



# FEED THE FUTURE

The U.S. Government's Global Hunger & Food Security Initiative

## FEED THE FUTURE TAJIKISTAN LAND MARKET DEVELOPMENT ACTIVITY

Third Quarterly Performance Report  
April – June 2017



*Mr. Rahmatullo Bobomurodov, Director of the PO "Network of Tashabuskors" meeting with farmers in jamoat Sitorai Surkh, Yavan district, June 1, 2017. Photo credit: Dilovar Bazarov, LMDA*

July 28, 2017



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THIRD QUARTERLY PERFORMANCE REPORT  
APRIL – JUNE 2017

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# ACRONYMS

GOTJ	Government of Tajikistan
DFID	U.K. Department for International Development
EOP	Executive Office of the President of the Republic of Tajikistan
KRA	Key results area
LAC	Legal Aid Center
LMDA	Feed the Future Tajikistan Land Market Development Activity
LRF	Land Reserve Fund
M&E	Monitoring and evaluation
NGO	Nongovernmental organization
PO	Public Organization
RT	Republic of Tajikistan
SCI	State Committee for Investment and State Property Management
SLC	State Land Committee
SUERIP	State Unitary Enterprise for Registration of Immovable Property
SSERIP	State Subsidiary Enterprise for Registration of Immovable Property
SUEA	State Unitary Enterprise on Appraisal
TOT	Training of trainers
USAID	US Agency for International Development
USG	United States Government
IMWG	Inter-Ministerial Working Group on Land Policy
ZOI	Zone of Influence
UNDP	United Nations Development Programme

# EXECUTIVE SUMMARY

The Feed the Future Tajikistan Land Market Development Activity (LMDA) promotes market based principles for land tenure and aims to establish a functional agricultural land market that allows for the transferability of land use rights (such as buying, selling, or leasing land use rights), to ensure a simple and transparent land registration process, while promoting gender equality in rights and processes. The project focuses on land policy and legal development, private sector development, simplification of land registration procedures, and expansion of knowledge surrounding land use rights to rural governmental administrations and citizens, especially female landholders.

Highlights during this reporting period include the approval for establishing the IMWG on June 6, 2017, by the Head of the Executive Office of the President of the Republic of Tajikistan (EOP), Ms. Ozoda Rahmon. The IMWG works with the project to develop draft regulations related to land policy development; and the Government of Tajikistan's (GOTJ) approval of the draft amendment to the Law on State Registration, which was developed with project support and includes simplifications to the registration procedure for immovable property, on June 23, 2017, after which it was sent to the Parliament for final approval.

The project's third quarter focused on engaging and collaborating with the Inter-Ministerial Working Group on Land Policy (IMWG) on promotion and facilitation passage of the legal and regulatory framework governing market transactions, LMDA conducted an analysis on current appraisal activities in Tajikistan; promoted the establishment of a Council on Appraising and an Association of Independent Appraisers; simplified land registration procedures through the establishment of single-window principles in SUERIP registration offices in A. Jomi, N. Khisrav, Shahritus, and Khuroson districts, and trained the staff in these offices on simplified procedures for registering immovable property; analyzed the roles and responsibilities of SUERIP and the SLC; and conducted activities to increase beneficiary knowledge of the land market and protection of land use rights.

Under LMDA's objective to increase the public knowledge and protection of land use rights, the project began work with grantee PO "Network of *Tashabbuskors*" to provide informational services on land reform to rural populations; grantee PO "*Neksigol Mushovir*" to prepare and publish the monthly *Agroinform TJ* newspaper on land reform; and subcontractor LLC "Simoi Mustaqili Tojikiston" to prepare and broadcast television and radio programs on land reform. LMDA also updated and printed informational brochures to distribute to beneficiaries via project partners and conducted a landscape assessment of innovative public outreach approaches – including social media, the Internet, and mobile technologies – that will inform future provision of information on land issues to rural populations. With project support, seven grantee POs also began conducting trainings on the Law on "*Dehkan farms*" and rights and responsibilities of members of *dehkan* farms for farmers and local governmental officials in the 12 target districts to increase the knowledge of rural farmers on land-related issues.

## SECTION I

# ACCOMPLISHMENTS

### **Task 1. Improve land policy, legal, and regulatory framework governing market transactions.**

- On June 6, 2017, the Head of the EOP, Ms. Ozoda Rahmon, issued an order to create the IMWG, which will collaborate with the project to draft regulations related to land tenure development.
- On June 12, 2017, LMDA hosted the first IMWG meeting in the project office in Dushanbe. During the meeting, Task 1 Leader/Policy and Legal Drafting Specialist, Mr. Shuhrat Shorakhmonov, presented on the current status of land market regulations in the country. As a result of the meeting, IMWG members developed and approved their 2017 Work Plan.
- On June 23, 2017, the GOTJ approved the draft amendment to the Law “On state registration of immovable property and rights to it,” which had been developed with project support, and sent it to the Parliament for final approval.
- On June 29, 2017, the project hosted the second IMWG meeting in the project office in Dushanbe. At this meeting, the Head of the IMWG, Mr. Mahmatali Vatanzoda, provided an update on the current status of draft regulations and defined the IMWG’s next priorities, including developing the draft regulation “On granting land users paid and unpaid land use right with the right of alienation,” draft amendments to the Law “On mortgage,” and draft “Rules on transacting with land use rights in the land use rights market.”

### **Task 2. Introduce market-based principles for agriculture land use transactions.**

- On April 11, 2017, LMDA organized a roundtable with 44 appraisers in Dushanbe. During the roundtable, the project presented its analyses and recommendations on current appraisal activities in Tajikistan. Roundtable participants identified the need to create an Association of Independent Appraisers in Tajikistan and a Council on Appraising, and agreed on further steps, including the development of registration and regulatory documents for the Association and Council.
- Between April and May 2017, five independent appraisal companies (LLC “BDO Consulting,” LLC “Kreston AS,” LLC “Grant Thornton,” LLC “Aiten Group,” and LLC “Beyker Tilli Tajikistan”) agreed to create an Association of Independent Appraisers with support from the project, and submitted registration documents for the Association to the Tax Committee of the Republic of Tajikistan.
- In May 2017, the project collaborated with SUERIP to develop a draft regulation to establish the Council on Appraising, and submitted the draft regulation to SCI for review. On June 21, 2017, Task 2 Leader/Land Administration and Market Specialist, Ms. Gulzat Namatbekova, met with the Deputy Chairperson of SCI, Ms. Nigina Anvari, and discussed the draft regulation.
- In May 2017, the project’s short-term Appraisal Expert, Ms. Nina Ignatenko, finalized her analysis of appraisal practices in the Republic of Tajikistan, which was submitted to USAID in June 2017.
- On June 8, 2017, Land Administration Specialist, Ms. Munavara Ismailova, met with the First Deputy Chairperson of Khatlon region, Mr. Kurbonboy Hakimzoda, and the Deputy Chairperson of the Committee on Land Management of Khatlon region, Mr. Safar Rahimov, to discuss project activities to improve the management of state agricultural lands from the LRF. Mr. Hakimzoda and Mr. Rahimov expressed their support for the activities and their willingness to cooperate further with the project to implement them.

### **Task 3. Simplify land registration procedures.**

- Between April and June 2017, LMDA signed three Limited Scope Grant Agreements with SSERIP offices in Qurghontepa, Khuroson, and Vakhsh districts to provide office equipment and facilitate the implementation of “single-window principles” in the offices.
- Between May and June 2017, the project conducted four opening ceremonies for SSERIP offices in A. Jomi, N. Khisrav, Shahritus, and Khuroson districts. The opening ceremonies followed procurements funded by project in-kind grant agreements to facilitate the implementation of “single-window” principles in the offices. The project also trained 90 staff in these offices on simplified procedures for registering immovable property
- Between June 13 and 23, 2017, the project’s short-term Registration Expert, Mr. Narynbek Isabekov, visited Tajikistan. During his visit, Mr. Isabekov finalized his analysis of the roles and responsibilities of SUERIP and the SLC and presented his recommendations during a roundtable held in the project’s office on June 20, 2017, which was attended by 15 representatives from SUERIP and the SLC. On June 22, 2017, Mr. Isabekov conducted training for eight SUERIP representatives on developing functional roles and responsibilities. The participants will be able to utilize the methodology taught in the training to finalize the functional roles and responsibilities of SLC and SUERIP.

