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# Liberia Land Authority

# ANNUAL REPORT

Covering

The Fiscal Year

July 1, 2019 – June 30, 2020



Liberia Land Authority

Republic of Liberia  
Liberia Land Authority  
Ashmun and Gurley Streets  
Monrovia, Liberia

**Members of the Board of Commissioners of the Liberia Land Authority**



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## List of Acronyms and Abbreviations

|        |   |
|--------|---|
| ADR    | Alternative Dispute Resolution                      |
| AU     | African Union                                       |
| CAFOD  | Catholic Agency for Overseas Development            |
| CENTAL | Center for Transparency and Accountability          |
| CLDMC  | Community Land Development and Management Committee |

|              |  |
|--------------|--|
| CNDRA        | Center for National Documents and Records Agency                           |
| CORS         | Continuous Operating Reference System                                      |
| CSI          | Community Self-Identification  |
| CSO          | Civil Society Organization   |
| FCI          | Foundation for Community Initiatives                                       |
| FFI          | Fauna and Flora International  |
| GPS          | Geographic Positioning System  |
| IDH          | Sustainable Trade Initiative   |
| ILAMP        | Capacity Building for Inclusive Land Administration and Management Project |
| ILFTF        | International Land and Forest Tenure Facility                              |
| Lantmäteriet | Swedish Mapping, Cadastral and Land Registration Authority                 |
| LFSP         | Liberia Forest Sector Project  |
| LGA          | Local Government Act   |
| LGSA         | Land Governance Support Activity   |
| LLA          | Liberia Land Authority   |
| LLAP         | Liberia Land Administration Project  |
| LMPTF        | Liberia Multi-Party Trust Fund   |
| LRA          | Land Rights Act  |
| MCC          | Millennium Challenge Compact   |
| MIA          | Ministry of Internal Affairs   |
| MLME         | Ministry of Lands, Mine and Energy   |
| NBC          | National Bureau of Concessions   |
| NCD          | National Commission on Disabilities  |
| NDP          | National Development Plan  |

|        |   |
|--------|---|
| P3CL   | Protection of Customary Collective Community Land Rights in Liberia Project |
| PAC    | Project Affected Communities  |
| PAPD   | Pro-Poor Agenda for Prosperity and Development                              |
| PBO    | Peace-Building Office   |
| PPCC   | Public Procurement and Concession Commission                                |
| REDD+  | Reduction of Emissions from Deforestation and Forest Degradation            |
| SDI    | Sustainable Development Institute   |
| SESDev | Social Entrepreneurs for Sustainable Development                            |
| SIDA   | Swedish International Development Agency                                    |
| UNDP   | United Nations Development Program  |
| WFP    | World Food Program  |
| WHH    | Welt Hungerhilfe  |

## **Message from the Chairman**

Pursuant to the provisions of Section 49 of the Act creating the Liberia Land Authority, I have, on behalf of the Board of Commissioners, the Senior Management Team and the entire Land Authority family, the distinguished honor to most respectfully present to Your Excellency Dr. George Manneh Weah, President of the Republic of Liberia, this Annual Report of the Authority for the period covering the fiscal year July 2019 to June 2020.



Throughout the history of Liberia, the need for reform in land governance and administration has never been reechoed louder than now, especially in the wake of the passage of the Land Rights Act (LRA) in 2018. Truly, the enactment of the LRA has changed the assumption that all land not deeded in fee simple is considered public land, and has irreversibly recognized and accepted the customary land ownership of the traditional citizens of Liberia. Prior to the enactment, customary people, who constitute more than 95% percent of the Liberian citizenry were considered by previous governments as being mere custodians with only usury rights to the land they inherited from countless generations of ancestors. The Law also allayed fears of the customary people that they can be ousted from their land at the will and power of the Government.

In the midst of countless national priorities chasing fast declining government revenue intake during the period under review, holistic operationalization of the LRA gradually remains on course, notwithstanding the absence of the level of needed operational support from the Government.

For the passage of the LRA into law, the Authority extends sincere thanks and appreciations to His Excellency Dr. George Manneh Weah, President of the Republic, for delivery on his 2017 campaign promise to ensure the passage of the Land Rights Bill into law if elected President of Liberia. We are further thankful to the Speaker of the House of Representatives, Dr. Bhofal Chambers, President Pro-tempore of the Liberian Senate, Hon. Allbert Chie; members and Chairmen of respective Committees on Lands, Mines, Energy, Natural Resources and the Environment of both Houses of the National Legislature.

Additionally, we remain forever grateful to several institutions and governments for support ranging from the formulation of the Land Rights Bill to advocacy for its passage including but not limited to: The United Nations Liberia Office, particularly under the leadership of Dr. Yacoub El Hillo; Economic Community of West African States (ECOWAS); the African Union (AU) the European Union; respective Ambassadors and Governments of the United States of America and the Kingdom of Sweden, amongst others. Others worthy of mention include the National Traditional Council, relevant Women Groups, Journalists, Civil Society Working Groups on Land Rights, Non-governmental Organizations etc.

The enactment of the LRA represents a landmark event in our nation's history and a major accomplishment of the Liberian people. The Law finally provides the legal basis for identifying, defining and delineating four distinct categories of land ownership rights in Liberia: Private Land, Government Land, Customary Land, and Public Land. More importantly, the Law provides the legal basis for the governance and administration of land in Liberia.

During the period under review, the Authority particularly concentrated on four cardinal areas, namely (1) traditional land administration services formerly offered by the then MLME and CNDRA, and allocation and management of public land by former County Land Commissioners of the Ministry of Internal Affairs, (2) Legal formulations for implementation of the LRA Act and



the LRA, (3) Redesign and alignment of Component 2 of the World Bank supported Liberia Land Administration Project with respect to pilots of systematic registration of customary land and the implementation of other components, as well as the joint LLA and Lantmäteriät implementation of the SIDA supported Inclusive Land Administration and Management Project (ILAMP), and (4), Monitoring, evaluation and compliance of donor supported projects being implemented by international partners and local NGOs to ensure adherence to provisions of the LLA Act, the LRA, and alignment with the Government's Pro-Poor Agenda for Prosperity and Development (PAPD).

As expected, upon the passage of the LRA, the Authority immediately with support from the USAID supported LGSA, developed an Implementation Plan for the Law. The Plan sequenced activities for the implementation of the Law in accordance with priority provisions.

In fulfillment of the duties assigned Authority under Section 7.1 of the LLA Act and Article 71 of the Land Rights Law, during the period, subject of this Report, the Authority commenced the development of the regulations, procedural guides and standards that are critical to the implementation of the LRA and the LLA Act. The identification and prioritization of these secondary legal tools are essential to the effective and efficient enforcement of these two laws. Regarding donor support, the Authority continues to cultivate the goodwill of our traditional partners, particularly the United Nations bodies, USAID, WB, SIDA, the EU, ECOWAS, AU, Tenure Facility, WHH, amongst others.

The practice of Alternative Land Dispute Resolution mechanism to resolving the overwhelming land conflicts, continues to be administered but at a slower pace unlike during the tenure of the former Land Commission. The drastic reduction in this highly needed effective and efficient public service is primarily due to the lack of funding to the Authority. The service which is currently provided only at the Monrovia office, is minimally provided in other parts of the country provided the case is of national security concern.

The Authority continues to conduct and carry out recurrent services including the vetting of public land sale deeds; education, awareness and sensitization of citizens of their rights under the LLA Act and the LRA. Upon requests from central government, the Authority also engaged in the resolution of conflicts involving customary communities and concessions.

On behalf of the Board of Commissioners, the Executive Director, technical staff and the entire LLA family, I am honored to once again express our sincere thanks and appreciation to His Excellency President George Manneh Weah for the continual commitment and support to the reform process of our land sector.

As we enter the fiscal year 2020/20/21, we anticipate a significant increase in Government's support to accelerate the Authority towards the achievement of its mandate. Of particular interest to the Authority, for the coming fiscal year, will be the continual development of land policies and

laws, and the formulation of secondary legal instruments for implementation of these laws. Additionally, the Authority will pay special attention to the formalization of customary land rights, with emphasis of customary lands in concessional areas. We hope to continue the cordial working relationships with our donor community, international and local implementation partners, the civil society organizations, community based-organizations, the women groups, journalist and other working groups on land rights in the country.

In summary, the Authority will continue to seek full operationalization for the Land Authority Act to ensure the availability of effective, efficient, and affordable land services for the Liberian people that will further support economic growth and development in an environmentally sustainable manner. This will be achieved through continuous and strong political commitment with accompanying financial support from the Government of Liberia, while cultivating and appealing to the goodwill of our international partners.

## **1.0 EXECUTIVE SUMMARY**

In compliance with art. 49.1 of the LLA Act, which requires the Chairman to submit to the Board of Commission, and thereafter to the President, an annual report of key activities and related achievements of the Authority for the preceding fiscal year. This Annual Report of the LLA presents the key activities implemented and achievements covering the period July 1, 2019 to June 30, 2020. The report also contains information on revenue generated and expenditures. The activities carried out and achievements recounted in this report were undertaken and made possible either singularly or jointly through the Offices of the Chairman, Executive Director and the four mandate Departments of the LLA, listed below. Furthermore, the activities were based on the July, 2019 to June, 2020 Annual Workplan and the strategic objectives of LLA's 5 -year Strategic Plan, and implemented with support from several donor funded projects, including :1) USAID/Land Governance Support Activity; 2) World Bank financed Liberia Land Administration Project; 3) World Bank funded Liberia Forest Sector Project; 4) Protection for Customary Collective Community Land Rights in Liberia Project supported by the Tenure Facility; 5) SIDA's Capacity Building for Inclusive Land Administration and Management Project; 6) UN supported Sustaining Peace and Reconciliation through Strengthening Land Governance and Dispute Resolution Mechanisms Project; 7) EU Land Rights Project; 8) Landesa; 9) Catholic Agency for Overseas Development ( CAFOD).

Specifically, the Office of the Chairman provided the broad vision and leadership in ensuring overall implementation of activities that led to the achievements made by the LLA during the period in retrospect, while the Office of the Executive Director provided general management support to divisions, sections, and units in the Department of Administration and Customer Services, as well as technical support to the Department of Land Policy and Planning and the Office of the Project Director.

