



Liberia Land Administration Project (P162893)

AFRICA | Liberia | Social, Urban, Rural and Resilience Global Practice Global Practice |
IBRD/IDA | Investment Project Financing | FY 2018 | Seq No: 3 | ARCHIVED on 30-Nov-2018 | ISR34506 |

Implementing Agencies: Ministry of Finance and Development Planning, Liberia Land Authority

Key Dates

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Bank Approval Date: 28-Sep-2017

Effectiveness Date: 22-Mar-2018

Planned Mid Term Review Date: 31-Aug-2020

Actual Mid-Term Review Date: --

Original Closing Date: 31-Oct-2022

Revised Closing Date: 31-Oct-2022

Project Development Objectives

Project Development Objective (from Project Appraisal Document)

The Project Development Objective is to strengthen the institutional capacity of the Liberia Land Authority and establish a land administration system.

Has the Project Development Objective been changed since Board Approval of the Project Objective?

No

Components

Name

Support to the Liberia Land Authority:(Cost \$2.29 M)

Support for inventory and analysis of tribal land certificates:(Cost \$1.12 M)

Development of a land administration system:(Cost \$1.57 M)

Project Coordination, Monitoring and Evaluation:(Cost \$2.02 M)

Overall Ratings

Name	Previous Rating	Current Rating
Progress towards achievement of PDO	● Satisfactory	● Moderately Satisfactory
Overall Implementation Progress (IP)	● Moderately Satisfactory	● Moderately Satisfactory
Overall Risk Rating	● High	● High

Implementation Status and Key Decisions

The Liberia Land Rights Act (LRA) was published on October 10, 2018. The Bank congratulates the Government of Liberia and in particular the LLA for achieving this milestone. The LRA categorically places the authority to implement that key legislation on the LLA (art. 71). The LRA delivers a decisive achievement in securing the land rights of the Liberian people by recognizing customary community land rights including the right their Free, Prior and Informed Consent; by bolstering women and minority land rights; and by providing a more transparent and equitable pathway for using, managing, and transacting land in Liberia. The passage of the LRA will enable the LLA to prioritize and sequence project activities under the LLAP.

Component 1: Support to the Liberia Land Authority



Under this component several procurement items were published and are awaiting contract awards. Specifically, LLA published ToR and bidding documents for developing a National Land Use and Management Policy; developing an LLA business plan; conducting an onboarding training for new LLA staff; and procurement of 11 vehicles for LLA and PIU. ToR for developing an LLA training plan as well as specifications for procuring furniture and office supplies, and minor renovations of LLA's new office are under preparation. To support capacity building efforts of this component, the Bank secured additional funding from the South-South Knowledge Exchange Fund (SSKE) to finance study tours of the LLA to Rwanda (November 12-16, 2018) and Ghana (early 2019). The project will provide co-funding for additional participants.

The LLA has expressed the need for supporting LLA's organizational management. The Bank recommends developing ToRs to hire a Governance or Organizational management coach who can help the LLA assess, prioritize, establish and pilot the internal mechanisms and processes necessary to help the institution fulfill its key responsibility, including devising roles, responsibilities and functions of each Commissioner, senior staff members, and LLA departments; process for establishing deliberate priorities and timelines; process for implementing activities; as importantly reinforce the overall capacity of the institution to fulfill its overall mandate as established in the Liberian Land Authority Act of 2016. This activity would contribute to the PDO and would also help LLA to find solutions for the issues of decision-making and development of ToR as outlined above.

Component 2: Support for Inventory and Analysis of Tribal Land Certificates

An accurate and complete inventory of Tribal Land Certificates (TCs) will help prevent the potential disenfranchisement of TC holders with legitimate customary land rights by providing the LLA with enough information to engage with TC holders effectively, including with information on process, timeline, rights and obligations. Furthermore, a quantitative and qualitative analysis of the TC inventory data will inform the development of needed TC related regulations and guidelines, such as the rigid validation process. Finally, the TC inventory will also support the implementation of other key LRA provisions, including those related to the conduct of a confirmatory survey of customary lands, whereby TC claims could be considered as evidence of existing private land rights claims on customary land, or of customary community land rights.

The Bank reiterates that component activities will not support conferring or confirming rights and that project support will only contribute to a documentation exercise without any legal implications (as stated on page 40 of the Project Appraisal Document).

A key challenge is the necessity for a clear process and plan to analyze the existing TC inventory and proceed with the inventory in a manner that supports the objectives above. Going forward, the Bank recommends that LLA develop ToRs for individual consultants and/or firms to implement the TC inventory in close coordination with local technical experts.