#### **Task 4. Increase knowledge and protection of agricultural land markets.**

- On April 14, 2017, LMDA signed a grant agreement with the new PO “Network of *Tashabbuskors*” to provide informational services on land reform to rural populations.
- On April 19, 2017, the project conducted a training of trainers (TOT) for *tashabbuskors* to define *tashabbuskor* functions and objectives, and explain how to organize and perform their activities. During this training, the project also provided the *tashabbuskors* with informational brochures to disseminate among project beneficiaries.
- In April 2017, the project signed a grant agreement with PO “*Neksigol Mushovir*” for publishing and disseminating the monthly *Agroinform TJ* newspaper on land reform, and a subcontract with LLC “Simoi Mustaqili Tojikiston” for preparing and broadcasting television and radio programs on land reform.
- Between May 14 and 27, 2017, the project’s short-term Legal Aid Center (LAC) Sustainability Expert, Mr. Stevan Dobrilovic, visited Tajikistan to analyze the current status of legal aid provision, and to define different legal aid center models, which can be implemented through pilot programs in Khatlon region.
- On May 18, 2017, the project organized a press-café event, attended by 30 members of media organizations, to increase public awareness on the newly created PO “Network of *Tashabbuskors*” and their activities in the Zone of Influence (ZOI).
- Between April and June 2017, three television programs and six radio programs covering project activities in the ZOI – including the opening ceremonies of SSERIP offices in Khatlon region, interviews and success stories with beneficiaries, and the role of *tashabbuskors* in resolving farmers’ issues – were prepared by subcontractor LLC “Simoi Mustaqili Tojikiston” and broadcast on the television channel *Jahonnamo* and *Radio Tajikistan*.
- Between April and June 2017, project grantee PO “*Neksigol Mushovir*” issued three *Agroinform TJ* newspapers on land reform. Topics covered by the newspapers include USAID assistance to Tajik farmers, problems faced by beneficiary farmers, women and land, and the opening of SSERIP registration offices in ZOI districts.
- Between April and June 2017, project grantee PO “Network of *Tashabbuskors*” conducted 134 focus group discussions, 134 roundtables, and 1,473 consultations with farmers on taxation, the reorganization of *dehkan* farms, the rights and responsibilities of *dehkan* farm members, land leasing rights, and women’s rights to land.
- Between April and June 2017, the project updated and printed booklets on *How the Tashabbuskor can help you; Servitude; The Rights and Responsibilities of the Members of Dehkan Farms; Law on Dehkan Farms; Land Registration*; and a brochure on *Taxation* in Tajik, Russian, and Uzbek languages to disseminate among project beneficiaries and partners.

- On May 5, 2017, LMDA awarded a subcontract to LLC “*Tahlil va Mashvarat*” to conduct surveys and collect data measuring project indicators. On May 29, 2017, the subcontractor developed an activity plan and database templates for data collection on the project’s monitoring and evaluation indicators.
- On June 13, 2017, the project signed grant agreements with seven POs to conduct trainings for farmers and local governmental officials in the 12 target districts. On June 16, 2017, LMDA conducted a TOT in Qurghonteppa for 24 representatives of these POs on the Law “On *dehkan* farms,” the rights and responsibilities of members of *dehkan* farms, servitude, and the registration of immovable property. Following the TOT, between June 19 and 28, 2017, the grantees conducted 114 trainings for 2,850 farmers and two trainings for 12 local government officials.
- Between June 12 and 26, 2017, the project’s short-term Communications Expert, Ms. Frances Hardin, visited Tajikistan to conduct a landscape assessment of innovative public outreach approaches – including social media, the Internet, and mobile technologies – that will inform the future provision of information on land issues to rural populations.

**Other events:**

- On May 17, 2017, Deputy Chief of Party, Ms. Nodira Sidykova, attended and presented on women’s rights to land at a roundtable titled, “Assistance for Women to Access Land in Tajikistan,” organized by Oxfam and the League of Women Lawyers in Tajikistan.
- On June 19, 2017, Task 1 Leader/Policy and Legal Drafting Specialist, Mr. Shuhrat Shorakhmonov, participated in a focus group on land legal relations organized by the DFID-funded project “Support to Parliamentary Oversight of PFM and Budgetary Transparency in Tajikistan.” Focus group participants prepared recommendations to Parliament on monitoring and accelerating the implementation of land use rights regulations with the right of alienation.

# TECHNICAL ACTIVITIES

## TASK 1: IMPROVE LAND POLICY, LEGAL, AND REGULATORY FRAMEWORK GOVERNING MARKET TRANSACTIONS

### 1.1 RELEVANT LAWS AND REGULATIONS TO ESTABLISH A LAND USE MARKET DEVELOPED AND ADOPTED

#### *Activity 1.1.1 Renewing engagement and collaboration with the Inter-Ministerial Working Group on Land Policy*

Following receipt of a letter prepared by the project on the necessity of creating the IMWG, on June 6, 2017, the Head of the EOP, Ms. Ozoda Rahmon, issued government order №188(28-1) to create the IMWG on Land Policy. The IMWG, which includes senior-level GOTJ officials from the Ministry of Justice, Ministry of Finance, Ministry of Economic Development and Trade, Ministry of Agriculture, Ministry of Foreign Affairs, State Committee for Land Management and Geodesy, and State Committee on National Security, will work with the project to draft regulations related to land tenure development.

As approval of the IMWG had been delayed, the project sought to expedite the process of reviewing and adopting relevant regulation by hosting two IMWG meetings on June 12 and 29, 2017, in its Dushanbe office. During the first meeting, Task 1 Leader/Policy and Legal Drafting Specialist, Mr. Shuhrat Shorakhmonov, gave a presentation on the current status of land market regulations, and IMWG members developed their 2017 Work Plan, which was approved by the group on June 12, 2017. During the second meeting, the Head of the IMWG, Mr. Mahmadali Vatanzoda, updated the group on the current status of regulations and defined next priorities, including developing the draft regulation “On granting land users paid and unpaid land use right with the right of alienation,” draft amendments to the Law “On mortgage,” and draft “Rules on transacting with land use rights in the land use rights market.”

#### **Inter-Ministerial Working Group Members**

- Mr. Mahmadali Vatanzoda, Assistant to the President of the Republic of Tajikistan on Legal Issues, EOP
- Mr. Alimardon Azimzoda, Deputy Head of the Department of Agriculture and Environmental Protection, EOP
- Mr. Firdavs Abdulloev, Manager of Legal Department Sector, EOP
- Mr. Rustam Latifzoda, Member of the Parliament of the Republic of Tajikistan
- Mr. Jamshed Murtazoqulov, Member of the Parliament of the Republic of Tajikistan
- Mr. Abdumanon Kholikzoda, First Deputy Minister of Justice of the Republic of Tajikistan
- Ms. Jamila Saidova, Deputy Minister of Agriculture of the Republic of Tajikistan
- Mr. Salimjon Eshonqulov, Chief Specialist of the Department of State Supervision of Agricultural Lands, SLC
- Mr. Mumin Kurbonaliev, Head of the Legal Department, SUERIP

#### *Activity 1.1.3 Facilitate passage of the Law on State Registration to simplify the registration process*

On June 23, 2017, the GOTJ approved the draft amendment to the Law “On state registration of immovable property and rights to it,” under government regulation №314 (signed on June 29, 2017) and sent the amendment to Parliament for final approval. Adoption of the Law’s amendment will simplify procedures for the registration of immovable property, such as introducing registration cards and assigning cadastral numbers to immovable property. Once approved, the project will conduct an information campaign for beneficiaries and stakeholders on the approved amendment.