## 1.1 Department of Land Policy and Planning:

**Strategic Objective 1-** Broaden, deepen and strengthen policy, legal and regulatory frameworks.

**Key Functions:** Reviewing and updating existing policy; developing new policies in coordination with relevant departments; facilitating and managing legal reforms; ensuring gender mainstreaming in land related activities and programs; preparing action plans and budgets for consultations on and implementation of land policies; coordinating the development of LLA's strategic and annual work plans; supervision, monitoring and evaluation of programs, projects and activities which LLA is participating in and or partnering with NGOs, CSOs, etc

Major Achievements:

- With support from USAID/LGSA, developed an Implementation Strategy of the LRA; Land Survey Regulations; Land Surveyors Regulations; and draft Customary Land Governance Regulation, which is pending validation by stakeholders and approval by the Board of Commissioners.
- In addition to a completed Community Self-Identification Guide, and with the support from several donors and relevant departments of the LLA, crafted draft guidelines and procedures covering the six basic steps for customary land formalization, as required by the Land Rights Act ,which are: Community Self-Identification; Establishment of Governance Structure/Legal Entity; Boundary Identification, Harmonization and Mapping; Confirmatory Survey; Community Land Use and Management Plan; and Probation and Registration, and guidelines, procedures and standard operating procedures for other activities in the land sector.
- With support from WB/LLAP, two legal consultants were hired to develop urgent and priority regulations, including specifically for dispute resolution arising from the implementation of customary land rights and LLA appeal process.
- Developed a procedural guideline for acquisition of Private Land In collaboration with Center for Transparency and Accountability in Liberia (CENTAL). It is pending the approval of the Board of Commissioners.
- With support from CENTAL, hired the services of an independent consultant to simplify the procedural guideline for acquisition of Private Land.
- Completed the procedural guideline for survey based on court order and the Standard Operating Procedures for land survey and deed registration in collaboration with relevant technicians from the various departments of the LLA and support from the offices of the Chairman.
- Under the UN supported project, the LLA secured the services of a consultant to conduct ADR mapping and develop mechanism for implementation in four (4) counties (Grand Cape Mount, Maryland, Nimba and Sinoe County) with concessions and experiencing land related conflicts.
- With support from the P3CL Project, participated in field monitoring and verification mission conducted in eight (8) customary communities in Bong, Lofa and Nimba Counties. The

Monitoring and verification mission was carried out to assess and validate the CSI process completed in these customary communities. The three implementing partners (Parley-Liberia, Sustainable Development Institute (SDI) and Foundation for Community Initiatives (FCI)) have assisted the communities to facilitate the completion of CSI process. The LLA team visited and validated the CSI process facilitated by the Parley-Liberia in two (2) communities in Bong, two (2) in Lofa County and four (4) in Nimba.

- Completed / finalized the development of a five- year Gender Integrated Strategy document, started in 2019 with the help of an international and national consultant from LANDESA and LGSA. The Strategy is a framework for operationalizing the LLA'S commitment to gender equality regarding land and land governance, making its structure more gender equal, and spearheading a nation-wide collaborative approach to women's land rights initiatives. The document is pending technical validation by stakeholders and approval by the Board of Commissioners.
- Using Alternative Dispute Resolution (ADR mechanisms), the Authority has resolved several land conflicts mainly involving private citizens.
- Received, registered and documented a total of 200 land related complaints. Of the 200 land related complaints received, registered and documented, 66 of the complainants were females and 134 of the complainants were males. For defendants, 28 disputants were females and 172 disputants were males.
- Prepared and sent out 200 citations inviting individuals who were complained for various land related offences. Of the 200 citations sent out, 28 disputants were females and 172 disputants were males.
- Conducted mediation of 200 land related cases, of which 62 cases were resolved, five (5) cases closed and 133 cases pending due to the unavailability of some disputants and lack of cooperation from some disputants.
- Conducted spot checks for 131 disputed lands to gather information that fed into the mediation of land related disputes brought by disputants.
- Traced the land history of 48 disputed lands to gather additional information from adjacent land owners to inform the mediation of land related disputes brought by disputants.
- Conducted sixty (62) investigative surveys of disputed lands in coordination with the Department of Land Administration to gather geo-reference positions and other technical information to guide the mediation of land related disputes brought by disputants.
- Collaborated with the M&E Specialist of the Liberia Land Administration Project (LLAP) to conduct site and post monitoring visits to Lofa and Nimba Counties to assess the methodology and quality of data collection for the Social assessment consultancy under the Liberia Land Administration Project (LLAP).
- In collaboration with the M&E Specialist of the WB/LLAP conducted a field monitoring mission to Bomi, Bong, Nimba, Grand Gedeh, River Gee and Sinoe Counties to identify 23 geodetic points around Liberia, record GPS coordinates, and assess the conditions of the monuments,

among others. The activity was led by a technical team from the Department of Land Administration.

- Working with the Ministry of Justice, the Law Reform Commission and other institutions in the judiciary sector to integrate land ADR into the wider justice system. Further, the Authority continues to routinely collaborate with other government agencies (MIA, MOJ and NBC) in regard to land related matters; from intervening in major land disputes to working with affected communities and concessionaires, mainly in the agriculture sector, to acquire land within areas where concessions have been granted.

## **1.2 Department of Land Administration:**

**Strategic Objective 2:** Strengthen the adjudication and documentation of land rights by surveying, mapping, and registering the entire land mass of Liberia into a national registry.

**Key Functions:** Recording and disseminating information about the location, ownership, value, and use of land and associated resources, and determining rights and other attributes of such land.

Major Achievements:

- With support from the WB/LLAP, conducted a field reconnaissance mission to assess the condition of the historical monuments established by the US Defense Mapping Agency Topographic Centre in 1964-1965 and primary control points constructed by the LPIS project in 2012. The objective of the field reconnaissance was to assess their suitability for inclusion in the observation campaign and rebuild damaged monuments and reference marks.
- With support the WB/LLAP, hired the services of Consultant International to procure a 5- meter GSD orthorectified Satellite Imagery that will be used to create a base map of the Republic of Liberia.
- With support of the WB/LLAP, hired Trimble Europe B. V. to procure and install a Continuously Operating Reference Station (CORS) for the greater Monrovia area.
- Recorded 4,273 land related documents processed through the Customer Services Center, including Administrator deeds, Warranty deeds, Curator's deeds, Quit Claim deeds, Sheriff's deeds, Executor's deeds, Mortgages and Non deeds.
- Conducted search services for land related documents including for confirmatory letters, non-discovery, search reports and certified copies.
- Of the total documents processed during the period, the most processed legal documents were the Administrator Deeds, Warranty Deeds and Mortgages accounting for 36.9%, 33.3% and 2.2% respectively.
- Drafted a National Guide for the Systematic Registration of Customary Land pending approval by the Board of Commissioners.

### 1.3 Department of Land Use and Management

**Strategic Objective 3:** Develop, adopt and employ a framework (policies, laws, and regulations) for land use and management.

**Key Functions:** Land management, land use planning, land research, public land inventory and vetting, and provision of zoning services.

Major Achievements:

- Developed the Framework for National Land Use and Management Planning, a roadmap that highlights the regulatory and implementation tools required to achieve the vision for land use planning in Liberia.
- With support from the Liberia Forest Sector Project, a consulting firm is formulating the National Land Use and Management Policy in coordination with relevant departments of the LLA and key stakeholders in the land sector.
- Implemented several pilot land use planning studies to provide information and lessons learned to inform land use planning, including a Land Use and Management Plan for Foya District, Lofa County and a Spatial Development Strategy for Sinoe County. These studies have informed the development of a procedure guide for land use planning in rural areas, which will be employed nationwide as customary communities begin the land formalization process, as required by the LRA.
- Completing the review of draft regulation on wetlands, watersheds and beachfronts.
- Completing the review of draft regulations for the sale and lease of public land.
- Prepared draft classification system of different land uses as well as a regulation on land use and management and zoning.
- With support from ILAMP, developing a training procedure for municipalities in the area of land use.
- In the process of updating the national zoning ordinance and developing a local zoning strategy.
- Vetted and validated thirty (35) public land sale deeds, out of which twenty-two (22) were signed, while thirteen (13) are pending affixation of signature. Out of the twenty-two signed deeds, three (3) are statutory deeds, five (5) development grant deeds, and fourteen (14) public land sale deeds.
- Implementing the vetting and validation of Tribal Certificates, a time bound activity of the LRA.

### 1.4 Administration and Customer Services:

**Strategic Objective 5:** Build the organizational capacities and capabilities of the Liberia Land Authority and industry actors to achieve meaningful land reforms in Liberia

**Key Functions:** Provides general administrative, financial, human resource, procurement and logistical support services required for the operations of the Authority and the successful implementation of the activities of the three technical departments mentioned above for the

achievement of their objectives and outputs, and also provides customer services to customers of the Authority and public awareness and outreach on the LLA and its activities.

### Major Achievements

- Successfully completed the transfer of functions and staff from agencies of the Government that previously performed land administration and public land allocation functions, such as the former Ministry of Lands, Mines and Energy, Center for National Document and Record Agency and the Ministry of Internal Affairs. Discussions are progressing with the Civil Service Agency/GoL Pay Harmonization Team and the Ministry of Public Works relative to the transfer of zoning and land use functions and staff, as well as with the Liberia Revenue Authority regarding the transfer to the LLA of land/property valuation functions.
- With support from the WB/LLAP, coordinated the development of: An Issue and Option Paper that will inform the development of a five-year Business Plan; a completed five-year (2020-2024) Training Plan for the LLA; a completed Organizational and Management Report; and Data Repository and Knowledge Management tools that is nearing completion.
- Based on the completed Training Plan, and with the support of the WB/LLAP, preparing the necessary documentation in coordination with the office of the Project Director for the training of ten (10) staff in geomatics at the Forestry Training Institute (FTI) in Tubmanburg, Bomi County for a period of one year beginning December, 2020. ILAMP is also expected to sponsor an additional ten (10) females in the same program at the same institution for the same period. In addition, and also with the support of the WB/LLAP, forty-one (41) staff are expected to undergo training in high level administrative related and information technology programs in learning institutions in Liberia beginning sometime December 2020
- With the support of the UN supported Sustaining Peace and Reconciliation through Strengthening Land Governance and Dispute Resolution Mechanism Project, over thirty (30) staff are expected to be trained at the Liberia Institute of Public Administration in various program ranging from human resources management to policy development and monitoring and evaluation.
- Through its Customer Services Center, processed the registration of ten thousand and sixty-five (10,065) land related documents in five counties-Montserrado, Bong, Grand Bassa, Margibi, and Lofa Counties.
- Developed a Vehicle Policy, an Incident Management Form for vehicle operators, a Vehicle Movement Log, and a Vehicle checking template that has led to improvements in vehicle management.
- Developed a draft procurement manual for Goods, Works and Services that fall within the thresholds approved by the Public Procurement and Concessions Commission (PPCC)
- Developed a requisition tracking forms to track procurement activities that include the date of request, assigned staff, request for quotation number, check or purchase order



number, description of goods, works or service, source of requisition, status and comment among others.

