) and M&E Specialist attended a two day training conducted by the Liberia Strategic Analysis (LSA) project that covered USAID's process for conducting a Data Quality Assessment. The workshop was helpful in reviewing LGSA's systems for controls on data quality which will be maintained by collecting data electronically through LGSA's M&E system.

2.6.4 PIDS TRAINING

During the fourth quarter LGSA M&E Specialist attended a three day training at LSA on data entry, management and reporting of USAID project data into an official USAID online database known as PIDS. After the training, data for the first three quarters was entered into the system which is now awaiting certification.

2.6.5 YEAR TWO M&E PLAN REVIEW

As Year 1 activities came to an end, the LGSA Year 2 M&E plan was reviewed. Some indicators and targets were revised. Tetra Tech home office will be reviewing the final copy for onwards submission to USAID as an updated M&E plan. The plan will be finalized with the short term in country technical support planned for the first quarter of Year 2.

2.6.6 SPOT CHECK VISIT WITH PARLEY AT LGSA/PARLEY IMPLEMENTING SITES

Parley received a subcontract from Tetra Tech to assist communities to delineate, demarcate, and negotiate disputes over customary community boundaries. Recently, Parley completed phase one of this activity which involved identification of communities for the study, preparation for Parley's field visits, and completion of a desk study. These recent activities fall under Component 3, strengthening the protection of customary land rights. *Indicator 3.2- Number of parcels/communities with relevant parcel information corrected, incorporated into an official land administrative system as a result of USG assistants.*

In order to ensure validity, data must be authenticated at the field level through collaboration with implementing partners. Therefore LGSA's M&E Officer and Grant and Subcontracts Manager teamed up with Parley to carry out the monitoring activities. The LGSA monitoring team selected the following communities to visit:

1. Kolba city, Kolahun district, Lofa County
2. Selega town, Voinjama district, Lofa County
3. Telemue town, Salayea district, Lofa County
4. Kpatawee town, Bong County and
5. Doumpa town, Doe Clan, Doe administrative District, Nimba County.

The following methodology was used:

1. Acquaintance with Parley M&E team: This visit gave us the opportunity to become acquainted with the organization and the Parley M&E staff to understand how data is being collected that fits within LGSA goals.
2. Verification of reported data against five data quality standards: validity, integrity, precision, reliability, and timeliness.
3. Collaboration, Learning and Adaptation: As activities are now ongoing, it was prudent to begin collaborating with Parley in all aspects of the activities and to examine specifically how data is collected and managed with regard to surveying, studies, training, etc.

Recommendations were made to upgrade Parley's M&E staff's capacity in basic monitoring and evaluation by participating in a training held by LGSA.

Outline of Year I Indicator Activities, Achievements, and Challenges

Component 1: Under component one, LGSA achieved 100% of the targets under indicators 1.1 and 1.2. LGSA reached within 85% of the target goal under 1.3 with 1.3a only partially met due to the challenges outlined below.

1.1:	Number of specific pieces of legislation or implementing regulations proposed, adopted, and/or implemented affecting property rights of the urban and rural poor as a result of USG assistance.
1.2:	Number of gender-responsive public consultations held regarding proposed policy, legal and regulatory reforms.
1.3:	Percent of people trained who can correctly identify key learning objectives 30 days later as a result of USG assistance. LGSA previously planned to have train 200 person, however of the 200 persons, only 135 persons (128 males and 7 females) have been trained. Of the 135 persons trained 115 were able to correctly identify key learning objectives 30 days after the training
1.3a	Percent of women trained in land tenure and property rights who can correctly identify key learning objectives 30 days later as a result of USG assistance. Initially, 50 women were targeted to be trained out of the total number of 200 persons targeted. However, due to the delay in the passage of the law and the difficulty in getting women to attend the workshop, only seven women were trained out of the 50 targeted. 100 percent of the 7 women trained could identify key learning objectives 30 days later.

Component 2: LGSA did not achieve any of component 2 indicators due to the delay in the passage of the Land Authority and the Land Rights Bills. In addition there were some indicators where activities were not planned in Year I.

2.1:	Percent of people served by land administration entities who report awareness and understanding of the services offered as a result of USG assistance. This activity could not be implemented due to the delay of the passage into law of the land authority and the land rights bills.
2.2:	Number of individuals seeking land administration services. This activity could not be implemented due to the late passage into law of the land authority bill. LGSA did not have GOL partners to work with in achieving this indicator.
2.3:	Number of individuals from land governance institutions who received Master's-degrees in land administration and governance as a result of USG support. LGSA did not plan to have any activity for this indicator in Year I
2.4:	Number of land transactions completed. This activity could not be implemented due to the late passage into law of the land authority bill. LGSA did not have GOL partners to work with in achieving this indicator.

Component 3: LGSA did not target activities under component 3 in Year I.

3.1:	Percentage of adults in pilot areas who report that their land tenure rights are secure. LGSA did not plan any activity for this indicator for Year I
3.2:	Number of parcels/ communities with relevant parcel information corrected or newly incorporated into an official land administration system as a result of USG assistance. LGSA did not plan any activity for this indicator for Year I
3.3:	Number of households or organizations with formalized land rights as a result of USG assistance LGSA did not plan any activity for this indicator for Year I
3.3a:	Percent of these households for which the formal rights explicitly include women. LGSA did not plan any activity for this indicator for Year I
3.4:	Number of disputed land and property rights cases resolved by local authorities, contractors, mediators, or courts as a result of USG assistance. This activity could not be implemented due to the late passage into law of the land authority bill. LGSA did not have GOL partners to work with in achieving this indicator.
3.5:	Percentage of community governance entities implementing rules for the inclusion of women, youth and strangers. This activity could not be implemented due to the late passage into law of the land authority bill. LGSA did not have GOL partners to work with in achieving this indicator.

Component 4: LGSA achieved 100% of the target set for Indicator 4.3, 80% of the target for 4.5, 66.6% of the target for 4.1. The other three indicators could not be achieved due to the delay in the passage of the land rights and land authority bills by the national legislature.

4.1:	Number of gender responsive outreach materials on land tenure and property rights distributed through USG assistance. Although we had challenges in passage into law of the land authority bill, LGSA achieved six (66.6%) out of the nine targeted.
4.2	Number of gender responsive public outreach activities on land tenure and property rights held with USG assistance. This activity could not be implemented due to the late passage into law of the land authority bill. LGSA did not have GOL partners to work with in achieving this indicator.
4.3:	Number of new or existing private professional organizations of surveyors and other land related professions supported. LGSA achieved the target of one as planned.
4.4:	Number of marginalized people who have access to LTPR services from land governance institutions. This activity could not be implemented due to the late passage into law of the land authority bill. LGSA did not have GOL partners to work with in achieving this indicator.
4.4a:	Percent of women among the marginalized people who have access to LTPR services from land governance institutions. This activity could not be implemented due to the late passage into law of the land authority bill. LGSA did not have GOL partners to work with in achieving this indicator.
4.5:	Number of NGO's, CSO's and private sector organizations engaged in gender-responsive LTPR activities as a result of USG assistance. Although LGSA could not achieve the target of 5 due to the challenges in the late passage of the Land authority bill, yet four (80%) of the five planned were completed.

TABLE 2.4: PERFORMANCE INDICATOR TRACKER

#	Type of Indicator	Indicator	Due Date for DQA	Reporting Frequency	Data Source & Collection Method	Baseline (Source)	Year 1 target	Year 1 Actual	Comment on year two targets and achievement
1	LTPR	1.1: Number of specific pieces of legislation or implementing regulations proposed, adopted, and/or implemented affecting property rights of the urban and rural poor as a result of USG assistance	Q1, Y2	Annual	Land agencies or LGSA implementing partners; copies of proposed, adopted or implemented pieces of legislation or regulations affecting property rights collected	0	2	2	Land Authority Act = Stage 1: Analyzed Stage 2: Drafted and presented for public/stakeholder consultation Stage 3: Reanalyzed/drafted based on the results of public/stakeholder consultation Stage 4: Presented for legislation/decre Stage 5: Passed/approved/ Revisions made to legislation/policy following consultations and now awaiting president's signature. Land Rights Bill = Stage 1: Analyzed Stage 2: Drafted and presented for public/stakeholder consultation Stage 3: Reanalyzed/drafted based on the results of public/stakeholder consultation Stage 4: Presented for legislation/decre Presently with the legislature for action.
2	Custom	1.2: Number of gender-responsive public consultations held regarding proposed policy, legal and regulatory reforms	Q1, Y2	Quarterly	LGSA Event Report, including photographs of the event, attendance information, and summary of event collected	0	8	8 (100%)	Annual target was completely achieved as planned
3	LTPR	1.3: Percent of people trained who can correctly identify key learning objectives 30 days later	Q1, Y2	Quarterly	Completed participants attendance forms	0	160	135 (115) 85%	It was planned that 200 persons would be trained, however out of the 200, 135 persons were trained. 30 days after the training 85% of 135 persons were able to correctly identify key learning objects.

#	Type of Indicator	Indicator	Due Date for DQA	Reporting Frequency	Data Source & Collection Method	Baseline (Source)	Year 1 target	Year 1 Actual	Comment on year two targets and achievement
		as a result of USG assistance ⁵							
	Custom	1.3a: Percent of women trained in land tenure and property rights who can correctly identify key learning objectives 30 days later as a result of USG assistance	Q1, Y2	Quarterly	Completed participants attendance forms	0	40	7 (17.5%)	Initially, 50 women were targeted to be trained out of the total number of 200 persons targeted. However, due to the delay in the passage of the law and the difficulty in getting women to attend the workshop, only seven women were trained out of the 50 targeted. All 7 (100%) females who participated in the workshop were followed and were able to correctly identify key learning objectives 30 days after the training.
4	LTPR	2.1: Percent of people served by land administration entities who report awareness and understanding of the services offered as a result of USG assistance ⁶⁷	Q1, Y2	Quarterly	Reports of technical or physical assistance provided submitted by LGSA consultants and technical staff	0	0%	0%	Activity was placed on hold due to the absence of a Land Authority to work with in conducting this activity.

⁵ **1.3:** Percent of people trained who can correctly identify key learning objectives 30 days later as a result of USG assistance. 80% of participants trained is the target of each year and also LOA target. Number of participant's to be trained in year 1 is 200, out of the 200 persons to be trained, 80% is targeted for those who correctly identified key learning objectives 30 days after the training A simple survey would be conducted 30 days later after the training is completed.

² **1.3a:** Percent of women trained in land tenure and property rights who can correctly identify key learning objectives 30 days later as a result of USG assistance. 80% of the women trained in indicator 1.3 is the target for each number of women trained annually and also as LAP target of 80% of the total women that would be trained.

⁶ Indicator 2.1 contributes to a USAID Standard Indicator (FACTS 4.7.4-10 or EG.10.4-1)

⁷ **2.1:** Percent of people served by land administration entities who report awareness and understanding of the services offered as a result of USG assistance. These percentages would be gathered by conducting a survey to be able to know the ppercent of people served by land administration entities who report awareness and understanding of the services offered as a result of USG assistance.

