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USAID LAND REFORM AND FARM RESTRUCTURING PROJECT

**YEAR 3 QUARTERLY REPORT
OCTOBER – DECEMBER 2015**

TASK ORDER: AID-176-TO-13-00004
Contract No. AID-OAA-I-12-00027

Cover Photo: Legal Aid Center trainer Bibirajab Boymahmadova during the Round Table for Women in Dushanbe, LRFPR/Madumar Nurmatov

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ACRONYMS

COP	Chief of Party
DCC	Development Coordination Council
DCOP	Deputy Chief of Party
FTF/T	Feed the Future/Tajikistan
GoT	Government of Tajikistan
HICD	Human and Institutional Capacity Development
KRA	Key Result Area
LAC	Legal Aid Center
LRFRP	USAID Tajikistan Land Reform and Farm Restructuring Project
M&E	Monitoring and Evaluation
NGO	Non-governmental Organization
PIR	Project Intermediate Result
PMEP	Performance Monitoring and Evaluation Plan
PPD	Public Private Dialogue
RT	Republic of Tajikistan
SUERIP	State Unitary Enterprise for Registration of Immovable Property
ToT	Training of Trainers
USAID	United States Agency for International Development
USG	U.S. Government
WG	Inter-ministerial Working Group on Land Reform Management

INTRODUCTION AND BACKGROUND

The objectives of the Tajikistan Land Reform and Farm Restructuring Project (LRFPR) are to support the continuing progress of dehkan farm restructuring and recognition of property rights leading to a market in land-use rights. LRFPR provides assistance and supports the Government of Tajikistan (GoT) in three key areas: (1) development of the land policy and legislative framework; (2) building capacity of government officials, farmers, civil society organizations and other rural stakeholders to capitalize on land reform; and (3) raising awareness of the target population on land rights. The project will continue to work to strengthen land use rights and establish conditions for land use rights market building. The project also works with legal aid centers (LACs), tashabuskors (local activists), and local farmers to enhance their awareness of land-related rights through technical training, legal assistance, and public outreach efforts.

Within the framework of the Feed the Future/Tajikistan (FTF/T) program, LRFPR supports the continuing progress of dehkan farm restructuring and recognition of property rights leading to a market in land-use rights. In accordance with the FTF/T strategy, LRFPR will focus on strengthening land rights for rural citizens living in the 12 districts of Khatlon region. Though this area has the highest rates of malnutrition and the largest proportion of the population living below the poverty line in Tajikistan, it possesses great potential for increasing agricultural production and incomes.

As LRFPR enters its third year, the project is well-positioned to continue advancing project objectives and implementation of key result areas (KRA) building upon the momentum and credibility gained over the past two years. LRFPR's Year 3 activities will focus on the following:

- Work in collaboration with the inter-governmental Working Group (WG) on land reform management in order to finalize and submit necessary legislation for the GoT's approval.
- Increase capacity of local authorities through educational events for local authorities in *jamoats*, and assist them in preparing and disseminating timely land reform information to the population and strengthen trust between the Tajik population and government officials.
- Assist LACs to develop and deliver informational and training materials to conduct their own Training of Trainers (ToTs).
- Promote peer to peer learning and invite farmers (with the special focus on women farmers), who have successfully withdrawn from collective *dehkan* farms from the north to share their experience and train farmers from the 12 FTF districts.
- Assist farmers to settle legal disputes on land related issues and continue to build the capacity of local judges and ensure resolving land disputes in court.
- Conduct an international study tour to Moldova or Armenia for members of the WG to familiarize the members with international best practices in land-use rights (specifically land-use rights market) as well as the mortgage of agricultural land, private land survey to ensure effective government led policy and land-tenure governance.
- Improve the ability and knowledge to write press releases among state and local journalists, and press secretaries of key Tajik ministries and agencies to report on and highlight land reform issues in Tajikistan.
- Conduct a Knowledge, Attitudes, and Practices (KAP) survey in the project's target area to demonstrate the understanding and awareness of land reform and its impact on farmers throughout the target area as well as the most effective means to communicate reforms in the future.
- Review existing LAC's sustainability models being implemented by Project partners and assess their progress.
- Increase the number of farmers and rural citizens who exercise their rights related to farm restructuring, marketing of land-use rights, and freedom to farm.

- Increase women's awareness of their land use rights and achieve equitable access to land.
- Increase awareness of high school students on land-related issues in Tajikistan.
- Increase awareness of beneficiaries on land rights in the target regions through special land-related television, radio and print materials and live, short theatrical performances.
- Continue to use effective peer discussion mechanisms conducted during Year 1 and 2, such as organizing roundtables, seminars, and focus groups with local governments and farmers.

EXECUTIVE SUMMARY

This is the ninth quarterly report of the project covering the period of October to December 2015. The report includes key LRFPR achievements according to the WP Year 3. During the reporting period, the project team accomplished the following:

Accomplishments:

Task 1. Land Policy and Legislative Drafting

- Regulation on Establishing Public (Involuntary) Easement was approved by the GoT on December 30, 2015 under the №814.
- On October 7, 2015, LRFPR conducted a seminar and presented the Registration System Implementation Strategy for Establishing Immovable Property Registration System (Road Map) for SUERIP regional offices.
- On October 7, 2015, LRFPR Expert presented recommendations to the Law on Lease for members of the Working Group.
- On December 17, 2015, the cooperation agreement between LRFPR and SUERIP was signed to establish a Model Registration Office in the Bokhtar district.
- The project hosted monthly inter-governmental Working Group meetings to discuss and promote land reform policies on October 7, 2015, November 13, 2015, and December 17, 2015.

Task 2. Build Capacity of Stakeholders to Capitalize on Land Reform

- On October 14, 2015, LRFPR conducted meetings with LACs to discuss results of the Year 2 and Year 3 Work Plan.
- On November 19-20, 2015, LRFPR conducted quarterly meeting with 25 LAC representatives and 67 tashabuskors. During which the ToT Inheritance of Land Use rights was discussed.
- In the first quarter of the Year 3, *tashabuskors* and LACs conducted 519 focus group discussions, 167 round tables, 128 trainings, 21 seminars for local officials, and provided 5,235 legal consultations to farmers.
- LACs replaced 12 tashabuskors.
- On November 25, 2015, the project conducted peer-to-peer training for SUERIP in the Bokhtar district on implementing a new registration system.
- On October 9, 2015, and November 13, 2015, LRFPR participated in monthly FTF Partners Meetings and discussed environmental mitigation requirements, a new mobile health project, the FtF 2015 results summary, and discussed ways to scale up projects.
- On November 12, 2015, LRFPR met with the Helvetas Access to Justice Project to share experience in implementing the Legal Aid Concept in Tajikistan.
- In November 2015, the project developed brochures on Inheritance Land Use Rights and distributed among partners and beneficiaries.
- On December 6-9, 2015, the project facilitated a study tour to Kyrgyz Republic for High Level officials to increase the capacity of government officials to implement best practices in registration of immovable property, allocation of agricultural land with different organizational forms, and registration of land transactions.

Task 3. Land Rights and Farm Restructuring Public Information and Awareness

- Between October and December 2015, the project broadcasted 3 ten-minute TV programs and six fifteen-minute radio programs.
- Between October and December 2015, the project also produced and disseminated three monthly four-page newsletters, *Agroinform*, with total amount of 15,000 copies.

- During the reporting period, LRFPR produced and disseminated materials on project activities in the form of 200 electronic discs for partners and beneficiaries.
- In November 2015, LRFPR launched LACs website: www.lac.tj
- On November 14-27, 2015, KAP Survey Specialist, Eric Abbott, started his first assignment in Tajikistan and developed a SOW, comprehensive questionnaire, training materials, and the strategy for the field study.