- Successfully executed the procurement of goods and non-consultant services for the Authority and donor funded projects, including the Protection of Customary Collective Community Land Rights in Liberia project and the Liberia Forest Sector Project
- Developed several draft policy manuals, including for Administration and Human Resources, Financial Management, Procurement, Asset Management, and Revenue Management that are being reviewed by relevant technical staff for adoption by the Board of Commissioners, where appropriate.
- With support from the Swedish Government through the Swedish International Development Agency (SIDA), coordinating along with the office of the Project Director, the implementation of a five-year (2018-2023) capacity building project, with specific focus on organization development, survey and mapping, land registration, land use, customer services, gender mainstreaming, and public relations/communications.
- Ensured the participation of several staff members in-country and international workshops and conferences dealing with land and related issues. The key outcomes of the workshops and conferences was increased understanding of Liberian and cross-country land tenure issues.
- Coordinated education and information dissemination on the Land Rights Act and the LLA including its mandate, functions and responsibilities, and key activities, supported mainly by USIAD through the Land Governance Support Activity Project; and also covered LLA's activities on several radio stations and its website and in various newspapers in Liberia. In order to upscale these activities, LLA with support of the WB/LLAP, developed an Action Plan for awareness on the LRA and LLA in selected locations and communities in the fifteen counties of Liberia, which is expected to start in October 2020 with phase I-capacity building through training of local journalists, community mobilizers, local CSOs, local government officials, LLA county staff, as well as the staff of LLA's Communications and Awareness Section followed by roll out in targeted communities in all the fifteen counties of Liberia.
- Leading the assessments of LLA's county offices, supported by the UN and WB/LLAP, to inform the development of a decentralized strategy, as well as the renovation of selected county offices and the provision of equipment by donors including the WB/LLAP and the UN supported Sustaining Peace and Reconciliation through Strengthening Land Governance and Dispute Resolution Mechanism Project.

## **1.5 Challenges, Opportunities, and Recommendations**

### **1.5.1 Challenges**

LLA, like other agencies of the GoL, is faced with serious challenges ranging from financial to capacity challenges, the former on account of declining revenue generation amidst competing

priorities of the government. Since the establishment of the LLA in 2016, GoL's support has been mainly compensation for staff with minimum support for operational expenditures such as fuel, equipment and stationaries, while funding support to carry out program activities has been provided by donor partners, with no difference during the fiscal year under review. The Authority is also constrained by the lack of modern information technology systems to enable it perform functions effectively and efficiently and lacks essential tools, logistics and supplies for smooth operation. There is also interference in land dispute mediation efforts by the Authority, as lawyers continue to disrupt the process, while the lack of enforcement power by the LLA to enforce the law against the criminal conveyance of land law continues to give incentive to perpetrators. The CNDRA, despite several meetings to find an amicable solution, continues to refuse LLA access to the repository to authenticate and conduct searches for land related documents.

While there was marked improvement compared to the preceding fiscal year, coordinating the land sector continues to pose challenges during the year in review such that sector ministries and agencies of the Government, and non-governmental organizations proceeded with activities and projects in an uncoordinated way without reference to the Authority. This constrained the ability of the LLA to provide the necessary coordination as required by the Land Authority Act. In addition, the spread of COVID-19 (Corona Virus) and the subsequent declaration of the State of Emergency (SOE) by the Government of Liberia scaled down operations and negatively affected the overall performance of the Authority. Likewise, activities supported by donor projects came to virtual halt and expatriate staff of some of the projects pulled out of Liberia, leaving key project deliverables either delayed or unaccomplished.

Furthermore, LLA has been given a broad mandate to develop policies and implement programs in support of land governance, including land administration and management, but lacks the human and institutional capacities to effectively deliver on such a mandate. There is a dearth of trained land professionals, especially in land administration, the key function of the Authority. There is also weak to non-existent systems for land administration, as well as internal administrative procedures and manuals and standard operating procedures for the land services transactions. At the level of county land offices, the challenges are even more acute with staff lacking in relevant skills and competencies to effectively carry out their responsibilities to the lack of financial resources to operate and basic equipment to deliver efficient services. Furthermore, LLA has been unable to recruit staff for all the legally required positions in the land offices of fifteen counties of Liberia due to budgetary constraints, notwithstanding some are operational, particularly in counties that had offices for land administration services, such as for land survey, registration, and the allocation and management of public land before the establishment of the Land Authority. Of greater concern is the fact that County Land Boards for the fifteen counties of Liberia, as required by the LLA Act, are yet to be established and operational.

### **1.5.2 Opportunities**

Despite a seemingly gloomy picture, there is a ray of hope on the horizon, as there are many opportunities and good will from the international land donor community that LLA is poised to take maximum advantage of to address the current institutional capacity deficit, particularly in the

areas of training and establishment of systems, including for land administration and the administration and operation of the LLA.

In the area of capacity building through training, we are pleased to note that with the support of the World Bank/LLAP, about twenty staff of the LLA, mainly from the Department of Land Administration, will commence a one year geomatic technology training in the second quarter of the next fiscal year ( July 1, 2020 to June 2021) at the Forest Training Institute in Tubmanburg, Bomi County, followed by additional training in other areas of land administration in and out of Liberia. We are also pleased to note that during the fiscal year in retrospect, the ILAMP funded by SIDA, supported the training of staff in various areas, including land use planning, customer services, communications and public relations, and like the WB/LLAP, also sponsored the participation of a number of staff in land related workshops and knowledge exchanges programs in other parts of Africa.

Regarding LLA's county land offices, tremendous opportunities exist as the WB/LAAP and the UN are currently supporting the assessments of five and four county offices, respectively, following which a determination will be made on the level of support that will be required to operationalize the county land offices, including but not limited to the renovation of structures and provision of equipment and stationaries.

For the short term, LLA will be counting on the support of international partners to undertake program related activities. However, the trend will hopefully be revised within the next five to ten years given the high prospects of improved land delivery services using different business models recommended by an Issue and Option Report that is being prepared with support from the WB/LLAP to inform the development of a Business Plan for the LLA. For example, valuation services for real property taxation for fees has been identified thus far by the Report as offering the highest potential for revenue generation, which will ultimately support GoL's Domestic Revenue Mobilization (DRM) Strategy, in addition to land registration, survey and other services provided by the LLA.

### **1.5.3 Key Recommendations**

The following are key recommendations for the consideration of the Government of Liberia and concerned

- That the Government of Liberia increase budgetary support to the LLA for operations, program related activities, and activities related to the implementation of time-bound provisions of the Land Rights Act, such as the demarcation and registration of customary lands of communities.
- That the President of Liberia appoint the institutional members of the National Consultative Forum, as required by the Land Authority Act.
- That relevant sector agencies of the government work with the LLA to clarify roles, responsibilities and relationships to strengthen coordination.
- That the Ministry of Justice, the Judiciary and the Liberia National Bar Association assist with the enforcement of the Law against the Criminal Conveyance of Land.

- That the Judiciary Branch of the Government consider the legal recognition of verdicts arising from mediation conducted by the LLA.
- That the CNDRA work with the LLA for the Authority to access the repository for authentication of deeds and other land related records
- That the Civil Service Agency/GoL Pay Harmonization Team accelerate efforts for the transfer of zoning and land use functions and staff from the Ministry of Public Works
- That international partners and donors continue to support the Authority in the critical areas of capacity building through training and institutional changes, and strengthening the land administration system, while the government considers increase in budgetary support to fund other critical areas.



## **2.0 INTRODUCTION**

As required in Article 49.1 of the Liberia Land Authority Act, the Chairman shall as soon as practicable but, not later than three months after the end each fiscal year, submit to the Board of Commission and thereafter to the President, a report on the activities of the Authority during the preceding fiscal year.

This Annual Report covers the period July 1, 2019 to June 30, 2020, and presents key activities implemented and achievements covering the reporting period. The Report also contains information on the operations of the LLA, donor partners' coordination, revenue generated, expenditures and challenges and opportunities.

The report is structured as follows: Section 1 is Introduction, which gives the purpose of the report, followed by Section 2, which provides an overview of the mandate and the governance structure and organization arrangement the Authority. The legal frameworks and key strategies governing land are captured in Section 3. Section 4, encompasses information on donor support and activities. Key activities and achievements of the Authority by offices and departments for the period in retrospect are described in Section 5. Annexed to the reports are tables containing data of staff distribution by office, departments, and sex; type and number of legal instruments processed by the Customer Services Center; land related data; and deed registration data; all covering the period under review.

## **3.0 OVERVIEW OF THE LIBERIA LAND AUTHORITY**

The Liberia Land Authority (LLA) was established by an Act of the National Legislature in October, 2016. The LLA is the key outcome of the institutional restructuring of the land sector, and accordingly, has assumed and consolidated the land related functions of various government agencies responsible for land administration such as the Department of Lands, Survey and Cartography of the former the Ministry of Lands, Mines & Energy (MLME), now the Ministry of Mines & Energy and the Deed Registry of the Center for National Document and Record Agency (CNDRA). The function dealing with the allocation and management of public land has also been extracted from the Ministry of Internal Affairs, while discussions are underway to transfer zoning functions from the Ministry of Public Works, as well as the transfer of property valuation functions from the Liberia Revenue Authority.

The primary mandate of the LLA, as provided by the Act is to develop policies on a continuous basis, undertake actions and implement programs in support of land governance, including land administration and management. The LLA is also responsible to develop systems and procedures for the efficient delivery of land services, including surveying, mapping, and registration, land valuation and development of land use regulations, which will ultimately result to the prevention and reduction in the prevalent land disputes in Liberia.

The LLA is governed by a five-member Board of Commissioners, appointed by the President and confirmed by the Senate. There are four mandate areas organized under four departments, each headed by a commissioner: (1) Land Policy and Planning, (2) Land Administration, (3) Land Use and Management, and (4) Administration and Customer Services. An Executive Director, appointed by the Board of Commission, assists the Chairman, the executive head of the Authority, in the day-day administration and operation of the agency. The LLA Act also provides for the establishment of decentralized structures, namely county administrative or land offices and county land boards for land and natural resource governance in the fifteen (15) counties of Liberia.