FY1=0% , FY2=25% , FY3=50% , FY4= 65%, FY5= 75% and LOA

#	Type of Indicator	Indicator	Due Date for DQA	Reporting Frequency	Data Source & Collection Method	Baseline (Source)	Year 1 target	Year 1 Actual	Comment on year two targets and achievement
5	Custom	2.2: Number of individuals seeking land administration services	Q1, Y2	Quarterly	Land agencies track and report this data to LGSA	425	450	0	Activity was placed on hold due to the absence of authority Land Authority to work with in conducting this activity.
6	Custom	2.3: Number of individuals from land governance institutions who received Master's-degrees in land administration and governance as a result of USG support.	Q1 Y2	Annually	Individuals receiving master's degrees will submit a brief report, including a copy of their completed degree	0	0	0	Activity not planned for Year 1
7	Custom	2.4: Number of land transactions completed	Q1, Y2	Quarterly	Land agencies track and report this data to LGSA	2500	2600	0	Activity was placed on hold due to the absence of authority Land Authority to work with in conducting this activity.
8	Custom	3.1: Percentage of adults in pilot areas who report that their land tenure rights are secure	Q1, Y2	Biennially	LGSA Survey data	TBD	0	0%	Activity not planned for Year 1
9	LTPR	3.2: Number of parcels/ communities with relevant parcel information corrected or newly incorporated into an official land administration system as a result of USG assistance	Q1, Y2	Quarterly	Collected from LCCs or land agencies database monthly. Household members or organizations report to LCC with clear evidence of formalized land rights in hard copies and or electronic forms	0	0	0	Activity not planned for Year 1

#	Type of Indicator	Indicator	Due Date for DQA	Reporting Frequency	Data Source & Collection Method	Baseline (Source)	Year 1 target	Year 1 Actual	Comment on year two targets and achievement
10	LTPR	3.3: Number of households or organizations with formalized land rights as a result of USG assistance ⁸	Q1, Y2	Annually	Reports collected from Land agencies. Household or organization reports to LCC with clear evidence of formalized land rights	0	0	0%	Activity not planned for Year 1
	Custom	3.3a: Percent of these households for which the formal rights explicitly include women	Q1, Y2	Annually	Reports collected from land agencies. Household or organization reports to LA with clear evidence of formalized land rights	0	0	0%	Activity not planned for Year 1
11	LTPR	3.4: Number of disputed land and property rights cases resolved by local authorities, contractors, mediators or courts as a result of USG assistance	Q1, Y2	Annually	Case files from the ministry data/land agencies/LCC/M OUs from Land Coordination centers or land agencies	70	70	0	Activity was placed on hold due to the absence of authority Land Authority to work with in conducting this activity.

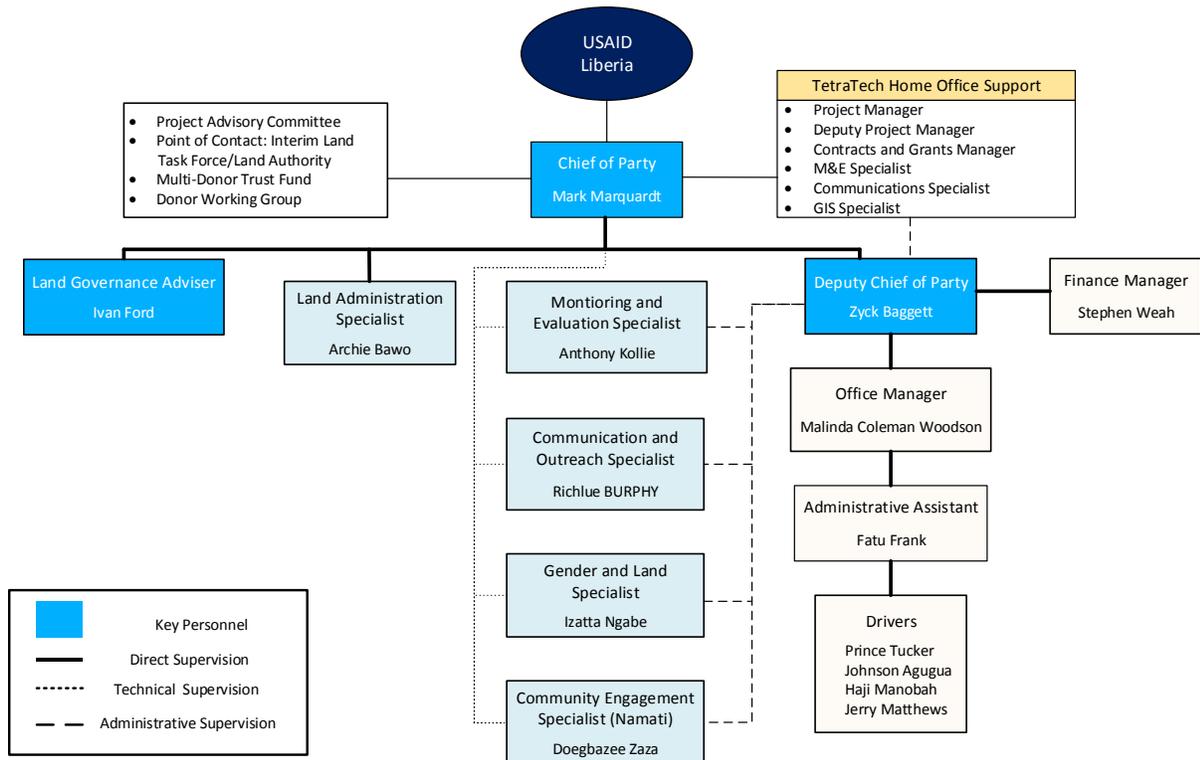
⁸ Indicator 3.3 contributes to a USAID Standard Indicator (FACTS 4.5.1–25 or EG.10.4–6)

#	Type of Indicator	Indicator	Due Date for DQA	Reporting Frequency	Data Source & Collection Method	Baseline (Source)	Year 1 target	Year 1 Actual	Comment on year two targets and achievement
12	Custom	3.5: Percentage of community governance entities implementing rules for the inclusion of women, youth and strangers	Q1, Y2	Quarterly	Reports from LGSA technical staff, and bylaws submitted	0	0	0%	Activity not planned for Year 1
13	Custom	4.1: Number of gender responsive outreach materials on land tenure and property rights distributed through USG assistance	Q1, Y2	Quarterly	Copies of outreach materials, reports and receipts from printing press and distribution lists collected	0	9	6 (66.6%)	Did not achieved target due to the delay by the legislature in passing the Land Authority and Land Rights bills
14	Custom	4.2: Number of gender responsive public outreach activities on land tenure and property rights held with USG assistance	Q1, Y2	Quarterly	Reports including summary of each activity, with receipts, where appropriate, and distribution information collected	0	4	5	Exceeded target for Year 1 as the Interim e Land Task Force needed to sensitize more citizens including women in communities & counties outside of Monrovia
15	Custom	4.3: Number of new or existing private professional organizations of surveyors and other land related professions supported	Q1, Y2	Quarterly	LGSA technical staff and implementing partners submit reports including support provided	0	1	1	LGSA achieved the target of one as planned.
16	Custom	4.4: Number of marginalized people who have access to land tenure and property rights services from land governance institutions	Q1, Y2	Quarterly	Reports from LA/LCC showing the marginalized group having access to service	150	160	0	Activity was placed on hold due to the absence of authority Land Authority to work with in conducting this activity.

#	Type of Indicator	Indicator	Due Date for DQA	Reporting Frequency	Data Source & Collection Method	Baseline (Source)	Year 1 target	Year 1 Actual	Comment on year two targets and achievement
	Custom	4.4a: Percent of women among the marginalized people who have access to land tenure and property rights services from land governance institutions	Q1, Y2	Quarterly	Reports from LA/LCC showing the marginalized group having access to service	TBD	75%	0%	Activity was placed on hold due to the absence of authority Land Authority to work with in conducting this activity.
17	Custom	4.5: Number of NGO's, CSO's and private sector organizations engaged in gender-responsive land tenure and property rights activities as a result of USG assistance	Q1, Y2	Quarterly	Reports and other supporting documents to include photographs, estimated attendance	0	5	4 (80%)	<ol style="list-style-type: none"> 1. PARLEY 2. SDI 3. Rights and Rice foundation 4. National Surveyors association

3.0 LGSA ADMINISTRATION

FIGURE 3.1: LGSA ORGANIZATIONAL CHART



ANNEX A: IMPLEMENTING PARTNER ANNUAL REPORTS

CDR ASSOCIATES

The Land Commission/Tetra Tech Kick-off Meeting

CDR's first assistance through LGSA began in the winter of 2016 at Tetra Tech's partner kick-off meeting. In preparation for the meeting, CDR Partner, Dr. Christopher Moore, developed a workshop on *partnering* to promote the ongoing cooperation and coordination between Tetra Tech, its partners, the Liberia Land Commission and its staff that had been developed through previous USAID projects, including LPIS and LCRP.

Partnering was a new concept for the Land Commission, and had never been used formally before by Tetra Tech to establish and coordinate working relationships with Liberian government agencies. Partnering is a process in which future partners share their vision for what would be entailed in developing, or in this case maintaining, a positive collaborative working relationship, their roles and responsibilities to each other, how communications and decisions will be structured and occur, and how any issues that arise will be managed and addressed.

Participants in the partnering session included Dr. O.B. Brandy, Chairman of the Land Commission, a number of his staff, as well as representatives of Tetra Tech and all its partners. During the meeting, participants from the Land Commission and the Tetra Tech team met in small groups and identified their vision for a positive working relationship between the Liberian Land Commission, or its successor agency, that would be characterized by trust, respect and collaboration. They addressed all of the partnering issues identified above and reached a consensus on how their working relationship would move forward in a positive way. They also discussed contingency plans if there was a delay or impasse in the Liberian Legislature approving the new Land Authority Bill.

Writing a Desk Study on Boundary Harmonization

CDR's first Task Order was to conduct research and write a desk study on Boundary Harmonization. A component of the new Liberia Land Act, and a requirement for customary communities to secure legal recognition of community land, is for them to delimit and demarcate their boundaries with adjacent communities. The desk study was to examine best practices and present procedures that Liberian communities could use to identify and mark their boundaries.

Two issues were raised at the beginning of the study: 1) the scope of the study, i.e. should it include exclusively Liberian cases, experiences and procedures, or international examples?), and 2) the scope of boundary identification, i.e. should it focus exclusively on identification of procedures that could be used by communities to address determining their external boundaries, or should it include procedures that could be used internally by communities to address boundary issues among and between members? A decision was made to include both Liberian and international case examples, and to address both external and internal boundary issues.

The final desk study provided both the content and framework for converting the document into a usable manual for use by Liberian communities. The only task remaining was to incorporate the results of field work conducted by Parley into the document.

Close to the completion time of the desk study, Moore coordinated with the staff of Parley to identify a number of Liberian communities, mostly clans, that had either delimited and demarcated their boundaries, had had difficulty doing so or would be engaged in this activity in the near future. Parley's staff and Moore developed an interview protocol that would be used to solicit information on boundary

harmonization from 10 targeted sites Parley proceeded to visit the communities and conduct in-depth interviews with leaders and members about their experiences in boundary harmonization.

Completion of the Manual on *Boundary Harmonization*

Upon completion of Parley's field work on Liberian experiences in boundary harmonization, the information gathered was incorporated into both the text and text boxes of the manual, which was named *Boundary Harmonization: Effective Negotiation Procedures for Delimiting, Demarcating and Resolving Disputes over Boundaries*. The manual was the basis for preparation of both a boundary harmonization training and training-for-trainers manual.

Development of Boundary Harmonization Training Materials

In March of 2016, CDR began preparation of both a manual for use by Liberian government personnel and NGOs who in the future would train community members on effective ways to demarcate their boundaries. These manuals, along with the longer *Boundary Harmonization* study, would also be used by communities engaged in the process. CDR also prepared a training-for-trainers manual to prepare Liberian government personnel and NGOs to present training programs for communities on boundary harmonization. All manuals were converted into power points slides to make them easy to duplicate and present.

In addition to preparation of manuals, CDR also prepared customized simulations for trainees to use to practice boundary negotiation procedures and skills. One of the simulations included a range of common boundary harmonization issues that are likely to be encountered by Liberian communities engaging in the process.

Design and Presentation of a Boundary Harmonization Training Program and a Training-for-Trainers Seminar

In June of 2016, CDR presented two training programs on Boundary Harmonization and Training-for-Trainers. The first, of three days in duration, presented background information on why boundaries are important, their roles and functions, and negotiation skills that could be used by communities to effectively delimit, demarcate and seek government recognition of their boundaries. Learning/teaching technologies included lectures, case study presentations, issue analysis frameworks and exercises and multiple negotiation simulations.

The Boundary Harmonization Training-for-Trainers program, a two day seminar, presented state of the art adult education technologies for presenting seminars on this topic. Content included: best practices for making presentations, issue analysis and strategy design tools, setting up and debriefing negotiation simulations, communication skills, and methods for the conduct of a clinic to address barriers encountered in the boundary harmonization process.