Task 4. Support the provision of legal advice and other assistance to promote farm restructuring and the development of a market in land-use rights

- In November 2015, Legal Aid Sustainability Consultant, Stevan Dobrilovich, evaluated sustainability of LACs and presented his recommendations.
- Between October and December 2015, 131 collective farms were reorganized and 862 land certificates were issued under the new registration rules.
- On October 8, 2015, three LAC representatives (the head of the LAC “Mahbuba”, Barno Rahimova, tashabuskor, Bibirajab Boymahmadova, and LAC trainer, Matluba Tursunova) received honor certificates as best entrepreneurs of Tajikistan during the Round Table on Developing Women Entrepreneurship in Tajikistan.
- On November 20, 2015, LRFPR distributed information material at the Women Business Forum and Entrepreneurship Expo.
- During the first quarter, LACs won three cases on land and farm restructuring in court.

PROJECT ACTIVITIES

This section provides detailed information on each of LRFRP’s components during the reporting period.

Task 1. Land Policy and Legislative Drafting

During the first quarter of Year 3, LRFRP continued its activities strengthening property rights through legislative work and close collaboration with Working Group partners, senior-level GoT representatives, and land reform specialists. During this period, the Project conducted Working Group meetings on October 7, 2015, November 13, 2015, and December 17, 2015 to examine draft regulations, and submit them to the GoT for review and approval.

The Working Group worked in accordance with the work plan developed for Year 3 and proceeded with the following draft regulations:



KRA 1.1 Long-term concept and a land program for 5 years submitted. Activity 1.1.1 Submission of the land strategy

During the meetings with the Chairman of the State Land Committee on November 10, 2015, and representatives of the State Land Committee on November 25, 2015, the fifteen-year long term “Land Policy Concept (2016-2030)” and five-year program implementation plan (2016-2020) were finalized. Both documents were sent for Government consideration in December 2015.

KRA 1.2 Amendments to land legislation and farm restructuring laws submitted for approval. Activity 1.2.1 Promote the Law on Dehkan Farm

During the first quarter of Year 3, project staff made significant progress towards the approval of the new addition of the Law on Dehkan Farm. On October 2, 2015, project staff and WG members organized a one-day round table in Varzob to finalize details based on government comments for the last draft of the Law on Dehkan farm.

In November 2015, the Law on Dehkan Farm was considered by parliamentarian committees. On December 14, 2015, the final draft “Law on *Dehkan* farm” progressed to the last stage of consideration by Parliament and representatives from all relevant ministries and agencies. The Law on Dehkan Farm is expected to receive ultimate approval and passage from Parliament at the end of January 2016.

KRA 1.3 Implementing regulations for land-related laws drafted. Activity 1.3.1 Regulations required to implement the Land Code and develop land market discussed and submitted for GoT approval

1) *Regulation on Establishing Public (Involuntary) Easement.* The Project assisted the State Land Committee, the Tax Committee, the Agency on corruption, the Supreme Economic Court, the Supreme Court and the Council of Justice to proceed with additional consideration during October and November, 2015.

In mid-December 2015, the draft regulation was reviewed during the Presidium of the Government, and was finally approved by the GoT on December 30, 2015 under №814.

2) *Draft Rules on Transacting with Land Use Rights in the Land Use Rights Market* was submitted to the Government Executive Office and remained under consideration with the Tax Committee, the Agency on corruption, the Supreme Economic Court, the Supreme Court and the Council of Justice. The draft regulation is expected to receive GoT approval in February 2015.

3) *Draft Regulation on Use Rights to Lands Located within Coastal Lines and Public Territories* is currently under consideration by the State Land Committee WG and will be sent for consideration to the relevant ministries and agencies.

4) Chairman of the State Land Committee presented the draft *Regulation on Granting Citizens the Right of Life-long Inheritable Land Use with the Right of Alienation* to Prime Minister offices addressing two main regulation ideas: a) automatically endow individuals and families with lifelong-inheritable use rights to their household plots and dehqan farmland with transaction rights, b) development of a typical procedure for presenting paid and unpaid alienation of rights for unlimited land use rights. To date, the WG has incorporated these two ideas in one of their documents and prepared the draft for new regulation.

Activity 1.3.2 Implementing regulation on registration of land-use rights and development and submission of amendments to the Law on Registration of Immovable Property

In order to provide necessary amendments to the Law on Registration of Immovable Property, two international experts worked during the reporting period in Dushanbe: Cadaster and Registration Implementation Expert, Ivan Ford (October, 2015), and Registry Expert, Narynbek Isabekov (December, 2015).

On October 7, 2015, the project conducted a seminar on the “Implementation Strategy for Establishing the Immovable Property Registration System” for SUERIP state and regional offices and State Land Committee for 25 SUERIP representatives. The implementation plan is comprised of pilot projects and institutional capacity building, which includes: analysis of pilot results and adjustments to procedures and processes, establishment of territorial registration offices (64), map base for spatial referencing of property units, planning and priorities for immovable property registration, establishment of processes for facilitating registration, and establishment of facilities requirements.

Director of SUERIP, Mr. Umariyon, agreed with all project recommendations and suggested to help to develop one pilot model office. With the support of Registry Expert, Narynbek Isabekov, several registration offices were examined (Khuroson, Bokhtar, Shahritus and Qabodiyon) to determine how suitable the proposed model would be for establishment in existing registration offices. The Bokhtar registration office was chosen as a pilot model registration office. As a result, the cooperation agreement on the establishment of a Model Registration Office was signed between SUERIP and the project on December 17, 2015.

The main objectives of the cooperation agreement are (i) to establish a model registration office for the introduction of a One-Stop-Shop (ii) to develop a unified state registration system of immovable property and rights to immovable property (iii) to simplify the procedures (iv) to create convenient and timely access for citizens and legal entity to registration services (v) to increase the capacity of the local staff of the registration office.

On November 13, 2015, the Draft Law on Registration of Immovable Property was reviewed during a WG meeting and sent for consideration to the relevant ministries and agencies. In January 2016, the draft Law on Registration of Immovable Property is expected to be submitted to the Government for approval.

Activity 1.3.4 Valuation Legislation

During the first quarter of the Year 3, the project engaged international expert, Nina Ignatenko, to conduct an analysis of valuation legislation and provide necessary recommendations on the development of a methodology for market valuation of land parcels. The Project is planning to present the recommendations for independent appraisers and relevant state agencies at the end of January 2016.

Activity 1.3.5 Develop amendments to the Law on Lease

On October 7, 2015, the project expert, Robert Cemovich, presented recommendations for the *Law on Lease* during the WG meeting. Members of the WG agreed with recommendations and decided to include these recommendations for further amendments on Lease issues. Some recommendations are being considered as amendments to the Civil Code.

Activity 1.3.7 Provide recommendations on amending the Civil Code

Based on the official request from the National Working Group on Civil Code Amendments, the project engaged a local expert on civil legislation to provide recommendations for amending the civil code that effects rural land-use and farm restructuring. Subsequent recommendations will be presented to the WG member next quarter.

Activity 1.3.8 Promotion of gender aspects in legislation drafting

During the reporting period, the project WG continued to use the checklist (questionnaire) on gender mainstreaming in all regulation developments as a means to establish mandatory comparison and consideration of gender issues.

The table below provides information on the process of preparation and approval of laws and regulations.

