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SECOND YEAR ANNUAL REPORT

LAND REFORM AND MARKET DEVELOPMENT PROJECT



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ACRONYMS AND GLOSSARY

General

ADB	Asian Development Bank
EC	European Commission
DFID	Department for International Development (United Kingdom)
IFC	International Finance Corporation
TOT	Training of trainers
UNFAO	United Nations Food and Agriculture Organization
UNIFEM	United Nations Development Fund for Women
USAID	United States Agency for International Development
WB	World Bank
WG	Working group

Kyrgyzstan

AO	Aiyl okmotu, body of local self-government, covering several villages
GOK	Government of Kyrgyzstan
IRT	Investment Roundtable
JK	Jogorku Kenesh, the national parliament
LARC	Legal Assistance to Rural Citizens
LRF	Land Reserve Fund
UDA	Urban Development Association

Goskomimushestvo	State property committee
Gosregister	State Registry for immovable property
Demilgechi	Rural land activists or initiators

Tajikistan

ALMGC	Agency for Land Management Geodesy and Cartography
DCC	Donor Coordination Council
GOT	Government of Tajikistan
IC	Independent Commission
SLC	State Land Committee

Dehqan farm	Farms that underwent preliminary reorganization, ranging in size from a single member to several hundred members
Hukumat	Local government authority of region (oblast) or district (rayon)
Jamoat	Body of local self-government at sub-district level
Tashabbuskor	Rural land activists or initiators

Symbols used



Target achieved or exceeded



Target not met



Target partially met

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PART ONE

LAND MARKET DEVELOPMENT IN KYRGYZSTAN



HIGHLIGHTS OF THE YEAR

The Land Reform and Market Development Project is assisting the Government of Kyrgyzstan and the private sector in the development of agricultural land markets by improving the land-related policy environment and by stimulating effective rural land markets. In Year 2 the Government of Kyrgyzstan (GOK) adopted a Model Regulation for the management of the state-owned Land Redistribution Fund (LRF), initiated and developed with the support of the project. Working closely with the GOK, the project also developed amendments to the Law on Agricultural Land Management and the Land Code.

The project also developed four options for the future of LRF land use strategy, which will ultimately lead to decentralization of land management and partial privatization of agricultural land contained in the LRF. Using the Model Regulation, the project finalized the inventory of land and strategic plans of 10 pilot ayil okmotus (AO) on how to manage the land under their administration. Following this, the project

conducted auctions for allocating LRF land for lease in three AO in compliance with the objectives of the strategic plans. The initial results from these lease auctions showed a dramatic increase in revenue for the local governments as a result of instituting transparent procedures and price information. The project will seek to replicate this success by expanding its work to 120 AO using the methodologies tested in the 10 pilot AOs.

The project conducted an economic, social, and environmental analysis of pasture land. This report recommended that, like LRF land, management of pastures should be decentralized and managed by AO, which would approve pasture management plans and institute fees for pasture to be used for preserving and restoring the land for future use.

In terms of outreach, the project continued a broad-based information campaign on land rights through the local media and expanded its *Demilgechi* network of rural activists by 72 to 120. The Demilgechi network provided trainings for 27,251 persons

(12.4% increase over Year 1), provided consultation for 17,125 rural citizens (28% increase), and resolved 16,888 land-related problems (22.4% increase), with emphasis on tailored support to rural women (34% of total consultations).

The project assisted the Government of Kyrgyzstan and the private sector in developing urban land markets. In Year 2 the project assisted 11 pilot cities and two villages in implementing legal zoning rules. An analysis of the effects of zoning showed the potential for economic development through transparency, increased access to information, improving investment procedures, and intensification of construction. The project also continued developing the profession of real estate appraisers and helped introduce national appraisal standards.



- The GOK adopted the Model Regulation on Terms and Procedures of LRF Land Lease on June 22, 2007; on June 29, 2007 the regulation was approved by the Jogorku Kenesh.
- Amendments to the Law “On Management of Agricultural Land”, allowing for auctions for land right allocation, were adopted on November 26, 2006.
- The project held the National Conference on Land Redistribution Fund and Policy Recommendations and presented the four options of the future LRF land use strategy and cross-cutting issues concerning the current status of LRF land. The conference resulted in the adoption of a resolution recommending the creation of an inter-agency working group to study and develop the optimal strategy of new LRF land policy.
- The project finalized the inventories and strategic plans of 10 pilot aiyl okmotus.
- The project conducted auctions for allocating LRF land for lease in three AO in compliance with the objectives indicated in the strategic plans.
- The project organized an information campaign on legal zoning and held 124 meetings with urban dwellers in 11 pilot cities, with a parallel broadcast of TV reels in Russian and Kyrgyz languages on oblast and national TV channels.
- The project organized a study tour to Moldova on the “Green Book” amendments for JK deputies and other officials. The trip resulted in an agreement to make amendments to the Land Code allowing urban dwellers and legal entities to own land.
- The project conducted seminars for local government specialists on the Model Regulation on Terms and Procedures of LRF Land Lease, training a total of 381 persons.
- The project trained Gosregister specialists on how to operate the Total Station surveying apparatus to carry out mapping in accordance with the LRF land inventory.
- The project subcontracted the Business Intellect Group to develop strategic development plans for the NGOs Aiyil Demilgesi and Urban Development Association.
- Seventy-two new Demilgechi were selected and trained.
- Demilgechi advised 17,125 rural citizens and resolved 16,888 land-related problems.
- The project developed additional training materials on LRF land, LRF lease auctions, and leasing private agricultural land.
- Local councils in Osh City, Tup AO, and Chuy AO adopted zoning regulations.
- The first National Conference on Mortgaging Agricultural Land: Obstacles and Prospects was held for financial-crediting organizations; the conference resulted in the creation of a working group and the adoption of a resolution on eliminating existing barriers in legislation.
- A National Conference on the Role of Professional Preparation in Development of Appraisal Activities in Kyrgyzstan was held to build the capacity of appraisal specialists.
- The project issued the second edition of the textbook Real Estate Appraisal, which was recommended by the Ministry of Education as a text book for training future appraisers

RURAL LAND MARKET DEVELOPMENT

SUB-COMPONENT 1.1

INTRODUCE MARKET MECHANISMS IN THE MANAGEMENT OF STATE-OWNED AGRICULTURAL LAND

SUB-COMPONENT DESCRIPTION

The project will facilitate changes in policy and procedures related to management of state agricultural land, namely, land under the Land Redistribution Fund by means of promoting approval of a new Model Regulation on Management of LRF land, by implementing new procedures at the local level in Aiyl Okmotus and by facilitating discussion on the future policy. As a result, the LRF land distribution policy will require open and transparent procedures giving access to agricultural land in accordance with the guiding national policy principles and strategic priorities developed at the local level.

ACTIVITY CLUSTER 1.1.1

FACILITATE ADOPTION OF MODEL REGULATION ON MANAGEMENT OF LRF LAND AND FUTURE LRF LAND USE STRATEGY

EXPECTED RESULTS	INDICATORS/TARGETS	RESULTS ACHIEVED
<ul style="list-style-type: none"> Approval of the Model Regulation Elaboration of the Future LRF Land Use Strategy coordinated with USAID and stakeholders of the Government of the Kyrgyz Republic 	<ul style="list-style-type: none"> Key legislation enacted in Year 2, including: <ul style="list-style-type: none"> - Adoption of the Model Regulation on Management of LRF Land by March 2007 - Adoption of the New Concept of Future LRF Land Use in spring 2007 - Amendments to the current land related legislation drafted according to the New Concept by July 2007 - Elaboration of four strategic plans with participation of local communities by end of Year 2 	<ul style="list-style-type: none"> Key legislation enacted in Year 2, included: <ul style="list-style-type: none"> - Model Regulation on Management of LRF Land adopted June 2007  - Four options for future LRF land use presented by project, but New Concept not adopted  - No amendments to legislation were made as New Concept was not adopted by the government  - Four strategic plans adopted in Uchkorgon, Akdobo, Tup, and Minbulak 

ACTIVITY 1

ADOPTION OF THE MODEL REGULATION

The Government of Kyrgyzstan (GOK) adopted the Model Regulation on Terms and Procedures of LRF Land Lease on June 22, 2007. As a sign of its importance, the Jogorku Kenesh (JK) quickly followed by adopting the regulation on June 29, 2007. It entered into force at the end of June 2007. According to the Year 2 Work Plan, the Model Regulation was to have been adopted in March 2007. Due to political instability in the country and frequent changes in the government, the regulation

was delayed.