Review of Work Products by Tetra Tech and other LGSA Partners

During the first year of LGSA, CDR reviewed and provided comments on the following documents:

- John Bruce's *A Strategy for Further Reform of Liberia's Law on Land*
- Results of Parley's field study on Liberian experiences in harmonizing community and internal boundaries
- Landesa's research on women's issues
- Kuluboh Jenson's *Land Alternative Dispute Resolution Project: Impact Assessment Report*

LANDESA

Introduction:

Land tenure disputes in Liberia are often associated with socially and politically embedded struggles over rights negotiated between and among different groups of people and the Liberian state. Despite tremendous strides made through the national dialogue and approval of the 2013 Land Rights Policy, the root causes of land conflict between individuals, communities, and administrative units remain largely unresolved. The Land Rights Policy sets the stage for reforming the antiquated Liberian land governance framework, and calls for a historic shift in control over the land from the state to local customary communities. Within this background, USAID's Land Governance Support Activity (LGSA) will assist the Government of Liberia (GOL) in implementing the Land Rights Policy. The project has four primary objectives:

1. Policy, legal and regulatory framework for land governance strengthened;
2. Functionality of GOL land governance institutions improved;
3. Protection of customary land rights strengthened; and
4. Stakeholder engagement in land governance strengthened.

Additionally, the project has a key cross-cutting objective to integrate gender across all four primary objectives.

These objectives will be achieved by means of gender responsive, consultative processes with government officials, members from civil society, academia, development agencies and other stakeholders. Furthermore, USAID's collaborating, learning and adapting (CLA) principles will be applied throughout the duration of the project.

Led by USAID, and implemented by Tetra Tech(TT) in partnership with World Resources Institute (WRI), Namati, Collaborative Resources Associates (CDR), Sustainable Development Institute (SDI), Parley and Landesa, the project has an expected duration of four and a half years (4 ½ years).

Landesa's specific functions are: (1) to provide ongoing technical support for application and enforcement of existent women's land rights, including public information and education, and access to justice services; and (2) to provide ongoing technical advisory services to relevant government agencies on development of new and amended legislation, regulations and policies, to ensure that these adequately incorporate best practices in land tenure and governance, with a particular eye to gender equitable approaches and safeguards to women's land rights.

Objectives:

This section of the report contains detailed information about work accomplished on the cross-cutting objective of gender integration and each of the four project objectives along with corresponding activities.

Cross-Cutting Objective: Gender Integration

Landesa worked to meet the cross-cutting objective of integrating gender across all four primary objectives through four means. First, Landesa developed the Liberia LGSA Initial Gender Strategy. Second, Landesa provided regular support to USAID LGSA Gender and Land Specialist Ms. Izatta Nagbe in the work to mainstream gender and to promote women's rights to land throughout the project. Third, Landesa and Ms. Izatta Nagbe trained all LGSA staff and partners on the gender strategy and issues of gender and women's land rights. Fourth, Landesa supported the development of WLRTF-like institutional mechanisms capable of advancing gender responsive land reform in Liberia (see section 1.4).

Objective one: Strengthen policy, legal and regulatory framework for land governance

The purpose of this objective is to improve the quality of policies, laws and regulations under development by ensuring that they are developed under a gender responsive, participatory approach and are in accordance with international standards.

Year I achievements:

- Developed a draft analysis of family and civil laws in Liberia
- Provided an analysis of the Land Rights Bill and the Land Authority Bill
- Produced an initial assessment report on Liberia's 2013 Women's Land Rights Task Force and successor entity

1.1 Provide Gender Analysis and Input into the Revision of the Land Strategy Document for LGSA

Landesa engaged in gender reviews of the full slate of land laws. Specifically, Landesa worked with John Bruce to provide two rounds of gender input into the report titled "A Proposed Strategy for Further Reform of Liberia's Law on Land. The feedback highlighted gender issues as well as key laws and provisions, which specifically implicated women's rights to land and property.

1.2. Update and Deepen the Women's Land Rights Study Developed under LPIS

Landesa developed a draft analysis of family and civil laws that affect gender equity in land governance and women's land rights. The analysis is slated to be folded into a comprehensive women's land rights study.

1.3. Provide Gender-Based and Other Inputs to Draft Policies, Laws and Regulations

Landesa provided gender-based analysis of the Land Rights Bill (LRB) (July 3, 2014) and the Land Authority Bill (LAB) (9/16/2015), in both long and short form. Landesa shared the LRB analysis with Senator Jewel Howard Taylor, Senator of Bong County and Chair, Women Legislative Caucus of Liberia, following a meeting to raise awareness in Liberia's legislature about women's land rights issues in Liberia. Landesa also shared the analysis and provided related technical assistance in the preparation of presentations by Governance Commissioner Ruth Jappah and AFELL members to the Senate Committee on Land, Mines and Energy and the Interim Land Authority Task Force. The objective was to encourage gender responsive revisions of the LRB and broader reform of land and property laws and family and inheritance laws to promote women's land and property rights. Landesa provided gender analysis of the LAB to brief to LGSA Partner SDI prior to a meeting SDI secured with the Chair of the Senate Committee on Lands, Mines and Energy and the Interim Land Authority Task Force.

1.4. Work with National Stakeholders to Develop and Support the Successor Entity to the Women's Land Rights Task Force (WLRTF)

Landesa supported the development institutional mechanisms capable of advancing gender responsive land reform in Liberia. In March, 2016, Landesa convened a women's land rights stakeholder gathering to discuss women's land right in Liberia, including the need to re-constitute the 2013 Women's Land Rights Task Force. Under the momentum generated, stakeholders subsequently organized a newly constituted WLRTF. This entity continues to operate today and actively advocates with the government for gender responsive implementation of the Land Rights Policy. Landesa supports the WLRTF directly and through the LGSA Gender and Land Specialist.

At the close of LGSA Year I, Landesa finalized and submitted the "Initial Assessment on Oversight Mechanisms for Gender Responsive Land Reforms," from Seattle but with input from many Liberian

stakeholders. The document was developed to provide guidance to the Government of Liberia and other interested parties (including civil society leaders, academics, donors and others) on the most effective institutional structure for providing ongoing guidance to the government on women's land rights and gender inclusive land governance. It also included a review of Liberia's 2013 WLRTF and the WLRTF newly constituted in spring of 2016.

Objective two: Improve human and institutional capacity for land governance

The purpose of this objective is to further support the technical needs of selected members of the government and civil society.

Year I achievements:

- Two members from the Government and civil society were selected and attended a six-week program on women's land rights

2.1 Support the Government of Liberia in its Efforts to Build a New Land Authority.

This activity was not achieved given that the LAB did not pass until September 2016.

2.2 Identify Up to Two (2) National Land or Gender Related Specialists to Participate in a Six-Week Intensive Program on Women's Land Rights.

Under USAID-LGSA Objective 2, Landesa identified and selected two Liberian land and gender advocates, Ms. Izatta Nagbe and Ms. Naomie M. Gray, Assistant Legal Counsel in the Office of the Legal Advisor to the President of Liberia, to participate in the Visiting Professional Program, a Seattle-based six-week intensive program on women's land rights. Participants of the Program have the opportunity to develop knowledge, skills and networks to more effectively work to secure women's land rights in their home countries.

Objective three: Conduct action research supporting land rights policy

The purpose of this objective is to develop a process for the recognition of customary lands, which will in turn inform the design of new laws, regulations, administrative procedures, and guidelines to implement the Land Rights Policy and Land Rights Bill.

Year I achievements:

- Developed a draft analysis of family and civil laws affecting gender equity in land governance and women's land rights
- Collaborated with implementation partners in the development of Governance Impact Assessment tools and women's land rights research tools and reporting

3.1. Conducted Initial Desk Research and Leveraged Field Research on Gender and Women's Land Rights in the Context of Community-Based Land Governance.

3.1.1. Conduct desk research to identify policy, legal, regulatory options that recognize and protect women's rights to land within the context of community-based land governance.

This activity has not been conducted due to pending passage of the LRB. In support of this activity, Landesa reviewed LGSA Partner CDR's Boundary Harmonization Desk Study, providing feedback around more explicitly recognizing gender issues and women's land rights within the boundary harmonization process.

3.1.2. Conduct Field Research on Gender and Women’s Land Rights Concerns in Decentralizing Land Governance to the Community Level

This activity has not been conducted due to pending passage of the LRB. In preparation for this activity, Landesa designed the scope of work for a Liberian NGO to research women’s land rights at the community level. Rights and Rice Foundation (RRF) was awarded the work under USAID LGSA’s grant program, and Landesa and Ms. Izatta Nagbe worked closely with RRF to review its women’s land rights research tools to be used in six communities in four counties and its ensuing women’s land rights findings.

3.1.3. Research and Disseminate Findings on the Need for Updating the Family Framework

Landesa developed a draft analysis of family and civil laws that affect gender equity in land governance and women’s land rights. The analysis is slated to be folded into a comprehensive women’s land rights study (see also 1.2). Dissemination will follow the finalization of the analysis.

3.1.4. Support Development of Gender and Women’s Land Rights Baseline Survey

This activity is pending passage of the LRB and the actual establishment of the Land Authority. In preparation for this work Landesa has collaborated with LGSA Partners Namati and SDI around the development of their Governance Impact Assessment tools designed to interview community members and local customary authorities in six communities. Landesa provided feedback around how to bolster the tools’ ability to identify and capture the gender dimensions of community governance and community membership—given their key relationship to women’s land rights. Landesa also trained Namati’s research team on gender issues prior to their land governance assessment field work.

3.2. Conduct Research and Action Steps Associated with Customary Land Rights Implementation

This activity has not been conducted due to pending passage of the LRB.

3.3. Review and Disseminate Action Research Findings on Gender and Women’s Land Rights

This activity has not been conducted due to pending passage of the LRB.

Objective four: Strengthen civil society, private sector, and citizen engagement in land governance

The purpose of this objective is to raise public awareness of the policy, legal, and regulatory framework for women’s land rights.

Year I achievements:

- Worked with local stakeholders to strengthen civil society and citizen engagement concerning women’s land rights

4.1 Collaborate with National and International Stakeholders on Actions that Recognize and Protect Women’s Rights to Land Within the Context of Community-Based Land Governance.

Landesa helped to strengthen civil society and citizen engagement through several channels. First, in initial meetings with stakeholders in Monrovia, including the Land Commission, the Ministry of Gender, UN-Women, AFELL, and others, Landesa staff talked over details of the pending land legislation (Land Authority Bill and Land Rights Bill) to help identify ways to strengthen women’s land rights protections. Landesa engaged in follow-up meetings on subsequent trips to Liberia, and also through email discussions, in order to help develop capacity for analysis and advocacy related to women’s land rights as embodied in pending legislation. Second, during the protracted passage of the LRB, Landesa and Ms. Izatta Nagbe convened and helped organize women’s land rights stakeholders in Monrovia to support the promotion of land rights for communities and particularly women within the land reform process in

Liberia, in keeping with the 2013 Land Rights Policy. Third, Landesa provided ongoing guidance to Ms. Izatta Nagbe, LGSA's national gender and land specialist, in her work to support the Women's Land Rights Task Force. (See Objective 1 above for more details). Fourth, Landesa worked with LGSA to kick-off the small-grants fund to help provide financial support to Liberian NGOs researching and promoting women's land rights. Through this mechanism, RRF won the award and provided a means for Landesa and Ms. Izatta Nagbe to bolster civil society capacity. From this partnership, RRF produced work which not only advanced LGSA's women's land rights action research under Component 3 but also provided the funds necessary for RRF to conduct a baseline study for its ongoing "Women's Rights and Access to Land" Project.

4.2 Provide Assistance on Awareness Raising and Capacity Building of Women in Communities on the Process of Self-Identification of Communities in Decentralizing Land Governance.

Much of this activity was not yet timely, given that the Land Rights Bill has yet to pass. However, Landesa supported Ms. Izatta Nagbe in community-based efforts to raise women's awareness about the Land Rights Policy and the LRB.

4.3 Ensure that Women are Adequately Included in Capacity Building Efforts Concerning Land Administration and Management.

This activity has not been conducted due to the fact that the LAB passed only at the very end of Year 1, and the LRB has yet to pass.

NAMATI

As part of the third component of the USAID-funded Liberia Land Governance Support Activity (LGSA), Namati is implementing field-based action research activities to develop and demonstrate key processes and generate recommendations on key decisions for the successful implementation of the Land Rights Policy, with a focus on the recognition of customary land rights. As part of Namati's role in the LGSA, Namati primary Year 1 output was carrying out action research to determine the medium-long term impacts and effectiveness of community land and forest governing bodies that have been established in the previous five years.