Component 3: (Development of a Land Administration System

During the mission, the Bank assessed the documentation and current status of the national geodetic network and base mapping. The Bank proposes support for the installation of a Continuously Operating Reference Station (CORS) for the greater Monrovia area, establishment of primary geodetic control, design of a new national geodetic network and development of land survey standards. The Bank team will prepare ToR for employing an international survey company through an open tender process to make Global Navigation Satellite System (GNSS) observations, compute of station positions and determine transformation parameters between the Liberia 1964 Datum and the International Terrestrial Reference System (ITRS). LLA's Land Administration Department will undertake field work before the observation campaign and rebuild damaged monuments. Additionally, in order to provide a basis for densification of the primary control, the Bank will prepare ToR for employment of an international consultant to design a new national geodetic network and prepare land survey standards related to its establishment, maintenance and densification. All ToR related to the new national geodetic network will include capacity building components and will be submitted to LLA for review. The Bank identified satellite images and aerial photographs as key sources for the base mapping in Liberia. The project will support the procurement of middle resolution satellite imagery for the entire country, development of a concept and standards for base mapping and preparation of a Request for Bids (RFB) and production of Digital Orthorectified Imagery (DOI) and Digital Elevation Model (DEM) for the greater Monrovia area based on high-resolution aerial photography. The Bank will prepare ToR for procurement of orthorectified satellite imagery with 5 m Ground Sample Distance (GSD) to support the inventory of tribal certificates. The Bank will also prepare ToR for employment of an international consultant to develop technical specifications and RFB for acquiring aerial imagery with 10-15 cm GSD and production of DOI and DEM for the greater Monrovia area.

Component 4: Project Coordination, Monitoring and Evaluation

It was noted during the mission that the Financial Management procedures in place are capable of managing finances for the intended purposes. It was noted that LLA needs to hire a new Procurement Specialist for the PIU and finalize the recruitment process for an International Procurement Consultant.

Based on the assessment of safeguards due diligence and performance in the implementation of activities is in compliance with measures to manage risks and impacts of the projects.

The Bank notes that the PIU has established an M&E framework in collaboration with the LLA.

Risks

Systematic Operations Risk-rating Tool

Risk Category	Rating at Approval	Previous Rating	Current Rating
Political and Governance	● High	● High	● High
Macroeconomic	● Substantial	● Substantial	● Substantial

Sector Strategies and Policies	● Substantial	● Substantial	● Substantial
Technical Design of Project or Program	● Substantial	● Substantial	● Substantial
Institutional Capacity for Implementation and Sustainability	● High	● High	● High
Fiduciary	● Substantial	● Substantial	● Substantial
Environment and Social	● Moderate	● Moderate	● Moderate
Stakeholders	● Substantial	● Substantial	● Substantial
Other	--	--	--
Overall	● High	● High	● High

Results

PDO Indicators by Objectives / Outcomes

Strengthen the institutional capacity of the Liberia Land Authority				
▶LLA departments are functional, with managers and minimum technical staff in place (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No	No	No	Yes
Date	30-Mar-2017	12-Jan-2018	30-Oct-2018	30-Dec-2022

Establish a land administration system				
▶Policy and processes for identification and recording of customary land rights developed and adopted (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No	No	No	Yes
Date	30-Mar-2017	12-Jan-2018	30-Oct-2018	30-Dec-2022
▶System for recording and managing land rights information established (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No	No	No	Yes
Date	30-Mar-2017	12-Jan-2018	30-Oct-2018	30-Dec-2022

Intermediate Results Indicators by Components

Support to the Liberia Land Authority



▶Number of business plans developed and administrative procedures adopted (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	5 (1 business plan; 4 administrative procedures)
Date	10-May-2017	12-Jan-2018	30-Oct-2018	30-Dec-2022
▶Number of national land laws developed and regulations adopted (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	-
Date	01-May-2017	12-Jan-2018	30-Oct-2018	30-Dec-2022
▶Increase of capacities of LLA staff in land related disciplines (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	tbd	tbd	0.00	baseline + 30%
Date	17-May-2017	12-Jan-2018	30-Oct-2018	30-Dec-2022
▶Number of staff trained in land related disciplines, disaggregated by gender (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	400.00
Date	01-May-2017	12-Jan-2018	30-Oct-2018	30-Dec-2022
▲Number of total training days (Text, Custom Supplement)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	1,200.00
▲Number of training certificates issued, disaggregated by gender (Text, Custom Supplement)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	-
▶Increase of awareness of general public and Government entities about LLA and its mandates (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	tbd	tbd	0.00	baseline + 25%
Date	01-May-2017	12-Jan-2018	30-Oct-2018	30-Dec-2022

Support for inventory and analysis of tribal land certificates



▶Number of counties with a complete tribal land certificate inventory (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	4.00	4.00	4.00	9.00
Date	01-May-2017	12-Jan-2018	30-Oct-2018	30-Dec-2022
▶Tribal land certificate inventory database established and used for analysis (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No	No	No	Yes
Date	10-May-2017	12-Jan-2018	30-Oct-2018	30-Dec-2022