#	Laws and regulations	Actions	Period	Status
1	Draft Regulation on Establishing Public (Involuntary) Easements	Draft developed Sent for consideration of key ministries and agencies Finalized the comments based on the received offers and suggestions Sent for consideration of key ministries and agencies Received the signatures of key ministries and agencies Submission to the GoT for approval Approval by the Government	December 2015	v v v v v v v
2	Draft Rules on Transacting with Land Use Rights in the Land Use Rights Market	Draft developed Sent for consideration of key ministries and agencies Finalized the comments based on the received offers and suggestions Sent for consideration of key ministries and agencies Received the signatures of key ministries and agencies Submission to the GoT for approval	December 2015 February 2016	v v v v In process
3	Draft Regulation on Use Rights of Lands Located within Coastal Lines and Public Territories	Draft developed Sent for consideration of key ministries and agencies Finalized the comments based on the received offers and suggestions	December 2015	v v In process
4	Draft Resolution on Granting Citizens the Right of Life-long Inheritable Land Use with the Right of Alienation and Rules on the Order of the Compensated and Uncompensated Rights to Use Land Plots.	New draft developed and presented to the WG members	December 2015 – January 2016	In Process
5	Law on Dehkan Farm	Draft developed Sent for consideration of key ministries and agencies Finalized the comments based on the received offers and suggestions Sent for consideration of key ministries and agencies Received the signatures of key ministries and agencies Approved by Government №583 Considered by Parliament Committee Final Approval by Parliament	September 2015 December 2015 January 2016	v v v v v In Process
6	Government's decree on "Land Policy Concept"	Draft developed Finalized by State Land Committee Sent for consideration of key ministries	December 2015 January – March 2016	v v In process
7	Resolution on "On Approval of the State Program of Development of the Land Policy of the Republic of Tajikistan for 2016-2020 years"	Draft developed Finalized by State Land Committee Sent for consideration of key ministries	December 2015 January – March 2016	v v In process
8	The Law on Mortgage	Draft developed Sent for consideration of key ministries and agencies	January 2016	v In process
9	Law on Registration of Immovable Property	Draft developed Considered by the key ministries and agencies Finalized the comments based on the received offers and suggestions Submission to the GoT Submission to the Parliament	December 2015 January 2016 February 2016	v v v In process

Table 1. Land policy and legislation drafting results by indicator

Task 2. Build Capacity of Stakeholders to Capitalize on Land Reform

During the reporting period, LRFPRP increased the capacity of Legal Aid Centers and *tashabuskors* and coordinated their activities to create a platform to increase the dialogue between farmers and local government officials.

KRA 2.1 Sustainable non-public legal aid and awareness services increased. Activity 2.1.1 Assist LACs to develop and conduct ToTs

On October 14, 2015, LRFRP organized the first meeting with LACs in Year 3 and shared Year 2 results, expectations, and the work plan for Year 3. During this meeting, 36 LAC representatives agreed that three NGOs will be trained and afterwards, will conduct ToT for LACs and *tashabuskors* with project assistance during Year 3.

The project specialists supported LACs to update internal instruction for *tashabuskors*.

The first ToT was organized by the Tajikagrofond during the quarterly meeting on November 19-20, 2015, for representatives of LACs from each district in target areas. The ToT delivered presentations on “Inheritance of land use rights” and “The procedure for the preparation of the statement of claim, appeal and supervisory complaint to the judicial authorities of the RT”. Additionally, they discussed recommendations on the business model developed by international legal expert, Steven Dobrilovic.

Also, LACs were trained on how to use and update the LACs website. As an exchange of best practices, LACs also discussed their own experiences in resolving land-related cases and concluding partnership agreements.

Over the course of two days, 25 LAC representatives and 67 *tashabuskors* participated.

KRA 2.2 Exchange of advice and meeting between peers expanded. Activity 2.2.1 Develop/facilitate roundtables and other forums promoting dialogue between farmers and government officials

During the reporting period, the project continued to help resolve land-related legal problems, defend farmers’ land use rights, and provide legal advice to farmers through a network of twelve LACs. LAC lawyers provided legal consultations to farmers through trainings and roundtables to help them better understand their rights to land.

In the first quarter of the Year 3, *tashabuskors* and LACs conducted 519 focus group discussions, 167 round tables, 128 trainings, 21 seminars for local officials, and provided 5,235 legal consultations to farmers. During the focus groups, participants had an opportunity to discuss signing a contract on *dehkan* farms, social rights, rights and responsibilities of the members of *dehkan* farms, taxation, inheritable land use rights, and land shares.

LRFRP provided LACs with necessary materials, instructions, and registration books for LACS and *tashabuskors* to improve their coordination and accountability. In order to increase awareness of *tashabuskor* presence in their districts and ensure direct contact among *tashabuskors* and farmers, the project provided business cards for *tashabuskors* to disseminate in their communities.



During the reporting period, LACs recruited 12 new *tashabuskors* in Abdurahmoni Jomi, Jilikul, Qabodiyon, Rumi, Yavan districts. Eleven *tashabuskors* were replaced due to the fact that they were promoted to local administration. One of the *tashabuskors* moved to another region. Overall, the project ensured that all new *tashabuskors* were aware of project activities and were trained and provided with all necessary training materials.

Activity 2.2.2 Promote peer learning and training among farmers and among government officials

On November 25, 2015, LRFPR and State Land Committee organized training in Bokhtar to share Bokhtar’s SUERIP experience and lessons learned from the implementation of new simplified registration procedures with the other 11 SUERIP offices in the project target area. The head of SUERIP in the Khatlon region, Rustam Zoirov, held a presentation on the rules of registration, maintenance of registration documents, registration books, application books, and provision of individual cadaster numbers to immovable property. In his presentation, Rustam Zoirov discussed the challenges associated with registration of immovable properties and recommended viable solutions to overcome these challenges.

Head of the SUERIP legal department, Kurbonaliev Mumin., raised legal issues that arise during registration and the challenges of assigning individual cadaster numbers to immovable property. Registers from the Regional SUERIP office in Bokhtar, Khudoiev Muminjon, Aliev Azizullo, and Nazirov Sarhad, shared their experiences on integrating new rules in the preparation of land documents and issuing of certificates. LRFPR Senior Farm Restructuring Expert, Taalai Atyrov, shared the joint implementation plan on Bokhtar model office of registration. Registry Expert, Narynbek Isabekov, concluded the training by sharing his knowledge and experiences on registration of immovable property as land use rights.

Activity 2.2.3 Cooperation with other projects

During the reporting period, the project participated in monthly USAID FTF Meetings, which were conducted on October 9, 2015 and November 13, 2015.

On November 12, 2015 the project also met with Helvetas Access to Justice Project Representative, Tohir Valiev, to discuss recently adopted “Concept for a Program of Free Legal Aid” in Tajikistan. Helvetas’ team shared about their experiences introducing free legal aid services through their LACs and Para-Lawyers and discussed their thoughts on entrusting them with government funding by the end the third year (2019) of their pilot program. LRFPR and Helvetas agreed on joint cooperation on LACs issues.

On December 9, 2015, USAID representatives (Mr. Douglas Rose, Office of the Coordinator of US/ Assistance to Europe, Eurasia; Central Asia and Amna Qamar, EUR/SCA Office of foreign Assistance Resources, MSAG; Laura Cismo, USAID Tajikistan FTF Leader, and Mukhiddin Nurmatov, USAID Tajikistan) met with LAC “Mahbuba” representatives, *tashabuskors*, farmers and LRFPR representatives in the Vakhsh district. During the meeting, LAC presented their activities on land and farm restructuring issues. Farmers from the *Vakhsh* district shared their success stories in winning land shares as well. Parvina Teshaeva, Deputy Head of the



During the meeting with USAID representatives Malika Safarova – representative from Management of Agriculture of Vakhsh district sharing her thought about impact of the project to the women farmers, Vakhsh district, December 9, 2015.

jamoat “Rudaki” from Vakhsh district, noted that before the implementation of LRFRP activities, only 1 woman was the head of a *dehkan* farm. Now there are 200 women-headed *dehkan* farms in the district.