The Model Regulation reflects all mechanisms necessary for efficient and transparent LRF land use:

- Mandating that accurate information about real size and quality of LRF land, also in cartographic format (inventory) be made available;
- Ensuring the transparency of LRF land use through the development of strategic plans for the use of LRF land over a defined period of time
- containing indications of land use plans per year, land zoning, and how the needs of socially-oriented subjects (schools, hospitals, etc.) and vulnerable persons can be met.
- Ensuring publicity and transparency of LRF land allocation through auction and tender mechanisms;
- Defining responsibility of authorized bodies.

ACTIVITY 2

PILOT PROGRAM ON TESTING THE DRAFT MODEL REGULATION IN PILOT AIYL OKMOTUS

In Year 1 the project selected 10 AOs to pilot the implementation of the processes laid out in the Model Regulation, including inventorying/mapping, developing strategic plans, and organizing auctions and tenders. At the end of Year 1, strategic plans for LRF land use had been approved by aiyl keneshes (local councils) in six AOs [Jergetal and Nurjanov (Talas Oblast), Yrys, Burgondu (Jalalabad Oblast), Kokjar and Kyzyl Oktyabr (Osh Oblast)]. In the first quarter of Year 2, the project helped finalize the development and approval of strategic plans in the remaining four AOs [Uchborgon (Batken Oblast), Akdobo and Tup (Ysyk-Kul Oblast) and Minbulak (Naryn Oblast)]. The project provided IT equipment to the pilot



Photo: Iskander Ba nazarov

Public hearing on strategic plan in Kokjar

Draft strategic plans for LRF land are discussed at public hearings, such as this one in Kokjar, to give residents the possibility to make proposals for the efficient use of LRF land in their AO. Public hearings ensure publicity and transparency of LRF land management. Kokjar was one of the 10 pilot AOs in which the project worked during Year 2.

AOs to enable them to implement their strategic plans. The project also issued the State Act on Perpetual LRF Land Use Right to pilot AOs.

Having finalized the inventorying/mapping and strategic plan development activities in the pilot AOs, the project then turned its attention to building capacity to conduct auctions and investment tenders for LRF land use. While auctions were to be conducted according to schedules in the 10 AOs strategic plans, only three had been scheduled for 2007: Burgondu, Akdobo, and Kyzyl Oktyabr. Conducting the auctions involved developing auction rules and sample auction documentation; training land commission members on the rules; implementing the auctions themselves; and analyzing the best practices and lessons learned from the process.

Developing auction rules and sample auction documentation.

To standardize the auction procedures for LRF land lease, the project developed an “Auction Rules” document for land commissions in pilot AOs. The rules provide unified standards and procedures for land lease auction; however, they can be modified to account for the local context in each AO, as long as they do not contradict the guidelines of the Model Regulation. The project also developed instructions for auctioneers, written in both Russian and Kyrgyz.

The project also developed forms and illustrative examples of LRF land lease auction announcements, application forms for auction participation, and instructions on how to



Auction of LRF land leases in Akdobo

Within the framework of the pilot program on LRF land, the project supported LRF land lease auctions in three AO. Auction results exceeded expectations in Akdobo, where the increase in lease prices due to the open environment of the auction resulted in significantly increased revenue for the AO.

complete the registration book and properly manage registration applications. The project provided sample lot descriptions, entrance tickets, auction forms to track the auction process, and sample auction minutes. The documents were compiled into a set of “Methodological Recommendations” and were disseminated to all Demilgechi and heads of AOs who participated in the project’s seminars.

Training of land commission members and conducting auctions.

The day before the scheduled auctions, the project traveled to Burgondu, Akdobo and Kyzyl Oktyabr AOs to train the members of land commission in auction procedures and rules. The project then also assisted in conducting the auctions in Akdobo and Burgondu.

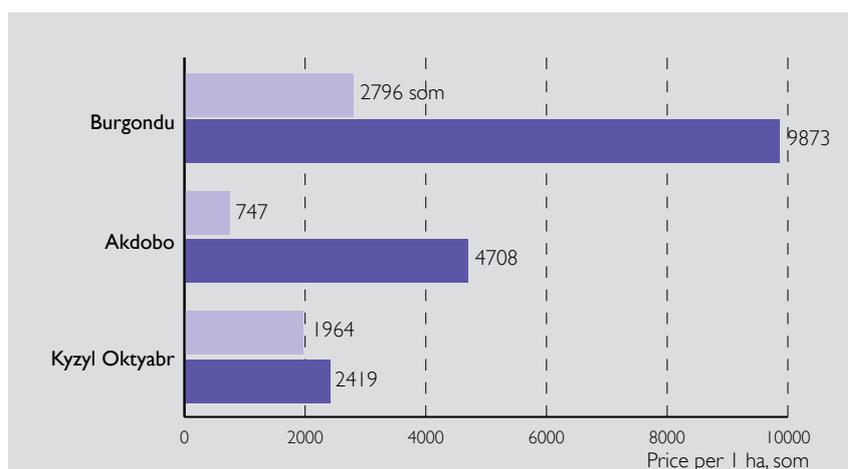
Analysis of results. The auction

results demonstrate that open and transparent auctions bring more income than those conducted before the enactment of the Model Regulation, when lease rates did not reflect real market price and were under-reported. For example, when one looks at the highest lease payment (15,500 som per hectare (\$433) in Burgondu AO), it is 5.5 times higher than the average price for the previous year. Even the lowest auction price (12,000 som (\$343) per hectare in Burgondu AO) is four times higher than the lease payment before the auction (2,796 som (\$80) per hectare).

The comparatively low figures in Kyzyl Oktyabr AO may be attributable to the fact that project involvement in this auction was limited. The project only provided consultation on the auction organization, but did not assist in conducting it. It appears that

the lack of information in Kyzyl Oktyabr resulted in potential bidders agreeing to set an approximate lease payment price beforehand. The Kyzyl Oktyabr case was highlighted during trainings for AO heads to illustrate the necessity of following auction rules and procedures in conformity with the Model Regulation.

Investment tenders. In Year 2 the project engaged agronomists, engineers, and hydro technologists to study ways of improving the quality of unused LRF lands that would be eligible for investment tender. Improving the quality of these lands requires access to a level of funding that the majority of AOs do not have. In Year 3 the project plans to present various options for organizing investment tenders and ways of attracting investment based on international experience.



LRF auction results

Results from the first three LRF auctions show a dramatic increase in the lease prices per hectare for Burgondu and Akdobo. The results for Kyzyl Oktyabr do not show the same increase, however, most likely because bidders agreed to set an approximate lease price before the auction began. The project did not assist in conducting this auction.

Results of first three LRF auctions			
Aiyl okmotu	Burgondu	Akdobo	Kyzyl Oktyabr
Auction date	March 10	April 7	July 21
Total size of land put for auction (ha)	25	55.4	52.47
Size of land successfully auctioned (ha)	21	7.9	23
Quantity of lots put for auction	20	20	53
Quantity of lots successfully auctioned	17	8	21
Number of applications	37	23	57
Number of participants	37	16	54
Starting price for an annual lease for 1 ha arable land, som (USD)	3000 (\$86)	450 (\$13)	2250 (\$64)
Auction step, som (USD)	500 (\$14)	200 (\$6)	200 (\$6)
Total earnings from auction, som (USD)	206,500 (\$5900)	37,200 (\$1063)	53,820 (\$1522)
Average annual price for 1 ha of arable land, som (USD)	9833 (\$281)	4708 (\$135)	2419 (\$69)
Average annual lease payment a year before auction, som (USD)	2796 (\$80)	747 (\$21)	1964 (\$56)
Lowest lease price for 1 ha of arable land at auction, som (USD)	12000 (\$343)	1650 (\$47)	2200 (\$63)
Highest lease price for 1 ha of arable land at auction, som (USD)	15500 (\$443)	7050 (\$201)	4400 (\$128)

ACTIVITY 3

DEVELOPMENT AND ADOPTION OF FUTURE LRF LAND USE POLICY

On February 1, 2007, the project held a national conference to present the LRF study and policy recommendations to an audience of some 250 national and local officials, stakeholders, and the press. The presentations at the conference included an overview of current problems with LRF lands, a summary of the pilot program, a presentation of four options for the future strategy for the effective use and administration

of LRF lands, and the results from public hearings across Kyrgyzstan on the four options.

