



Edition 2020

# Liberia Land Authority Summary 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 (need further review)

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
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
LRA	Land Rights Act
MCC	Millennium Challenge Compact
MIA	Ministry of Internal Affairs

MLME	Ministry of Lands, Mines 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 LLA 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 Land, 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 LLA 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 Lantmäteriat 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, 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 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 SUMMARY OF ANNUAL REPORT**

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 I-** 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 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 offenses. 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 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) 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.
- 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 and 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 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 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.

#### **1.4.1 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.

## **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 exchange 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 donor partners:

- 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.

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

NO	Division /Section/Unit	No. of Staff		Total
		Female	Male	
1	Office of the Chairperson	4	10	14
1	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
11	Department of Administration and Customer	21	61	82
1	Staff of the Vice Chairperson office	3	1	4
2	Finance Unit	1	6	7
3	Human Resources & Training Division	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
12	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
VI	Department of Land Administration	23	99	122
I	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 through the CSC during the period July 1, 2019 – June 30, 2020

Type of Instruments	Total Number 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</b>	<b>614</b>

Adm.

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

NO.	CASES BROUGHT AT LLA	TOTAL MEDIATION	TOTAL SPOT CHECKED	LAND HISTORY TRACHED	DEED AUTHENT.	INVEST. SURVEY	TOTAL QTY OF LAND	CASES PENDNIG	CASES CLOSED	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)**

Month	Year	TYPE OF SERVICES PROVIDED												Monthly Total
		Administrator Deed	Warranty Deed	Non Deed	Mortgage	Quit Claim deed	Sheriff Deed	Executor's Deed	Curator's Deed	Search Services				
										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>		36.9	33.3	16.8	2.2	0.2	0.8	0.5	0.1	5.0	1.4	1.0	1.9	