

Systematic Land Regularization in Lesotho

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Key words:

- > Systematic Land Regularization
- > First Registration
- > Rights Adjudication
- > General Boundary Survey
- > Cadastre



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Project Summary

- > Joint Venture COWI-ORGUT
- > Funded by Millennium Challenge Corporation (MCC)
- > Support Land Administration Authority (LAA)
- > 16 months from Apr. 2012 to Aug 2013
- > 46.000 urban and peri-urban parcels



LAND
ADMINISTRATION
AUTHORITY

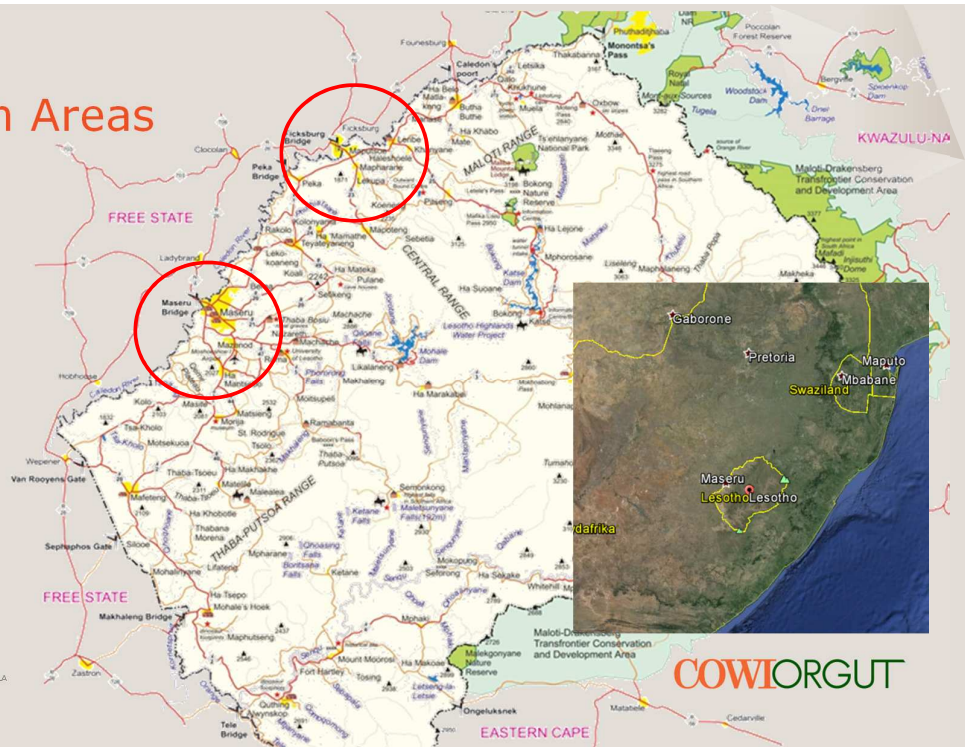
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Regularisation Areas

- › Maseru (capital)
- › Maseru (airport)
- › Maputsoe
- › Hlotse



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Objectives

- › Regularization of 46,000 parcels in Maseru
 - › Leases to be in exact name of owners
 - › Married women to be included in leases
 - › Rights of minors to be protected
- › High level of quality control on all data
- › Further leases within one hour's drive if possible
- › All activities to be completed by August 2013

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Challenges (1)

- > The Land Administration Authority (LAA)
 - > a new institution; without well defined structures and responsibilities
- > Resistance from LAA and local surveyors
 - > general boundaries
 - > Unrealistic expectations on fees for systematic regularization
- > Unclear legislation
 - > siblings and joint ownership
- > Orthophotos not available on time / not covering project area
- > Incomplete and unusable Standard Operation Procedures
 - > delivered by Pilot Project
 - > re-done in implementation phase

Challenges (2)

- > Too few leases in Maseru
 - > Estimated 46,000 leases, but only 28,000 were identified
- > No National ID system
- > Conflicts
 - > between local Chiefs and Municipal Authorities
- > Lack of Cooperation
 - > Local Chiefs not cooperating in production of evidence in support of claims
- > Erroneous Leases
 - > Older obsolete or erroneous leases were not dealt with by the LAA
- > Organizational structures causing delays
 - > LAA not prepared for a massive deliveries
 - > controlling deliveries of Parcels & and registration of Leases
- > Resistance by Claimants /Owners
 - > stamp duty for leases