#### *Current status of laws and regulations*

- The Deputy Prime Minister sent the draft regulation of the GOTJ’s “Rules on acquiring land use rights on land use rights market” back to the Ministry of Justice for improvement and harmonization in November 2016.

- The draft regulation of the Law “On granting land users paid and unpaid land use right with the right of alienation” requires further discussion with SLC experts. Following this discussion, the IMWG will review the draft regulation in July 2017.
- The government removed key points from the draft amendments to the Law “On mortgage,” including the application of market value for land plots and procedures for using land as collateral, both of which dramatically impact the Law’s usefulness in relation to the land market. The project explained to Parliament and IMWG members that it is necessary to return these points back into the draft law. The IMWG will review the draft amendments in July 2017 and attempt to return the aforementioned points back into the draft.
- The GOTJ approved the draft amendment to the Law “On state registration of immovable property and rights to it” on June 23, 2017, under government regulation №314 (signed on June 29, 2017), and sent it to Parliament for approval. Approval by the Parliament is expected by August 2017.

## TASK 2: INTRODUCE MARKET-BASED PRINCIPLES FOR AGRICULTURE LAND USE TRANSACTIONS

### 2.1 IMMOVABLE PROPERTY APPRAISERS ASSOCIATIONS ESTABLISHED

#### *Activity 2.1.1 Conduct analysis on current appraisal activities in Tajikistan*

Between March 29 and April 12, 2017, the project hosted short-term Appraisal Expert, Ms. Nina Ignatenko, to finalize her analysis of current appraisal activities in Tajikistan for presentation to stakeholders.

On April 11, 2017, LMDA held a roundtable on “Issues of State and Public Regulation of Appraisal Activity in the Republic of Tajikistan and Ways to Solve Them” in Dushanbe, which included the participation of 44 representatives from SCI, SUEA, SLC, SUERIP, independent appraisal companies, banks and financial institutions, and USAID. At the roundtable, Ms. Ignatenko presented analyses and recommendations on current appraisal activities in Tajikistan.



Roundtable for appraisers, April 11, 2017, Dushanbe

The roundtable highlighted issues related to the development of appraisal activities in Tajikistan, including the need to create a Council on Appraising and Association of Independent Appraisers of the Republic of Tajikistan.

Once established, the Council on Appraising will create a system of state and public regulators of appraisal activities in the Republic of Tajikistan to ensure a competitive environment in the appraisal field and expeditious settlement of existing problems.

To serve these functions, the Council on Appraising should be an interdepartmental coordination and advisory body under SCI and consist of representatives from state bodies (including ministries, state committees, state commissions, and administrative departments). The Council should also include independent appraisers who will contribute to the preparation of all amendments to normative and legal acts on appraisal activities.

The Association of Independent Appraisers will be a non-profit organization comprised of independent appraisers dedicated to improving and developing appraisal methodology, facilitating professional development training for appraisers, and drafting property appraisal regulations. The Association will ensure the protection of its members in the event of disputes related to property appraisal; monitor member compliance with the current legislation, standards, and other regulatory requirements of professional training and ethics; certify its members; and review reports to control the quality of appraisals conducted.

Moreover, the Association will train local experts on appraising the market value of land use rights; promote market appraisal of land use rights and appraisal best practices through trainings, scientific and practical conferences, roundtables, regular publications, and study tours; train appraisers to draft reports that comply with the legal requirements of Tajikistan and meet international standards; and develop materials and tools (e.g., manuals, textbooks, etc.) on the theory and practice of property appraisal to enhance appraisers' professional skills.

In this period, short-term Appraisal Expert, Ms. Nina Ignatenko, finalized an analysis on the current appraisal practices in the Republic of Tajikistan. The report was submitted to USAID in June 2017. In the report, Ms. Ignatenko developed recommendations to improve the Law "On appraisal activity in the Republic of Tajikistan" and the Law "On land appraisal" to allow for the effective development of appraisal activities in Tajikistan, advocate for the establishment of national appraisal standards, and support the creation of a Council on Appraising and an Association of Independent Appraisers.

#### ***Activity 2.1.2 Establish Council on Appraising***

During the reporting period, the project developed a draft regulation on the Council on Appraising and submitted the draft regulation to the State Unitary Enterprise for Appraisal and the State Committee for Investment and State Property Management for review.

In June 2017, Task 2 Leader/Land Administration and Market Specialist, Ms. Gulzat Namatbekova, held several meetings with the Director of the SUEA, Mr. Akram Muminov, and the Deputy Chairperson of the SCI, Ms. Nigina Anvari, to discuss the Draft Regulation on the Council on Appraising, the composition of the members of the Council on Appraising, and other issues related to the Council. Ms. Anvari affirmed SCI's support and cooperation with LMDA in their upcoming work selecting Council members and facilitating approval of the draft regulation on the Council on Appraising by the State Committee for Investment and State Property Management.

#### ***Activity 2.1.3 Development of Association of Independent Appraisers***

Following an LMDA-supported roundtable focused on developing appraisal activities in Tajikistan, five independent appraisal companies (LLC "BDO Consulting," LLC "Kreston AS," LLC "Grant Thornton," LLC "Aiten Group," and LLC "Beyker Tilli Tajikistan") agreed to create an Association of Independent Appraisers with project support. Between April and June 2017, independent appraisers developed a "Memorandum of the Association" and a constitution, and submitted the required registration documents to the Tax Committee of the Republic of Tajikistan to register the Association. In May 2017, the Association recruited for the position of executive director. On May 10, 2017, Mr. Mamurjon Rahmonov was appointed as Director of the Association of Independent Appraisers.

On June 23, 2017, the Tax Committee of the Republic of Tajikistan rejected the application to register the Association of Independent Appraisers, as the result of an unofficial request from the State Committee on Investment and State Property Management (SCI) to include the State Unitary Enterprise on Appraisal (SUEA) as one of the Association founders. The Tax Committee provided a formal rejection citing an issue with the director of one of the founding organizations, LLC "Aiten Group," acting as director of several organizations simultaneously. LMDA staff have met with SCI and SUEA to address these concerns and to provide additional context on the Association. With this support from LMDA, SCI and SUEA have gained clarity on the request, and the Association plans to re-submit its registration documents in July 2017. For additional information on this activity, please refer to Section II Challenges Encountered and Actions to Overcome.

## **2.3 CAPACITY OF GOTJ TO MANAGE GOVERNMENT-OWNED LANDS UNDER LAND RESERVE FUNDS (LRF) IMPROVED**

### ***Activity 2.3.2 Develop implementation regulations for conducting pilots***

During the reporting period, the project drafted a regulation on pilot programs that implement market principles into agricultural land management from the Land Reserve Fund (LRF), and developed a joint work plan to conduct pilots with the State Land Committee.

On June 8, 2017, Land Administration Specialist, Ms. Munavara Ismailova, met with the First Deputy Chairperson of Khatlon region, Mr. Kurbonboy Hakimzoda, and the Deputy Chairperson of the Committee on Land Management of Khatlon region, Mr. Safar Rahimov, to discuss project activities to improve effective management of state agricultural lands from the LRF. Mr. Hakimzoda and Mr. Rahimov expressed support for the activities and their willingness to cooperate further with the project and agreed to meet in July to define which districts may be proposed as pilots. The project presented six key steps to be implemented through the pilot program:



Representatives from independent appraisal companies meeting in an LMDA office to finalize registration documents for the Association of Independent Appraisers of the Republic of Tajikistan, May 20, 2017, Dushanbe

1. Land inventory;
2. Land zoning;
3. Develop a draft Perspective Land Use Plan, including the conditions for provision of state leases to farmers (auction, investment competition, direct provision);
4. Hold a public hearing on the draft Perspective Land Use Plan for farmers;
5. Receive local government approval of the draft Perspective Land Use Plan;
6. Implement the Perspective Land Use Plan through the management and provision of state land through auctions, investment competitions, and direct provision. Between May and June 2017, project specialists, including Component II Leader/Land Administration and Market Specialist, Ms. Gulzat Namatbekova and Land Administration Specialist, Ms. Munavara Ismailova, met with two private companies performing land management, LLC “Geozamin” and LLC “Geometr.” During these meetings, they gathered information on the companies’ activities and their prices for services, and discussed their interest in participating in the LMDA pilot program.