At the end of the conference, the participants drafted a resolution calling for all conference materials to be sent to the GOK for review and for the study's key points and recommendations to be adopted by the government in the near term. The resolution also stated that the GOK should form

a working group to study the four LRF land use policy options and work toward adopting one of these options.

The draft government resolution on creating an inter-agency Working Group on the Development of Future Strategy of LRF Land Use is awaiting a final signature by the prime minister.

ACTIVITY 4

AMEND CURRENT LAND LEGISLATION IN ACCORDANCE WITH NEW STRATEGY AND MODEL REGULATION

To harmonize existing legislation with the Model Regulation on Terms and Procedures for LRF Land Lease, the JK adopted the Law "Amendments and Additions to the Law on Management of Agricultural Land" on November 24, 2006. In these amendments the word "tender" was changed to "bidding" throughout. The Model Regulation stipulates the allocation of LRF land through both auctions and tenders. "Bidding" is a general term for both practices.

ACTIVITY 5

EXPAND LEGAL AND INFORMATION SERVICES FOR LRF STRATEGIC PLANNING ACTIVITIES TO FARMERS AND RURAL COMMUNITIES

Based on the results of the pilot projects undertaken in 10 AOs, on June 5, 2007, USAID exercised a new contract option to expand legal and consulting services related to LRF land use planning to an additional 120 AOs. Before beginning this work, the project signed a significant Memorandum of Understanding with Gosregister, the state property registration office, to define respective roles and responsibilities in undertaking the planning. The MoU also established a fixed price for AOs for land surveying and issuance of State Acts, so that these services would be within the AOs' financial reach.

The work was divided into two stages. Work began in the first stage in 30 AOs in summer 2007. Work in the other 90 AOs will start in Year 3. AOs were

selected on the basis on their applications, the availability of Demilgechi nearby, the existence of LRF land within the particular AO, and the recommendations from Gosregister, the Ministry of Agriculture, JK deputies and other international donor-funded projects.

Through Atlas Plus, a subcontractor, the project trained about 50 specialists from local Gosregister offices and land surveyors of the 10 pilot AOs in inventory procedures and the elaboration of the cartographic part of the strategic plans using modern geo-information systems.

At the end of Year 2, the project, Gosregister specialists, Demilgechi and AO land commissions achieved the following results:

- Borders and sizes of LRF



Photo: Gulzat Namatbekova

Improving accuracy of land registry

Under a subcontract with Atlas Plus, the project trained about 50 local Gosregister specialists to survey land parcels to make the cartographic part of the strategic plans using modern geo-information systems. This process greatly improved the accuracy of the land registry and often forced revisions to the reported size of LRF holdings.

lands in 30 AOs were clarified;

- LRF land lessees and lease contracts for LRF land were clarified where none had existed previously;
- Unused LRF land and the efficiency of LRF land use was identified (Analysis showed that there are different lease payment rates for land of the same size and quality in various AOs and that most AOs allocated land without any auction and had even built housing on these lands);
- Five-year strategic plans for LRF land use were developed.

ACTIVITY CLUSTER 1.1.2

PROVIDE TRAINING AND PUBLIC INFORMATION ON LRF LAND ISSUES

EXPECTED RESULTS	INDICATORS/TARGETS	RESULTS ACHIEVED
<ul style="list-style-type: none">• Implementation of practical activities of the new Model Regulation in four pilot AO• Conduct of information campaign on new Model Regulation for local self-government organs	<ul style="list-style-type: none">• 100 training and information seminars on LRF procedures (for local governments and farmers) conducted within Year 2 after enactment of new Regulation• 95% of local governments trained on new Model Regulation on LRF within 1 month of enactment	<ul style="list-style-type: none">• 116 seminars on LRF procedures conducted for farmers and local government following adoption of new Model Regulation • 100% of local governments invited to training; officials from 70% attended within 2 months of enactment; 381 persons trained 

ACTIVITY 1

PREPARATION AND BROADCAST OF A VIDEO SEMINAR ON THE PILOT PROGRAM

At the end of Year 2, the project prepared a video seminar describing main stages of strategic planning for LRF land use. The seminar allows both AO specialists and local citizens to understand how strategic plans are developed and their roles in increasing the efficiency

and transparency of LRF land management. The video seminar is available in Russian and Kyrgyz and will be nationally broadcast beginning in November 2007.

ACTIVITY 2

INFORMATION-TRAINING SEMINARS FOR LOCAL ADMINISTRATION SPECIALISTS AND RURAL POPULATION

Instructional materials.

Following the enactment of the Model Regulation, the project developed informational materials (brochures, booklets, diagrams) in an easy-to-understand language based on the regulation itself and the pilot program experience.

Materials include:

- “For the Farmer Participating in an LRF Land Lease Auction”. This booklet contains information

necessary for conducting LRF land lease auction and a diagram of auction organization making it easy to use for potential lessees.

- “What You Need to Know About LRF Lands”. This brochure for farmers was developed to explain issues surrounding the legal regime of LRF land lease in compliance with the Model Regulation on Terms and Procedures of LRF Land

Lease.

- “Participants of Land Relationships”. This brochure addresses changes in land legislation and was prepared to explain the roles and responsibilities of the primary participants of agricultural land-related relationships (farmers, local self-government organs, authorized state bodies).

- *“Transactions with Agricultural Land Plots”*. This brochure explains the specifics of making various transactions with agricultural land plots according to changes in the land legislation as of August 1, 2007.
- *Diagrams of Auctions and Direct Allocations*. These are materials for pilot AOs that describe the procedures for auction and direct allocation of LRF land and can serve as visual aids when conducting seminars and arranging stands.
- *“Samples of Documents for Allocating LRF Land Through Auction”*. Hand outs for heads of AOs.
- *“How to Conduct Seminars to Popularize a New Model Regulation on LRF Lands”*. These are training modules consisting of slides and diagrams for Demilgechi.

The publications are written in simple language to explain specifics of land use according to changes in the land legislation. Due to numerous requests from Demilgechi, heads of AOs, and farmers, the project also prepared a “Collection of Legal Statutory Acts on Land Legislation”.

Training. Giving the novelty of the Model Regulation procedures and importance of public’s awareness increase, the project conducted a range of training seminars:

- 11 seminars for heads of AOs in all oblasts;
- Four trainings conducted for existing 49 Demilgechi;



Photo:Dmitry Gudkov

Extensive training on Model Regulation

Under the training and public information activity cluster, the project developed brochures, booklets, and diagrams to explain the changes to land legislation, including the adoption of the new Model Regulation for LRF land.



New Demilgechi at work, Ysyk-Kul Oblast

To improve citizens' awareness of land-related issues, the project recruited and selected additional Demilgechi in all regions of Kyrgyzstan.

- 116 seminars conducted by Demilgechi for local administration specialists and farmers;
- Three seminars conducted for training new Demilgechi.

Training AO heads. Within three months of the enactment of the Model Regulation, the project conducted 11 seminars for AO heads in all oblasts on the “Principles of LRF Land Management According to the New Model Regulation on Terms and Procedures of LRF Land Lease”. The seminars were conducted from July to September 2007. In addition to the heads of AOs, the heads of local Gosregister offices, representatives of the agrarian departments of rayon and oblast administrations were also invited. The seminars addressed the legal basis of LRF land management, how to conduct LRF land lease auctions, the role of state and local government bodies in managing LRF lands, and lessons learned from the AO pilot program.

While the project invited representatives from 100 percent of AOs, participants came from about 70 percent of them. Of

the 381 total participants, 291 AO heads participated (62% of the total invited). Attendance was not as high as expected due to a lack of follow-through by state officials and limited funds in the state budget. In oblasts where project staff called and personally invited AO heads, attendance was higher.