KRA 2.3 Local officials’ ability to provide beneficial information and services increased. Activity 2.3.2 Capacity building of local authorities through LACs

During the reporting period, the project developed brochures on inheritance land use rights and distributed to 1,500 beneficiaries. This brochure includes the main steps on inheritance of land use rights, list of necessary documents, and procedures on land inheritance.

Between October and December 2015, 21 seminars for local officials were conducted by LACs on rights and responsibilities of local government authorities, women rights to land and reorganization of *dehkan* farms.

KRA 2.4 GoT capacity to develop, implement and monitor land policies, laws, and regulations strengthened. Activity 2.4.3 Facilitate study tours for GoT officials to demonstrate effective government led policy and land-tenure governance

On December 6, 2015, the project organized a study tour for high level official, Director of State Unitary Enterprise Registration of Immovable Property, Umarov Rahmon, and Deputy Director of State Unitary Enterprise Registration of Immovable Property, Sharifov Safol, to study best practices of the Kyrgyz Republic on state registration of immovable property rights—particularly registration of land plots. Participants had an opportunity to visit the Department of Cadaster and Registration of Immovable Property in Bishkek and Chui region and learn the Kyrgyz experience of registration.

Task 3. Land Rights and Farm Restructuring Public Information and Awareness

KRA 3.2 Target FTF population, including local government officials receive information through television, radio, and print media. Activity 3.2.1 Radio and TV Programs

During the first quarter of Year 3, the project continued to collaborate with LLC Simoi Mustaqili Tajikiston and broadcasted six, fifteen-minute radio programs and three, ten-minute TV programs. Broadcasted Radio and TV programs covered the following topics:

- Obtaining Free Land Certificates in Khuroson and Bokhtar districts.
- Increasing the capacity of women heads of *dehkan* farms.
- The role of the project *tashabuskors*.
- Legal assistance to *dehkan* farmers in Jilikul area.
- Farmers and Economical courts; response to farmers questions by Chairman of the Regional Economical Court in Khatlon region, Amirhudzha Gaibnazarov.
- Response to the questions of farmers by district attorney in J. Rumi, Mirzo Nabiyeu.
- Legal assistance to *dehkan* farms. The conversation with the deputy director of the project Nodira Sidykova on the implementation of the project activities, the role and importance of LACs and *tashabuskors*, etc.

Activity 3.2.2 Newspaper on land reform

During the first quarter of the Year 3, the project published three monthly newsletters with total amount of 15,000 copies. Agroinform TJ newsletter covered the following topics:

- International experience in registration of immovable property covering GoT officials participations in the study tour to Kyrgyzstan.
- Success story of the female teacher who created her own dehkan farm in the Shahritus district.
- Resolving shareholder issues in court; a success story of the Arbitraj Legal Aid Center.
- “We also became the owners of the land” success story in *Qabodiyon*.
- Handing over free land certificates issued under the new rules of registration of immovable property in Khatlon region in the frame of the project pilot program.
- Restructuring of *dehkan* farms and return of migrants to their homeland.
- Length of process to issue land certificates and certificate fees.



Farmers from *Jilikul* district receiving Agroinform newspaper, November 2015

A newsletter is being published on the 15th day of each month and provides contact information for twelve LACs. LACs and tashabuskors distributed 1,500 copies of newsletters to farmers, local authorities, land committees, etc.

Activity 3.2.3 Information distribution in electronic format

Electronic material:

Another activity focused on raising awareness of the target population of land reform issues and distributed information in electronic form. During the first quarter of the Year 3, the project prepared and disseminated 200 discs containing the following information:

- Electronic form of the textbook “*Bases of Land Law*” in Russian and Tajik Languages
- Theatrical performance entitled “*Beneficial Land*” conducted in September 2015
- Brochure on taxation
- Instruction for attorneys
- Project activities pictures

Produced electronic materials were disseminated among our partner NGOs, Hukumat and jamoats, State Land Committee, Legal Aid Centers, and tashabuskors.

KRA 3.3 Target FTF population’s awareness of the rights increased. Activity 3.3.1 Development of the website on LACs activities

During the reporting period, LAC “Arbitraj” started including information about LACs activities in the Legal Aid Centers’ website: www.lac.tj

Information on LACs activities will be updated on a monthly basis. Users can find contact information of LACs and tashabuskors, learn the latest news on land reform and farm restructuring, along with success stories.

Activity 3.3.2 KAP Survey

Between November 14-27, 2015 KAP Survey Specialist, Eric Abbott, started his assignment in Tajikistan and developed a scope of work for the survey firm, participated in evaluation and selection of the survey firm, developed a finalized survey for the quantitative field study of 1200 farmers, developed a sampling strategy for the field study, identified and developed protocols for 4-8 focus groups, and worked with the selected survey firm to provide training on how to carry out the survey work and focus group activities.

During the reporting time were received four proposals from local research firms and evaluation committee have chosen LLC “Tahlil va Mashvarat”. On November 27, 2015 LRFPR signed the subcontract with this company and it started working on translation of questionnaires in Tajik and Uzbek languages, conducting training for interviewers and conducting pre-test of questionnaires.

Task 4. Support the provision of legal advice and other assistance to promote farm restructuring and the development of a market in land-use rights

KRA 4.1 Sustainable public information and legal assistance in all FTF district jamoats available.

Activity 4.1.1 Introduction of the sustainable cost benefit models in 12 LACs Activity

On November 2015, an international Legal Aid Sustainability Consultant, Stevan Dobrilovich, visited Tajikistan to evaluate the sustainability of LRFPR Legal Aid Centers and provide further recommendations for the LAC’s long-term sustainability plan. After conducting an analysis based on the current LAC business plan, the consultant met with representatives from six NGOs that have LACs in twelve target districts (POs Ilhom, Arbitrage, Bonuvoni Fardo, Mahbuba, Navzamin and Tajikagrofond). Meetings were held in order for Mr. Dobrilovich to observe the actual physical and economic conditions in which LACs operate. He also met with the representatives of Helvetas Access to Justice Project to learn about their efforts to implement the Free Legal Aid Concept in Tajikistan. Finally, a round table for 12 LACs was organized on November 13, 2015, where Mr. Dobrilovic gave presentations on 1) findings from the meetings with all LACs and 2) on recommendations to improve the sustainability of LACs.

Currently, after analysis of LACs’ current situation, the project defined three options:

1. The LAC (or the NGO that operates the LAC) may conclude and agree with a law firm or attorney (advocate) who is a member of the new Bar Association that will be formed once the new Law is implemented. Clients will sign a contract with the law firm or attorney and pay the fees directly to the law firm or attorney. The law firm or attorney will pay all taxes and divide the remaining fees with the LAC.
2. The LAC and the attorney will sign a cooperation agreement to provide legal aid services. Under this agreement the LAC will be responsible for making the following payments:
 - a. Tax on the full amount using the simplified tax method
 - b. Referral fee to tashabuskor
 - c. Salary of the attorneys
 - d. Attorney’s social tax, income tax, and pension tax payments
3. The project will support some LACs to apply for grants offered by the Government Legal Bureau to provide legal aid services in accordance with the government plan for free legal aid. This

means that these LACs would stop collecting fees for legal aid services since the government will cover the costs for legal aid services (per Helvetas project suggestion).

An analysis has been prepared for these three models, which identified the risks and recommendations associated with each of the aforementioned options. Analyses were sent to all LACs with a copy of the joint activity agreement. In December 2015, the project met with the Tax Authority and Ministry of Justice to coordinate and find the best option for LACs. After receiving their recommendation, the project will present LACs with the most suitable option in January 2016 and sign a follow-on grant for 2016.