Project Coordination, Monitoring and Evaluation				
▶Network of geodetic and survey control points established and functional (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No	No	No	Yes
Date	01-May-2017	12-Jan-2018	30-Oct-2018	30-Dec-2022
▶System, capacities and budget for maintenance of geodetic network in place (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No	No	No	Yes
Date	10-May-2017	12-Jan-2018	30-Oct-2018	30-Dec-2022
▶Number of decentralized LLA offices established and operational (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	10.00
Date	01-May-2017	12-Jan-2018	30-Oct-2018	30-Dec-2022
▶Decision on system of recording of land rights made (deed or title registration) (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No	No	No	Yes
Date	15-Jun-2017	12-Jan-2018	30-Oct-2018	30-Dec-2022

Development of a land administration system



►Project M&E system developed and functional (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No	No	Yes	Yes
Date	01-May-2017	12-Jan-2018	30-Oct-2018	30-Dec-2022
►Grievance Redress Mechanism established and reported on regularly (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No	No	No	Yes
Date	12-Jun-2017	12-Jan-2018	30-Oct-2018	30-Dec-2022

Data on Financial Performance

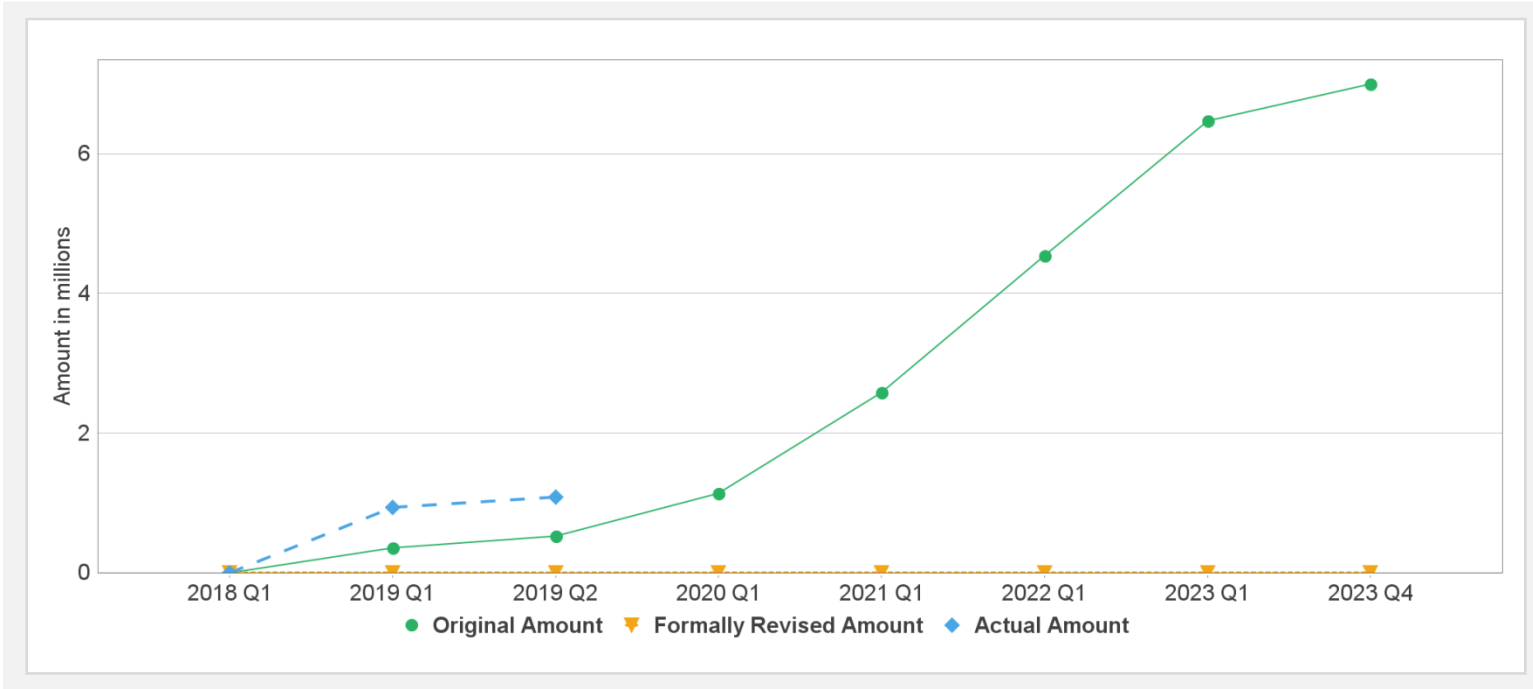
Disbursements (by loan)

Project	Loan/Credit/TF	Status	Currency	Original	Revised	Cancelled	Disbursed	Undisbursed	% Disbursed
P162893	IDA-D2370	Effective	USD	7.00	7.00	0.00	1.08	5.87	16%

Key Dates (by loan)

Project	Loan/Credit/TF	Status	Approval Date	Signing Date	Effectiveness Date	Orig. Closing Date	Rev. Closing Date
P162893	IDA-D2370	Effective	28-Sep-2017	27-Oct-2017	22-Mar-2018	31-Oct-2022	31-Oct-2022

Cumulative Disbursements



Restructuring History

There has been no restructuring to date.

Related Project(s)

There are no related projects.