COWI-ORGUT approach:

Digital data collection in the field with high level of quality control and traceability

- > Pre-vectorisation of orthophotos (pre-identification of parcels)
- > General boundary survey
 - > precise measurement only if boundary outside tolerance
- > Clear link between claimant and parcel
- > Evidence in support of claim automatically (digitally) linked to claim
- > Verified leases generated automatically
- > LAA provided with digital database of leases and supporting evidence

Achievements (1)

- > Almost 48.000 parcels in 16 months
- > Total coverage of Maseru plus 2 larger towns
- > Development of a digital data entry system used at field offices with immediate quality control
- > 100% quality control of all data
- > 100% traceability of all data and documents

Achievements (2)

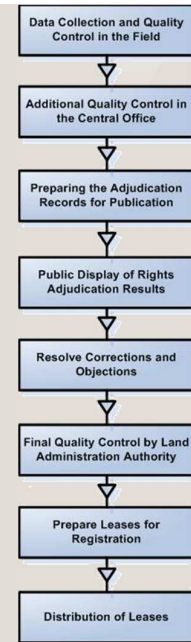
- > Dynamic QA and progress reporting structure
- > Use of Prevectorisation and general boundaries to map parcels
- > Flexible system facilitate easy change in organization

Achievements (3)

- > 47771 mapped parcels, 5494 of these were unclaimed
- > 40.333 Adjudication Records published
- > 13.294 leases submitted to LAA
 - > The low number of leases submitted to LAA was primarily because of the governmental institution's timeconsuming quality control process.
 - > However, all data for the remaining parcels was controlled and with correct links between the spatial data and the adjudication records.
 - > The final leases were produced in the digital database and delivered to LAA so it was simple to print the leases for distribution when their internal QA was done.

Regularisation Process

- > public outreach and awareness campaign
- > (digital) field data collection and quality control (QC)
- > additional QC in the central office
- > prepare adjudication records and maps for public display
- > public display of rights adjudication results
- > resolve corrections, objections and disputes
- > final QC by Land Administration Authority
- > prepare leases for registration
- > distribution of leases



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Community Meetings



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Pre-vectorisation (pre-identification of parcels)

- > Orthophotos
 - > 2012 with a 20 cm pixel size
 - > 2005 for areas not covered by 2012 imagery
- > Boundaries of Existing Leases
 - > checked in field



Field Work



Data Entry Officer

- > Digital data entry in database
- > Computer literacy
- > Scanning of evidence documents
- > Copy of data sheet to claimant



Legal Reviewer Team Leader

- > Legal degree
- > Team leaders: all women
- > Legal knowledge of Land Reform
- > Control of legal documents
- > Contact with local Chiefs
- > Resolving local disputes



Claimant Support Officers

- > Local public outreach
- > Support to claimants regarding documents and rights
- > Field control of pre-vectorisation



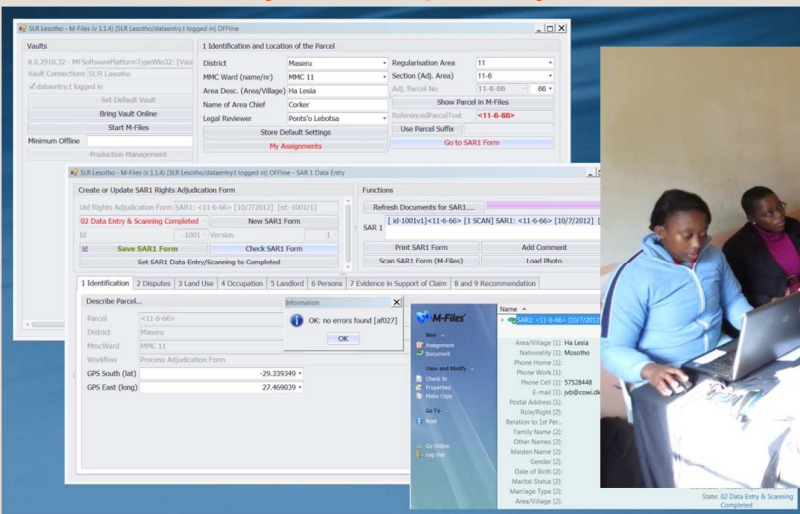
Surveyor

- > Control of pre-vectorization
- > Survey of general boundaries
- > Measurement of boundaries outside tolerance
- > Delivery of cadastral maps