KRA 4.2 Number of individual and family dehkan farms in all FTF districts increased. Activity 4.2.1 Provision of farm restructuring process

During the reporting period, the project continued to support the farm restructuring process in the 12 FTF districts. Through LACs, LRFPR provided legal advice and consultations for farmers to reorganize and create individual dehkan farms. The project also facilitated the procurement of land certificates for farmers. This activity was delivered under a grant program focused on issuing land certificates under the new rules of registration of immovable property. On October 13, 2015, and November 25, 2015 the project organized the ceremony of handing over the certificates on land use rights to the farmers from Khuroson and Bokhtar districts. By the end of the reporting period, 131 collective farms were reorganized and 862 certificates were issued under the new simplified rules of registration of immovable property and transferred to farmers across 12 districts in the Khatlon region.



Round Table on Developing Women Entrepreneurship in Tajikistan, 2015.

Activity 4.2.2 Increase potential of women leaders in the FTF/T target area

On October 8, 2015, the State Committee on Investments and State Property Management of the Republic of Tajikistan and the European Bank for Reconstruction and Development (EBRD)—in cooperation with international organizations in the Republic of Tajikistan—organized a round table, Developing Women Entrepreneurship in Tajikistan. In the beginning, the forum was open to a selection of participants where each of the USAID projects presented their partners as nominees. The three nominees presented by LRFPR included the head of the LAC “Mahbuba”, Barno Rahimova, along with tashabuskor Bibirajab Boymahmadova, and LAC trainer, Matluba Tursunova. They were awarded honor certificates as the most successful entrepreneurs of Tajikistan. Barno Rahimova delivered a speech on existing land problems and ways of increasing economic opportunities for women.



Women business forum and entrepreneurship EXPO, November 20, 2015.

The second event was conducted on November 20, 2015, by the U.S. Embassy, in cooperation with the American Chamber of Commerce, the State Committee on Investment and State Property, and State Committee on Women and the Family. The project organized a week-long women business forum and entrepreneurship expo at the Ismaili Center in Dushanbe, Tajikistan. This sparked the creation of a Global Entrepreneurship Week in Tajikistan and emphasized the importance of investing in women for overall economic development.

LAC trainer in Shahritus, Matluba Tursunova, presented the USAID Land Reform and Farm Restructuring Project. Nearly 100 women entrepreneurs from all regions of Tajikistan participated in the forum including members of the government of Tajikistan, representatives of the diplomatic and international communities as well as local and foreign investors.

During the expo, LRFPRP provided informational materials and guidelines for farmers and lawyers and brochures for women farmers on women's land rights and reorganization of dehkan farms. Participants greatly appreciated the provided materials and expressed a strong interest in further collaboration.

KRA 4.3 Target FTF farmers are using newly acquired rights

This quarter, the project supported LACs by actively informing and assisting rural citizens about land issues in their districts. The project focused on submitting important claims to the Economic Court of the Khatlon region to secure allocation of land shares for new *dehkan* farm members. During the reporting period, LAC lawyers won three cases in court. One of them is described below:

Four brothers (Zokirov Abdul, Zokirov Muhammad, Zokirov Muhammadsarvar and Zokirov Muslihiddin) applied to the LAC "*Arbitraj*" with a land share allocation problem with dehkan farm "*Bedak*" of the Yavan district. The head of the *dehkan* farm "*Bedak*" would not let them create a *dehkan* farm with their land shares. All four brothers were shareholders in the *dehkan* farm "*Bedak*" with 13.51 hectares of land per person. All four brothers had applied to the local government of the Yavan district and head of the DF "*Bedak*", Homilov Umedjon, but were refused and informed that they had been excluded from the DF "*Bedak*" in January 2010 without justification. This prompted them to seek legal recourse through the LAC "*Arbitraj*" in summer 2015.

Advocates from the LAC "*Arbitrage*" prepared their claim and submitted it to the Economical Court of the Khatlon region. On October 26, 2015, the Economical Court of Khatlon region ruled in their favor and allocated a total of 54.04 hectares of land to the brothers. As a result, all four brothers were able to create four family dehkan farms with their new land shares.



Tashabuskor Murodov Tohir giving his business card during the focus group in jamoat Tojikobod of Vakhsh district, December 3, 2015.

PROJECT SPECIFIC PERFORMANCE INDICATORS

This report includes cumulative results of LRFRP during its two years and first quarter of the third year. The PMEP quarterly report includes thirteen indicators out of nineteen total, and six other indicators are reported annually and/or semi-annually. A new section has been added to the report, which contains applicable indicators under the modified STARR IQC.

0.1. Number of individuals that have obtained documented property rights as result of USG assistance (FTF, STARR)

Measures the number of individuals in the FTF target areas receiving documented property rights as a result of the project's land reform assistance. "Households" cannot be used as the measurement because certificates are not issued at the household level.

This indicator is measured directly and indirectly. Through grant to CBO "Mahbuba," LRFRP has directly assisted farmers in reorganizing collective farms and providing newly created individual and family farms with certificates in 12 FTF target districts. Through this activity 2,447 shareholders received documented property rights; 1,049 of which certificates were issued in first quarter of the third project year. The project has also been continuously assisting SUERIPs of the target districts by providing trainings, organizing internal and external study tours, which issued certificates for a total of 1,141 shareholders in first quarter of the third project year. This number does not include certificates that were issued directly with LRFRP assistance. A total of 52,221 individuals received documented property rights with the assistance of the project. The target for the third project year of this indicator is 70,000, which has been achieved by 74%.

0.4 Number of previously existing land and natural resource-based conflicts resolved in areas receiving USG assistance for land conflict mitigation.

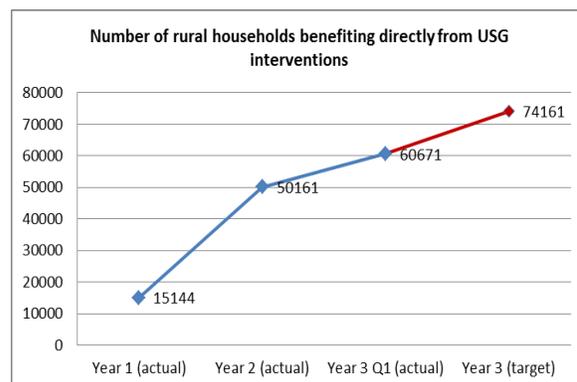
A number of natural resource-based conflicts existed before project implementation e.g. land, water, road conflicts and disputes and resolved in results of project assistance.

During the first quarter of third year, any disputes that have existed before project implementation were not resolved (i.e. all the disputes resolved have occurred during the project implementation period). To date, 21 total land and natural resource-based conflicts that existed before project implementation were resolved by LACs. The target for this indicator for Year 3 is 30, which has been achieved by 70%.

0.5 Number of rural households benefiting directly from USG interventions (FTF).

Defined as households receiving legal assistance, participating in trainings, and receiving documented property rights. Household is calculated based on the number of people with the same surname as members of one household.

Number of households is extrapolated out of trainings', focus groups' and consultations' participants list by considering people with the same surname to be members of one household. On average, 71% out of total individuals are households, meaning that the other 29% are members of the same households. Total cumulative number of individuals participated in trainings, focus groups and consultations are 85,453. Total number of households benefiting directly are 60,671. The target for this indicator is 74,161, which has been achieved by 81%.



1.1 Number of improvements in laws and regulations affecting property rights of the urban and rural poor as a result of USG assistance, by stage (STARR, FTF).

Measures the number of laws, policies, regulations, and administrative procedures improved through project assistance.

