

United Nations Peace Fund for Nepal (UNPFN)

Project Status Update

For the period of July – September 2011

1. Project Overview

Participating UN Organization(s):	FAO	UNPFN Project number:	UNPFN/C-2
		UNPBF Project number (if applicable):	NA

UNPFN Cluster area:	C: Recovery/Quick Impact Project
UNPFN Funding round Strategic Outcome:	
UNPBF Priority area (if applicable):	NA
UNPBF PMP Result and indicator (if applicable):	NA

Project Title:	Piloting Land Registration and Land Management in Acham District		
National Partners:	Ministry of Land Reform and Management		
Project start date :	July 2010	Original Project end date :	December 2010
Revised end date (if applicable) :	November 2011	Anticipated total Project duration:	17 months

Total approved project budget:	US\$ 50 000		
Funds committed and spent to-date by the project :	US\$ 19,390	As % of approved budget:	38.78%
Funds spent to-date by the project:	US\$ 19,390	Project delivery rate :	50.65%

2. Description of project goal and strategy

The project has two key objectives:

- i) Provide support to the Ministry of Land Reform and Management (MoLRM) to carry out the cadastral surveying in a more participatory, effective and efficient manner to issue land titles to the land owners to rehabilitate the cadastre destroyed during the conflict in Acham district (one VDC).
- ii) Examine the constraints to restoring land certificates and recommend a methodology that can be more efficient and effective while rolling out the task in other parts of the district or country to overcome these constraints in a conflict sensitive and inclusive manner.

Originally, the use of sophisticated GPS and GIS systems to carry out the surveying exercises to establish the cadastres lost was planned. However, given the level of existing infrastructure and the competence of the available human resources, the project document was revised to use more traditional plane table surveying methods. However, the project will provide a comparison of traditional and modern technologies by using high resolution image maps. Additionally, the revision process emphasized the pilot character of the project and the need to deliver lessons and advice on the implications of trying to replace land records into national-level policy deliberations or feed into to developing a larger scale project (objective ii).

3. Overview of progress to-date against project outcomes

Project Outcome(s)	Progress: achievements/results/ outputs delivered to-date	% of planned
Exploring the implications of trying to replace destroyed land records during the conflict in the district and making	<ul style="list-style-type: none"> ▪ A Project Steering Committee was established in November 2010 which has already met twice and has supported the 	– 100%

<p>concrete proposals for new land certificates by creating maximum consensus for proactive land management intervention (participatory land use planning)</p>	<p>implementation of the project with enhanced local participation during the survey as well as for resolve of any disputes arising during and after the survey activities.</p> <ul style="list-style-type: none"> ▪ One day “awareness” discussion with the local participants(landowners) and representatives of the political parties and civil society conducted ▪ A local level committee (with the aim of facilitating the survey process and dispute settlement) consisting of local leaders formed ▪ A fully functional field office with adequate staff established in Vajjnath VDC in May 2011 ▪ A district level monitoring committee (consisting of relevant district offices) to support the local level committee also formed in June 2011 ▪ Densification of control point, boundary determination, surveying and mapping achieved ▪ Field surveys completed ▪ House visits before the actual surveys ▪ They were involved in densification of control point, boundary determination and surveying and mapping have all been completed ▪ Issuance of 15 – day public notice before commencement of the surveying. This notice enhanced awareness among local landowners about the surveying activities and the person to be contacted for surveying their parcel. 	<p>– 100%</p> <p>– 100%</p> <p>– 100%</p> <p>– 100%</p> <p>– 100%</p> <p>-100%</p> <p>– 100%</p> <p>– 100%</p> <p>100%</p>
<p>Recommend a methodology that can be more efficient and effective while rolling out the task in other parts of the district or country to overcome these constraints in a conflict sensitive and inclusive manner.</p>	<ul style="list-style-type: none"> ▪ Plane Table Surveying (covering whole VDC) conducted. ▪ Regular management and monitoring visits to the Baizanath VDC, Accham were carried out by the Project Manager. The visits were useful for the field staff as it helped resolving technical problems as well as enhancing contacts with local stakeholders and facilitating to provide required resources. ▪ A private firm TMIACE consultancy P.Ltd has been contracted to carry-out the activities of purchasing the orthoimages, comparing technologies, issue land titles, and writing up a project proposal for up-scaling of the project. 	

4. Overview of project results, achievements and challenges in this quarter

The project has piloted in two fronts: (a) utilization of a more modern technology and (b) establishment and sustenance of a more participatory land survey methods so that conflicts, when they arise, are settled amicably.

Classically the Department of Land Survey (DoS) only uses the planetable methods of survey. And although the more modern Geographic Positioning System (GPS) was not adopted due to financial constraints and other limitations resultant from Accham's distant and remote location, the project has still been able to use the method of Total Station, where most survey related works are done from a single point. The project is also testing the results with the Orthoimages taken from satellite which also is a pioneering effort by the DoS.

Likewise, survey exercises are normally carried out with no or minimal participation of the local communities. A 15 day notice and other such statutory functions are carried out without prior consultation with the local landowners. And hence the surveys sometimes yield results that are inconsistent with the actual land-owning. This naturally leads to conflicts and disputes at the time of land registration and land titling. And due to the lack of local level dispute settlement mechanisms, these disputes normally end up at the courts. This might be one of the causes on why 60% or more court cases are land-related. The current project has not only piloted in the technological front but has also carried out activities that have never been tested elsewhere thus far. Before any survey was conducted under this project, a massive "awareness" programme was conducted where as many local landowners as possible participated, who were made aware of the survey works. A local committee was then formed which would resolve any conflicting issues from the time of surveying to the point of land registration and title distribution. Moreover, each household was also notified so that the local landowners were aware of the schedule of the surveying works. This also meant that the neighboring landowners were present and consulted with when surveys were conducted. This minimized land boundary disputes. And whenever disputes arose, the local committee formed under this project facilitated to resolve the disputes and build peace in the VDC.

However, the following challenges exist:

- Most of the land in ward no. 1 and 2 belongs to Baijnath Trust Land, the landowners being trustee only. It has been found that the Trust Corporation has instructed local administration to halt any administrative processes until next instruction is given. This might create some problems to hand-over land titles to the trustees.
- The other problem is the registration of inherited property. For some of the landowners, the inheritance has not been formalized yet. The field office is not mandated to formalize the inheritance. The landowners have to formalize it from Land Revenue Office of the district. During the meeting with local landowners, they have been requested to make it as soon as possible.
- The other problem in the VDC is absenteeism of landowners. Some landowners are either migrated to the plain districts in the south or moved to other cities including Indian cities in search of jobs. Those landowners are yet to come to the contact of Survey Team. Therefore, the parcels under the ownership of such absentee landowners will remain unregistered.
- The dispute at the boundary of VDC has not been resolved yet. One more effort will be made by the field team and if not resolved then the case will be forwarded to the Chief District Officer as per the provision of Land (Surveying and Mapping) Act and Regulations.