## **4.0 LEGAL FRAMEWORKS AND KEY STRATEGIES GOVERNING LAND**

In addition to the Land Authority Act of 2016 and the Land Rights Act of 2018, as key legal frameworks governing land in Liberia, there is the Constitution, the supreme law of Liberia, with provisions related to land and key national development strategies containing the Government's objectives in reforming the land sector. They are briefly discussed below:

### **4.1 Constitution of Liberia**

The 1986 Constitution of Liberia recognizes everyone's right to equitable access to ownership of property. Article 22(a) of the Liberian constitution (1986) provides that every person shall have the right to own property as well as in association with others provided that only Liberian citizens shall have the right to own land, which is real property within the Republic of Liberia.

### **4.2 Pro-Poor Agenda for Prosperity and Development**

The Pro-Poor Agenda for Prosperity and Development (PAPD) is the 5-year (2018-2023) National Development Plan (NDP) of Liberia. It considers tenure security as pivotal for private sector investment and ensuring and protecting the land rights of communities as critical to enhancing the socio-economic development of Liberia. Pillars three (Sustaining the Peace) and four (Governance and Transparency) of the PAPD lay out the vision and objectives of the Government in the land sector over the planned period with pillar three strategically focused on Improving conflict mitigation/ alternative dispute resolution mechanisms; Strengthening inclusive land tenure security, and Securing gendered access to land<sup>1</sup>. Pillar four, Governance and Transparency is strategically focused on ensuring adequate and effective land administration and management systems; a comprehensive strategy for acquiring, surveying and mapping of concession lands developed and implemented, and the establishment of a national land registry<sup>2</sup>.

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<sup>1</sup> Result framework for pillar 3 of Pro-Poor Agenda for Development and Prosperity, P. 140

<sup>2</sup> Ibid, P. 149



### **4.3 Liberia Land Authority Five -Year Strategic Plan**

With technical support from the United Nations Development Program (UNDP), the LLA in 2018 developed a five-year Strategic Plan, which contains the strategic directions of the Authority for

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the period 2018-2023. It highlights five (5) strategic objectives, mentioned earlier in this report, which are: 1) Broaden, deepen and strengthen policy, legal and regulatory frameworks; 2) Strengthen the adjudication and documentation of land rights by surveying, mapping, and registering the entire land mass of Liberia into a national registry; 3) Develop, adopt and employ a framework (policies, laws, and regulations) for land use and management; 4) Strengthen the delivery of land business services (title registration, permits, valuation) and records management; and 5) Build the organizational capacities and capabilities of the Liberia Land Authority and industry actors to achieve meaningful land reforms in Liberia.

Key actions envisaged under the plan are being progressively implemented by the four mandate departments albeit with critical challenges including resources constraints, both human and financial to undertake activities.

## **5.0 DONOR SUPPORT AND COORDINATION**

As mentioned earlier in this report, major donors that supported the activities of the LLA (which will be discussed further in the report), during the period under review included the following:

- 1) USAID/ Land Governance Support Activity (LGSA) with focus on four components, namely: Strengthening policy, legal, and regulatory framework for land governance; Improving human resource capacities; Conducting action research to support provisions of both the Land Rights Policy and the Land Rights Law; and Strengthening civil society, private sector, and citizen engagement in land governance.
- 2) The World Bank supported Liberia Land Authority Project (LLAP), a five-year (March, 2018-October, 2022) project to strengthen the institutional capacity of the LLA and establish a land administration system with four components: (1) Support to the Liberia Land Authority, (2) Piloting of registration of customary land, (3) Development of a Land Administration System, and (4) Project Coordination, Monitoring and Evaluation. Component 2 was introduced after the passage of the 2018 Land Rights Act, which calls for the registration of customary land.
- 3) The World Bank supported Liberia Forest Sector Project (LFSP), a four-year (April 20, 2016-June 20, 2020) project with several components of which LLA is implementing subcomponent 1.1: Strengthened Capacity in Institutions (Public, Private, CSOs) for Improved Management of Forest Landscapes which includes, among others, support to specific activities of the LLA for boundary demarcation and land use planning; and subcomponent 2.1: Improved Land Use Planning, which includes, among others, support for the development of a National Land Use Planning Policy

- 4) The Inclusive Land Administration and Management Project (ILAMP), a \$7.8 Million grant from the Swedish International Development and Cooperation Agency (SIDA) implemented jointly by Lantmateriet, the Swedish Mapping, Cadastral and Land Registration Authority and the LLA. The project has four components: 1) LLA staff trained (locally and internationally) at all levels; (2) Women participating in land administration and management functions as a result of increased awareness and capacity within LLA and at the levels of counties, CSO's and the public, supported by a gender mainstreamed legal framework; 3) Increased capacity in Land Use Planning in Liberia allowing local government structures to develop and enforce Land Use Plans, according to guidelines from LLA, involving the local communities (Local government creating and enforcing Land Use Plans, and 4) Customary land demarcated and managed. Each component is being led by an Outcome Leader who is responsible to manage, facilitate and drive the project outcomes.
- 5) The Protection of Customary Collective Community Land Rights in Liberia (P3CL) Project is an eighteen (18) month project with support from the International Land and Forest Tenure Facility (ILFTF) being implemented by three Civil Society Organizations (Foundation for Community Initiatives (FCI), Sustainable Development Institute (SDI) and Parley-Liberia). The project is being implemented in 24 customary communities in Bong, Grand Bassa, Lofa, Maryland, Nimba, Rivercess, River Gee and Sinoe counties. The main objective of the project is securing and strengthening customary collective community land rights in Liberia. During the implementation of the project, the partners will work with the LLA to implement the process of collective customary community land rights recognition, including supporting communities to self-identify, harmonize their boundaries with neighbors, develop by-laws and establish local land governance and management institutions.
- 6) Sustaining Peace and Reconciliation through Strengthening Land Governance and Dispute Resolution Mechanisms Project is a three-year United Nations joint project that is being implemented by the Liberia Land Authority, National Bureau of Concession (NBC) and the Ministry of Internal Affairs (MIA), United Nations Development Project (UNDP), UN Women and World Food Program (WFP). The project is funded by the Peace-Building Office (PBO) and implemented in Grand Cape Mount, Maryland, Nimba and Sinoe counties. The objective of the project is to "support the implementation of the Land Rights Act (LRA) and Local Governance Act (LGA)" by contributing to a reduction of land-related disputes in the concession communities that are conflict-prone by strengthening preexisting conflict prevention and resolution mechanism, contribute to the management of environmental hazards which have led to a loss of livelihood, water pollution, soil erosion, land degradation and deforestation and also support concession contracting processes and support prevention and dispute resolution mechanisms as well as enhancing women's and youth rights to access land.

## **6.0 KEY ACHIEVEMENTS OF THE LIBERIA LAND AUTHORITY COVERING THE PERIOD JULY 1, 2019-JUNE 30, 2020**

For the reporting period, activities implemented by the LLA were predominantly funded by international donor projects, which include the USAID/ Land Governance Support Activity; World Bank supported Liberia Land Administration Project (LLAP) and the Liberia Forest Sector Project (LFSP); the Tenure Facility financed Protection of Customary Collective Communities for Land Rights in Liberia Project (P3CL); the SIDA funded Inclusive Land Administration and Management Project (ILAMP); Sustaining Peace and Reconciliation through Land Governance and Dispute Resolution Mechanisms, funded by the Peace Building Fund of the United Nations and implemented by three UN agencies; Landsesa, EU Land Rights Project

### **6.1 Office of the Executive Director**

The Office of Executive Director is responsible, among others, to assist the Chairman in the day-to-day administration and operations of the Authority as well as functions as may be consistent with the general objectives and mandate of the Authority.

- Reviewed and took appropriate actions on administrative submissions emanating from the sections and/or units of the Division of Administration and Customer Services, such as: Finance, Human Resources and Training, Procurement, Asset Management and Logistics, Security Guard, Public Relations, Communications and Outreach and Information Technology.
- Led the preparation of the Action Plan for upscaling awareness activities in selected locations and communities in the fifteen counties of Liberia on the Land Rights and the Liberia Land Authority Acts, an ongoing activity being supported by WB/LLAP.
- Reviewed, analyzed, and provided comments/feedback on a variety of high level policy papers and reports, as well as project documents and reports of consultancies supported by the WB/LLAP, including but not limited to: 1) Social Assessment Report for the LLAP, 2) LLA's final Organizational and Management Development Report, 3) LLA's Final Training Plan, 4) Issues and Options Report to inform the development of LLA's future business plan for land services delivery, 5) LLA's Final draft Data Repository and Knowledge Management Report, 6) Various Quarterly Reports of the WB/LLAP as well as reports of other donor partners including ILLAP.
- Drafted and reviewed several Concept Notes in support of implementing planned activities for the consideration of the Government and donor partners.
- Assisted in drafting several Terms of References (ToRs) for consultancy services supported by donor partners including the WB/LLAP covering a range of areas.
- Provided technical support to the Department of Land Policy and the Office of the Project Director.

## **6.2 Office of the Project Director**

The project office is responsible to coordinate and supervise all projects, including those funded by development partners to ensure that the objectives are achieved within the prescribed time frame and are aligned with the LLA's mandate and the national development agenda.

During the period under review, the office of Project Coordination carried out activities leading to the below listed achievements:

- Held 12 coordination meetings with the LLAP PIU, various project focal persons, Directors and key technical staff including LLA's M&E Officer, which led to obtaining regular updates on the status of the projects and actions to ensure that the projects are on track;
- Held one coordination meeting with key CSOs in the land sector of Liberia. This led to improved coordination between and amongst the institutions. The office also began regular engagements with actors to forge synergies toward achieving key areas in the Land Rights Act as well as deliverables in the PAPD;
- Developed one reporting template which is contributing to effectively monitoring progress in the implementation of projects as well as identifying key challenges for actions, and also developed one (1) Donor Projects Analysis Table that is being used to identify mandate areas of the LLA that are being supported by donors, where there are gaps, and how to address those gaps;
- With the support of the M & E Unit, developed one CSO/ NGO reporting template. This will be used to provide quarterly reports on their project interventions;
- Developed a matrix showing type of activities being implemented by CSOs/ NGOs, where they are working etc. to begin to address the issue of duplication and overlaps; and
- Prepared and submitted a consolidated report on the status of donor funded project activities (LLAP, ILAMP, UN, LFSP) covering the period Jan 2019-May 2020.