## **TASK 3: SIMPLIFYING LAND REGISTRATION PROCEDURES**

### **3.1 INSTITUTIONAL CAPACITY OF SUERIP TO DELIVER STANDARDIZED, EFFICIENT LAND REGISTRATION PROCEDURES STRENGTHENED**

#### ***Activity 3.1.1 Conduct an analysis, provide recommendations of functional roles and responsibilities between SUERIP and SLC, and develop necessary changes in legislation***

From June 13 to 23, 2017, the project’s short-term Registration Expert, Mr. Narynbek Isabekov, visited Tajikistan to finalize the report, *Analyses on the Roles and Responsibilities of the State Unitary Enterprise for Registration of Immovable Property (SUERIP) and the State Land Committee (SLC)*. The analysis aimed to identify and minimize overlap in roles and responsibilities, and duplication of efforts, between the organizations. He presented his findings during a roundtable attended by 15 representatives from the SLC and SUERIP, held in the LMDA office in Dushanbe on June 20, 2017. During the roundtable, participants discussed the report’s recommendations and representatives from the SLC and SUERIP agreed to provide their comments on the analysis. Main recommendations from the report included:

- To manage land resources rationally and effectively, both the regional offices of the SLC (financed from the state budget) and the district-level offices of SUERIP (self-financed) should continue to function.

- New rules allotting land plots for physical and legal entities should allow applicants to submit documents to one authority and receive the results in the same place. These rules should contain the entire procedure for granting a land plot, including application submission (where and to whom the application should be submitted; what documents should be submitted); deadlines for review; grounds for rejecting an application; authority responsible for preparing documents, type of documents, and consideration period; and the appeal process.
- In order to ensure the reliability of land registration, an interaction procedure should be developed to provide for the regular exchange of information on land registration and space between the regional offices of SUERIP and the State Land Committee (preferably in electronic format).
- In order to avoid conflicts of interest and corruption in subsequent registration activities, SUERIP representatives should not be included in commissions on the initial provisions of land plots.

Mr. Isabekov’s analysis with recommendations on the roles and responsibilities of the SLC and SUERIP will be submitted to USAID in Quarter 4.

In addition, on June 22, 2017, Mr. Isabekov conducted training for eight SUERIP staff responsible for supporting the analysis and for developing the mechanism of functional roles and responsibilities. As a result, the participants will be able to work independently to finalize the functional roles and responsibilities of SLC and SUERIP.

### 3.2 LOCAL GOVERNMENT OFFICIALS’ CAPACITY TO PROVIDE ACCURATE INFORMATION AND EFFECTIVE SERVICES TO LAND REGISTRATION IMPROVED

#### *Activity 3.2.2 Rollout of single-window principle in 10 SUERIP regional offices*

During the reporting period, LMDA conducted four opening ceremonies for State Subsidiary Enterprise for Registration of Immovable Property (SSERIP) offices: the A. Jomi district, on May 18, 2017; N. Khisrav and Shahritus districts, on May 26, 2017; and the Khuroson district on June 15, 2017. The opening ceremony followed procurements of furniture and computers that are necessary to implement “single-window” principles in the office. The equipment, funded by a project in-kind grant, will simplify procedures and create convenient and efficient access to registration services.



Subsidiary Enterprise for Registration of Immovable Property (SSERIP) in Shahritus districts, May 26, 2017

Between May and June 2017, LMDA trained 90 staff in the SSERIP offices of A. Jomi, Shahritus, N. Khisrav, and Khuroson districts on simplification of registration procedures of immovable property that came with the implementation of “single-window” principles.

## TASK 4: INCREASE KNOWLEDGE AND PROTECTION OF AGRICULTURAL LAND

### 4.1. SUSTAINABILITY OF LEGAL SERVICE PROVIDERS

#### *4.1.1 Support non-governmental service providers to provide sustainable legal awareness and legal aid services in each district within the ZOI*

Between May 14 and 27, 2017, Legal Aid Center (LAC) Sustainability Expert, Mr. Stevan Dobrilovic, visited Tajikistan to conduct an analysis on current legal aid provision in Khatlon region and to provide recommendations for supporting LACs.

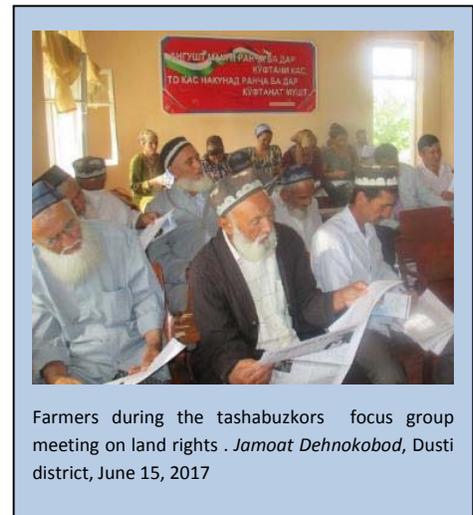
The purpose of this assignment was to assist LMDA to establish sustainable legal aid services in 12 districts of Khatlon region through two site visits to Tajikistan. During the first visit, Mr. Dobrilovic reviewed the project strategy; interviewed and identified qualified business consulting firms that can help LACs prepare

business and sustainability plans in the coming months; and met with representatives of legal firms in Khatlon region, *tashabbuskors*, representatives from Helvetas Swiss Intercooperation, UNDP, Oxfam, the Ministry of Justice, and consulting companies to determine the current status of legal aid provision in Khatlon region.

In May 2017, LMDA announced a request for applications for grants to support legal aid for farmers. In June 2017, the project selected five legal consultation firms to provide sustainable legal services on land use for targeted beneficiaries through the establishment of legal aid centers in Yovon, Sarband, Qubodiyon, Bokhtar, and N. Khisray, and Shahrituz districts, and one bar association to establish legal aid centers in the six remaining districts (Vakhsh, Jomi, Khuroson, Dusti, Balkhi, Jayhun). Grant awards are planned for July 2017.

**Activity 4.1.2 Provide support to local activists (*tashabbuskors*) to provide information services for rural citizens**

On April 14, 2017, the Feed the Future Land Market Development Activity signed a grant agreement with the Public Organization “Network of *Tashabbuskors*” to provide informational services for rural citizens. On April 19, 2017, the project conducted a training of trainers for *tashabbuskors* to define their function and objectives, develop a work schedule, and discuss further informational support activities in the ZOI. During the training, project representatives distributed informational materials to the *tashabbuskors* to disseminate among LMDA beneficiaries.



In order to increase public awareness on the newly created “Network of *Tashabbuskors*” and their activities, on May 18, 2017, LMDA organized a press-café event. A total of 30 journalists from public and district-level news channels participated, including the public television channels, *Safina* and *Jahonnamo*; the regional television channel, *TV Khatlon*; the radio channels, *Tajikistan*, *Ozodi*, *Sadoi Khatlon*; the regional newspaper, *Khatlon*; the monthly newspaper, *Agroinform TJ* (issued by project grantee PO “*Neksigol Mushovir*”); LLC “*Simoi Mustaqili Tojikiston*”; and representatives from 12 local newspapers in the ZOI. The press event highlighted the *tashabbuskors*’ activities in the 12 districts of Khatlon region and the informational support provided to Tajik farmers by the project.