This indicator was adapted to the FTF indicators, which allow tracking of the number of improvements at different stages. Results are tracked for each stage of the law and regulation drafting/improvement process:

- Stage 1: Analyzed
- Stage 2: Drafted and presented for public/stakeholder consultation
- Stage 3: Presented for legislation/decreed
- Stage 4: Passed/approved
- Stage 5: Passed/implementation has begun

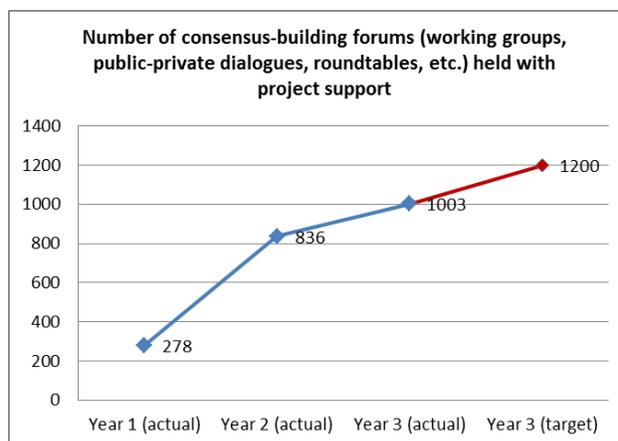
During the reporting period, the resolution on establishing public easements was passed and approved; the law on lease was analyzed; and the law on registration of immovable property was analyzed, drafted and presented for stakeholder consultation. Currently, two laws supported by LRFRP are at the first stage, three regulations are at the second stage, two regulations are at the third stage, one law and one regulation are at the fourth stage and one has passed all five stages (see table below). The Law on Dehkan Farms in the fourth stage has been approved by the GoT and is awaiting ultimate approval from parliament. The third year target was set at 14 laws and regulations, which has been achieved by 78%.

Table 2 : Status of improvements to laws and regulations		Stages				
Number	Laws and regulations	1	2	3	4	5
1	Rules and procedures for registration, forms of registration, registration books, petition/application book and serialization of cadaster number of immovable property					
2	Law on Dehkan Farm					
3	Draft rules on transacting with land use rights in the land use rights market					
4	Draft resolution on establishing public (involuntary) easements					
5	Draft resolution on use rights to lands located within coastal lines and public territories					
6	Draft resolution on granting citizens the right of life-long inheritable land use with the right of alienation.					
7	Government's decree on "land policy concept"					
8	Resolution on "approval of the state program of development of the land policy of the Republic of Tajikistan for 2015-2020"					
9	Law on Mortgage					
10	Law on Registration of Immovable Property					
11	Law on Lease					

1.2 Number of consensus-building forums (working groups, public-private dialogues, roundtables, etc.) held with project support.

The number of meetings, roundtables, forums, and other venues, in which civil sector actors (i.e. legal advocacy representatives, farmers, and others) interact with government officials regarding specific, demand-driven provisions of land policy and legislation.

Project-supported LACs conducted 167 roundtables in the first quarter of the third project year in 12 target districts. A total of 1,003 consensus-building forums were held cumulatively over the life-of-project. The target for the third year of this indicator is 1,200, which has been achieved by 83%.



2.2 Number of schools teaching land-tenure classes.

Represents the number of schools where the project organized teaching land-tenure classes.

During the reporting period, CBO “Tajikagrofound” was awarded with a grant on conducting land use rights courses for high school students in the Khatlon region. The grantee will begin its activities, from February 2016, when the schools are back from winter holidays. Over the life of the project, land tenure classes have been organized cumulatively in 36 schools. The target for this indicator for the third year is 48, which has been achieved by 75%.

2.3 Number of people attending USG-assisted facilitated events that are geared toward strengthening understanding and awareness of property rights and resource governance-related issues (STARR, FTF).

Number of participants of project-facilitated educational events including short-term trainings, school trainings, university courses, roundtables, and other awareness-raising events.

During the reporting period, 9,551 individuals, including farmers and local government authorities, have participated in educational events organized by the LRFPR and its grantees.

Cumulatively, a total of 68,697 individuals have attended LRFPR facilitated events. The target for this indicator is 86,146 individuals and is achieved by 79%.

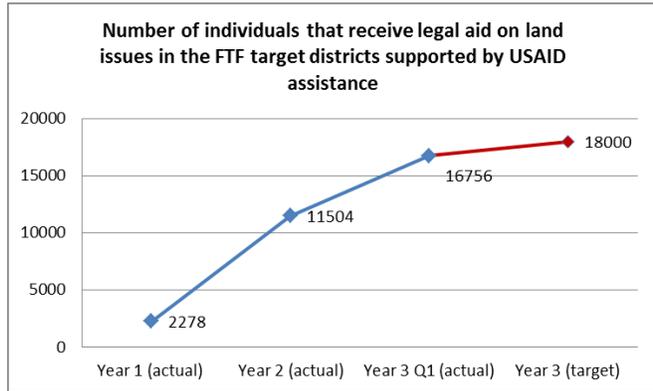
Table 3. Number of people attending USG-assisted facilitated events that are geared toward strengthening understanding and awareness of property rights and resource governance-related issues (STARR, FTF).

#	District	Trainings for DF/journalists		Focus groups for DF		Seminars for gov officials		Classes for school children/Facultative courses for students		Mini-sessions for women-farmers	Public-private dialogs	
		Total	Fem	Total	Fem	Total	Fem	Total	Fem	Total	Total	Fem
1	Shahritus	1361	719	4993	1666	159	105	40	21	20	71	36
2	Qabodiyon	684	499	3808	1989	47	23	44	21	22	70	27
3	N. Khisrav	1252	450	3159	1258	98	26	81	51	26	87	17
4	Jilikul	545	244	3415	1436	94	27	80	37	15	116	17
5	Jomi	1287	669	5167	2725	117	34	20	10	20	71	12
6	Qumsangir	1312	472	5565	1918	102	24	79	34	18	99	11
7	Vakhsh	818	503	3621	1643	88	32	41	17	14	98	17
8	Khusoron	953	263	4421	840	113	30	83	43	19	70	35
9	Bokhtar	924	391	4645	2664	210	54	78	19	19	0	0
10	Sarband	787	373	1600	836	154	60	40	22	21	0	0
11	Yovon	1307	179	7067	524	137	24	40	9	22	92	5
12	J. Rumi	1422	620	4775	2185	135	39	81	36	20	106	7
13	Dushanbe/Kurghonteppa	21	5			205	30	245	49	61		
TOTAL:		12673		52236		1659		952		297	880	
GRAND TOTAL:												68697

2.4 Number of individuals that receive legal aid on land issues in the FTF target districts supported by USAID assistance.

This is a count of all occurrences of individuals directly consulted by project-supported legal aid centers and tashabuskors, as well as individuals who receive court representation and other paid services.

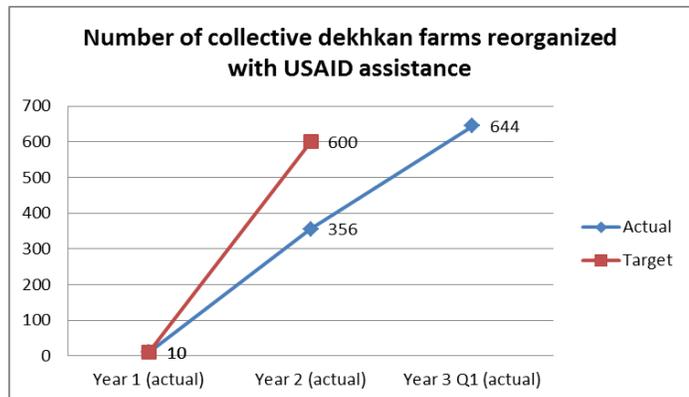
During the first quarter of Year 3, a total of 5,235 individuals received legal consultations, of which 1,176 were consulted by LAC lawyers and 4,059 by tashabuskors. Additionally, during the reporting period, 14 disputes were resolved and three court representations were provided by LAC lawyers. The target for Year 3 of this indicator is 18,000 individuals, achieved by 93%.