Demilgechi training. In July to August 2007 the project held four trainings on “How to Conduct Seminars Explaining the New Model Regulation on LRF Land” to train acting Demilgechi within the Aiyl Demilgesi NGO. The goal of this training of trainers (TOT) was to prepare acting Demilgechi to conduct seminars for local administration specialists and the general public in their own and neighboring AOs. The training content was based on initial seminars for AO heads and featured Frequently Asked Questions (FAQ) from those previous trainings. To make conducting the seminars easier for Demilgechi, the project developed and distributed training materials on the development of strategic plans, specifics of land commission work, and diagrams of every type of LRF land allocation for lease in hard copy and electronic versions.

Information campaign on the new Model Regulation.

After the ToT, the Demilgechi held 116 seminars on the new Model Regulation for a total of 2,830 participants, 918 which were women (33%). It is worth noting that all Demilgechi seminars were attended by officials (AO heads and specialists, deputies of local keneshes, members of land commissions, village elders), local activists and farmers.

During the seminars, the Demilgechi explained the experience of developing strategic plans in the 10 pilot AOs and gave recommendations. The seminars were well attended and the level of interest in new approaches to LRF land management and types of LRF land allocation for lease was high.

Training New Demilgechi.

To implement the LRF land management in the 120 new AOs, the project selected and trained additional Demilgechi. The project held three training seminars from June to September 2007 for the new Demilgechi on the basics of land legislation. By the end of Year 2, 72 new Demilgechi are working, fifteen of whom are women.

SUB-COMPONENT 1.2

STIMULATE AN EFFECTIVE LAND MARKET

SUB-COMPONENT DESCRIPTION

As of today almost all farmers in Kyrgyzstan have received a land title, giving them a sense of ownership. However, this sense of ownership is suppressed by legal and practical restrictions. The Project will work to stimulate the land market through legislative reform and introduction of innovative approaches to resolving some of the practical problems occurring with land transactions in Kyrgyzstan.

ACTIVITY CLUSTER 1.2.1

FACILITATE ADOPTION OF LAND CODE AND LAW ON MANAGEMENT OF AGRICULTURAL LAND

EXPECTED RESULTS

- Facilitate land transactions through elimination of legal impediments and simplification of transactions mechanisms

INDICATORS/TARGETS

- Passage of land-related legal amendments by June 2007

RESULTS ACHIEVED

- Neither Law Code nor full amendments to Law on Management of Agricultural Land were adopted, but some amendments to the latter were adopted in November 2006 to allow for auctions and tenders



ACTIVITY I

LEGAL ASSISTANCE

Land Code amendments.

Over the past year, the WG created by the JK Land Use Committee on June 30, 2006 has been developing the draft law on amending the Land Code on the basis of the “Green Book”. The “Green Book” includes the full amendments to the Land Code and the Law on Management of Agricultural Land. Legal drafting bodies make use of the drafts within the “Green Book” when developing amendments for other laws. The WG includes specialists

from Gosregister, the Ministry of Agriculture, Government office, and consultants of the Jogorku Kenesh. The final draft of the law was presented for consideration by the Land Use Committee. Mr. Salymbekov, committee chairperson proposed to revise the draft law left only the main conceptual amendments to facilitate a rapid adoption. The project, together with JK consultants, revised the draft law and are now preparing for a committee hearing on the draft before adoption by the JK.

Amendments to the Law “On Management of Agricultural Land”.

To promote the adoption of amendments to the Law “On Management of Agricultural Land”, the project organized a study tour to Moldova in May 2007 for members of the JK Land Use Committee, Gosregister, the Ministry of Agriculture, and USAID/Kyrgyzstan.

During the study tour, the delegation learned of the Moldovan land reform experience,

especially concerning agricultural land, and its effect on the economic and social development of the country. The delegation became familiar with best practices in consolidation (agglomeration) of agricultural lands in Moldova, the mortgage of agricultural land and the role of Moldovan and foreign legal entities, as well as urban dwellers in the use and ownership of agricultural land.

In June 2007 the JK deputies participating on the trip gave a press conference to relate the lessons learned from the Moldova study tour.

One important result of the tour is that the JK deputies and representatives of state bodies agreed to expand the list of possible owners of agricultural

land to eliminate restrictions on ownership for urban dwellers and legal entities of Kyrgyzstan, including agricultural cooperatives. The delegation members also agreed that there is no need to determine maximum and minimum size of land plots in Kyrgyz law and that Kyrgyzstan urgently needs to adopt policies of land consolidation, as in Moldova. The project anticipates working further on the issue of land consolidation in Year 3.

While the full set of amendments on the land management law were not adopted in Year 2, amendments were made to the law in November 2006 to allow for auctions and tenders.

ACTIVITY 2

MONITORING LEGAL ASPECTS OF LAND MARKETS

The project analyzed the current legislation and participated in working groups to discuss new drafts of land-related laws. At the request of the JK Land Use Committee, the project participated in the WG to develop the draft law “On Land Transformation” (“Transformation” reclassifies land parcels from one type to another). The draft law is currently under discussion. The project is also participating in a WG to develop a draft law “On Garden and Dacha Associations”. Project participation comes at the request of the Ministry of Agriculture.

ACTIVITY CLUSTER 1.2.2

DEVELOP NATIONAL AND LOCAL TOOLS TO STIMULATE RURAL LAND MARKETS

EXPECTED RESULTS

- Development of a liquid, transparent rural land market through introduction of private land auctions and development of agricultural land mortgage

INDICATORS/TARGETS

- 25% increase in total number of land transactions in Year 2

RESULTS ACHIEVED

- Only 13% increase in total number of land transactions occurred between Years 1 and 2



ACTIVITY 1

DEVELOPMENT OF PRIVATE LAND AUCTION MECHANISMS

To ensure transparency of the private agricultural land market, the project developed procedures for private land auctions. The Demilgechi then began identifying farmers willing to lease out or sell a land parcel through auction, and explained to rural citizens the advantages of selling and leasing land through auctions. This was done using a booklet “Purchase and Sale of Private Land Parcels Through

Auctions”. Despite the best efforts of the project and the Demilgechi, only a few farmers were willing to sell or lease land through open auctions.

Though this particular effort was unsuccessful, preliminary surveys have demonstrated the possibility that private land could be leased through auctions in some pilot AOs. But, as auctions are not

the only means for conducting transactions of privately-owned land, in Year 3, the project will analyze the different opportunities through which interested buyers and sellers can learn of available land, such as through realtors or newspapers. The project will look at ways that this information can be made more available through the Aiyl Demilgesi network and other media channels.

ACTIVITY 2

PILOT PROGRAM ON MORTGAGE

Legal analysis. The project analyzed current Kyrgyz legislation governing mortgage development. It found that the main limitation of the legislation is that the normative price defined by Gosregister is used as the basis when concluding a mortgage contract. Today, the market price of agricultural land parcels is three times less than the normative price. As a result, banks consider agricultural land parcels

overpriced and refuse to accept them as collateral. Another barrier is that agricultural land mortgages can be given only by licensed financial institutions. As a result, while the legislative basis is sufficiently developed, limitations exclude principal agents of mortgage market, namely the financial institutions. Consequently, restrictions in ownership and impediments for mortgage

transactions greatly reduces the potential of agricultural land mortgage development.

The legislation has a range of obstacles that impedes mortgage development and, thus, agricultural land mortgage development.

Conferences and seminars on mortgage.

National Conference on “Mortgage of Agricultural Land: Obstacles and Prospects”. Held on August 10,

2007, the conference brought together representatives of various associations of agricultural producers, non-governmental organizations, financial-crediting organizations, state agencies and international organizations. Speakers from both financial institutions and producers spoke about land market development and agricultural land mortgage, current best practices and innovations in the field, as well as current challenges.

The challenges they cited included:

- Restrictions in ownership barring legal entities and citizens having lived in a village for less than two years;
- Mandatory use of normative price for agricultural land parcels when mortgaging (collateral);
- Lack of long-term resources for credit to agricultural producers; and
- Lack of insurance in agriculture.

The conference resulted in a draft resolution and the creation of a WG to prepare materials for working with the GoK to adopt amendments to the legislation for agricultural land market development.