## **7.0 Department of Administration and Customer Services**

The department is responsible for the general administrative, financial, human resource, procurement and logistical support services required for the successful implementation of the activities of the various mandate areas and for the achievement of their programs' objectives and outputs. The department is also responsible for customer services, public relations, and communications and awareness.

The Department of Administration and Customer Services has the following Divisions/ Sections/Unit: Human Resources; Finance and Accounting Services; Procurement Services; Asset Management and Logistic Services; Administrative Data and Information; Customer Services, Public Relations, and Communications and Awareness.

Key achievements of the Department for the period June 2019-July 2020, are:

## **7.1 Administration and Customer Services Division**

### **7.1.1 Human Resources and Training Section**

- Recruited eighteen (18) staff (female-8 and male-10) and assigned them to the different divisions, sections and units of the Authority.
- Effected ten (10) inter-departmental transfer of staff
- Seconded several technical staff including three procurement specialists from the Civil Service Agency (CSA) and the Director of Zoning from the Ministry of Public Works.
- Granted maternity leave to three (3) staff, study leave for two (2) and annual leave for one (1) staff.
- In collaboration with the Civil Service Agency and Ministry of Finance and Development Planning (MFDP), retired ninety-four (94) staff of the Liberia Land Authority from active service

### **7.1.2 Customer Services Center**

The Customer Services Center of the Liberia Land Authority provides services for clients who want to register and retrieve their land related documents. These services were provided at the head offices of the LLA in Monrovia and at five (5) County Land Offices: Montserrado, Bong, Grand Bassa, Lofa, Margibi and Sinoe counties.

The total number of land related documents registered in the five (5) counties during the period is ten thousand and sixty-five (10,067). The land related documents for which services were provided are; Administrative Deed, Warranty Deed, Quick claim Deed, Letter of Administration, Mortgage, Sheriff Deed, Curator Deed and Court degree of sale.

- Montserrado County Customer Services Center registered and recorded a total of three thousand, one hundred and twenty-seven (3,127) legal instruments that includes: included; 1,900 Administrative Deeds, 11 Quick claim Deeds, 734 Non-Deeds, 176 Mortgage Deeds, 33 Sheriff Deeds, 4 Access Bank Mortgage, 22 Curator Deeds, 21 Executor Deeds, 6 Lease agreements, 192 Warranty Deeds, 20 Letter of Administration, 1 Extent letter of Administration and 7 Court degree of sale.
- Bong County registered and recorded a total of 64 legal instruments that includes: 54 Administrative Deeds and 10 Warranty Deeds.
- Grand Bassa County registered and recorded a total of 202 legal instruments that includes 180 Administrative Deeds and 22 Warranty Deeds.
- Margibi County registered and recorded 6,658 legal instruments that includes: 6510 administrative Deeds and 148 warranty Deeds.
- Sinoe County registered and recorded a total of 22 legal instruments that includes 20 were Administrative Deeds and 2 were Warranty Deeds and
- Lofa County, registered and recorded a total of 14 Instruments that includes 12 administrative deeds and 2 warranty.

### **7.1.3 Procurement Unit**

- Prepared an Annual Draft Procurement Plan for fiscal year 2019/2020 that was signed by the Authority's Procurement Committee and submitted to the PPCC and obtained provisional approval from the Public Procurement and Concessions Commission.
- Developed a draft procurement manual for Goods, Works and Services that fall within the thresholds approved by the Public Procurement and Concessions Commission (PPCC).
- Developed a requisition tracking form to track procurement activities that include the date of request, assigned staff, request for quotation number, check or purchase order number, description of goods, works or service, source of requisition, status and comment among others.
- Successfully executed the procurement of goods and non-consultant services for the Authority and donor funded projects, including the Protection of Customary Collective Community Land Rights in Liberia project and the World Bank supported Liberia Forest Sector Project

### **7.1.4 Asset Management and Logistics Section**

During the period under review, the section liaised with end-users, Finance, and Procurement, to ensure that specifications are in line with items to be procured, urgent needs are addressed expeditiously and timely delivered and assigned. The Section recorded the following achievements:

- Received and managed fuel for operations procured by the Authority and donor partners. Of the total quantity of fuel received under the period, 80 percent was procured by the Project Implementation Unit (PIU) of the Liberia Land Administration Project, 19 percent procured by the Government of Liberia (GoL) and 1 percent procured by the Inclusive Land Administration & Management Project (ILAMP).
- Ensured water supply of eighty-Five Thousand (85,000) gallons for janitorial use.
- Serviced and repaired eleven vehicles and two generators with funds provided by the Authority and the WB supported Liberia Land Administration Project and the Liberia Forest Sector Project.
- Developed a Vehicle Policy, an Incident Management Form for vehicle operators, a Vehicle Movement Log, and a Vehicle checking template that has led to improvements in vehicle management.

### **7.1.5 Communication and Awareness Section**

Key achievements of the Section include:

- Worked with relevant technical staff and commissioners to reduce the ten (10) steps for deed registration to six (6) as part of fulfilling the World Bank Doing Business Survey and the Millennium Challenge Compact (MCC) Score Card. The revised steps were published on the website and social media platforms of the LLA.

- Published numerous information on the activities of the LLA including articles and announcements on LLA’s website, Facebook page, as well as through various external electronic and print media.
- Worked along with the Land Governance Support Activity (LGSA) communications team to implement a five-county Land Rights Act awareness in hard-to-reach communities in Grand Bassa, Margibi, Bong, Lofa and Nimba counties, and supported the Asset and Logistic Section to print t-shirts and other awareness materials for the conduct of awareness on the LFA’s “Who Owes the Land” tournament.
- Staff participated in several training programs, including Training of Trainers Workshop on Women’s Land Rights, Institutional and Organizational Assessments, Land Use Planning, all supported by the ILAMP; and Training and sharing Information on the Freedom of Information Act.
- Participated in outreach activities on the LRA and LLA in Marshall and Kakata cities, Margibi County, with special funding from the Government of Liberia to meet some of the requirements of MCC’s Access to Land Rights indicator.
- Relevant staff attended a national information sharing conference between collaborating organizations with focus on taking stock of the accomplishments and challenges of the LLA, as well as to share lesson learned and best practice derived from the implementation of the LRA projects implemented by CAFOD, SDI, WHH, and their partners in Liberia.
- Provided live coverage of events and programs including on the workshop reviewing key provisions of the LRA and other policy related works of the LLA; a three-day joint LLA and UNDP workshop on the Importance of Securing Public Land for Economic Growth; a three-day awareness program on the Validation Guide for Systematic Land Titling in Liberia; the LLA, NCD, and NOUD UNDP sponsored awareness workshop on the Land Rights Act and the National Action Plan/NAP for the Inclusion of Persons with Disabilities (PWDs) in Bomi and Grand Bassa counties; signing ceremony between the LLA and CSOs to implement the Land Rights Act in the country; and a one-day technical working session between the LLA and LGSA to review and validate the Customary Land Governance Regulations and Community By-laws Framework for the establishment and operationalization of Community governance structures as required by the Land Rights Law (LRA).

#### **7.1.6 Security Guard Section**

During the period under review, the Security Guard Section accomplished the following:

- There was no criminal activity or loss of assets at the Liberia Land Authority.
- Established a formal command structure of the security to supervise and manage the section, in which personnel are encouraged to be proactive, loyal and prompt.
- Established a reporting and communication system to ably channel official communication/reports to the appropriate authorities for onward transmission/actions.



### 7.1.7 Finance Division

This report is comprised of the operations of the Finance Division, which include reactivation and opening of bank accounts, approved appropriation for the fiscal year (2019/20) and the actual amount received during the course of operation. Also, contained in this report is information on project funds directly received and expended by the LLA during the period under review as well as funds disbursed by Public Financial Management Unit (PFMU) on behalf of the LLA specifically, Subcomponent 2.1 of the World Bank funded Liberia Forest Sector Project (LFSP), and the Liberia Land Administration Project also funded by the World Bank.

During the period under review, the Finance Division of the LLA initiated the reactivation of the Global bank account previously managed by the erstwhile Land Commission. The LLA share of the internally generated revenue is currently being domiciled at this account. An account was also established at GT Bank to manage funds from the Protection of Customary Collective Community Land Rights in Liberia Project (P3CL).

For the reporting period, the LLA created a revenue Section comprising of Billing Section and Cashier Center with the overall responsibility to generate, document, account and report all LLA revenues.

As a means of capturing and properly reporting our daily revenues, the Finance Division formulated a reporting template to be used by all revenue collection centers. These templates are currently being used only at our revenue collection center in Montserrado County. We intend to roll them out across the various collection centers in other counties.

Regarding budgetary allotment for the fiscal year under consideration, the initial total approved appropriation for the Liberia Land Authority for Fiscal Year 2019/20 was **US\$1,582,696**. Of this total, US\$1,363,141 was appropriated for personnel related cost (compensation/salaries for employees) while US\$ 219,555 for goods and services. The budget for compensation was slightly adjusted upward by US\$143,792.00 to fully cover the employees' salaries which were previously understated during the budget process, bringing the total compensation up to US\$1,506,933.00

During the entire budget year, of the approved appropriation, the LLA didn't receive allotment for goods and services, except US\$110,000.00 for office building rental. The Finance Unit received from the MFDP the amount of US\$5,000.00 to conduct survey for 75 acres of land in Bomi County in favor of Agro Top Investment. This amount was not part of the LLA original budget.

In order to sustain operations of the LLA, the cash balance brought forward from Fiscal 2018/19, which amounted of US\$16,406.00 along with the minimal amount retained for operations from the internal fees collected from land related services (such as fees for search, survey permits, land disputes form etc.) were used to pay for goods and services during the period under review.

Relative to the management of donor projects' funds for the period under review, the LLA received the amount of US\$31,874.52 from the Protection of Customary Collective Community Land Rights in Liberia Project (P3CL) which is financed by ILFTF for monitoring and verification of

project implementation. Of this amount, US\$31,360.00 was disbursed on monitoring and verification of activities for the P3CL. For the Liberia Forest Sector Project Subcomponent Two, the LLA expended US\$124,048.18 against the budget of US\$480,500.00. The funds of the LFSP are managed by the PFMU at the Ministry of Finance and Development Planning. For the Liberia Land Administration Project (LLAP), the total project budget for FY2019-2020 was **1,908,043.70**, while the total yearly disbursement for FY2019-2020 was **\$765,362.41**. The dismal budget performance of the LLAP was attributed to multiple factors including COVID-19 (Corona Virus) which led to the State of Emergency (SOE) for a period of 4 months leading to scale down in work, trainings, conferences and overall organizational performance.