Field Control



Data Entry and Quality Control in Field



Digital Rights Adjudication Form

> Form Sections

- > Identification of parcel
- > Basis of occupation
- > Disputes, if any
- > Land use
- > Personal details of claimant(s)
- > Evidence for the claim
- > Signature



1 Identification and Location of Parcel

| | |
|---------------------------------|----------------------|
| Map Sheet Number | Cadastral Number |
| District | |
| MMC Ward (Name and Number) | |
| Area Description (Village/Area) | |
| Name of Area Chief | |
| Regularisation Area | GPS South / Latitude |
| Section (Adjudication Area) | GPS East / Longitude |
| Adjudication Parcel Number | |



Foromo ea ngoliso ea litokelo mobung (SAR1)

2 Basis of Occupation

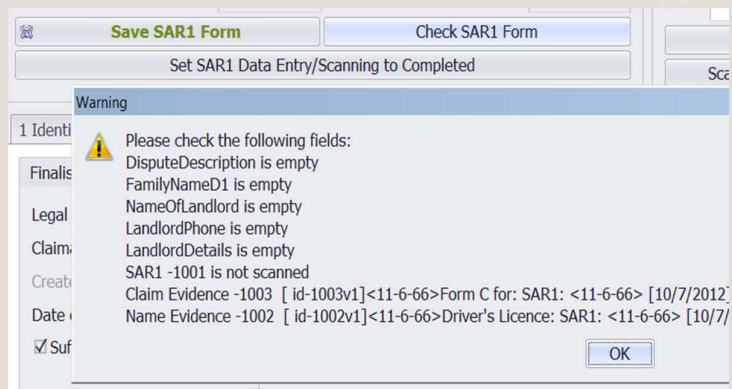
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| | | | |
|--|---|--|--------------|
| 1 Tlhaloso ea sebaka seo setša se leng ho sona | | This being my Primary Residence, I request | |
| Nomoro ea 'mapa oo setša se leng ho oona | <input type="checkbox"/> Transfer <input type="checkbox"/> Sell | Nomoro ea 'mapa oo lisi e leng ho oona | ground rent. |
| Setereke | | | |
| Sebaka sa 'Masepala | | Plot Number | |
| Lebitso la Sebaka/Motse | | Plot size (sqm) | |

Quality Control

Additional QC in the main office:

- > Automatic QC checks of the database consistency
- > Check of completeness of claim forms (SAR1) and the supporting documentation



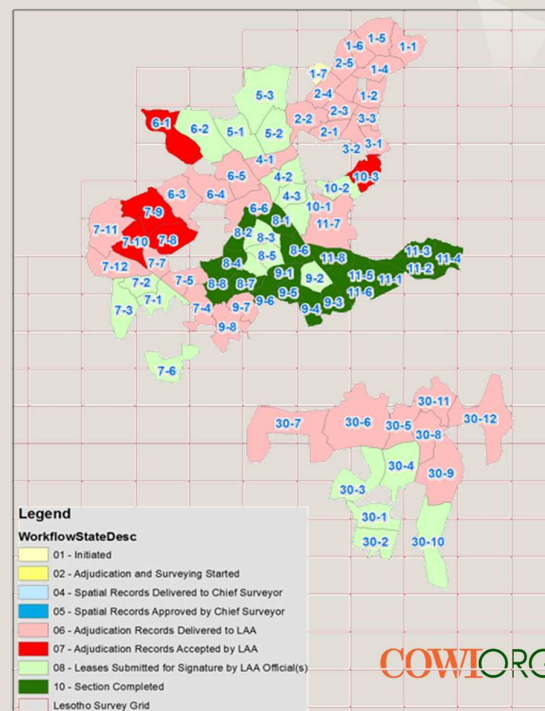
Public Display

- > Cadastral Plan
- > Adjudication Records
- > 30 days display period



Automatic Reporting

- > Weekly progress reports
- > Process Indicators
 - > continuous finetuning



Lease Distribution

- > Distribution took place after final QC at the LAA and manual entering of leases in the registry



Lessons Learned & Recommendations

- > Importance of pilot project (SOP)
- > Pilot Area
- > Relations with the beneficiary (LAA)
- > Collaboration with local authorities (Chiefs)
- > Extensive public outreach is crucial
- > Use of UAV's and mobile units like Tablets



Discussion

- > Thank you for your attention !
 - > Questions ?
 - > Comments ?