**4.2 AWARENESS OF LAND-RELATED LAWS AMONG RELEVANT GOVERNMENT PERSONNEL INCREASED**

**Activity 4.2.1 Develop/facilitate roundtables and other forums promoting dialogue between farmers and government officials**

Between April and June 2017, the project grantee “Network of *Tashabbuskors*” conducted 134 focus group discussions, 134 roundtables and 1,473 consultations on taxation, the reorganization of *dehkan* farms, the rights and responsibilities of members of *dehkan* farms, lease rights, and women’s rights to land. *Tashabbuskor* activities were aimed at building trust and understanding between farmers and local government officials, as well as providing informational support to land users on issues concerning land use rights.

**4.3. AWARENESS OF FREEDOM TO FARM, LAND REFORM, AND LAND USE RIGHTS AMONG FTF TARGET POPULATION INCREASED**

**Activity 4.3.1 Radio and TV Programs**

On April 24, 2017, LMDA signed a subcontract with LLC “Simoi Mustaqili Tojikiston” to prepare and broadcast one 10-minute television program and two 15-minute radio programs per month for beneficiaries. The programs will cover issues related to land reform and land relations, such as information on new land legislation, the difficulties that women encounter exercising their land rights, information on the development of the land market and how to complete successful transactions in it.

Between April and June 2017, LLC “Simoi Mustaqili Tojikiston” delivered three television programs and six radio programs covering project activities in the ZOI. The television programs included the following topics: the opening ceremonies of the SSERIP offices in Khatlon region; an interview on women’s access to land with Ms. Davlatbibi Kurbonova, a farmer from Shahritus district; and more. The radio programs covered the following topics: the opening ceremonies of the SSERIP offices in Khatlon region; a story about a farmer of *jamoat Mash’al*, Vakhsh district, who did not have to issue advance payment to the tax committee with the help of *tashabbuskor* Boymurod Shoimo; the role of *tashabbuskors* in resolving farmers’ issues; and more. The programs were broadcast on the television channel *Jahonnamo* and *Radio Tajikistan*.

#### ***Activity 4.3.2 Newspaper on land reform***

On April 10, 2017, the project signed a grant agreement with PO “*Neksigol Mushovir*” for production and distribution of a monthly newspaper on land reform. The newspaper informs public and local authorities on recent changes in legislation and developments related to the forthcoming land market.

Between April and June 2017, the project grantee PO “*Neksigol Mushovir*” issued three monthly *Agroinform TJ* newspapers on land reform. The April issue covered information on the “Network of *Tashabbuskors*”; the land tax rate in 2017; the necessity of developing appraisal activities in the Republic of Tajikistan, and more. The May issue highlighted the opening ceremonies for registration offices in Khatlon region, problems that Tajik farmers face, and USAID assistance to Tajik farmers. In June, the newspaper covered topics such as women’s rights to land; a success story from Gulston *jamoat* in the Sarband district, where Mr. Said Baratov received a land share and created a *dehkan* farm with LMDA assistance; a list of registration offices in the ZOI; and other project activities.

#### ***Activity 4.3.3 Update information brochures and develop new informational materials about land issues***

Between April and June 2017, the project updated and printed the following informational materials in Tajik, Russian, and Uzbek languages to disseminate among project beneficiaries and partners:

- *How the Tashabbuskor Can Help You* (10,000 booklets);
- *Servitude* (20,000 booklets);
- *Rights and Responsibilities of Members of Dehkan Farms* (20,000 booklets);
- *Law on Dehkan Farms* (20,000 booklets);
- *Land Registration* (15,000 booklets);
- *Taxation* (20,000 brochures);

#### ***Activity 4.3.4 Information distribution in electronic format***

In June 2017, LMDA developed 100 copies of informational material in electronic format to distribute among *tashabbuskors* and partners. The electronic materials contained television and radio programs prepared and broadcast by project subcontractor LLC “Simoi Mustaqili Tojikiston”; issues of three monthly *Agroinform TJ* newspapers on land reform developed and printed by project grantee PO “*Neksigol Mushovir*”; and booklets and brochures developed by the project.

#### ***Activity 4.3.5 Promoting the land use rights of female farmers, and local trainings for target beneficiaries***

On June 13, 2017, LMDA signed grant agreements with seven Public Organizations (POs) that will conduct trainings for farmers and local governments in the 12 districts of Khatlon region. Following grant awards, on

June 16, 2017, the project conducted a training of trainers with the participation of 24 representatives from seven POs on the Law on “*Dehkan farms*”; rights and responsibilities of members of *Dehkan Farms*; servitude; and registration of immovable property in Qurghonteppa. Additionally, the project provided POs with informational materials to distribute among rural citizens, including booklets and brochures in Tajik, Russian, and Uzbek languages (as detailed above under Activity 4.3.3). Furthermore, the grantees conducted 114 trainings for 2,850 farmers and two trainings for 12 local government officials on the Law on “*Dehkan farms*” and rights and responsibilities of members of *dehkan farms*.

Moreover, in June 2017, six shareholders from the *Dehkan farm* “Sharifjon,” Qubodiyon district – Ms. Dilorom Karimova, Ms. Zuhro Nodirova, Ms. Olambi Kasirova, Ms. Nadjafmo Shakarova, Ms. Idimo Karimova, and Mr. Taqdir Shakarov – approached the project seeking legal assistance. They were excluded from their *dehkan farm* by the head of the *dehkan farm* on October 17, 2013. Since legal aid centers are not functioning in the ZOI, project lawyers provided legal assistance to them directly. Ms. Nodira Sidykova, LMDA DCOP, met with the excluded shareholders on June 20, 2017, to review their land use rights documents. Ms. Sidykova found proof of illegal exclusion from membership, and prepared and submitted an application on their behalf to a Khatlon region court. The court will consider the case from June 22, 2017 through July 2017. The six shareholders are expected to win the case; this will result in an award of 1.5 hectares of irrigated land and allow the shareholders to successfully create a new *dehkan farm*, representing the successful protection of their land rights.

***Activity 4.3.6 Conduct landscape assessment of innovative public outreach approaches – social media, Internet, mobile technologies, etc.***

Between June 12 and 26, 2017, short-term Communications Expert, Ms. Frances Hardin, visited Tajikistan to conduct a landscape assessment of innovative public outreach approaches in Tajikistan. The goal of the assessment was to look at the appropriate use of technology to streamline and, where possible, automate information dissemination to the public; respond to frequently asked questions; and review the viability of establishing peer-to-peer networks for problem solving and sharing among public sector officials and other stakeholders. The assessment considered the availability, acceptance, and sustainability of a broad range of technologies such as social media, SMS subscriptions, Interactive Voice Response (IVR) hotlines, Closed User Groups (CUGs), and more.

Ms. Hardin met with 14 organizations, NGOs and associations, including telecommunication firms operating in Tajikistan (CJSC “TCeLL,” CJSC “Babilon-T” and Babilon-Mobile,” CJSC “Megafon Tajikistan,” and LLC “Beeline Tajikistan”); Mercy Corps; NGOs operating in the information-communication technologies (ICT) and mass media sphere; farmers from the 12 districts of Khatlon province (assembled as a focus group); the Feed the Future Tajikistan Agriculture and Water Activity; and USAID representatives.

As a result of the assignment, Ms. Hardin will determine the most efficient and cost effective technology for informing farmers about their land use rights and the land market – considering both traditional communications methods (e.g., radio, television, newspapers) and innovative technologies. Ms. Hardin will deliver her final report and recommendations in Quarter 4.

## **MEETINGS WITH KEY STAKEHOLDERS**

In May 4, 2017, the USAID Country Director, Ms. Katherine Crawford; USAID’s Economic Growth Team Lead, Ms. Laura Cizmo; COR, Mr. Daler Asrorov; and LMDA Chief of Party, Ms. Chynara Arapova met with the Deputy Prime Minister, Mr. Mahmadoir Zokirzoda, to discuss land reform and land market development issues and the necessity of creating the IMWG, which will work with the project to develop draft regulations related to land tenure development. As a result, Ms. Zokirzoda affirmed her support for LMDA and IMWG’s work promoting land legislation. The meeting was requested by the U.S. Embassy through official diplomatic note.