Seminar on "Appraisal of Agricultural Land Plots for Mortgage Crediting Purposes". In response to requests from the participants at the National Conference on Mortgage that they need additional training in appraisal, the project conducted a one-day seminar on August 27, 2007 for specialists of micro-credit organizations working with

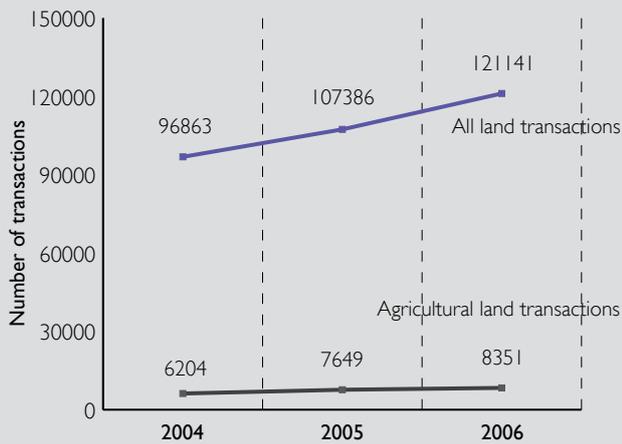
mortgage in rural areas and using agricultural land as collateral. The goal of the seminar was to present the specifics of agricultural land appraisal and factors affecting the price of agricultural land parcels; explain the requirements for defining market prices; and present best practices in different appraisal scenarios. Seminar participants received a set of materials covering questions for independent appraisal of market price by local appraisers.

Seminar on the Moldovan experience in agricultural land mortgage development. With active support from an international mortgage consultant from Moldova, the project prepared a brochure on "Agricultural Land Mortgage Development in Kyrgyzstan: Moldovan Experience" covering such issues as the stages of agricultural land market development, effect of market on economic development, specifics of agricultural land mortgage, methods of agricultural land appraisal, peculiarities of agricultural enterprise crediting, main stages, and risk analysis in mortgage crediting. Examples from Moldova were provided for each topic.

In September 2007 the project organized seminars in Bishkek and Osh on the Moldovan experience for high-level staff of banks and micro-credit organizations. The goal of the seminar was to show credit specialists the peculiarities of agricultural land mortgage crediting, the development of credit policy and chief risks, and present the experience of agricultural land mortgage program development in the Republic of Moldova. Participants expressed

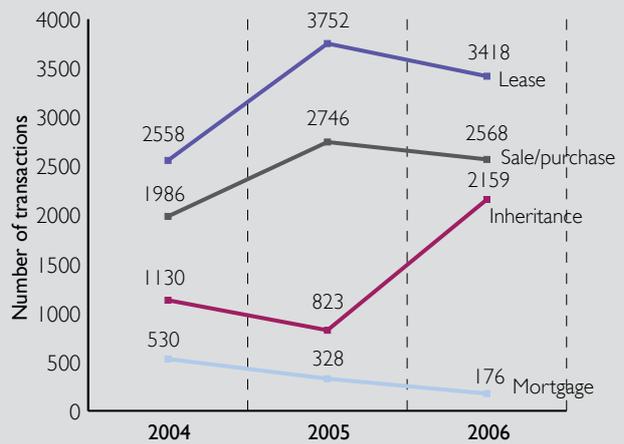
strong interest in learning about the legal relationships of land mortgage, the appraisal of land to be used as collateral, and the development of mortgage programs. The project noted that some participants did not understand the difference between mortgage and mortgage crediting. Additionally, participants were interested in mortgage crediting program development and methods of defining a liquidity of land collateral.

Development of agricultural land mortgage in Kyrgyzstan is impossible while legislative problems continue. Therefore, in Year 3 the project will continue participating in the WG working to eliminate these problems.



Number of land transactions

The real functioning of the agricultural land market started with the removal of the moratorium on September 1, 2001. The number of transactions involving agricultural land barely changed in the last year, despite an increase in overall land transactions. These figures show that the market for agricultural land works poorly.



Nature of agricultural land transactions

Restrictions on agricultural land ownership affects the market structure. The main type of land transaction over the last 3 years has been leasing. Mortgages for agricultural land have greatly decreased even though real estate mortgage transactions increased overall.

Restrictions on using land as collateral resulted in a near lack of long-term credits being given for agriculture. There is some short-term credit options (mostly of a seasonal nature), but long-term credit is almost non-existent.

ACTIVITY 3

INFORM POPULATION ON LAND PLOT PRICES VIA MASS MEDIA

As mentioned above, three LRF land lease auctions took place with project support in Year 2. The data from these auctions was given to Demilgechi so that they can use the price information when consulting with farmers.

INFORMATION AND TRAINING OF RURAL COMMUNITIES

EXPECTED RESULTS	INDICATORS/TARGETS	RESULTS ACHIEVED
<ul style="list-style-type: none"> Local government inclusive of citizens and businesses in decision-making on administration of state-owned land 	<ul style="list-style-type: none"> 3000 disputes resolved within local communities in Year 2 25,000 citizens receiving assistance on land dispute issues in Year 2 2 NGOs strengthened through project activity (strengthened NGOs will have a trained staff, a strategic and business plan, and management systems in place) 	<ul style="list-style-type: none"> 16,888 disputes resolved in Year 2 through work of Demilgechi 27,251 persons trained and 17,125 consultations provided by Demilgechi NGOs Aiyl Demilgesi and Urban Development Association were strengthened



ACTIVITY I

INFORM AND CONSULT RURAL COMMUNITIES

Outreach to farmers is a significant part of this part of the project. The project provides information and consultation services to the general public through the mass media and with Demilgechi assistance.

Mass media

Television. In Year 2 the project continued its cooperation with the National Television through the “Your Rights to Land” TV program. It continues to be one of the most popular television programs in the country.

In the “Demilgechi Program in Action” journalists highlighted Demilgechi activities, in particular concrete land-related problems and ways to solve them in rural areas. As a rule, each program contains two success stories with real people telling about their problems and ways they could solve them.

Major project events and major project issues such as the new Model Regulation were covered in special news programs by journalists with input from project specialists. All scripted programs were broadcast primarily in Kyrgyz, but the news programs were in both Russian and Kyrgyz languages. There were four to five programs broadcast on average, with 3 topics per month.

In addition to the National television, the project cooperated with NTS TV, NBT, “Mir”, and regional Talas oblast TV, Issykul TV, Naryn TV, Jalalabad TV, Osh TV, Mezon TV, and EITR.

Radio. The project continues its fruitful cooperation with the “Land and People” radio program. National Radio provided regular highlights on land law in January 2001. Social surveys of a monitoring group found that the program is highly rated by the

some 2 million listeners. It is widely known that 50 percent of the population in Kyrgyzstan lives in rural areas and radio is the primary source of information for them.

Listeners could hear information about novelties in land legislation, Demilgechi activities, and events held by the project three times per week from 6 to 6.30 AM with repeats at 9.30 to 10 PM.

Thirty-four programs in the Kyrgyz language were produced in Year 2.

Print media. Project activities were highlighted throughout the year in most national newspapers as well as in the local press. The national newspaper *Agropress* also runs a column “To Help a Farmer,” which featured six stories from the project.

Electronic media. The project continued to develop its website www.landreform.kg during the

year. The website features project news and land-related issues. Since its creation the website was visited by more than 34,905 users. Search data showed that 25.9 percent of the visitors came from Kyrgyzstan; 21.5 percent from Russia; 9.6 percent from other CIS; and interestingly, 43 percent from the United States and Europe.

Other electronic media outlets (www.24.kg, www.kabar.kg, www.citykr.kg, etc) also highlighted project activities and events.



Media outreach

The project makes use of a variety of media outlets to inform the public about land-related issues. The project's "Your Rights to Land" TV program continues to be one of the most popular on television. The project also makes use of radio and the national and local press. The project website is regularly updated to cover project activities and to post information on land issues.



www.landreform.kg

Demilgechi

Organizational meetings. Two semi-annual meetings took place in Year 2 to inform Demilgechi of new developments in legislation and to allow the Demilgechi to share best practices in rural consultation. The first meeting was held in November 2006 in Bishkek (for northern Demilgechi) and Osh (for southern Demilgechi). Forty-nine Demilgechi attended the two sessions. It was agreed at the meeting to admit five Demilgechi from Chuy Oblast to the Ayl Demilgesi NGO, ensuring that Demilgechi from every oblast in Kyrgyzstan were represented in the association.