## **8.0 Department of Land Policy and Planning**

The Department of Land Policy and Planning is responsible for existing policy revisions and updating; policy development in coordination with relevant departments and partners; facilitating and managing legal reforms; ensuring gender mainstreaming in land related activities and programs; preparing action plans and budgets for undertaking activities related to consultations & implementation of land policies, and coordinating the development of the Authority's strategic and annual work plans. The department is also responsible for the regular review of land related regulatory instruments, and advance recommendation for amendment, and initiate the formulation of land legislation in accordance with the Land Rights Act and other relevant laws/acts. Moreover, the department is responsible to provide advice to the Authority on the appropriate mechanism for the collection and management of relevant statistical data of the sector, and also responsible for the supervision, monitoring and evaluation of programs, projects and activities which LLA is participating in and/or partnering with NGOs, CSOs, etc. The department currently has four (4) operational sub-units: Policy, Gender, Land Disputes Resolution and Monitoring and Evaluation.

Key activities planned and achievements of the Department for the period June 2019-July 2020, included, but not limited to the below:

### **8.1 Policy Unit**

- Developed regulations, procedural guidelines, Standard Operating Procedures, etc., in collaboration with Partners and other departments of the LLA to enhance the implementation of the LRA and other activities in the land sector.
- Developed a procedural guideline for acquisition of Private Land in collaboration with Center for Transparency and Accountability in Liberia (CENTAL). It is pending the approval of the Board of Commissioners.
- With support from CENTAL, hired the services of an independent consultant to simplify the procedural guideline for acquisition of Private Land
- Coordinated the development of the Customary Land Governance regulation, with support of the USAID Land Governance Support Activity, and, jointly developed with LGSA the by-law template to be used as a guide for communities to develop their own

community guidelines. These tools are significant policy instruments for the administration and governance of Customary Land;

- Completed the procedural guideline for survey based on court order and the Standard Operating Procedures for land survey and deed registration in collaboration with relevant technicians from the various departments of the LLA and support from the offices of the Chairman.
- Developed a one (1) year interim training plan covering programs in administration pending the completion of LLA's five (5) year Training Plan. Forty-one (41) staff are expected to be trained in various administrative related courses, supported by the WB/LLAP.
- In collaboration with the UN Women Liberia hired the services of an Independent Consultant through a competitive process to conduct a baseline survey for the UN project "Sustaining Peace & reconciliation through Land Governance and Dispute Resolution". Findings of the online survey was presented through a live zoom for participants from the Liberia Land authority, National Bureau of Concession, UN Women Liberia, Office of the Peace Building, UNDP, etc. The next phase of the baseline survey targeting individuals in project communities will be conducted when the Perception survey is being conducted.
- In collaboration with other units of the LLA, conducted an assessment and identified in consultation with local government authorities and community members the ten (10) communities that will benefit from the UN project "Sustaining Peace & reconciliation through Land Governance and Dispute Resolution", interventions in Grand Cape Mount, Maryland, Nimba and Sinoe counties.
- In collaboration with the UNDP hired the services of an Independent Consultant to conduct assessment of LLA County Land Offices and staff capacity needs assessment in Grand Cape Mount, Maryland, Nimba and Sinoe counties. Findings from the assignment will inform the renovation and equipment of the LLA County Land Offices and capacitybuilding for LLA assigned county staff. Also, the findings from the assessment will inform the Independent Consultant to develop Standard Operating Procedures for smooth running of the LLA counties' County Offices.
- With the support of the UNDP, hired the services of an Independent Consultant to conduct mapping for Alternative Dispute Resolution (ADR) Mechanism in Grand Cape Mount, Maryland, Nimba and Sinoe counties. Findings from the ADR mapping will inform the establishment/re-activation of ADR structures in Grand Cape Mount, Maryland, Nimba and Sinoe counties and the nature of trainings that will be provided.
- With the support of the UNDP under the project "Sustaining Peace & reconciliation through Land Governance and Dispute Resolution", printed 2,000 copies of the simplified version of the Land Rights Act. The simplified version of the Land Rights Act will be disseminated to community members in project communities during the awareness and sensitization campaign. The printing of an additional ten thousand is underway for the same purpose. Additional awareness materials including the frequently asked questions,

boundary harmonization guide, and the steps to land registration are being printed for awareness purposes also.

- With support from the P3CL Project, participated in field monitoring and verification mission conducted in eight (8) customary communities in Bong, Lofa and Nimba Counties. The Monitoring and verification mission was carried out to assess and validate the CSI process completed in these customary communities. The three implementing partners (Parley-Liberia, Sustainable Development Institute (SDI) and Foundation for Community Initiatives (FCI)) have assisted the communities to facilitate the completion of CSI process. The LLA team visited and validated the CSI process facilitated by Parley-Liberia in two (2) communities in Bong, two (2) in Lofa County and four (4) in Nimba County. Upon the completion of the monitoring and verification mission, a report was submitted with list of recommendations for partners to implement in order to complete the CSI in Bong, Lofa and Nimba Counties.
- The Policy Officer participated in a two-week study tour and planning visit to the Lantmäteriet, the Swedish Mapping, Cadastral Survey and Land Registration Authority from November 15-25, 2019.

## **8.2 Gender Unit**

The Gender Unit of the Liberia Land Authority is hosted in the department of Land Policy and Planning. The Unit serves as a resource center for the LLA workforce as well as for stakeholders in the land sector. It works with various departments of the LLA and stakeholders in the land sector to strengthen gender and women's land rights issues. It builds the capacity of LLA staff and stakeholders on relevant gender and women's land rights issues, develop gender mainstreaming tools and foster engagement and partnerships among stakeholders in the land sector.

During the reporting period, the Gender Unit implemented activities in collaboration with various departments of the LLA and partners in the land sector, and accomplished the following:

- Conducted a five days training of trainer (TOT) workshop for five (5) of LLA staff from the Gender Unit, Land Disputes Resolution Section and Customary Land Rights Division. As a result of the TOT, the Gender officer of the LLA was selected to serve as one of the facilitators in the TOT conducted for partners, stakeholders and local authorities in Bong, Lofa and Nimba counties.
- Identified and selected a total of eleven LLA staff (female-8 and male-3) to serve as gender focal points at their respective Unit/Section/Division. The Unit conducted three trainings for the focal points and developed terms of references to enable them carryout their functions effectively.
- Relevant staff participated in a regional awareness and sensitization campaign on Public Land, organized by the Liberia Land Authority (LLA) in partnership with the United Nations Development Programme (UNDP) and the United Nations Peace Building Support Office (PBSO) in Liberia. The awareness and sensitization campaign was held in Bomi, Bong and Grand Bassa counties.

- With support of USAID/ Land Governance Support Activity (LGSA) conducted field assessment and monitoring visits to five (5) counties (Lofa, Nimba, Bong, Bomi and Grand Cape Mount counties), and mobile phone interviews covering Grand Gedeh, Rivercess and Sinoe counties, on the activities of county gender officers under the Ministry of Gender, Children and Social Protection and CSOs in the land sector, to inform the development of the LLA's Gender Integrated Strategy.
- Completed / finalized the development of a five-year Gender Integrated Strategy document, started in 2019 with the help of an international and national consultant from LANDESA and LGSA. The Strategy is a framework for operationalizing the LLA'S commitment to gender equality regarding land and land governance, making its structure more gender equal, and spearheading a nation-wide collaborative approach to women's land rights initiatives. The document has been submitted to the Board of Commissioners for approval and onward validation by the team, technical staff and other stakeholders in the land sector.

Conducted one (1) training with forty staff (40) out of four rounds of trainings on gender equality and mainstreaming targeting one hundred and six (106) staff from the four departments of the LLA.

- Conducted two awareness and outreach workshops on women's land rights and the LRA in Rivercess County for women leaders, district officials, chiefdoms and clans' authorities, local chiefs, farmer organizations, forest dependent communities, and district-based organizations and also held women focus group discussions in the two targeted forested communities with a total of 140 participants. Important recommendations from the workshops and women focused group discussions, emphasized the need to create more awareness on REDD+ activities in Liberia, especially as it relates to use and management of the forest, and benefits derived from protection of the forest for women who are direct beneficiaries of forest and its products.
- Participated in an assessment and community identification mission supported by the Sustaining peace and Reconciliation through Strengthening Land governance and Dispute Resolution Mechanisms Project, to Grand Cape Mount, Nimba, Maryland and Sinoe counties to identify and support communities in concession areas for the formalization of their customary lands. As a result of this assessment, ten (10) communities were identified in the four (4) counties.
- A staff from the Gender unit participated in a ten (10) day verification mission conducted by The Liberia Land Authority (LLA) to verify the Community Self-Identification (CSI) process completed in six (6) customary communities in Foya Statutory District, Lofa County by the Social Entrepreneurs and Sustainable Development (SESDev).
- One (1) staff from the Gender Unit participated in a two (2) days Training Workshop for Stakeholders on the National Mechanism for reporting and follow up on human rights, in Gbarnga City, Bong County. The workshop was organized by the Ministry of Justice with support from the UNDP.
- Participated in a presentation on a research on women's participation in forest governance bodies in Nimba, Grand Bassa and Margibi counties. The research was conducted by Landesa, in collaboration with the Liberian Land Authority (LLA) and Foundation for Community Initiatives (FCI).
- Participated in several meetings including assessment of projects being funded by Landesa, weekly ILAMP update meetings, etc.
- Two staff formed part of the LLA's delegation that visited the Lantmateriet, the Swedish Mapping, Cadastral Survey and Land Registration Authority, on study tour and planning of 2020 work plan for the Inclusive Land Administration and Management Project from November 15<sup>th</sup>, 2019.
- One staff formed part of a nine-member delegation from the Liberia Land Authority that participated on a study tour to Rwanda, to learn and exchange experience on systematic Land Registration, customer services and communication and awareness, supported by ILAMP.

- 
- In collaboration with Landesa, Foundation for Community Initiatives (FCI), and Econsult conducted a research on women and youth participation in forestry governance in Grand Bassa Nimba and Margibi counties from November 12-18, 2019. The purpose of the study was to understand women and youth participation in community forestry governance bodies as a case study.