## **OTHER EVENTS**

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- On May 5, 2017, LMDA awarded a subcontract to LLC “Tahlil va Mashvarat” to conduct a survey and data collection. On May 29, 2017 the subcontractor developed an activity plan and templates to use for data collection on project indicators.
- On May 17, 2017 LMDA DCOP, Ms. Nodira Sidykova, presented on women’s rights to land at a roundtable titled, “Assistance for Women to Access Land in Tajikistan,” which was organized by Oxfam and the League of Women Lawyers. During the roundtable, Ms. Sidykova updated participants on the current situation of women farmers, the assistance that LMDA is providing to women farmers, and challenges that women farmers still face.
- In the framework of a cooperation agreement with the U.K. Department for International Development-funded project, “Support to Parliamentary Oversight of PFM and Budgetary Transparency in Tajikistan,” on June 19, 2017, LMDA Task 1 Leader/Policy and Legal Drafting Specialist, Mr. Shuhrat Shorakhmonov, participated in a focus group on legal relations in the land sphere. As a result of the focus group, participants prepared recommendations for Parliament to monitor and expedite implementation of land use rights regulations with the right of alienation.

## HIGHLIGHTS IN MEDIA

On May 18, 2017, the project organized a press-café event to increase public awareness on the newly created Public Organization (PO) “Network of *Tashabbuskors*” and their activities in 12 districts of the Zone of Influence. Media representatives from 12 districts of Khatlon region, and representatives from public television channels *Safina* and *Jahonnamo* joined the press event. The event was broadcast by the following news sources:

- Public television channels – *Safina* and *Jahonnamo*;
- Regional television channel – *TV Khatlon*;
- Radio channels – *Tajikistan*, *Ozodi*, *Sadoi Khatlon*;
- Articles were published by 12 local newspapers in the ZOI; the regional newspaper *Khatlon*; and the monthly newspaper *Agroinform TJ*, issued by project grantee PO “*Neksigol Mushovir*.”



Opening Ceremony of the SSERIP in N. Khisrav district, June 15, 2017

On May 18 and 26, 2017, LMDA conducted opening ceremonies for the SSERIP offices in A. Jomi, Shahritus, and N. Khisrav districts. The following news sources highlighted the event:

- Local newspapers in A. Jomi, Shahritus, and N. Khisrav
- The monthly newspaper *Agroinform TJ*, prepared by project grantee “*Neksigol Mushovir*,” on May 24, 2017;
- *Radio Tajikistan* (on May 26 and 27, 2017); and television channel *Jahonnamo* (on May 24, 2017), prepared by project grantee “*Simoi Mustagili Tojikiston*.”

On June 15, 2017, LMDA conducted an opening ceremony for the SSERIP offices in A. Khuroson district. The event was highlighted by the following news sources:

- The local district newspaper, *Khuroson*;
- The monthly newspaper *Agroinform TJ*, prepared by project grantee “*Neksigol Mushovir*,” on June 23, 2017;
- *Radio Tajikistan* (on June 21 and June 27, 2017); and television channel *Jahonnamo* (on June 24, 2017), prepared by the project grantee “*Simoi Mustagili Tojikiston*.”

## SECTION II

# CHALLENGES ENCOUNTERED AND ACTIONS TO OVERCOME

## A. CHALLENGES ENCOUNTERED

In early June 2017, five independent appraisal companies (LLC “BDO Consulting,” LLC “Kreston AS,” LLC “Grant Thornton,” LLC “Aiten Group,” and LLC “Beyker Tilli Tajikistan”), agreed to create an Association of Independent Appraisers of the Republic of Tajikistan. They prepared all the necessary registration documents and submitted them to the Tax Committee of the Republic of Tajikistan to register the association. Mr. Mamurjon Rahmonov was appointed Association Director.

On June 23, 2017, the Tax Committee of the Republic of Tajikistan rejected the application to register the Association. The main reason for the rejection was an unofficial request from the State Committee on Investment and State Property Management to include the State Unitary Enterprise on Appraisal as one of the Association founders. Further, the Tax Committee provided their formal rejection on the basis that the director of one of the founding organizations, LLC “Aiten Group,” is the director of several organizations simultaneously (presenting an alleged conflict of interest).

## B. ACTIONS TAKEN TO OVERCOME CHALLENGES IN THE NEXT REPORTING PERIOD

LMDA Component II Leader/Land Administration and Market Specialist, Ms. Gulzat Namatbekova, held several meetings with SCI and SUEA to provide additional information on the association’s aims and objectives. Ms. Namatbekova explained that including SUEA as an association founder could present a conflict of interest, as SUEA cannot act simultaneously as the regulatory body licensing independent appraisers and a member of the Association of Independent Appraisers.

In the coming quarter, the project will continue to meet with SCI and SUEA to provide additional context and detail on the registration request, and to emphasize the critical need for an independent Association of Appraisers. With LMDA support, the Association plans to re-submit its registration documents in July 2017.

## SECTION III

# PRIORITIES FOR NEXT REPORTING PERIOD

## KEY TECHNICAL ACTIVITIES

In the next quarter, the project will continue its work to promote and harmonize regulations and laws relating to land policy, establish land appraising entities and build their capacity, support the SLC and SUERIP to implement “single-window” principles, provide legal aid and informational support to project beneficiaries, and increase the capacity of local government officials through grants to project partners. Below are the detailed descriptions of planned activities by task.

### TASK 1: IMPROVE LAND POLICY, LEGAL, AND REGULATORY FRAMEWORK GOVERNING MARKET TRANSACTIONS

- The project is planning a retreat for members of the IMWG on July 21 and 22, 2017. The project’s short-term Land Legislation Expert, Mr. Robert Cemovich, will join the retreat to discuss the draft regulation of the government’s Law “On granting land users paid and unpaid land use right with the right of alienation” and draft amendments to the Law “On mortgage.” During the meeting, the IMWG will review comments received from the SLC on the Right of Alienation and will discuss possible revisions for both legal drafts.
- The project will monitor and promote harmonization of:
  - Draft regulation “On granting land users paid and unpaid land use right with the right of alienation”;
  - Draft “Rules on transacting with land use rights in the land use rights market”;
  - Draft amendments to the Law “On mortgage”;
  - Long-term Land Policy Concept (2017-2030);
  - Short-term Land Strategy (2017-2021) among relevant ministries and agencies, which will then be submitted to the Government and Parliament of the Republic of Tajikistan.
- The project will monitor final approval of the draft amendment to the Law “On state registration of immovable property and rights to it” by the Parliament of the Republic of Tajikistan.
- In July 2017, the project will host short-term International Tax Expert, Andrey Krasnikov to develop recommendations on amending the tax legislation to simplify the terms and tax payments for *dehkan* farms.

### TASK 2: INTRODUCE MARKET-BASED PRINCIPLES FOR AGRICULTURE LAND USE TRANSACTIONS

- Facilitate the registration of the Association of Independent Appraisers of the Republic of Tajikistan
- Facilitate the creation of the Council on Appraising under the SCI
- Conduct a press-café event on the Association of Independent Appraisers
- Conduct a press conference on the Council on Appraising
- Conduct training for appraisers on the institutional development of the Association of Appraisers
- Following the creation of the Association of Independent Appraisers, facilitate the drafting of the National Appraisal Standards
- Identify two *hukumats* to conduct a land management pilot program on leasing land from the LRF
- Develop regulations on the provision of land from LRF for lease in pilots, and assist the SLC in finalizing and submitting regulations for the pilots for approval by the government

- Following the creation of the Association of Independent Appraisers and the Council on Appraising, organize a study tour to the Republics of Kyrgyzstan and Kazakhstan for participants to learn about best appraisal practices in nearby countries.