The second meeting was held at the Kyrgyzskoe Vzmorie resort in May 2007. Consultants from Business Intellect Group (BIG) held trainings on negotiating with clients and improving association operations. Participants also discussed strategic development and marketing plans and basic provisions of the Demilgechi Corporate Code. In addition, the project trained Demilgechi on the competence of local keneshes in the management of land resources and relayed the results of the LRF land lease auctions in the pilot AOs.

Demilgechi consultations. All Demilgechi currently have workrooms and information corners. The majority of these rooms are located in AO buildings, schools, and in specially rented space from other NGOs or organizations. In Year 2 the Demilgechi provided 17,125 consultations, a 28% increase over last year. Of those persons helped, 6,405 (37.4 %) were women. The volume of consultations per

Demilgechi also increased in Year 2. Each Demilgechi provided an average of 345 consultations in Year 2, compared with an average of 295 consultations in Year 1. In another positive sign, the number of women seeking Demilgechi consultations increased by 30 percent. Demilgechi were able to solve 16,888 problems during the year. Some of these problems had been carried over from Year 1.

Roundtables. Every month, Demilgechi conduct roundtables to help solve specific problems together with authorized specialists. In Year 2, the Demilgechi conducted 479 round tables, an increase of 12.4 % over last

year. The majority of round tables this year dealt with LRF land management (e.g., preparing contracts for land lease, preparing for land lease auctions)—an appropriate development given the project's focus in the pilot AOs and the additional 30 AOs selected in the summer. In addition, Demilgechi conducted 116 seminars and 49 public hearings on LRF land use subjects.

Overall, Demilgechi provided training for a total of 27,251 persons in a variety of formats. Women constituted 34 percent of the participants in these training sessions.

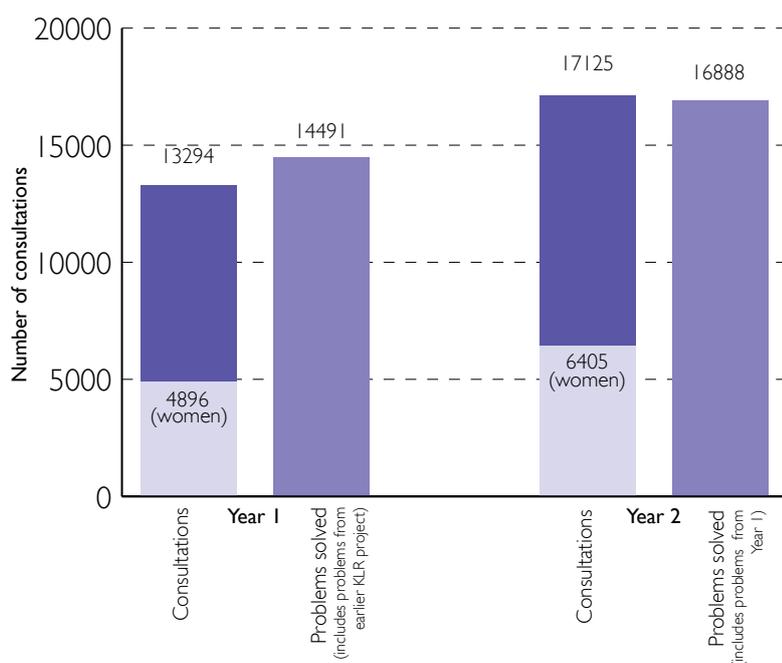


Demilgechi in action

Demilgechi help the general public by conducting roundtables, meetings, training seminars and public hearings. They also provide individual consultations. Demilgechi are trouble-shooters who can mediate disputes and work with local government authorities to help solve land-related problems.

Demilgechi roundtables	
Subject of roundtables	Number of sessions
Efficient use of LRF land	98
Auction rules	61
Pasture lease and its specifics	44
Novelties in land legislation	38
Payments and taxes for land use	37
Registration of land transactions	36
Land lease	31
Settlement of land use-related disputes	23
Women's rights to land	22
Rules and procedures of contract drafting	16
Exchange, purchase and sale of land shares	11
Creation and functioning of AWU	10
Justification of land seizure	9
Crediting sources	8
Allocation of land plots for individual housing	8
Servitude – right to use other owner's land	7
Clarification of land plot borders	5
Land market development	4
Land plot exchange rules	4
Creation and functioning of cooperatives	3
Inheritance right	2
High school graduates are future land users	2
Total roundtables	479

Demilgechi consultations



ACTIVITY 2

SUPPORT TO NGO AND LOCAL PARTNERS

In February 2007, the Project subcontracted with BIG to support the institutional development of two NGOs, Aiyl Demilgesi and the Urban Development Association (UDA). BIG helped the two NGOs conduct market analysis, develop strategic development and marketing plans, use pricing tools, and develop administrative and financial management systems.

The results of BIG's analysis of Aiyl Demilgesi cast doubt on the viability of the NGO's medium-term sustainability. The primary reason for this is that the NGO's primary client base is the rural population who do not have the financial resources to pay for legal consultation services. BIG recommended that the NGO continue to seek donor funding. In Year 3 the project will continue to explore possibilities for making Aiyl Demilgesi self-sustainable.

BIG was more optimistic for the self-sustainability of UDA. BIG felt that the demand for services offered by UDA, namely the development of the mandatory zoning rules, was strong in Kyrgyzstan. The NGO staff is also highly experienced in the specific area of zoning and there is a very clearly defined target market for services (local self-government bodies with income generating resources, investors, and developers). The NGO also has comparatively low operational costs.

SUCCESS STORY

Low-income families receive land

Legal awareness improves livelihood for rural dwellers



Nasyikat Arykshaeva, a project-trained rural activist in her working room. The Land Reform and Market Development project supports a network of 120 Demilgechi, who, like Nasyikat, provide legal consultations in their offices and travel around their area to solve land-related problems.

Thirty-five families in Ivanovka AO were able to enjoy their right to receive LRF land on favorable terms through direct allocation.

Nasyikat Arykshaeva is a Demilgechi from Ivanovka AO, Ysyk-Ata Rayon. She explains land legislation to rural citizens and helps to protect their rights to land.

According to Kyrgyz legislation, poor families have the right to receive LRF land for lease directly. However, before the start of the Demilgechi program in the Ivanovka, poor families could not benefit from their right as they simply did not know that they had such a right.

Nasyikat had explained to both ordinary villagers and local government officials the right of poor families to receive land. Finally, her efforts led to allocation of 97.5 ha of LRF land to poor families by the decision of the Ivanovka Aiyl Kenesh.

Unfortunately for the poor families, it quickly emerged that the best part of that land had already been leased out by the land surveyor and some kenesh deputies to other persons. The latter started to threaten Demilgechi to stop her activities and that she would regret pursuing this issue. Moreover, the kenesh deputies went to the Public Prosecutor accusing Nasyikat Arykshaeva of inciting people to demonstrate.

Nasyikat turned to the USAID Land Reform and Market Development Project for support. Joldosh Dadybaev, project specialist, visited Ivanovka several times and spoke with the head of the AO, the deputy head of the Ysyk-Ata Rayon Gosregister office, and the kenesh deputies. At the meetings he presented them brochures developed by the project, emphasizing the right of the poor to get land, and tried to convince them that Nasyikat Arykshaeva was acting in accordance with the law.

As a consequence, authorities understood that Nasyikat's activities were legal and that she was supported by the local population and backed by an international donor program. They stopped the prosecution procedures launched against her.

In the end, thanks to Demilgechi efforts, 35 poor families of Ivanovka AO were able to receive LRF land for the very first time through direct allocation on favorable terms.