*LLA staff during the training workshop*

### **8.3 Land Dispute Resolution Section**

The Liberia Land Authority, Land Dispute Resolution section is the arm of the Authority that is responsible to mediate land dispute cases and help disputants reach an amicable resolution using the Alternative Dispute Resolution (ADR) method.

During the reporting period, the Land dispute Resolution Section achieved the following:

- Received, registered and documented a total of 200 land related complaints. Of the 200 land related complaints received, registered and documented, 66 of the complainants were females and 134 of the complainants were males. While for defendants, 28 disputants were females and 172 disputants were males.
- Sent out 200 citations inviting individuals who were complained for various land related offenses. Of the 200 citations sent out, 28 disputants were females and 172 disputants were males.
- Conducted mediation of 200 land related cases. Of the total of 200 related cases mediated, 62 of the cases were resolved, five (5) cases closed and 133 cases pending due to the unavailability of some disputants and lack of cooperation from some disputants.



- Conducted spot checks for 131 disputed lands to gather information that fed into the mediation of land related disputes brought by disputants.
- Traced the land history of 48 disputed lands to gather additional information from adjacent land owners to inform the mediation of land related disputes brought by disputants.  
Conducted investigative survey of 62 disputed lands to gather geo-reference positions and other technical information to guide the mediation of land related disputes brought by disputants. The investigative surveys were conducted in the presence of disputants including their personal surveyors to ensure that the process was transparent and professional. Results from the investigative surveys assisted in reviewing and validating land deeds submitted by disputants during mediation conferences.
- Conducted authentication of 32 disputed land deeds, which are carried out based on technical reviews of the land deeds presented by the disputants and results gathered from the investigative surveys are reached in the presence of disputants and their personal surveyors.

#### **8.4 Monitoring and Evaluation Unit**

The Monitoring and Evaluation Unit is responsible to work with the various departments in planning and reporting on activities implemented on a regular basis. The Unit works with departments to develop tools and monitoring plans for activities implemented by them, and also collaborate with other divisions and units to monitor and report on activities implemented by partners in the land sector to ensure quality control for activities and projects being implemented in the land sector.

For the period July, 2019 - June, 2020, the Monitoring and Evaluation Unit of the Liberia Land Authority in collaboration with M&E Specialist of the Liberia Land Administration Project, relevant staff of various LLA departments and partners in the land sector achieved the following:

- Collaborated with the M&E Specialist of the Liberia Land Administration Project (LLAP) to conduct site and post monitoring visit to Lofa and Nimba counties to assess the methodology and quality of data collection for the Social assessment consultancy under the Liberia Land Administration Project (LLAP). Data collection for the Social assessment was done through Focus Group Discussions, Key informant interviews and individual interviews. The site monitoring visit was conducted in Salayea and Telemai towns, Lofa County, while the post monitoring was conducted in Ganta, Sanniquellie and Gbeleyea, Nimba County.
- In collaboration with the M&E Specialist of the Liberia Land Administration Project (LLAP) conducted a field monitoring mission to Bomi, Bong, Nimba, Grand Gedeh, River Gee and Sinoe Counties to identify geodetic points. The technical team comprised of technicians from the Department of Land Administration, were tasked to locate 23 geodetic points around Liberia, record GPS coordinates, and assess the conditions of the monuments, among others.
- Led a team of LLA staff from the Gender unit and Customary Land Rights Division to conduct a monitoring and verification mission in six (6) customary communities in Foya Statutory District, Lofa County, with support from the Sustainable Trade initiatives (IDH), the Social

- Entrepreneurs and Sustainable Development (SESDev), who assisted the communities to facilitate the Community Self-Identification (CSI) process, required by the Land Rights Act.
- Spot checked the headquarters of several non-governmental organizations in the land sector including PARLEY-Liberia to ascertain information regarding the structures and operations of the organizations.

- Organized and collaborated with the Policy Unit to hold project coordination meeting for partners implementing the “Protection of Customary Collective Community Land Rights in Liberia Project (P3CL) at the Corina Hotel in Monrovia.
- In collaboration with the Policy Unit, Customary Land Rights Division and Finance and Accounting Division carried out field monitoring and verification mission in 24 customary communities in Bong, Grand Bassa, Lofa, Maryland, Nimba, Rivercess, River Gee and Sinoe counties in order to assess and validate the CSI process completed in these customary communities under the P3CL Project.

## **9.0 Department of Land Administration**

The Land Administration Department is responsible for the process of recording and disseminating information about the location, ownership, value, and use of land and its associated resources. Such processes include the determination of rights and others attributes of these parcels of land. The Land Administration Department consists of the following divisions: Land Registry; Survey & Mapping; Valuation; Spatial data management; Customary Land Rights.

### **9.1 Surveying and Mapping Division**

The Surveying and Mapping Division is responsible for plane and geodetic surveying of all land parcels in Liberia and base mapping of the entire land space of the territorial bounds of the Republic to enhance the development of the country’s land administration system for quality control of its land tenure security.

For the reporting period, the Survey and Mapping Division accomplished the following:

- Conducted a field reconnaissance mission with support from the Liberia Land Administration Project to assess the condition of the historical monuments established by the US Defense Mapping Agency Topographic Centre in 1964-1965 and primary control points constructed by the LPIS project in 2012. The objective of the field reconnaissance was to assess their suitability for inclusion in the observation campaign and rebuild damaged monuments and reference marks.
- With support the WB/LLAP, hired the services of Consultant International to procure a 5-meter GSD orthorectified Satellite Imagery that will be used to create a base map of the Republic of Liberia.
- With support of the WB/LLAP, hired Trimble Europe B. V. to procure and install a Continuously Operating Reference Station (CORS) for the greater Monrovia area.

### **9.2 Customary Land Rights Division**

This Division is responsible to research, plan and supervise the formalization of Customary Land Rights in Liberia. Achievements for the Division for the period include, but not limited the following:

- 
- Drafted a National Guide for the Systematic Registration of Customary Land pending approval of the Board of Commissioners.
- Participated in several key technical workshops including community mapping and the review and validation of field tools.
- With the support of WHH, two staff were trained in the process for the formalization of customary land.
- Held a two-day working session to review the draft customary land governance regulation and by-laws template developed by LLA with support from the Land Governance Support Activity (LGSA).
- Trained staff of partners and civil society organizations implementing the P3CL project.
- In collaboration with the Department of Land Policy and Planning, the CLR Division successfully reviewed and validated Community self-identification processes in twenty (20) communities in Bong, Grand Bassa, Lofa, Nimba, Maryland, River Gee and Rivercess counties that completed community self-identification. The Community Self-Identification process was implemented in three counties by Parley-Liberia, Sustainable Development Institute (SDI) and Foundation for Community Initiatives (FCI) with support from the International Land and Forest Tenure Facility.
- Made two (2) separate visits to Fessibu Community, Lofa County in support of the customary land formalization process of the community.
- With support from the Liberia Forest Sector Project, carried out awareness in communities in Grand Cape Mount and Rivercess Counties on the 2018 Land Rights Act, 2006 National Forest Law and the 2009 Community Rights Law.

### **9.3 Land Deed Registry Division**

- Recorded 4,273 land related documents processed through the Customer Services Center. The documents include; Administrator deeds, Warranty deeds, Curator's deeds, Quit Claim deeds, Sheriff's deeds, Executor's deeds, Mortgages and Non deeds.
- Conducted search services for land related documents including confirmatory letters, nondiscovery, search reports and certified copies.
- Of the total documents processed during the period, the most processed legal documents were the Administrator Deeds, Warranty Deeds and Mortgages accounting for 36.9%, 33.3% and 2.2% respectively.

## **10.0 Department of Land Use Planning and Management**

The Land Use and Management Department is responsible for the development of land use and management regulatory instruments including national land use and management policy, zoning regulations and guidelines for urban and rural developments, managing the vetting and verification of public land transactions and the maintenance of inventory of public land nationwide.

The Department has the following units: Land Management Division (research and policy development); Land Use Planning Division (land use planning and spatial development); Zoning Division (zoning and land development) and Public Land Division (management and use of public land).

### **10.1 Land Management Division**

The Land Management Division is charged with the responsibility of developing land management plans for developmental purposes. It relates with the various departments of the LLA and partners to develop, review and validate policy instruments required to regulate the land sector.

During the period under review, the Land Management Division in collaboration with its stakeholders achieved the following;

- In collaboration with TSC Engineering and Construction Consultants Inc & °Lee and associates Inc. developed the draft National Land Use and Management Policy framework pending stakeholders' final review.
- Reviewed LFSP work plan, selected some major activities and designed/developed implementation plan, which is ongoing.
- In collaboration with partners established the Land Use and Management Task force and concluded a training workshop on steps or procedures in conducting land use planning in Gbor Clan in Bomi and Greenville District in Sinoe counties under the LFSP.
- Work with a consultancy firm to develop a National Land Use and Management Policy for future enactment into law.
- Identified and communicated with key institutions interested in land resources management and land related issues for coordination purposes. Pending approval of those institutions.

### **10.2 Land Use Planning Division**

The Land Use Planning Division is charged with the responsibility of regulating the use of land in an effort to promote more desirable social and environmental outcomes as well as a more efficient use of resources.

During the period under report, the Land Use Planning division in collaboration with its partners in the land sector implemented the following:

- Finalized regulation on wetland, watersheds and beachfront.
- Engage communities to participate in land use discussions.
- In collaboration with IDH, conducted spatial development and land use plan in Foya, Lofa County and Kpanyan Statutory District in Sinoe County.
- The National Land Use Planning Commission (NLUPC) in Tanzania along with the division of Land Use Planning with support of ILAMP, conducted a desk study on the current state of land

- use planning in Liberia and subsequently developed a draft land use planning guidelines and regulations pending final approval by the Board of Commissioners.

With support from ILAMP, planning a knowledge sharing experience trip to Tanzania and Rwanda respectively to train 15 staff from the department in acquiring knowledge in land use planning.

### 10.3 Zoning Division

The Zoning Division is responsible for the enforcement of land use planning including the classification of various land uses such as residential, commercial, industries or recreation. During the period, the Zoning Division achieved the following:

- Developed a Strategy for the transition of zoning functions from the Ministry of Public Works to the LLA pending approval by the Board of Commissioners.
- Prepared draft classification system of different land uses as well as a regulation on land use and management and zoning.
- With support from ILAMP, developing a training procedure for Municipal authorities in the area of land use planning.
- In the process of updating the national zoning ordinance and developing a local zoning strategy.