2.5 Number of collective dehkan farms reorganized with USAID assistance.

Number of collective dehkan farms reorganized with USAID assistance in the FTF target districts.

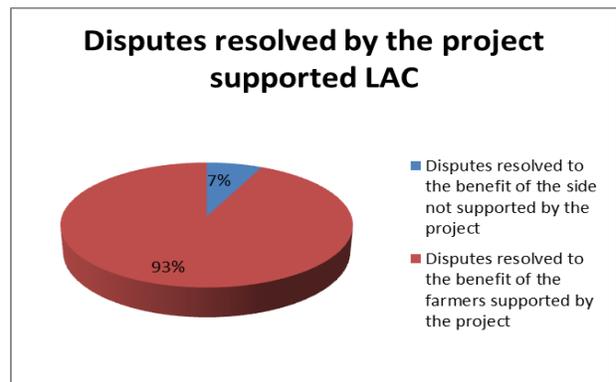
During the first quarter of Year 3, LRFRP supported LACs by continuing to provide legal assistance to farmers at different stages of withdrawing their land and creating individual and family DF. As a result, 7 collective DF were reorganized in 12 FTF target districts, with the assistance of project-supported LACs. Cumulatively, during the project life, 644 DF have been reorganized. The target for Year 3 is 600, which has been achieved by 107%.



2.6 Percent of disputes resolved to the benefit of the farmers supported by the project

The project will measure the percent of resolved disputes to the benefit of farmers supported by the project from the total number of disputes that were registered at LACs.

Out of a total of 110 disputes, including conflicts and court cases registered by project-supported LACs, 103 (93%) were resolved in favor of the farmers supported by the project. The target for this indicator for the third year states that 70% of all resolved disputes should be to the benefit of farmers supported by the LACs, which has been achieved by 132%.



3.1 Percent of cost of LAC services which are covered through fees.

Tracks the services provided by legal aid centers for fees as a percentage of overall operating budget in order to measure sustainability progress.

CBO	District	Overall operating budget	Fees received for services	% of cost of LAC services covered through fees
Navzamin	J. Rumi	59200	1650	2.78
Navzamin	Qumsangir	59200	1765	2.98
Mahbuba	Vakhsh	59825	4770	7.97
Ilhom	Jomi	62500	4450	7.12
Ilhom	Bokhtar	62500	3260	5.216
Ilhom	Sarband	46000	7250	15.76
Arbitrage	Yovon	67400	21310	31.61
Arbitrage	Khuroson	56900	33550	58.96
Bonuvoni Fardo	N. Khisrav	49300	4220	8.55
Bonuvoni Fardo	Shahritus	55900	5201	9.3
Total		578725	87426	15.1

Currently, an average of 15% of the total operating budget of 10 LACs is covered through fees. Three LACs (Sarband, Yovon, Khuroson) overreached 15% of their target in Year 3. Other LACs are facing challenges in providing paid services and fees. Of five CBOs working on program sustainability, only one—LAC “Arbitraj”—has been successful in providing paid services. For this reason, an international consultant was engaged to analyze LACs’ activities in order to provide recommendations for developing the capacity to generate income for their services.

3.3 Number of local government officials supported by USG

assistance related to land tenure and property rights in FTF zone of influence.

Tracks number of local government officials from relevant key institutions that participated in educational and consensus-building events. Relevant key institutions include organizations affiliated with the SUI “State registration of immovable property”, regional committees on land management, tax offices, departments of agriculture, local executive authorities, local self-government bodies etc., at village, jamoat (sub-district), district and regional levels in the targeted FTF districts.

During the reporting period, 28 local government officials participated in events organized by LRFRP-supported LACs, and 24 individuals participated in trainings organized by the LRFRP for the directors of SUIERIP. Cumulatively, 1,667 government officials participated in the projects’ events, which reaches 92% of the target for the third year for this indicator (1,800 individuals).

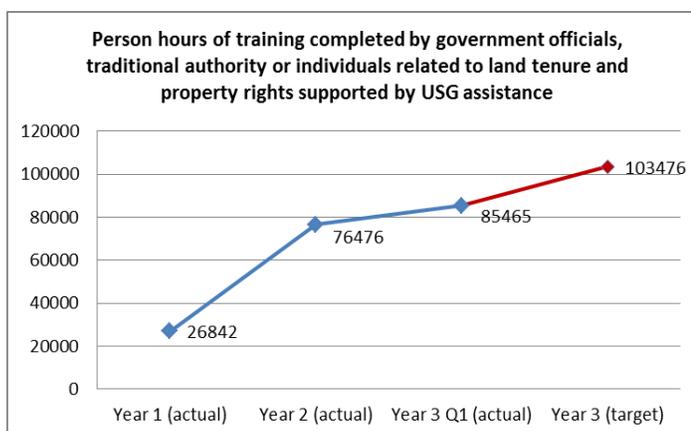
Table 6: Number of local government officials supported by USG assistance related to land tenure and property rights		
Type of event	Total Participants	Female
Seminars for local government officials conducted by the LACs	1056	346
Training for employees of SUIERIP	200	13
Seminars for local government officials on women rights to land	222	121
Seminar for judges of the Supreme Economic Court and subordinate courts on Judicial review of land disputes in practice	40	13
Study tour for districts' directors of SUIERIP	22	0
Inter - ministerial Working Group members	8	1
Seminars for press secretaries of the government agencies	13	2

Trainings for practicing lawyers and local government officials on Basis of Tajik Land Legislation	106	2
Total	1667	498

3.4 Person-hours of training completed by government officials, traditional authority or individuals related to land tenure and property rights supported by USG assistance (STARR).

Represents hours spent by all participants (government officials or land users) in educational events. Calculated by multiplying the duration of training by number of participants.

During the reporting period, 8,989 person-hours of educational events were completed. The events have different durations, ranging from 30 minutes to 8 hours. Each event's duration is taken into account and multiplied by the number of participants. The target of this indicator for the third year is 103,476 person-hours, which has been achieved by 82% (85,465 person-hours).



Special reporting

On June 11th, 2015, a modification to STARR IQC was executed, which includes six new indicators to be included if applicable. Out of these six indicators, three (i, v, vi) are new indicators which are not in the PMEP and the other two indicators are already reported on (ii-0.1 above, iii – 1.1 above, iv – 2.3 above). In order to provide information on applicable indicators, this section has been added to the report.

According to the information that LRFPR is collecting, at this time the project can report on one of the new indicators (i.e. v, please see below).

v. The number of disputed land and property rights cases resolved by local authorities, contractors, mediators or courts as a result of USG assistance.

LRFPR has been providing assistance to farmers resolving land-related legal disputes, defending their land use rights, through a network of twelve LACs. During the life of the project, LACs' lawyers have resolved 97 land-related disputes through mediation or agreement of parties and 17 cases have been resolved through court participation.

LAC	District	Court case	Mediation/Agreement of parties
Navzamin	J. Rumi	1	38
Navzamin	Qumsangir	0	23
Mahbuba	Vakhsh	5	3
Ilhom	Jomi	0	1
Ilhom	Sarband	0	0
Arbitrage	Yovon	3	3
Arbitrage	Khuroson	3	10
Zarnisor	Qabodiyon	2	1
Tajagrofond	Jilikul	1	2
Bonuvoni Fardo	N.Khisrav	0	7
Bonuvoni Fardo	Shahritus	2	9
Total		17	97

ANNEX A



USAID | TAJIKISTAN

FROM THE AMERICAN PEOPLE

SUCCESS STORY

Farmers are receiving certificates on land use rights under the new rules of the state registration of immovable property.