SUB-COMPONENT 1.3

REFORM PASTURE USE

SUB-COMPONENT DESCRIPTION

Reform of management and use of pastures is one of the main outstanding issues of land reform in Kyrgyzstan. Pastures cover 86% of agricultural land in the country. As per the current legislation, pastures are in state ownership. The lack of a clear pasture policy, imperfections in land legislation, the three-level system of pasture management, etc., have led to the misuse and degradation of pastures. Reform of pasture use and, specifically, elaboration of a concrete strategy on management and use of pastures were important objectives of the project in Year 2.

EXPECTED RESULTS

- Preparation and adoption of the Pasture Use Strategy elaborated and coordinated with USAID and stakeholders of GOK

INDICATORS/TARGETS

- All major donors cooperating on National Policy for pasture management
- Presentation of draft policy on pasture management presented to GOK by end of Year 2

RESULTS ACHIEVED

- World Bank, UNDP, Camp Ala-Too, Ministry of Agriculture and project are coordinating pasture activities
- Pasture report completed; project agreed with USAID that project would present report to USAID rather than government



ACTIVITY I

ELABORATION OF FUTURE PASTURE USE AND MANAGEMENT STRATEGY

At the beginning of Year 2, the project met with several international donor organizations and Kyrgyz stakeholders to identify activities in the management of pasturelands. The project and the World Bank agreed that the project would undertake a legal analysis of pasture-related legislation and develop technical suggestions and recommendations for legislative amendments to improve the management of pastures according to WB concepts.

The project used a combination of STTA and local expertise through a subcontract with the NGO Legal Assistance to Rural Citizens (LARC) to draft the resulting

report, *Suggestions for Improvement to Pasture Management in the Kyrgyz Republic*.

The main proposal of the report calls for decentralizing the management of pastures to the AOs, in cooperation with Pasture Management Councils (PMC). PMCs should be made up of residents who own livestock and use pastures. Together, they should develop pasture management plans. Delegation of pasture management to the PMC should result in local communities taking increased responsibility for pasture use, preservation and rehabilitation. The PMC should also take the rights of socially-vulnerable groups into consideration when

allocating pastures for use among its members.

While the report further recommends that the PMC should allocate pastures through the sale of pasture tickets based on the number of livestock per user, the project disagreed with the WB concept to eliminate pasture leases completely in favor of these tickets. The project has instead recommended retaining pasture leases in cases where there are large commercially-oriented cattle-breeders or other users interested in pasture lease. Those holding large herds will be mostly interested in distant pastures, where there are signs of growing degradation due to lack of use, rather than overuse by the community.

URBAN LAND MARKET DEVELOPMENT

SUB-COMPONENT 2.1

MARKET-BASED URBAN LAND USE PLANNING (ZONING)

EXPECTED RESULTS	INDICATORS/TARGETS	RESULTS ACHIEVED
<ul style="list-style-type: none"> Improved implementation of market-based zoning regulations in the eleven pilot cities Increased investment in urban land as a result of a more predictable regulatory environment in the eleven pilot cities Strengthened local capacity to implement legal zoning regulations and to introduce market-based urban land use planning tools in the remaining cities of Kyrgyzstan 	<ul style="list-style-type: none"> 25% increase in number of applications in each of the cities where a zoning regulation has been enacted in Year 1 25 training and information seminars for local officials and citizens on urban zoning issues and procedures for land use planning conducted in Year 1 (Note: 3 seminars were not conducted in Year 1, but will be completed in Year 2) 	<ul style="list-style-type: none"> No data on number of applications available from cities; 25% increase in value of fixed capital investment per capita  6 seminars conducted in Year 2, bringing the total number of seminars conducted to 28 

ACTIVITY I

COMPLETION OF PILOT ACTIVITIES IN 11 CITIES

In Year 2 the project completed the zoning work begun in Year 1. It provided consultation and training in 11 towns (Tokmok, Osh, Jalalabad, Cholponata, Karakol, Naryn, Karabalta, Talas, Balykchy, Uzgen, Batken) and two rural settlements (Tup, Chuy).

The project concentrated most of its work on Osh City to develop a new version of the “Rules for Construction and Land Use” and to draft rules in Tup and Chuy. The training seminars took place in those three locations as well as in Tokmok, Talas, and Karabalta, for a total of six seminars. The Osh City kenesh approved the new rules in August 2007.



Osh Rules of Construction

Project worked with Osh City administration and kenesh to explain zoning principles and develop the new rules of construction and land use. The project supported the publication of the rules, shown here, which have also been posted on the Osh City website. Publication of the rules in this way has greatly increased local government transparency.

ACTIVITY 2

FACILITATE ZONING IMPLEMENTATION

The project conducted an information campaign from April to May 2007 to highlight zoning in 11 towns. Two TV spots produced by the project demonstrated the necessity for both private citizens and entrepreneurs to know zoning rules to protect their rights. The spots were broadcast four times a day on National Television in Kyrgyz and Russian to reach a maximum audience. Regional newspapers also covered legal zoning issue in their pages.

The primary public outreach activity for the project, however, was public information meetings where the project could directly explain the zoning system to local

residents in easy-to-understand language, answer questions, and disseminate specially developed information booklets. The project developed two new booklets for this purpose:

- “Do You Know What You Can Build and Where? Legal Zoning System in Kyrgyzstan: Answers You Need”
- “Rules of Construction and Land Use of Your Town: Questions and Answers You Are Interested In.”

A total of 8,000 copies of the booklets were printed in Russian, 8,000 in Kyrgyz, and 2,000 in Uzbek. Specially trained

outreach facilitators organized and conducted 124 meetings in the 11 towns for 3,334 citizens to explain the basics of legal zoning. The information campaign was successful despite an unstable political situation in some towns in the north and the beginning of seasonal work in the fields.

ACTIVITY 3

LEGISLATIVE INITIATIVES

In Year 2 the project prepared amendments to the Land Code regarding zoning and eminent domain, which were coordinated with the other amendments being compiled for the Land Code in the Green Book.



Photo: Jarkyn Mambetova

Public learns about the Rules of Construction

For the information campaign on legal zoning, project specialists conducted meetings to introduce local residents of the basic principles of legal zoning. Nurlan Ismailov, a project trainer, explained, “The majority of meeting participants saw the Rules of Construction and Land Use for their town for the first time at our meetings.”

ACTIVITY 4

DEVELOPMENT OF “RULES OF CONSTRUCTION AND LAND USE” FOR TOWNS AND RURAL SETTLEMENTS

Since current legislation stipulates that Rules of Construction and Land Use must be adopted in all settlements of Kyrgyzstan, including rural settlements, the project worked in Year 2 to develop these rules for Tup and Chuy villages with the support of UDA. Specialists from rayon architecture units were brought together in executive working groups to undertake zoning work in the given villages, which consisted of:

- Delineating legitimate administrative borders;

- Developing cartographic materials on current land use, transportation, engineering, communications, and ecological conditions;
- Developing procedural and legal provisions in the rules for including zoning maps, maps of ecological restrictions, and a list of town-planning regulations;
- Conducting zoning seminars.

The drafts of the rules were published by Tup and Chuy village administrations in local newspapers with project support. The project also assisted in facilitating discussion through public hearings with village citizens and entrepreneurs.

Tup Aiyl Kenesh approved the rules on August 16, 2007 and Chuy Aiyl Kenesh approved its own rules on September 6, 2007. The following problems were identified while introducing legal zoning in Tup and Chuy villages:

- Lack of legitimate, approved borders of Tup and Chuy villages;
- Lack of town-planning documentation;
- Lack of computer training for local architecture service personnel.

Through its work, the project has noted interest in both village administration and citizens in implementing zoning systems on their territory. Both see the potential for economic development through transparency, increased access to information, speeding up investment processes, and intensification of construction.

ACTIVITY 5

EXAMINATION OF ZONING EFFECTS ON URBAN DEVELOPMENT

In June 2007 the project hired the Investment Round Table (IRT) through a subcontract to analyze the effects of legal zoning on economic development in the 11 pilot towns. The analysis compared those towns where the Rules of Construction had been adopted and where they had not and found a 25% increase in the value of fixed capital invested per capita.

Preliminary results on the analysis showed the positive impact of zoning. The deadline for the submission of the final report was postponed to October 12, 2007 due to the large volume of data collected through economic

analysis, econometric modeling, and sociological surveys. The results of the analysis will be presented at a National Conference on Legal Zoning at the end of October 2007.