Relatively few efforts have supported communities to form governing bodies to manage community lands, natural resources, and/or forests. After completing a mapping of previous efforts, Namati determined that over the past five years, only SDI/Namati, PROSPER, the Liberian Land Commission (LC), and the Liberian Forest Development Authority have carried out interventions to support communities to form community land or forest governing bodies.

Namati's governance research was carried out in eight communities in Rivercess, Lofa, Nimba, and Grand Bassa counties. The overall goal of the research study is to learn best practices to support communities to form land and/or forest governing bodies that are participatory, transparent, and accountable to ordinary citizens. As such, the study should not be viewed as an impact assessment of a particular project, institution, or organization. Instead of assessing individual projects, the research team aimed to assess impacts of each approach. The four approaches that were assessed included⁹:

1. **Community Land Protection Process:** Since 2009, SDI has worked with 21 communities in River Cess County to go through the Community Land Protection (CLP) methodology that was co-developed with Namati. Many of these communities have successfully harmonized boundaries with neighboring communities, signed MoUs that document the agreed boundaries, produced detailed sketch maps of their customary land, written by-laws for land management and governance, and elected community land governing bodies. Due to the lack of legal framework recognizing community land rights, the government of Liberia does not legally recognize these governing bodies. Four communities supported by SDI took part in this action research.
2. **Community Land Protection Process (Partial):** In May 2014, the Liberian Land Commission piloted scaled-back version of the Community Land Protection Process in one community in Lofa country. The Land Commission facilitated several meetings in the community and reports that the community participated in legal awareness trainings, elected a temporary committee to guide the process, created basic by-laws for the community land, and began the process of harmonizing boundaries with neighboring communities. The Land Commission reports that the community formed a community land governing body after their intervention ended. The Government does not recognize this governing body.
3. **Community Rights Law Process:** In 2008, the Liberian Forestry Development Authority and representatives from Accel Mittol supported one community to follow a skeleton registration process laid out in Liberia's Community Rights Law. This is the only process that resulted in a governing body that has been formally recognized by the Government of Liberia.
4. **Community Rights Law Regulations Process:** Over the past four years, the USAID-funded PROSPER project worked in partnership with the Liberian Forest Development Authority to support several pilot communities to follow legal processes to establish Community Forest Management Bodies (CFMBs) based on the National Forestry Reform Law of 2006 (NFRL), the

⁹ Full descriptions of each approach and links to resources created by each project will be included in the final research study report.

Community Rights Law of 2011 (CRL), and the Community Rights Law Regulations (CRL Reg). In January 2016, based on lessons learned from the pilot and the learning from the Liberia Land Rights and Community Forestry Program (LRCFP), PROSPER published the Community Forestry Facilitator’s Manual that clearly outlines the nine steps that communities must follow to form CFMBs. The CFMBs that took part in the research have not yet been recognized by the Government.

Intervention	Organization(s)	Communities
Community Land Protection: Complete	SDI/Namati	Bahr, Dobboh, Duweh, Kebbeh (Rivercess County)
Community Land Protection: Partial	LC	Gbalin (Lofa County)
Community Rights Law: Process	FDA	Joint Committee (Nimba County)
Community Rights Law Regulations: Process	PROSPER, FDA	Bluyeama (Lofa County), Barconnie (Grand Bassa County)

In April 2016, after completing a mapping of previous efforts to form community land or forest governing bodies, Namati met with SDI, PROSPER, FDA, and the Land Commission to select communities that would participate in the research study. After jointly selecting the communities, Namati created draft survey instruments (focus group questionnaire and key informant interview questionnaire) to collect data on the governance impacts of each intervention. LGSA and Landesa provided comments and feedback on the questionnaire and they were finalized in early May.

In late May, Namati hired and trained a small research team to administer the survey instruments in each study community. The two-day training included basic training on qualitative and quantitative research techniques, logistical planning, an overview of the research instruments, and gender training (facilitated by Landesa).

From May – August, the research team carried out field research in the eight study communities. The research team experienced significant logistical challenges and delays because of heavy rains and poor road conditions. Although the team was unable to reach some remote towns due to the rain, they were able to conduct appropriate numbers of interviews in each study community. The team conducted a total of 69 key informant interview and 88 focus group interviews.

In August and September, Namati compiled and entered all data into a database, carried out data validation meetings with SDI, PROSPER, FDA, and the Interim Land Task Force to ensure that all data was properly categorized. In late September, Namati began data analysis and will submit a draft report of its research findings to LGSA by the end of October 2016. Namati will present its findings at the LGSA stakeholder workshop in November.

Although data analysis is still in process, initial findings show that while each intervention led to greater community consultation on decisions related to community lands and forests, the actual *decision-makers* on land and forest issues did not significantly change after the interventions, even when governing bodies are legally recognized by the government. The data does suggest that interventions to form land or forest governing bodies, especially if they are relatively long interventions, leads to more empowered community members, even if they do not have ultimate decision making authority. Initial analysis of the data also indicates that the process of forming land or forest governing bodies may lead to greater

women's participation in community consultations on forest or land matters, especially when women leaders are part of governing bodies.

The data also suggests that there is often tension between existing community leaders and land/forest governing bodies, especially when existing leaders are not members of the body. This may have led to decreased decision-making powers by governing bodies, since data indicated that numerous power struggles over land and forest decision-making existed in all study communities. The final report will contain initial recommendation of how to effectively address governance challenges in future interventions to support communities to form community land governing bodies.

Major Year I outputs include:

- Hiring and Training of Namati's Community Engagement Specialist;
- Mapping of all efforts to form community land and forest governing bodies;
- Comprehensive research study concept note and series of meetings with key stakeholders;
- Consultative meetings with SDI, PROPSE, FDA, and the Land Commission to select study communities;
- Focus group and key informant questionnaires;
- 69 key informant interviews conducted in eight study communities;
- 88 focus group discussions conducted in eight study communities;
- Data validation meetings held with SDI, PROSPER, FDA, and the Interim Land Task Force; and
- Op-ed titled "Liberia is at a crossroads: recognizing land rights can safeguard against violence" published by Thomson Reuters Foundation.¹⁰

¹⁰ Accessible at: <http://news.trust.org/item/20160810131830-5ex4j/>

PARLEY

The following summarizes activities undertaken by Parley Liberia for the Land Governance Support Activity during the period April – September 2016.

1. Identified, in collaboration with CDR Associates, 12 communities for the boundary harmonization Action Research project. The communities were selected for variation in size, demographic and geographic location. Some communities represent situations in which the communities either successfully resolved a boundary dispute with a neighboring community, or have an on-going unresolved dispute. The Action Research communities include:
 - Selega, Lofa County
 - Kolba, Lofa County
 - Doumpa, Nimba County
 - Gboutuo, Nimba County
 - Darsaw, Rivercess County
 - Glahnyon, Rivercess County
 - Telemue, Gbarpolu County
 - Kologbandi, Gbarpolu County
 - Bah Town, Nimba County
 - Zuahplay, Nimba County
 - Gweayea, Bong County
 - Kpatawee, Bong County
2. Developed a qualitative research protocol to understand how communities determine boundaries, the different types of inter-community boundary disputes, procedures used by communities to resolve them and dispute resolution actors that support communities to resolve disputes. CDR and Landesa contributed inputs to the questionnaire. The qualitative protocol covers three main topics and includes guidance for researchers on conducting qualitative research in communities. The main topics of the protocol are:
 - Administrative Data (location, date, etc.);
 - Community Observation (rapid assessment of physical, socio-economic characteristics of community);
 - Community Boundary Disputes
 - community boundaries,
 - boundary disputes,
 - boundary dispute resolution efforts,
 - outcomes of resolution efforts,
 - dispute resolution actors.

3. Conducted field work to gather information based on the qualitative research protocol in the 12 Action Research communities. Two teams of Parley staff, led by Parley's M&E Coordinator and M&E Officer visited the sites, introduced the project and connected with key informants knowledgeable of community boundaries and boundary dispute resolution efforts. In certain communities the teams supplemented information provided by communities' leaders with additional interviews with statutory authorities. All interviews were recorded and draft reports were prepared immediately following the interviews in the field. Following the field work, the teams returned to the Parley office in Gbarnga to debrief and further refine the community boundary dispute case studies.
4. All 12 community boundary dispute case studies were edited and formatted into a standardized table, which has been included as an annex to the Desk Study on the Delineation, Demarcation and Negotiation of Community Boundaries. In addition to this, 8 descriptive and analytical text boxes based on the case studies were drafted for inclusion in the Desk Study. These 'Liberia Experiences' present procedures, processes and good practices for boundary negotiation observed in the communities and serve to highlight key guidance provided in the Desk Study.

The community boundary dispute case studies provide richly detailed descriptions of a variety of inter-community boundary disputes, the procedures and methods used by communities to resolve these disputes, the structure and function of community 'negotiation teams and the facilitative roles played by GOL and traditional authorities, NGOs and faith-based community groups.

Key findings include:

- Many inter-community boundary disputes are highly protracted and disruptive to economic and social activities in communities.
 - Traditional and community-based institutions possess sound procedures and practices for resolving disputes and present an entry point for increasing community negotiation capacity.
 - Intermediaries play important roles in assisting communities, serving as trusted third parties to coordinate and 'hold the ring' for communities engaged in boundary negotiation efforts.
 - Women are under-represented in terms of their interests and participation in boundary negotiation efforts.
 - Procedures for formalizing boundary harmonization agreements and demarcating boundaries are an area that require particular support.
5. Contributed comments and inputs to the CDR Desk Study on the Delineation, Demarcation and Negotiation of Community Boundaries. Parley provided detailed information on the use of land surveys at different stages of boundary dispute resolution processes, as well as comments and inputs on negotiation strategies to address different types of issues that may be involved in boundary disputes.
 6. Organized, in collaboration with CDR Associates, a 2 day training on Boundary Negotiation and a 2.5 day Training for Trainers on presenting the LGSA Boundary Negotiation Training. The target audience for the Boundary Negotiation Training are community leaders and community negotiating teams that will lead efforts to resolve boundary disputes during community self-identification and boundary demarcation processes as set out in the Land Rights Act. The target audience for the Training-for-Trainers are government authorities, particularly in the Interim Land Task Force, and civil society actors that will support communities during self-identification and boundary demarcation processes. LGSA partners, the ILTF, SDI, Parley, as well as partners

of the ILTF working on the Tenure Facility project (FCI and DEN-L) participated in both the Boundary Negotiation Training and Training for Trainers.

A key feature of the Boundary Negotiation Training is a set of negotiation simulations that enable participants to analyze boundary disputes, develop interest-based negotiation strategies and apply negotiation skills presented in the training.

Profile of Training Participants

Training Type	Women	Men	Total
Boundary Negotiation Training	8	16	24
Training-for-Trainers	5	15	20

7. Following the Boundary Negotiation Training, the Parley team conducted a further assessment of the 12 communities examined in the Action Research case studies to identify suitable sets of communities to support with capacity building and facilitation. The key criteria considered was an expressed willingness by community leaders to resolve the dispute and commit time to coordination activities. Three sets of communities were identified:

- **Taninahun/Hemghelahun:** located near Kolba City, Lofa County. A protracted clan boundary dispute, adversely affecting social cohesion and traditional farming activities. Communities leaders, supported by PeaceWorks Liberia has over the past several years attempted to coordinate a boundary negotiation process, but to date have failed to progress a resolution.
 - **Doumpa/Zuaplay:** located near Saclepea, Nimba County. An intra-clan dispute that has run since the early 1980s and which has at points resulted in serious violence between the communities. Demand for farm land and land for cash crops has resulted in multiple encroachments by both sides. The GOL and NGOs have attempted to resolve the dispute previously without result. Community leaders and citizens report ‘conflict fatigue’ and readiness to negotiate in good faith to resolve the issue. Influential, non-resident community leaders have acted as spoilers in previous negotiations.
 - **Glahnyon/Darsaw:** located in Rivercess County. Two communities that have participated in the SDI Community Land Protection Project, but failed to harmonize a key boundary. The communities have interacted with each other to harmonize other boundaries and have relationships and systems in place that provide an excellent entry point for building their negotiation capacity.