Representative of Bokhtar registration office – Mr. Sodik Murodov – is handing over the Land Certificate to Firuza Sharipova.

Sharipova Firuza, attempted to create her own family *dehkan* farm in 2012. Since 2012, she has been unsuccessful in her efforts to receive a land use certificate. In August 2015, Firuza participated in one of the USAID Land Reform and Farm Restructuring Project trainings on how to create an individual *dehkan* farm. Together with her family, she prepared an application to create a family *dehkan* farm and consulted with the Legal Aid Center “*Mahbuba*”.

Within 14 days, the State Unitary Enterprise “Registration of Immovable Property” in Bokhtar district prepared land documents and issued the certificate under the new rules of the state land registration. Firuza could not receive a certificate on land use rights over the last three years due to the long registration procedures. After, she received the document within 14 days. Firuza did not visit any authority or receive any signatures. All the necessary steps for preparing requisite land documents were completed by specialists of the Bokhtar registration office. The cost of the certificate is 229 TJS. Much lower than before, when the average cost for one certificate was around 1000 TJS. Along with Firuza, 862 more families received land use right certificates.

Currently, the process of reorganization and issuance of certificates on land use rights, as well as the state registration of immovable property, has become an important theme in the promotion of land reform in Tajikistan.

USAID Land Reform and Farm Restructuring Project, in close cooperation with State Committee on Land Management, Geodesy of the Republic of Tajikistan, and SUERIP, has introduced the new rules of state registration of immovable property in 12 districts of the Khatlon region covered by USA Feed the Future program. Now, registration of immovable property allows farmers to formalize their property in significantly less time (14-20 days), at a lower cost, and at a single registration window. As a result of USAID efforts, farmers are much more knowledgeable on the process of registration and issue of land certificates.

“ USAID Land Reform and Farm Restructuring Project assists farmers in collective farm restructuring and creating an individual and family *dehkan* farms and receiving the land certificates under the new rules of the state registration of immovable property”.



ANNEX B. PROJECT BRIEF UPDATE

USAID | TAJIKISTAN

FROM THE AMERICAN PEOPLE

USAID Land Reform and Farm Restructuring Project

Budget

\$5.4 million

Duration

October 2013 – September 2016

Implementing organization

Chemonics International Inc.

Chynara Arapova

Chief of Party

Tel.: (+992) 93 445-47-54

carapova@landtj.com

Project objective

Within the U.S. Government's Feed the Future Initiative, the USAID Land Reform and Farm Restructuring Project (LRFPR) supports farm restructuring and expanding land rights for rural citizens living in the 12 districts of the Khatlon Province of Tajikistan.

Situation and solution

Tajikistan is primarily an agricultural country, with almost 70% of its population living in rural areas. 24.4% of Tajikistan's territory of 14.3 million hectares is agricultural land with 18.19% arable land and 3.8% under perennial crops (orchards and vineyards). Advancing agriculture sector growth holds the potential to reduce poverty and improve food security in rural areas in Tajikistan. Based on an analysis of the current land reform situation, the project focuses on achieving increasing agricultural sector productivity through strengthened property rights.

To ensure more efficient use of land, LRFPR supports the continuing progress of *dehkan* farm restructuring and recognition of property rights leading to a market in land-use rights, simplifies the registration procedure for acquisition of land-use certificates, and strengthens government capacity to monitor and implement land reform. In accordance with the FTF/T strategy, the project focuses on expanding land rights for rural citizens living in the 12 districts of the Khatlon Province of Tajikistan.

Project Accomplishments

During the reporting period, the USAID Land Reform and Farm Restructuring Project achieved the following results:

- Regulation on Establishing Public (Involuntary) Easement was approved by the GoT on December 30, 2015 under the №814.
- Conducted monthly inter-governmental working group meetings to promote the Law on Dehkan Farm and finalize Government Regulation on Rights of Alienation.
- Developed amendments to the Law on State Registration and provided standards of Registration of Immovable Property developed by international expert.
- Facilitated Study tour to Kyrgyz Republic for High Level officials from SUERIP.
- Developed alterations to LACs sustainability and updated current business models.
- Participated at the Round Table on Developing Women Entrepreneurship in Tajikistan.
- Participated in Women Business Forum and Entrepreneurship Expo organized in the frame of the Global Entrepreneurship Week in Tajikistan.
- Tashabuskors and LACs conducted 519 focus group discussions, 167 round tables, 128 trainings, and 21 seminars for local officials. LACs and local activists provided 5,235 consultations and legal assistance to farmers and resolved 14 land disputes through mediation and 3 court cases.



Tashabuskor Murodov Tohir conducting focus group in *jamoat Tojikobod* of *Vakhsh* district, December 3, 2015



Woman farmer in *jamoat 20-solagii Istiqlol* of *Vakhsh* district talking with *tashabuskor* Shoimova Mehrinisso about her *dehkan* farm, December 4, 2015

USAID Land Reform and Farm Restructuring Project. 140/1, Khabib Ahrori Street Dushanbe, Tajikistan, 734001

Last updated : December 2015

ANNEX C. MEDIA

During the first quarter of Year 3, LRFPR activities were highlighted in the following media outlets:

A local newspaper, named *Khatlon*, published an analytical article on land reform in the Khatlon region, detailing information on project seminars and highlighting Mamurzoda Nosirjon's knowledge of gender issues gained from participating in the LRFPR training program.

TV/Radio *Khatlon* broadcasted problems of *dehkan* farms in the *Khatlon* region, including issues related to allocation of land shares, rights and responsibilities of farmers, bank loans, and consultation of legal entities. In this broadcast, a judge from the Economical Court of Khatlon region participated in a Q&A session with the audience.



Farmers from *Jilikul* district reading *Agroinform TJ* Newspaper, November 2015

On November 20, 2015, the *Sadoi Mardum* Newspaper published an article on the monitoring and registration of immovable property.

On December 14, 2015, the draft Law on Dehkan Farms was reviewed at the Parliament meeting together with representatives of the relevant ministries and agencies, published in the following media outlets:

- 1) Local Newspaper website: <http://www.news.tj/ru/node/219056>
- 2) Website of the Parliament of the RT: <http://parlament.tj>

Overall, the project produced three monthly newsletters of “Agroinform TJ”, circulating a total of 15, 000 copies. The newsletters highlighted issues arising among *dehkans* working in the field, women farmers' fears to demand their land rights, violation of land rights, high interest bank loans, land tax, securing land certificates in Khatlon, and the reorganization of *dehkan* farms.

Since October, the project broadcasted three ten-minute TV programs, and six radio programs. The main topics of TV programs were dedicated to women heads of *dehkan* farms, experience of participants in the Study tour to the Sughd region (Ruzikhol Mirzoeva from Jilikul district), project *tashabuskor* activities, and an interview with the Chairman of the Economic Court of the Khatlon region. Radio programs emphasized *dehkan* farm issues with obtaining free land certificates in *Khatlon*, increases in the capacity of women heads of *dehkan* farms, and the important role of project *tashabuskors*.

During the reporting period, LRFPR has published articles in the following newspapers and reflected the activity of the project through the articles of our professionals.

Additional Photos for Success Story



Heads of dehqan farms: “Firuz” – Sharipova Firuza; “Khayri” - Gulmurodova Khayri; “Zebi” - Nazirova Zebi from Bustonqala jamoat of Bokhtar district have also become the owners of the Certificates with the support of the Project.



Heads of dehqan farms: “Firuz” – Sharipova Firuza; “Khayri” - Gulmurodova Khayri in Bokhtar district have also become the owners of the Certificates with the support of the Project.



Farmers are examining the Certificates on land use rights prepared under the new rules of registratuion of land use rights as immovable property with the support of the Project



Farmers from Khuroson district received Land Certificates with the support of the Project