### 10.4 Public Land Vetting Division

The Public Land Vetting Division is responsible for the management of public land, formalization of tribal certificates to public land sale deed and establishing an inventory for public and government land.

During the reporting period, the Public Land Vetting Division achieved the following:

- Vetted and validated thirty (35) public land sale deeds, out of which twenty-two (22) signed, with thirteen (13) are pending affixation of signature. Out of the twenty-two signed deeds, three (3) are statutory deeds, five (5) development grant deeds, and fourteen (14) public land sale deeds, and
- Implementing the vetting and validation of Tribal Certificates, a time bound activity of the LRA.

**Table 1.0 Staff distribution by office, department and sex**

| NO | Division /Section/Unit | No. of Staff | Total |
|----|------------------------|--------------|-------|
|----|------------------------|--------------|-------|

|     |   | Female | Male |    |
|-----|---|--------|------|----|
| I   | Office of the Chairperson                     | 4      | 10   | 14 |
| I   | Staff of the Chairperson office               | 2      | 3    | 5  |
| 2   | Office of the Comptroller                     | 1      | 6    | 7  |
| 3   | Office of the Project Director                | 1      | 1    | 2  |
| 4   | Office of Public Relations                    | 0      | 1    | 1  |
| II  | Department of Administration and Customer     | 21     | 61   | 82 |
| I   | Staff of the Vice Chairperson office          | 3      | 1    | 4  |
| 2   | Finance Unit                                  | 1      | 6    | 7  |
| 3   | Human Resources & Training Division           | 2      | 3    | 5  |
| 4   | Communication & Outreach Section              | 2      | 3    | 5  |
| 5   | Janitor                                       | 1      | 9    | 9  |
| 6   | Drivers Unit                                  | 0      | 14   | 12 |
| 7   | Building and Grounds Unit                     | 1      | 2    | 3  |
| 8   | Asset Management & Logistics Unit             | 0      | 3    | 3  |
| 9   | Procurement Unit                              | 2      | 1    | 3  |
| 10  | Customer Services Center                      | 11     | 6    | 17 |
| 11  | Security Guard Section                        | 0      | 15   | 15 |
| III | Office of the Executive Director              | 0      | 3    | 3  |
| I   | Staff of the office of the Executive Director | 0      | 3    | 3  |
| IV  | Department of Land Policy & Planning          | 6      | 14   | 20 |
| I   | Office of the Commissioner                    | 2      | 2    | 4  |
| 2   | Policy Unit                                   | 0      | 1    | 1  |
| 3   | Gender Unit                                   | 3      | 2    | 5  |
| 4   | Land Dispute Resolution Section               | 1      | 8    | 9  |
| 5   | Monitoring and Evaluation Unit                | 0      | 1    | 1  |
| V   | Department of Land Use and Management         | 4      | 18   | 22 |
| I   | Office of the Commissioner                    | 3      | 0    | 3  |
| 2   | Land Management Division                      | 0      | 13   | 13 |
| 3   | Public Land Vetting Division                  | 1      | 1    | 2  |
| 4   | Land Use Planning Division                    | 0      | 4    | 4  |
| 5   | Zoning Division                               | 0      | 0    | 0  |

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|    |                                   |    |    |     |
|----|-----------------------------------|----|----|-----|
| VI | Department of Land Administration | 23 | 99 | 122 |
| 1  | Office the Commissioner           | 2  | 2  | 4   |
| 2  | Surveying and Mapping Division    | 12 | 70 | 82  |
| 3  | Land Registration Division        | 6  | 18 | 24  |
| 4  | Customary Land Rights Division    | 3  | 3  | 6   |



|                              |                                  |           |            |            |
|------------------------------|----------------------------------|-----------|------------|------------|
| 5                            | Land Valuation Division          | 0         | 1          | 1          |
| 6                            | Spatial Data Management Division | 0         | 5          | 5          |
| <b>Total number of staff</b> |                                  | <b>57</b> | <b>206</b> | <b>263</b> |

Table 2.0 List of type and number of legal instruments processed by the CSC during the period July 1, 2019 – June 30, 2020

| Type of Instruments       | Numbe of Instruments |
|---------------------------|----------------------|
| Administrative Deeds      | 281                  |
| Warranty Deeds            | 191                  |
| Quick Claim Deeds         | 1                    |
| Transfer Deeds            | 1                    |
| Mortgage Deeds            | 84                   |
| Sheriff Deeds             | 1                    |
| Curator Deeds             | 17                   |
| Letter of Administration  | 20                   |
| Extended Letter of        | 1                    |
| Court's Degree of sale    | 7                    |
| Lease Agreement           | 6                    |
| Access Bank & Mortgage    | 4                    |
| <b>TOTAL TRANSACTIONS</b> | <b>614</b>           |

Adm.

Table 3.0: Land dispute related data covering July, 2019-June, 2020

| NO. | CASES BROUGHT IN | TOTAL MEDIATION | TOTAL SPOT CHECK | LAND HISTORY | DEED AUTHENT. | INVEST. SURVEY | TOTAL QTY OF LAND | CASES PEDNIG | CASES CLOSE | RESOLVED CASES |
|-----|------------------|-----------------|------------------|--------------|---------------|----------------|-------------------|--------------|-------------|----------------|
| 1   | 200              | 200             | 131              | 48           | 32            | 62             | 3755.72 ACRES     | 137          | 5           | 62             |

Table 4.0: DEED REGISTRY REPORT FOR THE FISCAL YEAR (JULY 2019 - JUNE 2020)

| TYPE OF SERVICES PROVIDED |  |
|---------------------------|--|
|                           |  |

| Month                 | Year | Administrative Deed | Warranty Deed | Non Deed    | Mortgage   | Quit Claim deed | Sheriff Deed | Executor's Deed | Curator's Deed | Search Services     |               |               |                | Monthly Total |
|-----------------------|------|---------------------|---------------|-------------|------------|-----------------|--------------|-----------------|----------------|---------------------|---------------|---------------|----------------|---------------|
|                       |      |                     |               |             |            |                 |              |                 |                | Confirmation letter | Non discovery | Search Report | Certified copy |               |
| July                  | 2019 | 140                 | 111           | 22          | 0          | 5               | 0            | 0               | 0              | 12                  | 5             | 3             | 3              | 301           |
| August                | 2019 | 92                  | 104           | 43          | 7          | 1               | 0            | 1               | 0              | 15                  | 3             | 2             | 4              | 272           |
| September             | 2019 | 103                 | 95            | 54          | 4          | 0               | 2            | 1               | 4              | 18                  | 2             | 3             | 7              | 293           |
| October               | 2019 | 149                 | 175           | 352         | 20         | 0               | 8            | 10              | 0              | 38                  | 11            | 7             | 13             | 783           |
| November              | 2019 | 154                 | 168           | 40          | 25         | 0               | 7            | 6               | 0              | 31                  | 6             | 4             | 9              | 450           |
| December              | 2019 | 200                 | 125           | 30          | 4          | 0               | 11           | 1               | 0              | 22                  | 4             | 3             | 8              | 408           |
| January               | 2020 | 246                 | 225           | 46          | 10         | 1               | 3            | 0               | 0              | 26                  | 3             | 6             | 10             | 576           |
| February              | 2020 | 75                  | 61            | 20          | 0          | 0               | 0            | 0               | 0              | 11                  | 2             | 2             | 3              | 174           |
| March                 | 2020 | 100                 | 79            | 21          | 22         | 1               | 0            | 0               | 1              | 9                   | 5             | 3             | 4              | 245           |
| April                 | 2020 | 30                  | 21            | 3           | 0          | 0               | 0            | 0               | 0              | 3                   | 3             | 1             | 2              | 63            |
| May                   | 2020 | 132                 | 117           | 40          | 0          | 0               | 2            | 0               | 0              | 13                  | 8             | 4             | 8              | 324           |
| June                  | 2020 | 156                 | 141           | 48          | 0          | 2               | 0            | 1               | 0              | 17                  | 6             | 3             | 10             | 384           |
| <b>TOTAL</b>          |      | <b>1577</b>         | <b>1422</b>   | <b>719</b>  | <b>92</b>  | <b>10</b>       | <b>33</b>    | <b>20</b>       | <b>5</b>       | <b>215</b>          | <b>58</b>     | <b>41</b>     | <b>81</b>      | <b>4273</b>   |
| <b>(Percentage) %</b> |      | <b>36.9</b>         | <b>33.3</b>   | <b>16.8</b> | <b>2.2</b> | <b>0.2</b>      | <b>0.8</b>   | <b>0.5</b>      | <b>0.1</b>     | <b>5.0</b>          | <b>1.4</b>    | <b>1.0</b>    | <b>1.9</b>     |               |

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**11.0 Photo Galley**



Pictorial from the Farewell ceremony held at the LLA executive confrenece room for the outgoing UN Country Representative Mr. Yacoub El Hillo



Pictorial from the three-day mediation meeting held in Grand Cape Mount County for Project Affected Communities (PAC) residents



LLA Chairman Atty. J. Adams Manobah, Sir, listening to a question posed by a visually impaired participant at the LLA, NCD and NUOD awareness workshop on the Land Rights Act (LRA) and the National Action Plan (NAP) for the inclusion of persons with Disabilities (PWDs) held in Tubmanburg, Bomi County

Pictorial from the awareness workshop held in Tubmanburg, Bomi County for Persons With Disabilities (PWDs)

Pictorial from the awareness workshop held Buchanan, Grand Bassa County for Persons With Disabilities (PWDs)



Participants, including LLA and LGSA officials in group photo after a five-day TOT workshop on Gender and Women's Land Rights



Pictorial from the LLA and UNDP Public Land Awareness held in Gbarnga City, Bong County

(Lift to right) Foya District Paramount Chief, Momoh Taylor and Lofa County Assistant Superintendent for Development, Hon. Moses Sonjor hold up the map of Foya in display to the audience





LLA delegation and some of Lantmateriet staff after the Planning and Learning Tour in Gavle, Sweden



Commissioner Ellen O. Pratt at the Land Conference held in La Cote D'Voire (Ivory Coast)



Pictorial from the LLA and UNDP Public Land Awareness held in Gbarnga City, Bong County



LLA senior staff members, partners and surveyors with their certificates of accomplishment after two months of intensive training at the Forestry Training

Institute (FTI)