8. Following community selection, Parley convened a meeting in Gbarnga of mobilizers/negotiation team coordinators from each community. The purpose of the meeting was to plan LGSA/Parley capacity building and facilitation activities in each community for the remainder of the Action Research Project.

Following the planning meeting, the mobilizers initiated consultations in their respective communities to select negotiation team members that would participate in the boundary negotiation trainings and subsequently lead their communities’ respective negotiation efforts.

Each community identified 10-15 community representatives to form a negotiation team. Parley advised the mobilizers to ensure that the team consisted of persons with legitimate authority to negotiate on behalf of their community and that traditional leaders, women and youth were appropriately represented.

Parley then visited the communities to present the LGSA Boundary Harmonization and Negotiation Training. The module presented closely followed the training handbook prepared by CDR associates, however, the Parley training team and Programme Coordinator modified the negotiation simulations to simplify the texts and reduce the number of details/situations in the simulation narrative scenarios.

Profile of Community Training Participants

Boundary Negotiation Training	Women	Men	Total
Doumpa/Zuaplay	5	20	25
Glahnyon/Darsaw	7	17	24
Taninahun/Hemghelahun	N/A*	N/A*	N/A*
Total	12	37	49

* Final training report unavailable at time of reporting – will up-date later

9. After the community negotiation team trainings, Parley staff met with each community negotiation team to discuss the preparation of a joint boundary harmonization conference. The meetings were intended to discuss practical arrangements as well as explore key issues that needed to be discussed at the conference and procedures for conducting the negotiation.

Key initial findings from the training and ‘standing up’ of the community negotiation teams are:

- Identifying and using respected local mobilizers is not only a cost efficient way of coordinating boundary negotiation capacity building and facilitation activities, but it also localizes ownership by the community of the harmonization process.
- Parley observed that before and after the trainings, mobilizers actively convened consultations and publicized information about the LGSA Action Research activities related to boundary harmonization in their communities. This has had the effect of creating a ‘buzz’ and momentum in the communities for organizing around the capacity building and negotiation/harmonization activities.
- In addition to maintaining a presence in the communities during field visits, Parley provided remote ‘Help Desk’ advice and guidance to the mobilizers to ensure that required tasks were completed by mobilizers on time and according to plans.
- The use of local community mobilizers, a light facilitative presence by Parley and remote ‘Help Desk’ services suggest methods for attaining efficiencies in the event that boundary harmonization/negotiation is scaled up to support the implementation of the LRA community land rights provisions.
- The LGSA boundary harmonization and negotiation training module provides an excellent basis for community capacity building. Feedback from the mobilizers and the training participants indicates that the topics on interest-based negotiation approaches, communication skills, establishing a negotiation team, planning and preparing for a boundary harmonization conference are practical topics that can be put in to practice immediately by community negotiation teams.
- Aspects of the LGSA boundary harmonization and negotiation training module require further simplification – without losing substance or the intended messages of the training.

The simulations were generally effective, enabling training participants to practice the theory learned in the training and receive/provide feedback from/to the trainers.

10. Currently, all communities receiving capacity building support are actively advancing boundary harmonization and negotiation activities. Of particular interest is the fact that communities have taken the initiative to apply techniques presented in the LGSA training in unexpected ways.
 - Prior to convening a boundary harmonization conference/negotiation, Doumpa/Zuaplay negotiating teams are actively organizing field visits to ‘walk the land’ to identify hotspots.
 - Doumpa/Zuaplay negotiating teams explicitly involved community members with farms on the boundary to participate in planning and field site visits. They have also agreed to give precedence to the views of individual community members affected by encroachments to allow them to resolve ‘micro-boundary’ issues. This strategy is intended to de-link small claims from a broader resolution of the inter-community boundary issue. In effect, the Doumpa/Zuaplay negotiating teams are establishing a framework of ground rules and a forum for resolving boundary disputes among their communities.
 - Glahnyon/Darsaw have exerted efforts to include on the negotiating team influential community leaders that were not included in previous negotiation efforts, attributing the failure of those efforts to the absence of these persons.
 - Taninahun/Hemghelahun negotiating teams, led by the facilitators PeaceWorks Liberia have consulted extensively with traditional and statutory leaders to create a constructive ‘solution oriented’ atmosphere in the communities prior to advancing the boundary harmonization activities.
 - The various initiatives and ‘first steps’ of the mobilizers and community negotiation teams represent ideas and approaches that are not necessarily prioritized or sequenced in the way that Parley would have done. This indicates the value (and hopefully effectiveness) of localizing the capacity and responsibility for boundary harmonization within the communities.
11. Parley is now fully engaged in providing facilitative support to the community mobilizers and negotiating teams. The mobilizers lead ‘day-today’ consultations and coordination on the ground, seeking advice regularly from Parley staff via telephone (‘Help Desk’). Based on needs and events organized by the mobilizers and negotiation teams, Parley staff rotate their presence through the communities. This approach has established a degree of momentum and ‘urgency’, which the communities observe was lacking in previous efforts by communities to resolve their respective boundary disputes.
12. Parley hosted the LGSA Grant Coordinator and M&E Coordinator for site visits to five communities that were subject to the Action Research activities on boundary harmonization and dispute resolution. It was a pleasure hosting LGSA in their implementation communities and Parley intends to invite the LGSA M&E Coordinator and Communications Coordinator to observe one or more key harmonization meetings as they are scheduled by the communities.

SUSTAINABLE DEVELOPMENT INSTITUTE

This Annual Report consists of an overview of two related projects under SDI's LGSA. It includes the projects' background, activities, deliverables, challenges, and plans moving. The report is divided into two sections. Section I is an overview and background of the projects, providing rationales and objectives. Section II is a detailed project report, a template that includes major activities and deliverables. It ends with challenges and planned activities.

Objective: to understand how communities going through self-identification define membership and assess the Processes (opportunities and challenges) of GPS Mapping Harmonized Boundaries in Customary Communities

General Overview

The Government of Liberia adopted a new policy referred to as the 'Land Rights Policy (LRP)' in 2013. The policy, which has since been translated into a draft act (the Land Rights Act), outlines several recommendations for addressing land tenure in post-conflict Liberia. Importantly, the policy grants equal protection to customary land rights, noting "Customary Land rights are equally protected as Private Land rights." These rights include rights of the community as a collective and the rights of individuals, groups or families within the community. The Policy further empowers communities to self-identify and define the area of their customary land in keeping with custom, history, and norms. "A community may thus define itself to be a single village, town, clan, or Chiefdom, or a group of villages, towns or clans.

However, most communities in Liberia have significant minority and disadvantaged groups some of which may have different cultural practices and norms. Furthermore, over the years, and especially during the civil war years (1989 to 2003), many Liberians moved between and within communities, creating pockets of minority groups in many areas in the country. Accordingly, the Land Rights Policy seeks to protect the land rights of all community residents: "All Residents of a community are members of the community with equal rights to the Customary Land and participation in the use and management of the community's land, regardless of age, ethnicity, religion, disability and identity." Therefore, there is a need to understand how communities going through self-identification define membership.

Based on the above, the Sustainable Development Institute (SDI), working under the LGSA project, is undertaking two key project activities: an action based research on Community Membership, intended to understand how communities going through self-identification define and a pilot project on Community Boundary Mapping intended to assess the Processes (opportunities and challenges) of GPS Mapping Harmonized Boundaries in Customary Communities

Background

Since 2006, the Sustainable Development Institute (SDI) has been working with communities in River Cess County document and protect their customary land and natural resources. Some of these communities have successfully identified their customary land and harmonized their external boundaries, including signing MOUs and planting or identifying boundary markers at agreed points. These agreed points have been placed on sketch maps providing conceptual framework for easy identification of landscape and boundary markers. The sketch maps, produced by a community wide, highly participatory process, include identifying boundary points, proximate location of towns, large water bodies, known physical features (rocks, a special tree, etc.), roads, and cultural sites.

However, the sketch maps do not provide community leaders with land use and management tools to make important decisions. For example, the boundaries do not provide the necessary information on the acreage of land or exiting towns and villages in the community, nor are the sketch map boundaries sufficient for demarcating community boundaries to be used as part of a community deed.

Furthermore, the issue of community self-identification under customary tenure with the LRA follows a more delicate and conflict sensitive process of community membership identification. Over the years, many Liberians have moved between and within communities. As a young mobile society, and in the backdrop of a 14 years civil war that uprooted most Liberians, understanding the issue of community membership identification is critical to the effective application of the LRA and the protection of minority and disadvantaged groups under customary tenure arrangement.

Strategic Objective

With the above background, there is a need to understand how communities going through self-identification define membership. Using River Cess¹¹¹ as a pilot site, the research's core objective is to document how community membership is determined in selected customary communities and what conflicts are associated with said processes.

Pilot testing Community Boundary Mapping exercise in River Cess. Proactive GPS mapping of community land claims and landscape analysis, under condition that is free of conflict, is an important part of implementing the proposed Land Rights Act. The pilot seeks to: a) develop an appropriate methodology to effectively use technology in community boundary mapping, and b) to support policymakers and relevant stakeholders standardized community boundary mapping, a key process in developing relevant regulations and procedures for community mapping. The ultimate objective of this project is to determine a set of practical recommendations on how to introduce technology in community mapping in Liberia and generate knowledge (skills, equipment, standard, and methodology) on using the technology to document community agreed boundaries, and to a lesser extent land use, and natural resources. The goal is to provide a methodological framework for collecting spatial data, including identifying steps and procedures, cost benefit analysis, identifying challenges, tools used, etc.

Project Location

Counties Affected by the activities

SDI is currently conducting both projects in River Cess County. The county is located in the center coastal belt of Liberia, between Grand Bassa, Nimba, Grand Gedeh, and Sinoe Counties. SDI is working in 10 communities in River Cess, stretching from the coast to the northern most section of the county:

Community Membership Communities consist of: Siahn, Dorbor, Bar, and Zialue

¹¹¹¹ Because of the sensitivity surrounding identity and membership in Liberia, SDI is proposing to work in Rivercess where it has built trust over the years. Also, Rivercess is mostly homogenous.

Please refer below for a list of the clan names. A map is provided outlining the districts within Rivercess County in which the clans are located:

- Bahr
- Dorbor
- Guanway
- Bannama
- Garyezohn
- Zialu



Activities

Project I: Community Membership

PROJECT DETAILS	
ACTIVITIES	COMMENTS
Community Membership	Investigate and document how communities define and allocate land and resource rights to “members” and “strangers.”
Preparation of project concept note and work plan	Project Concept Note and work plan was developed and submitted to LGSA. The concept note is review and approved.
Collect relevant community bylaws	Bylaws were collected, compiled and shared with legal consultant
a legal consultant is identified	A legal Consultant was contracted to lead the research activities
Desk Review	
Review relevant project documents	Reviewed the Constitution, the Community Rights law, and Land Rights Policy provisions on community membership and resident. Review bylaws to identify provisions on community membership
Research Tools are developed	Reviewed and revised research concept, and working with partners, including LANDESA, developed research methodology and questionnaires
Conduct a one day training session for project team, including the research assistants	A one day training work on the research methodology is conducted
Work plan reviewed and revised	Revised work plan - with scheduled activities – is produced
Office Work	
Questionnaire drafted	The questionnaire that will be used for Focus group discussion and Key informant interview was drafted by the legal consultant and SDI senior management
Workshop hosted to review questionnaire	A workshop was hosted by the legal consultants with members of SDI staff, the field facilitator for the project and members of LGSA and Landesa to review the questionnaire and insure that

	it was capturing important information, specifically pertaining to women’s membership and land rights in customary community
Consolidation of questionnaire	The Legal Consultant, working with SDI’s senior management, consolidated feedbacks from the workshop on the survey (questionnaires)
Review of various documents by SDI and legal consultant	<ol style="list-style-type: none"> I. SDI and the Legal Consultant are reviewing the following documents: <ol style="list-style-type: none"> a. The Land Rights Policy’s section on Customary Land rights, particularly looking at provisions that deal with community membership, residency, and rights. b. Two Community by-laws: Siahn and Bar Clans c. The Community Rights Law (provisions on community definition) d. SDI’s Lessons from the Field report on the process of community self-identification e. The Constitution f. The Community Rights Law g. LANDESA’s reports on gender rights under customary claims
Deliverables:	Produced questionnaires for field assessment
	Analysis on Community membership produced: analysis on Community membership from the perspective of the draft-by-laws from the pilot communities was produced by the legal consultant
	Meeting notes from field work
	An outline of the project report
<i>Field Work</i>	
Entry into Communities	The research team, led by SDI, conducted a community entry visit in River Cess County, meeting with local and community leaders.
Initial field survey in 1 community	The Legal Consultant, working with SDI field staff, conducted an initial surveys of community members and held focus group discussions (FDGs) with one of the six targeted communities. In all, the team conducted 4 informant interviews and two focus group discussions.
Working session to review findings	Held a one day working session with the research team, reviewing findings from literature review and initial observation from the field.
Conduct surveys in all communities	The SDI field staff conducted surveys and FDGs in the remaining 5 communities from September – October 4. The team is carrying out 20 informant interviews and 15 focus group discussions.