### TASK 3: SIMPLIFYING LAND REGISTRATION PROCEDURES

- Organize a study tour for SLC and SUERIP representatives to travel to the Republic of Kyrgyzstan to learn about registration practices for immovable property based on “single-window” principles to be applied in Tajikistan context. The study tour participants will gain first-hand experience observing and learning from local government officials about the Kyrgyz land management and registration process, and best practices to be applied in Tajikistan. Following the study tour, participants will be able to implement the lessons learned in their work in Tajikistan. Lessons learned may be applied in the following areas: simplification of registration processes, development of automated database software, resolving disputes that take place in practice, and amending internal registration procedures.
- Sign and implement grant agreements with SSERIP offices in the districts of Sarband, Jayhun, J. Balkhi, and Qubodiyon to support the implementation of “single-window” principles
- Conduct an opening ceremony for the SSERIP offices in the districts of Qurghonteppa, Vakhsh, Sarband, Jayhun, J. Balkhi, and Qubodiyon
- Establish SUERIP/SLC training centers in Qurghonteppa and Dushanbe

### TASK 4: INCREASE KNOWLEDGE AND PROTECTION OF AGRICULTURAL LAND MARKETS

- Establish and Conduct training of trainers for new Legal Aid Centers in the 12 districts of Khatlon region on the process of providing legal aid
- Conduct training for women farmers on land rights
- Train SSERIP office staff in the districts of Qurghonteppa, Vakhsh, Sarband, Jayhun, J. Balkhi, and Qubodiyon on simplifying registration procedures for immovable property
- Hold a knowledge-sharing forum for 15 female *tashabbuskors* as a platform to discuss their experiences, share their knowledge, and share methods of resolving land use rights issues
- Update and print a brochure on *Women’s Rights to Land*, and develop and print booklets on *Women and Land* and *Legal Aid Centers* to distribute to project beneficiaries
- Through grant activities, update the information corners in the SUERIP regional offices
- Hold the annual Feed the Future Land Market Development Activity Conference in October/November 2017
- Through grant activities, conduct trainings for farmers on the subjects of land easements and registration of immovable property
- PO “Network of *Tashabbuskors*” will conduct focus group discussions, roundtables, and informational consultations for farmers
- zWith the support of subcontractors development of television and radio programs and newspapers to inform farmers about their right to land and latest updates in land legislation



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## SUCCESS STORY

### Farmer Defends Rights Before Tax Committee

#### Increasing farmers' awareness of tax payments



Photo: USAID/Feed the Future  
Tajikistan Land Market Development  
Activity

**“Whenever farmers are asked to pay extra taxes, they should request that tax officers elaborate further on tax payments.”**

— Rahmatullo Bobomurod, Head of the  
PO “Network of *Tashabbuskors*”

In collaboration with the Public Organization “Network of *Tashabbuskors*,” the Feed the Future Tajikistan Land Market Development Activity provides accessible information on land rights to rural populations. The 67 *tashabbuskors* currently operating in the project’s 12 target districts play an important role in disseminating information to land users.

*Dehkan* farm owner Mr. Muhammad Sattorov is one of the many local farmers who has benefited from increased access to information about land rights. Despite having paid his land taxes on a timely basis, tax officers were insisting that he was required to make an advance payment. Additionally, tax authorities deemed that he was in debt, despite the fact that he was paying his taxes properly.

From the LMDA-grantee produced newspaper *Agroinform TJ*, Mr. Sattorov was able to obtain necessary information on land tax payments. Mr. Sattorov also attended a focus group in *jamoat Mash’al* of Vakhsh district, during which farmers exchanged knowledge about taxation and tax payments. Additionally, Mr. Sattorov spoke with *tashabbuskor* Mr. Boymurod Shoimov about his tax payments, who directed him to Mr. Rahmatullo Bobomurodov, the Head of the PO “Network of *Tashabbuskors*” for further detailed information. Mr. Bobomurodov provided Mr. Sattorov with information about taxation periods, types of taxes, and tax documentation.

After researching and obtaining this relevant information, Mr. Sattorov concluded that he had paid all required taxes on a timely basis, and that he had even paid certain taxes in advance. He went to see the local tax authority, who reviewed his records thoroughly and determined that he was exempt from certain taxes, including unified tax, land tax, and social tax for the next six months. This success story is one of many that showcase how access to information can benefit local farmers.

## ANNEX A. INDICATOR DATA TABLE

No.	Indicator	FTF/S TARR Indic ator No.	Basel ine	LOA Target	Annual Targets & Actuals (cumulative)		
					Year 1		Comments
					Target	Actual	
<b>STARR INDICATORS</b>							
1.1	Number of specific pieces of tenure and property rights legislation or implementing regulations proposed, adopted, and/or implemented positively affecting property rights of urban and/or rural poor as a result of USG assistance	EG.3. 1-12	0	12	5	2	During the reporting period, LMDA, in coordination with the Appraisal Expert, finalized the analysis of the Draft Law on Appraisal Activity. The Government of Tajikistan also approved the draft amendment to the Law "on State Registration of immovable property and rights to it," and sent it to the Parliament for final approval.
1.2	Percent of individuals trained in land tenure and property rights as a result of USG assistance who correctly identify learning objectives of the training 30 days after the training	EG.1 0.4-2	0	75%	75%	TBD	As per this indicator's requirement, the survey about the knowledge of learning objectives of the trainings should be conducted after 30 days of the trainings provided. As the trainings started mainly from 19 <sup>th</sup> of June the survey is being held currently. The results of the survey will be incorporated to the annual report of the first project year.
1.3	Number of land and property rights disputes resolved by local authorities, contractors, mediators, or courts as a result of USG assistance	EG.1 0.4-3	0	250	64	0	Legal Centers supported by LMDA will solve property rights disputes. During the reporting period, LMDA announced a grant award and received proposals. The grantee will begin contributing to this indicator target beginning in the last quarter of the first project year.
1.4	Percent of people with access to a land administration or service entity, office, or related facility that the project technically or physically establishes or upgrades who report awareness and understanding of the services offered	EG.1 0.4-4	0	85%	40%	100%	During the reporting period four SSERIP offices opened. LLC "Tahlil va Mashvarat" conducted short interviews among visitors of the registration offices, each of whom demonstrated an understanding of the services provided by these offices.
1.5	Number of parcels with relevant parcel information corrected or incorporated into an official land administration system (whether a system for the property registry, cadaster, or an integrated system) as a result of USG assistance	EG.1 0.4-5	0	1,550	250	26	During the reporting period, the SSERIPs opened by LMDA input information about 26 land parcels into the official land administration system.

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1.6	Number of people with secure tenure rights to land, with legally recognized documentation and who perceive their rights to land as secure as a result of USG assistance	EG.1 0.4-6	0	1750	300	97	During the reporting period, LMDA-supported SSERIPs provided legally recognized land certificates to a total of 97 shareholders. According to the survey conducted by LLC "Tahlil va Mashvarat," all 97 of feel that their rights are now protected.
<b>FTF INDICATORS</b>							
2.1	Number of households benefitting directly from USG interventions	EG.3- 1	0	60,000	10,000	2,026	Results for this indicator reflect participant lists from training events.
2.2	Number of food security private enterprises, producer organizations, water users' associations, women's groups, trade and business associations, and community based organizations (CBOs) receiving USG assistance	EG.3. 2-4	0	20	7	9	During the reporting period, LMDA provided support to nine CBOs ("Network of <i>Tashabbuskors</i> ," " <i>Neksigol Mushovir</i> ," " <i>Fazoi Solim</i> ," " <i>Bonuvoni Fardo</i> ," " <i>Arbitraj</i> ," " <i>Sakina</i> ," " <i>Mahbuba</i> ," " <i>Tajikagrofond</i> ," and " <i>Ruhafzo</i> ") for conducting training events, focus groups, and roundtables; and through grant awards.
2.3	Number of farmers who obtained documented property rights as a result of USG assistance	EG.3. 1-13	0	1,750	300	97	During the reporting period, LMDA supported SSERIPs, who have provided legally recognized land certificates to 97 shareholders.
2.4	Number of individuals who received legal aid on land issues in FTF target districts supported by USAID		0	32,000	8,000	0	During the reporting period, LMDA announced grant award to begin contributing to the achievement of the target in the last quarter of the first project year.
2.5	Number of government officials supported by USG assistance (i.e., participated in trainings, roundtables, etc.) related to land tenure and property rights. These would include jamoat heads, agricultural specialists, local land committee officials, other relevant officials, judges, lawyers, and traditional authorities (heads of mahallas).		0	2,400	400	129	During the reporting period LMDA and its grantees trained 90 SSERIP staff and 12 local authorities. A total of 18 State Committee on Investment and State Property Management members also participated in the roundtable on appraisal activity, and nine senior level GoT representatives confirmed their membership in the project supported IMWG.
2.6	Increased awareness of farmers about their rights in the targeted region		7.65	9.7	8.15	-	This indicator is reported on an annual basis
2.7	Number of consensus-building fora (working groups, public-private dialogues,		0	1,300	400	139	During the reporting period LMDA held two working group meetings and one roundtable. LMDA's grantee CBO "Network of <i>Tashabbuskors</i> " facilitated 134 roundtables. Cumulatively,

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	roundtables, etc.) held with project support						together with the two round tables conducted in previous reporting period, the project has supported a total of 139 working groups and roundtables.
2.8	Number (and % total) of court cases resolved to the benefit of farmers supported by the project	0	101; 85%	24; 75%	0		During the reporting period, LMDA's DCOP represented six shareholders who were illegally excluded from Dehkan farm membership in court. The project expects that the outcome of this case will benefit the farmers, and will contribute to this target in the last quarter of the first project year.
2.9	% of cost of services covered through fees	0	100%	30%	0%		This indicator relates to the Sustainability Plan for Legal Centers. During the reporting period, LMDA organized meetings and a roundtable to identify ways to provide sustainability assistance. The project awarded a grant for this activity, and tangible contributions to the achievement of this indicator will begin second project year.
2.10	Number of new dehkan farms (including female-owned) established (i.e., have received certificates) with USAID assistance	0	1,200	160	26		During the reporting period, LMDA supported SSERIPs issued 26 certificates, five of which were for women, to establish new dehkan farms.
2.11	Total number of recorded land transactions formally registered in the targeted region facilitated by the project	0	150	0	0		Contribution to the achievement of this indicator begin in year 2 after the GoT approves the relevant legislation frameworks.
2.12	Number of legal instruments drafted, proposed, or adopted with USG assistance designed to promote gender equality or non-discrimination against women or girls at the national or sub-national level	0	9	5	1		The LMDA team examined the GoT approved Law "on State Registration of immovable property and rights to it," and found that it complies with gender sensitivity requirements.
<b>CUSTOM INDICATORS</b>							
3.1	Number of individuals within the FTF ZOI trained on land use rights and participation in the land rights market	0	140,000	35,000	2,953		During the reporting period, a total of 2850 farmers, 67 local activists, 24 trainers, and 101 local government authorities and SSERIP staff participated in training sessions conducted by LMDA and its grantees.
3.2	Percent reduction in time and cost to register property	0	TBD; TBD	15%; 5%	TBD		Data will be accessible in the beginning of September 2017; and will be included in the project's first annual report.

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# ANNEX B. MATERIALS AND REPORTS

During the reporting period, LMDA's short-term Appraisal Expert, Ms. Nina Ignatenko, prepared an analysis on current appraisal activities in the Republic of Tajikistan. The report was translated into English and was submitted to USAID in June 2017.

# ANNEX C. ADMINISTRATIVE/STAFFING ISSUES

RESERVED

# ANNEX D. ENVIRONMENTAL COMPLIANCE

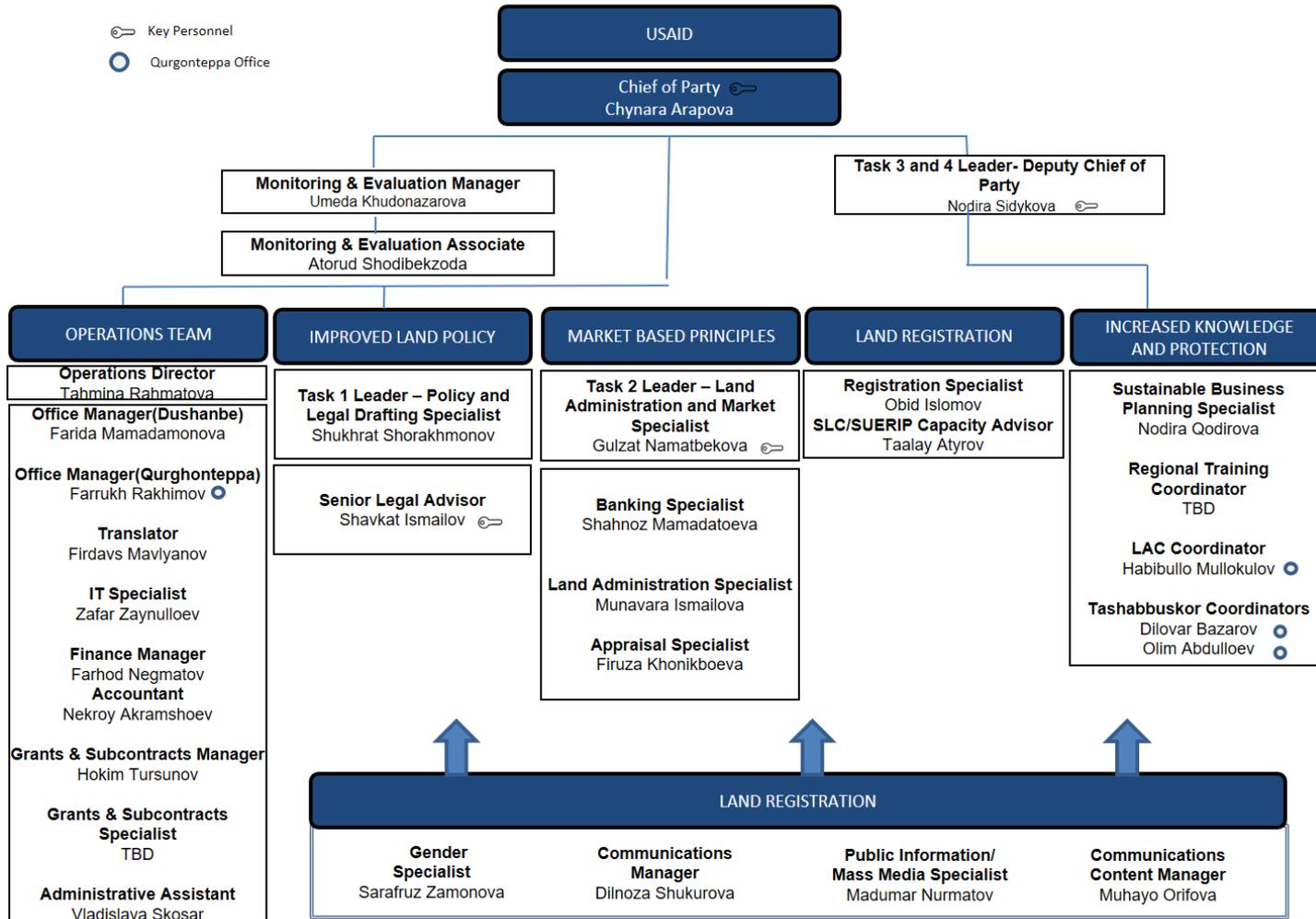
During the reporting period, all project activities and grants awarded to project partners, including procurements funded by in-kind grant agreements to SSERIP offices, were screened for environmental compliance. Based on the results of the screening, none of the proposed activities have any effect on the natural or physical environment, produce any medical waste, or require any construction activities.

# ANNEX E. SUMMARY LIST OF GRANTS AWARDED DURING REPORTING PERIOD

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## Exhibit 1. Organizational Chart



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QUARTERLY REPORT