Challenges:

Five of the 6 communities selected by SDI are in remote, hard reach areas. Due to the rain, and related poor road conditions, as well as the possibility of poor meeting attendance, SDI had to significantly reduce its field activities during the months of August through the first week of September, 2016. As a contingency plan, SDI has conducted trained exercise on administering surveys and collecting data with its in-house field team and contracted a field mobilizer in River Cess to work with the project. The research started its field work in September because of the rain and will complete it October: collecting the data in various communities have been quite challenging because of the bad road. For example, for one of the communities where it often takes 4 hours to reach took 11 hours to reach by the research team. The challenging road conditions might mean that the team will have to spend a longer time in the field, which will delay the compilation and consolidation of the data.

Planned Activities (October)

1. Compile and consolidate data from the field
2. Provide legal consultant with compiled data for review
3. Hold internal team meetings on data collected
4. Produce draft report

Project II: Community Mapping

SDI has completed a scope of work for piloting testing community map making using GPS technology. SDI will employ a version of the Fit-For-Purpose (FFP) land administration approach introduced by Tetra Tech. FFP land administration utilizes visual land boundaries to delineate rural and peri-urban land areas over aerial or satellite imagery. The satellite imagery in this case will be used to verify already in-place MOU agreements derived from community sketch maps with boundary makers. The locations of these physical features (boundary markers) will be collected using GPS enabled tablets and presented on top of satellite imagery for community members to validate. Upon validation, the maps and imagery can be used to further delineate boundaries (connecting the dots). With boundary harmonization/delineation in place, the GIS team will conduct an initial survey to identify villages and areas of interest within the clan boundaries using the satellite imagery and proposed mobile tools for mapping. Activities under this project is scheduled to get started October 10, 2016 through March 20 2017.

Management and Staffing

The Community Membership project is being managed by SDI CLPP program Manager with support from the Program Coordinator, and SDI lead researcher. The project has two staff, one community based support staff, a finance officer and a legal consultant acting as the project research lead. The project provide periodic training and meetings, including in field supervision during data collection.

The Community Mapping project is being managed the Program Coordinator, with support provided by SDI project staff, including the program manager, three field staff, 6 community based support staff, a finance officer, a GIS officer, and a GIS consultant. The project team (initial senior level program staff) has had several internal meeting while drafting the project concept note.

ANNEX B: SUCCESS STORIES



Proposed New Land Law Excites Liberians

Liberian vendor putting land rights message on her market



Photo: Richard O. Dunbar/USAID/LGSA

Fatu, as she puts the sticker distributed from the LGSA and Land Commission outreach team on her drink cooler with the message so that all her customers would see.

“I want everyone that buys from me to see this message that ‘all Liberians have the right to own land’. Maybe it will help reduce the plenty palaver.”

- Fatu Leah, Bomi Small Business Owner

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Telling Our Story
U.S. Agency for International Development
Washington, DC 20523-1000
<http://stor.usaid.gov>

Land rights in Liberia have been surrounded by an unstable environment due to a lack of clearly defined policies and laws. Liberia’s land administration and management system involves formal institutions and customary traditions that provide a complex landscape that is difficult to navigate and provides little guidance to citizens. As a result, in mid-2010 the Liberia Land Commission established a land policy working group comprising key government ministries and agencies, to review the policy, legal and regulatory framework in Liberia. In February 2012, the Land Commission constituted a Land Administration Task Force to focus on the institutional arrangement for land administration and recommend options for reforming and improving the land administration system in Liberia.

A Land Rights Policy was formally accepted by the government in May 2013. The Commission presented to the President of Liberia; H.E. President Ellen Johnson Sirleaf, a draft Land Authority Bill, which would create a dedicated government body for land governance, and which has subsequently been submitted to the National Legislature for their consideration and passage into law. In addition, a draft Land Rights Bill is currently under consideration by government.

In short order, the USAID Land Governance Support Activity (LGSA) has begun a series of public outreach campaigns to inform the public of the provisions of these proposed laws, thereby assisting the Liberian government in the establishment of more effective land governance systems. In December 2015, staff from the Land Commission and LGSA together visited 7 of Liberia’s 15 counties engaging national and community leaders, including chiefs, mayors, magistrates, lawmakers as well as the media, community-based organizations, and local residents, circulating information about the proposed Land Rights Law and the benefits to Liberians. The team also listened to feedback from the communities.

Local residents including small vendors, or petty traders as they are known in rural Liberia, who are mostly women are excited about having new land laws that will protect their land rights. Fatu Leah, a trader in Bomi County, shared, “land business here makes me seriously scared, especially when I see the people holding cutlasses and other weapons fighting for land. People are really desperate for land business that is why I am happy about this law. When it come, I really be happy. Maybe that’s the time I will start thinking about buying my own land.”



USAID
FROM THE AMERICAN PEOPLE

SUCCESS STORY

Sustainable Approaches to Boundary Disputes



Photo: Rufus C. BURPHY, Tetra Tech

"Land has cultural, social and physical identity. In resolving many of the land conflicts, effective negotiation is a better option as it helps to save time and agreements, when reached can be more sustainable."

Dr. Chris Moore, CDR

"As we work in the communities, we encounter too many conflicts over land. For me, attending this training has given me more strategies to help communities find solutions to their land problems without having to go waste time and money in court."

Rebecca Secklo, Parley, Bong County

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Telling Our Story

U.S. Agency for International Development
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Land conflicts can arise when individuals and communities compete for land use and ownership. This has been the case in many parts of Liberia, with some disputes resulting in loss of lives, destruction of properties, and other grave impacts on the socio-economic well-being of Liberians. Boundary harmonization and effective negotiation is a sustainable tool in helping to resolve existing and potential conflicts.

The USAID-funded Land Governance Support Activity (LGSA) conducted a five day intensive training for community workers on boundary harmonization in Liberia organized by LGSA partners Parley and facilitated by Dr. Christopher Moore of Collaborative Decision Resources Associates (CDR). The training focused on effective negotiation procedures to delimit, demarcate, and resolve disputes over boundaries in local communities. Participants were drawn from local NGOs and the Land Coordination Centers of the Interim Land Taskforce. They were trained in harmonization procedures and participated in a Training of Trainers session in order to provide for effective dissemination of the information and skills.

The training utilized a 'case study' of two hypothetical communities and their perceptions of the location of their community's boundary relative to various potential boundary issues (community forests, enclave settlements, mineral deposits, concessions, urbanization). Each community drew their boundaries (independent of the other community) and then the maps were overlaid to identify areas of potential competing claims. The communities were then given strategies to use in negotiating their respective claims.

Critical to the negotiation of boundaries is the establishment of a negotiation team within the community which clearly understands the community's objectives. The team must be representative of the community and have established relationships with the community members. Negotiators are obliged to maintain neutrality and allow the parties involved to come to their own decisions during the process.

The boundary harmonization training is a first step in preparing community workers to help communities in the process of identifying their boundaries. As customary land rights is a major theme in the proposed Land Rights Law, the law will give communities the right to own, manage, and transfer their land through their land management committees. The ability to identify and negotiate boundaries will be central to communities effectively managing their lands and asserting their rights.



SUCCESS STORY

Surveyor's Association Finding Its Footing



Photo: Archie Bawo/USAID/LGSA

Presentation of APLSUL legal documents to J. Josephus Burgess, Interim President by Archie Bawo, LGSA Land Administration Specialist

"Historically the surveyors association has been ineffective in helping to improve the Liberia land sector. Surveyors are often seen by the general public as contributing towards some of the problems that the sector is currently facing, and we need to change this."

J. Josephus Burgess, Interim President of APLSUL and Director of Surveys

"It will be a good thing to see the Surveying licensing Board come under APLSUL ... and the general public understand the gaps and who really is a surveyor, grantor, and grantee."

Assistant Minister for Lands, Surveys and Cartography, at the Ministry of Lands, Mines and Energy, George Miller

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Telling Our Story
 U.S. Agency for International Development
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Surveying and mapping plays a very important role in an effective land administration system. As Liberia strives for an improved land administration system that meets global standards, efforts are being made to establish a professional land surveyors association to collect and provide spatial information. Their services form a significant part of the land information infrastructure and management component of the land administration system.

A key transition in this process of institutionalizing surveyors is the legal transformation from the Cadastral Surveyors Association of Liberia (CASUAL) to the Association of Professional Land Surveyors of Liberia (APLSUL). Since USAID's Land Governance Support Activity (LGSA) began actively engaging and supporting APLSUL, the association has started taking key progressive steps in ensuring that it transforms the association as reforms take place within the land governance system.

Motivated by LGSA's support, APLSUL members have started pledging their support in the forms of tangible commitments to the association, by paying four months of their dues in advance, some making additional financial contributions for the operations of the association, while one donated a 5KVA generator for use at the new office. Office space has been procured and an ad-hoc elections commission has been established by the association to supervise APLSUL's upcoming special general elections slated for April 25, 2016. Furthermore, the association is in the process of developing a code of conduct and grievance procedure which will be adopted during the Electoral Workshop on April 9, 2016. This, and the associated publicity campaign, will assist in increasing public confidence in the profession as it provides a necessary mechanism for reprimanding its members and other surveyors for professional malpractice thereby becoming a self-regulating professional organization.

APLSUL has also begun a massive public relations and visibility campaign through radio talk-shows, newspaper articles, and banners placed in public locations. This campaign publicly conveys the Association's transformation which will help to increase the public's confidence in the profession.

Finally APLSUL is also in the process of paying arrears and renewing its membership to the International Federation of Surveyors (FIG), to lift the expulsion of Liberia from the membership of that international body. Maintaining its membership will allow members to stay current on new developments and innovation in geometrics that could enhance their profession and possibly open opportunities for assistance with the training needs of surveying and mapping in Liberia.



Land Governance Support Activity (LGSA)



Land cases to be mediated using alternative dispute resolution method.

SNAPSHOT

Life of Project:

August 2015-August 2020

Target: People of Liberia

Focus Counties: Countrywide

Goal: Support to Liberia Land Reform Process and Land Governance Institutions

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Project Overview

USAID Liberia Land Governance Support Activity (LGSA) supports the establishment of more effective land governance systems to implement comprehensive reforms to: improve equitable access to land and security of tenure for all, facilitate inclusive sustained growth and development, ensure peace and security, and provide sustainable management of the environment.

Current Activities

LGSA is comprised of four components that address the above issues through gender sensitive approaches:

Component 1: Strengthen the policy, legal and regulatory framework for land governance. Activities include:

- Providing advisory support and recommendations for land policy and legal and regulatory reform,
- Developing and disseminating public information on proposed reforms, and
- Conducting and disseminating policy research.

Component 2: Improvement of human and institutional capacity for land governance. Activities include:

- Supporting institutional transition to the Liberia Land Authority,
- Supporting decentralized management and institutional capacity development, and awareness of Government of Liberia land governance institutions,
- Supporting master's-level training in land governance, and
- Public outreach and awareness campaigns

Component 3: Conduct action research to support provisions of the land rights policy and land rights law. Activities include:

- Developing a learning agenda followed by the development and field testing of processes for customary land rights implementation,
- Facilitating community-led processes to strengthen community land governance, including capacity building of communities, local institutions, and stakeholders.

Component 4: Strengthen civil society, private sector, and citizen engagement in land governance. Activities include:

- Developing and managing grants under contract supporting civil society and private sector entities engaged in land governance activities, and
- Assisting the strengthening of private professional organizations, and facilitating the establishment of public-private partnerships in activities surrounding land administration.

Created February 2016

ANNEX C: SUMMARY OF REPORTS AND PUBLICATIONS

Research Reports

Bruce, John, Reform Strategy for Liberia Law on Land

CDR Associates, Boundary Harmonization Training materials

- Harmonizing Boundaries: A Training Manual on Effective Negotiation Procedures to Delimit, Demarcate and Resolve Disputes over Boundaries
- Boundary Harmonization Training For Trainers PowerPoint training program

CDR Associates and Parley, Harmonizing Boundaries: Effective Negotiation Procedures to Delimit and Resolve Disputes over Boundaries

Ford, Ivan, Draft Transition Plan for Implementation of the Liberia Land Authority

Guthe, Emiko Mobile Mapping Tools for Land Administration

Jensen, Kuluboh, Land Alternative Dispute Resolution Project: Impact Assessment Report (Draft)

Landesa, LGSA Gender Strategy

Toe, Stanley, Liberia Land Commission Land Policy Program End-Of-Term Report

ANNEX D: SUMMARY OF TRAINING PROGRAM

Training Type	Women	Men	Total
Boundary Negotiation Training 6-7 June 2016 (CDR / Parley)	8	16	24
Training-for-Trainers 8-10 June 2016 (CDR / Parley)	5	15	20
Grand Bassa Regional Training for Community Radio Personnel 01-03 Sept	3	40	43
Bomi Regional Training for Community Radio Personnel 07-09 Sept	7	28	35
Bong Regional Training for Community Radio Personnel 12-14 Sept	2	37	39

ANNEX E: SUMMARY OF SHORT-TERM TECHNICAL ASSISTANCE

Consultant	Purpose	Duration Of Scope	Achievements	Problems
David Felson	Attendance at introductory partnering workshop to bring all project partners together to plan implementation of Year I activities Work on draft inception plan	08-18 Sept. 2015	Two day workshop to establish and clarify relationships between implementing partners, LGSA staff, and Land Commission personnel	
Megan Huth	Attendance at introductory partnering workshop to bring all project partners together to plan implementation of Year I activities Work on draft inception plan	11-18 Sept 2015	Two day workshop to establish and clarify relationships between implementing partners, LGSA staff, and Land Commission personnel	
Chris Moore	Attendance at introductory partnering workshop to bring all project partners together to plan implementation of Year I activities Work on draft inception plan	13-18 Sept 2015	Two day workshop to establish and clarify relationships between implementing partners, LGSA staff, and Land Commission personnel	
Jennifer Duncan	Attendance at introductory partnering workshop to bring all project partners together to plan implementation of Year I activities Work on draft inception plan	13-18 Sept 2015	Two day workshop to establish and clarify relationships between implementing partners, LGSA staff, and Land Commission personnel	
Tzili Mor	Attendance at introductory partnering workshop to bring all project partners together to plan implementation of Year I activities	13-19 Sept 2015	Two day workshop to establish and clarify relationships between implementing partners, LGSA staff, and Land Commission personnel	

	Work on draft inception plan			
Jaron Vogelsang	Attendance at introductory partnering workshop to bring all project partners together to plan implementation of Year I activities Work on draft inception plan	16-20 Sept 2015	Two day workshop to establish and clarify relationships between implementing partners, LGSA staff, and Land Commission personnel	
Indira Sarma	Attendance at introductory partnering workshop to bring all project partners together to plan implementation of Year I activities Work on draft inception plan	16-18 Sept 2015	Two day workshop to establish and clarify relationships between implementing partners, LGSA staff, and Land Commission personnel	
Ivan Ford	Work with the Land Authority Transition Team to establish their mandate for the next six months, including a transition plan. Map the land governance institutions and draft an organizational structure for review and feedback.	18 Nov-10 Dec 2015	Prepared and delivered Draft Transition Plan Prepared institutional map of Land Governance showing which land administration function each institution is responsible for undertaking Prepared, with John Bruce, a draft agenda for a LG Stakeholder Workshop for early 2106.	No Transition Team appointed The Project Land Administration Specialist was ill and could not assist with the activities
John Bruce	Draft an updated version of <i>Reform of Liberia's Civil Law Concerning Land</i> to serve as a guide for the Government of Liberia policy and legal reform.	16 Nov 2015-15 Jan 2016	Final updated <i>Reform of Liberia's Civil Law Concerning Land</i> , incorporating feedback from the Government of Liberia, LGSA partners, and civil society.	
Jaron Vogelsang	Finalize Namati Year I work plan and clarification of relationship with SDI	Oct 2015		
Erika Dunmire	Clarification with USAID of draft M&E plan and finalization of M&E plan	17 Nov-04 Dec 2015	Finalized M&E plan completed and submitted to USAID for approval	
Ivan Ford	Prepare for Transition of Land Governance	Jan. 28 to Mar. 26, 2016	Plan for the DLSC document (maps and	

	<p>functions from existing institutions to Liberia Land Authority</p> <p>Conduct an Institutional Audit of the land governance entities</p>		<p>deeds) conversion (hardcopy to digital) and transfer to CNDRA.</p> <p>Audit report for CNDRA Deeds Registry in 11 counties.</p> <p>Prepared Agenda and delivered Tri County Workshop on Land Governance including finding from initial CNDRA institutional audits.</p> <p>Plan B for the improving land governance in Liberia</p>	
David Felson	Financial Planning, preparation of security manual, and initial project implementation review	27 Jan-03 Feb 2016	Financial planning and cost estimation exercise completed, security manual draft prepared, and implementation review completed	
Jennifer Duncan	Provide support to LGSA gender specialist activities, participate in LGSA action research planning workshop	23 Feb-04 Mar 2016	<p>Completed one day gender awareness workshop for LGSA staff, one day meeting with women's land rights stakeholders, individual meetings with members of the former WLRTF.</p> <p>Finalized design of applied research learning agenda</p>	
My-Lan Dodd	Provide support to LGSA gender specialist activities, participate in LGSA action research planning workshop	23 Feb-04 Mar 2016	<p>Completed one day gender awareness workshop for LGSA staff, one day meeting with women's land rights stakeholders, individual meetings with members of the former WLRTF.</p> <p>Finalized design of applied research learning agenda</p>	
Megan Huth	<p>Review project implementation</p> <p>Participate in LGSA action research planning workshop</p>	26 Feb-04 Mar 2016	Finalized design of applied research learning agenda	

Rachael Knight	Participate in LGSA action research planning workshop	28 Feb-09 Mar 2016	Finalized design of applied research learning agenda	
Jaron Vogelsang	Participate in LGSA action research planning workshop	28 Feb-06 Mar 2016	Finalized design of applied research learning agenda	
Chris Moore	Participate in LGSA action research planning workshop	28 Feb-04 Mar 2016	Finalized design of applied research learning agenda	
Jennifer Duncan	Support to LGSA and partners for gender mainstreaming across project activities	15-20 May 2016	Meetings held with gender related stakeholders, gender sensitization training for Namati research assistants	
Justine Uvuza	Support to LGSA and partners for gender mainstreaming across project activities	13-22 May 2016	Meetings held with gender related stakeholders, gender sensitization training for Namati research assistants	
Chris Moore	Provide training on issues surrounding boundary harmonization	01-10 Jun 2016	Completed two day course on boundary harmonization and one day course for training of trainers for boundary harmonization practitioners.	
Ivan Ford	Work with the Interim Land Task Force to prepare for transition to the LLA Work with the ILTF to prepare a draft organizational structure for the LLA	Jun. 7 to Aug. 1, 2016	Advisory meetings with the ILTF concerning organizations structure, identification of key positions, and resource requirements for initiating the establishment of the LLA. Draft concept document for the establishment of regional land governance office; Draft organizational structure for the LLA	
Emiko Guthe	introduce the use of mobile tools for participatory community mapping	22 Jun-01 Jul 2016	Presentation on mobile tools for participatory community mapping. Training materials developed and delivered.	
Megan Huth	Review of project implementation and	17-31 Aug	Year two work plan finalized	

	completion of Year Two work plan			
Jaron Vogelsang	Review of impact assessment study	28 Aug-04 Sep	Data cleaning, preliminary data analysis, and preliminary draft report	

ANNEX F: MEDIA

QUARTER ONE PRESS CLIPPINGS

Chief Justice Acknowledges Arbitration Strategy LC Boss (Daily Observer, December 3, 2015)

The story quotes the Land Commission (LC) Chairman as saying the Chief Justice has acknowledged the LC's arbitration strategy for resolving land disputes as fruitful. The chairman noted that the LC has taken up some judicial functions to resolve land cases thereby reducing court dockets. This story was published by the Daily Observer on December 3, 2015

Link: <http://allafrica.com/stories/201512031618.html>

Next Session's Focus: Security Sector, Land Authority Acts Daily Observer, December 8, 2015

This story covers a meeting between outgoing US Ambassador to Liberia Deborah Malac and Liberian Senate Pro Tempore Armah Jallah. During the meeting, President Pro Tempore of the Senate has informed outgoing United States Ambassador to Liberia that the next session of the Senate will prioritize the legislation of two very important Acts, including the security sector and the Land Authority. The story was carried by the Daily Observer on December 8, 2015.

Link: <http://allafrica.com/stories/201512080357.html>

Land Dispute Again in Ganta The Inquirer, Wednesday, January 6, 2016

According to this story, Muslim youth in Ganta disrupted court survey order on a piece of land. The land case has been before the 8th Judicial Circuit court and the court sent surveyors and sheriff to carry on the exercise but as the mosque was among buildings demolished by the road construction exercise, aggrieved youth again cause dispute. Land disputes are many in Ganta.

The Importance of the Proposed Land Rights Act Published by: Daily Observer, Friday, November 27, 2015

This is a featured article about the proposed Land Rights Act outlining some of the importance that act would bring to the Liberian people through the Land Reform Agenda. It talks about several aspects of the proposed law.

LC Chair Brandy Calls for Speedy Passage of the Land Authority Act Published by: Daily Observer, Friday, November 27, 2015

In this story, the Land Commission (LC) Chairman calls on the National Legislature to see reasons to pass the Land Rights Act into law. He called on lawmakers to see the practical reality and pass the law that was submitted to them by the President. He said the act is one of the best pieces of legislation. He cautioned that illegal surveyors and others are taking advantage of the delay and causing more damage.

Communities Worry Over Delays in Passage of customary Land Rights Act Daily Observer, Friday, November 27, 2015

In this story, Civil Society Working Group calls for speedy passage of the Land Rights Act. According to the group, the delay in passing the act is hindering communities' ability to effectively protect and manage their customary land. The group leader urged the National Legislature to pass the law.

QUARTER TWO PRESS CLIPPINGS

Group Warns Legislature over Changes in Land Act New Democrat, January 22, 2016)

Exacerbating Poverty: Civil Society Group Cautions Lawmakers Not to Temper with Land Rights Act New Democrat January 22, 2016

In this story, the Civil Society Working Group on Land warns the National Legislature not to change any aspect of the proposed law which was submitted for their consideration. The group claims they have information that considerable changes has been made to the Land Rights Bill without any public hearings. The group further warned that any such changes will erode rural communities their land rights.

Land Dilemma; Country Risks Losing over \$19 million over Delay New Democrat, January 25, 2016

According to this story, Liberia stands to lose over \$19 million from donors and development partners in the land sector as the national legislature delays to pass the Land Rights and Liberia Land Authority Bills into laws. The story made mention of projects from USAID and the World Bank to support land governance and land administration but in the face of the law and legal frameworks and institutions. The story alleges that certain powerful individuals in and out of government are fighting the passage of the bills into law.

Public Hearing on Liberia Land Authority Bill Reconvenes Daily Observer, January 29, 2016

More of a feature article, the story announces to the public the public hearing on the Liberia Land Authority Bill that was convened by the Senate Committees and scheduled for February 17, 2016. This would be the last public hearing on the Authority Bill. Acknowledgement was made to Senator Chie for his bold step as chairman of the committee. The story also outlines the processes the bill has gone through and how far it has come.

Grand Gedeh Communities to Give Out Land to Solve Crisis FrontPage Africa, March 21, 2016

At least 6 communities out of nine in Grand Gedeh resolved to give out encroached parcels of land for concession purposes. The parcels of land which border Ivory Coast deep in the Gbarzon forest have been in conflict for over four years as citizens complain of Burkinabe's and Ivoirian's encroachments.

Fear, Graft End Land Commission New Democrat, March 28, 2016

This story talks of the final expiration of the tenure of the Land Commission and how operations cease but leave behind alarming financial responsibilities and other liabilities. It further outlines how President Madam Sirleaf served letters to all Commissioners and set up a task force for the transition to the new authority.

Security Takeover; Government Behind Schedule New Democrat, March 30, 2016

As UNMIL drawdown comes closer, people are concerned about the preparedness of the Armed Forces of Liberia (AFL) to take over the national security of the state. Pundits say among other things, the slow pace on the part of the national legislature to pass the Land rights Law and other legislations currently before them is a risk factor in building peace and social cohesion in the country.

QUARTER THREE PRESS CLIPPINGS

Only Computerized Technology Can Reduce Land Conflicts – Inquirer Newspaper April 15, 2016

The Inquirer in this edition quoted the Executive Director of the Center for National Documents and Record Agency (CNDRA) Madam Bloh Sayeh as saying computer technology is a factor to reduce land conflicts in Liberia. She said having a good management system of land records is important in maintaining the peace and security that the country is now enjoying. According to the national archives director, most land cases can be traced to fraud which sometimes comes as a result of improperly managed record system.

Interim Land Taskforce Established Inquirer, April 25 Interim Land Taskforce Established Daily Observer, April 25

Following the end of the extended tenure of the defunct Land Commission (LC), the president Madam Sirleaf established the Interim Land Taskforce to steer the affairs of the land sector as the nation awaits for the legislature to pass the Liberia Land Authority Bill which should replace the Land Commission. The taskforce is charged with the responsibility of undertaking and maintaining sustained legislative engagements to facilitate the speedy passage of the Land Authority Bill, maintain continued engagements with partners, donors and other land sector stakeholders and also continue some of the land services of the defunct commission.

New Surveyors Leadership Vows to Prosecute Imposters – Heritage Newspaper, April 27, 2016 Illegal surveyors to Face Prosecution The Informer, April 27, 2016 Fake Surveyors Warned The People Newspaper, April 27, 2016

These stories captured the elections of the Association of Professional Land Surveyors of Liberia. The process was supported by LGSA and the newly elected officials say they will reform the association, prosecuting illegal surveyors whose activities go contrary to their established code of conduct, and put other needed procedures in place. The newly elected leaders warned all surveyors to act professionally in the discharge of their duties. The leaders said they are committed to tracking down people who are posing as surveyors in the country because illegal surveyors are causing confusions by using the names of professional surveyors to issue survey notices.

Land Grabs in Liberia New Democrat, May 4, 2016

This feature writing presents an analysis of major developments in the land sector relating to government giving millions of hectares of land to concessions, community uprisings, and other forms of violence against concessions even in the presence of state officials. There have been and continue to be numerous conflicts around the country because of land – individuals, community against community, community against company, county against county, and other forms of violence. The case involving the Malaysian oil palm giant Golden Veroleum and Butaw community was cited. In many parts of the country, all communities want their customary land to be protected.

Age-Old Land Dispute
FrontPage Africa, May 12, 2016

The story began with a historical analysis of Liberia's concession 99 years agreement with Firestone in 1926 and highlighted some of the conflicts that have occurred over time and the role that the Madam Sirleaf led government played in 2007 looking into the arguments of customary land rights and labor rights in Firestone. It brought to light several other concession agreements and some of the tension-packed conflicts communities experience with the multimillion dollar companies that sign concession deals with the Liberian government. The story focused on the recent conflicts in Grand Bassa involving the British owned Equatorial Palm Oil and several communities in the county. EPO continues to face stiff resistance from the people in Bassa.

Enact Land Protection Laws
The Analyst, June 15, 2016

In this story, two groups of traditional leaders and women called on the legislature to pass laws that will protect land tenure for development purposes in the Liberian society. The groups said when such laws are passed it will also help restore the hope of widows for property rights, especially rights to own land that their deceased husbands left behind. The call was made at the end of a two-day workshop held jointly by the Ministry of Agriculture and the FAO.

Ceasing Illegal Land Ownership
FrontPage Africa, June 15, 2016

In this story, traditional leaders raised concerns over forceful ownership of land by some stakeholders in government, especially the legislature. The concerned leaders said this situation will create future embarrassment for the next generation of Liberians. In this direction, they called on the lawmakers to pass into law procedures that will clearly state how people can own land and the benefits people will get from their land. The traditional leaders stressed that serious uprisings might occur if appropriate regulations are not put in place to guide responsible governance on tenure of land. They also called for immediate passage of the Land Rights Bill that is currently on the Capitol Hill.

FAO Cautions Liberia
New Democrat, June 16, 2016

The Food and Agriculture Organization cautions Liberians to make sustainable use of the country's natural resources which is a key component of the country's development. The FAO recognized that Liberia is blessed with abundant land, forests, and marine resources. In the past years, a lot of work has been done to access available resources, clarify citizens' rights and responsibilities to the resources, and agree on how their usage could be regulated. These statements were made at the third national workshop on VGGT.

QUARTER FOUR PRESS CLIPPINGS

Citizens build consensus to support the passage of the Liberia Land Authority Bill as Donors' Support Hangs in the Balance The Inquirer, August 26, 2016

Prominent citizens from some of the counties in Liberia are building consensus calling on lawmakers at the legislature to speedily pass the Land Authority Bill into law. The group sent resolution statement to honorable body calling them to see reasons to pass the bill into law. The inspiration came as a result of workshops conducted by the Interim Land Task Force with support from the Land Governance Support Activity (LGSA). The meeting was to share with the local leaders results from institutional audits done on land governance institutions in Liberia.

'Land Rights Act Passage Timely for Liberia' – Deputy SRSB Declares Daily Observer, August 26, 2016

The Deputy Special Representative of the UN Secretary General in Liberia; Waldemar Veroy has said that land rights and land management are critical for the social cohesion and the safeguarding of communities to promote sustainable peace in Liberia which makes the passage of the Land Rights Act timely. The diplomat made these statements at the people's forum organized by the Civil Society Working Group on Land Reforms.

Liberia Must Learn To Honor the Rights of Rural Residents to Manage Their Own Land New Democrat, August 30, 2016

This feature article highlights current economic model of transferring land to foreign investors on a massive scale and how it fails to acknowledge the rights of rural communities to collectively own and manage their territories. It also highlights some percentage of the country that is under concessions for lodging, oil and mining and how the Liberian people rely on the lands as a source of food and shelter, as well as the foundation of their culture and spirituality.

Liberia's Land Law Could Protect Forests, People and the Climate New Democrat, September 1 and 8, 2016

The feature article analyses the benefits Liberia's forests has for the people of Liberia and impact on climate change. Further in the article, the writer highlights the status of the Land Rights Act in terms of timeline. The role some civil society organizations including the Sustainable Development Initiatives (SDI) are playing to help the process was also projected in the article.

'Develop Our Land' – Citizens Plea with Sime Darby FrontPage Africa, September 6, 2016

Some citizens from western Liberia in Bomi and Grand Cape Mount Counties called on Sime Darby; a Malaysian plantation to extend operations in their areas. They praised the company's operation strategies which they say avoids carbon pollution. The company is the biggest in the region.

Citizens Protest for Passage of Land Act New Democrat, September 9, 2016

Over 150 women including civil society actors staged a peaceful protest at the Legislature demanding the speedy passage of the Land Rights Act which was submitted to the honorable body which seeks reform in the land sector associated with social-economic benefit to the people and will reduce rural poverty.

Public Interest Lawyers Meet to Discuss Issues Affecting Communities
The Inquirer, September 9, 2016

Several lawyers from nine countries met in Liberia for their inaugural meeting as Public Interest Lawyering Initiative for West Africa. The meeting looked at issues affecting local communities in their countries amongst which was traditional and marginalize communities losing their lands and livelihoods and suffering abuses at the hands of powerful corporate and government actors.

Dr. Sawyer Wants Landmark Bills Passed into Law
Daily Observer, September 12, 2016

The Chairman for the Governance Commission Dr. Amos Sawyer, through a letter called on the House of Representatives to consider passing landmark bills which require immediate actions by that body. Among bills listed by Dr. Sawyer was the Land Authority Bill. The bill had been passed at the level of the Liberian Senate in April this year.

Quardu Gboni Citizens Threatens Civil Disobedience over Land Grab
New Democrat, September 16, 2016

Some citizens in Quardu Gboni; a district in Lofa County have threatened to carry out civil disobedience if Liberia Cocoa Corporation forcibly take away their inheritance land. Over 100 citizens of the district gathered at the legislature in a staged protest to call on lawmakers to ensure that company leave their land or be made to face their wrath. The company was given several hectares of land in the area.

House Concurs with Senate on Passage of Land Authority Act
The Heritage, Sept 22, 2016
Daily Observer, September 21, 2016

The House of Representatives concurred with the Liberian Senate in passing the Liberia Land Authority Act on September 20. On April 12 of this year, the Senate passed the bill which was later sent down to the House of Representatives for concurrence. With the passage of this act, the Liberia Land Authority will be created; which will serve as a one-stop-shop for all land transactions in the country. The authority will bring together several land governing institutions in one house.

Land Task Force Commends Legislature on Passage of Liberia Land Authority Act
FrontPage Africa, September 23, 2016
New Democrat, September 23, 2016
The Inquirer, September 23, 2016

The Presidential Interim Land Task Force upon passage of the Land Authority Act by the legislature thanked the House of Representatives for concurring with the Senate in passing the act. The Task Force said it appreciates the wisdom of the lawmakers and that they have done a great service for the nation through the passage of the act. The Task Force also prayed that posterity be fair to the honorable lawmakers for this giant step in the nation's history.

'Illegal' Land Sale Backfires in Marshall City
FrontPage Africa, September 23, 2016

Former president of the Liberia Chambers of Architects (LCA) alarmed over the illegal sale of his property in Marshall City, Margibi County. This accounts for one of the many land conflicts that are around the country. The matter was reported to the Schiefflin Police Station and few persons were

interrogated but were later released for unknown reasons. According to the story, those arrested for questioning refused to speak on the matter.

Country Gaining on Land Reform New Democrat, September 23, 2016

The story talked of Liberia being touching distance of recording a vital gain in its land reform agenda following the passage into law of the new land authority by the legislature of Liberia. The Land authority will be an institutional structure that will consolidate land functions from existing government agencies which are about eight of them.

ONLINE LINKS

- The Guardian: Liberia Must Pass Land Rights Bill Or Risk Jeopardizing Peace, Campaigners Warn https://www.theguardian.com/global-development/2016/jul/14/liberia-land-rights-bill-risk-jeopardising-peace-campaigners-warn?CMP=share_btn_fb
- CSO Working Group Statement of LRB: <http://allafrica.com/stories/201607140002.html>
- CSOs Position Statement on the Land Authority Act (LAA) and the Land Rights Act (LRA) in Liberia: <http://www.forestpeoples.org/topics/rights-land-natural-resources/publication/2016/csos-position-statement-land-authority-act-laa>
- Liberia Has Sold Quarter Of Its Land To Logging Companies, Says Report: https://www.theguardian.com/world/2012/sep/04/liberia-sold-quarter-land-logging-companies?CMP=twt_gu
- Failure To Pass Land Law Could Plunge Liberia Back Into Conflict – Activists: <http://news.trust.org/item/20160714050204-8cnya/?source=fiHeadlineStory>
- Regional Workshop in Bomi: <http://www.frontpageafricaonline.com/index.php/news/1670-land-specialist-cautions-stakeholders-at-regional-awareness-symposium>
- Regional Workshop in Bong: <http://frontpageafricaonline.com/index.php/news/1816-liberia-faces-slump-in-donors-projects-over-liberia-land-authority-bill>
- Land Rights Act Passage Timely for Liberia: <http://www.liberianobserver.com/news/%E2%80%98land-rights-act-passage-timely-liberia%E2%80%99>
- Liberia Must Learn To Honor The Rights Of Rural Residents To Manage Their Own Land: <http://www.latimes.com/world/global-development/la-fg-global-liberia-human-rights-oped-snap-story.html>

ANNEX G: PROJECT STAFF

Present LGSA staff associated with the project are:

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