ACTIVITY 6

SIGN MOU WITH BISHKEK

Despite the fact that USAID was ready to fund activities on zoning in Bishkek City, the city administration refused to sign a Memorandum of Understanding with the project. Therefore, zoning activities in Bishkek were stopped.



Zoning in settlements

For the first time in Kyrgyzstan, Rules of Construction and Land Use were elaborated for a rural settlement with project support through the Urban Development Association. The village kenesh, or local council, approved these rules after reviewing the documentation, including zoning maps, much of which had to be created for the first time. Even the borders of the settlements had to be properly defined.

SUB-COMPONENT 2.1

PROFESSIONAL DEVELOPMENT OF REAL ESTATE APPRAISERS

EXPECTED RESULTS

- National appraisal standards are universally applied; further professional development of appraisers, appraisal quality increase, and better security for both end users of appraisal services and appraisers themselves

INDICATORS/TARGETS

- New course on “Appraisal for Mortgage Purposes” elaborated and delivered to improve professional development of appraisers

RESULTS ACHIEVED

- New course on “Appraisal for Mortgage Purposes” was elaborated



ACTIVITY I

ACTIVITIES TO INTRODUCE NATIONAL STANDARDS TO APPRAISAL PRACTICE

One of the most important achievements of the project was its contribution to the enactment of the six National Appraisal Standards by the GOK on April 3, 2006. The six standards are:

1. General Concepts and Principles of Appraisal;
2. Professional Ethics;
3. Real Estate Appraisal;
4. Equipment and Machine Appraisal;
5. Business Appraisal;
6. Requirements for Appraisal Report Development.

The draft of a seventh standard *Appraisal of Nonmaterial Assets and Intellectual Property*, initiated by the State Fund for Intellectual Property was developed with support from the State Committee on Property, Kyrgyzpatent, independent appraisers, the Association of Kyrgyz Appraisers (OKO), and the project.

Comments on the National Standards. OKO fully supervised the development of a training course on “Comments to the National Standards.” By the end of Year 2, specialists developed draft comments to six appraisal standards which, according to international consultants A. Drapikovskiy and I. Ivanova, have a uniform structure and sufficient content, but are difficult to understand.

The final version of comments on the *Real Estate Appraisal* standard was prepared with comments by international consultants.

Expert Commission on the Observance of the National Standards. Through its work to establish national standards, the project developed a concept and principles for an Expert Commission to observe and monitor appraisal activities. Board members of OKO and the management of leading appraisal

companies in Kyrgyzstan actively supported the creation of a public professional group that would oversee the quality of the appraisal performance.

Currently, OKO is the only public appraisal organization with an adequate membership and the organizational structure to house such a commission. Its strengths include a training center, certification commission, commission on appeal, and an expert commission, permitting it a systematic approach to the preparation of professional appraisers and the monitoring of professional rules.

In acknowledgement of the strict requirements on the quality of work necessary for national appraisal standards, OKO and the project have been working on the following guidelines for the Commission:

- Regulation on accreditation under the Council of Appraisal

Development for legal entities and natural persons to provide expert services;

- Regulation on the Expert Commission of OKO.

ACTIVITY 2

PROFESSIONAL DEVELOPMENT COURSES

The project conducted two seminars (Osh and Bishkek) for practicing appraisers on “Real Estate Appraisal for Credit Purposes.” The seminars discussed the specifics of real estate appraisal as collateral, explained the main provisions of international and national standards, and outlined the requirements of appraisers when valuing a piece of property to be

used as collateral. The seminars adapted the international and European standards of appraising property as credit security to local conditions. Case studies were used to engage participants and materials were provided describing the methods and equations for various appraisal situations.

Participants noted the practical

importance of the seminar in addressing the many problematic issues faced by local appraisers in their work with banks to provide mortgage credit.

ACTIVITY 3

FURTHER SUPPORT TO APPRAISAL IN KYRGYZSTAN

Law “On Appraisal”. Minor amendments and additions were made to the Law “On Appraisal” in summer 2007 in cooperation with interested ministries and authorized agencies, such as the State Committee on Management of State Property. Significantly, the law incorporated a provision establishing public regulation of appraisal activities by independent professional organizations, thereby reducing the possibility of corruption in the system of licensing and certification.

The draft law was to be submitted to the government, but this was suspended due to simultaneous withdrawal of almost all draft laws under the authority of

Goskomimushestvo, the state property committee. Further monitoring of the draft law has been delegated to OKO.

National Conference on “The Role of Professional Preparation in Development of Appraisal Activities in Kyrgyzstan”. In organizing a national conference on the professional development of appraisers, the project provided training and technical materials on appraising different types of immovable property. The conference also taught the second edition of the project’s textbook *Real Estate Appraisal*. Seventy people from appraisal companies, universities, and state bodies took part.



Recommended text

The project reissued the Real Estate Appraisal textbook, which was recommended by the Ministry of Education to be used as a text for university students studying economics.

ACTIVITY 4

REVISE AND REISSUE “REAL ESTATE APPRAISAL” TEXTBOOK

The project prepared the second edition of its *Real Estate Appraisal* textbook. The text book is composed in such a way that it can be used for two-week training seminars for practicing appraisers and/or training university students over the course of one semester.

The main goal of the text book is to expand upon the theoretical and practical issues of real estate appraisal and provide a clear understanding of the methodological and legal aspects of appraisal activities. The

textbook has been recommended by the Ministry of Education for university students studying economics.

The textbook contains examples of issues which arise when defining the price of real estate, definitions of key terms and ideas, and a dictionary of mathematic symbols.

In comparison to other appraisal texts, this book has a range of methodologically important advantages making its publication an event for professionals engaged in training of real estate appraisal

not only in Kyrgyzstan, but also in other CIS countries.

The textbook was co-financed by OKO.

PART TWO

LAND REFORM IN TAJIKISTAN



HIGHLIGHTS OF THE YEAR

The Land Reform and Market Development Project is assisting the Government of Tajikistan (GOT) in the tenure reform process and is helping farmers by educating them on their land-related rights and by providing legal services to them to protect those rights.

In Year 2 the project assisted the government-led Working Group (WG) to draft amendments to the Land Code and to draft new laws on property registration and mortgage. These drafts were approved by the GOT at the end of Year 2 and were sent to the Majlisi Oli (Parliament) for formal adoption. The amendments to the Land Code were delayed, however, due to last minute government changes that failed to guarantee sufficient security of tenure and contradicted the version approved by the WG, which had been strongly supported by the international community. In response, the project advocated for further improvements to the draft before its final adoption and secured agreement of the WG

to interact with the Parliament to ensure these changes.

The project organized a study tour to Australia to view an example of a functioning land market where, similar to Tajikistan, the state owns all land. The project also assisted in preparing a law on land valuation, which was still being reviewed by the government at the end of Year 2.

As the Land Code and other legislation had not been adopted within Year 2, the project could not begin its training program for local government authorities. The government's approval of Resolution No. 111 in March 2007, which instituted an action plan to resolve the cotton farm debt problem, came to dominate the project's work at the close of Year 2. Resolution No. 111 guarantees the "freedom to farm" by ending government interference in farmers' production decisions and control over access to markets. The project raised its concerns that local governments were failing to implement the resolution correctly, a view echoed by the wider donor

community. The international community collectively addressed its concerns on this matter directly to the government as a result.

Regarding its assistance to farmers, the project expanded its activities to reach farmers in a greater part of the country. In Year 2 the project expanded its *Tashabbuskor* rural activist network from 20 to 46, exceeding its target for the year and published new education materials on contracts, taxation, and inheritance, which had been requested by farmers. The project also expanded its legal aid offices run by local NGOs from five to nine, to provide greater opportunity for legal advice in cotton-growing areas where land related issues are the most crucial. Over 11,926 farmers received assistance through these mechanisms (a 500% increase over Year 1), 2630 of which were women (22% of total). The project continued to pay close attention to abuses of women's right to land. In a major success story, the project assisted in regaining possession of land for 100 women farmers, who had been illegally expelled from their land.



- The project continued support and assist the GOT-led Working Group on Structural and Land Reforms (WG) to review policy options and draft amendments to land reform legislation related to tenure security and freedom to farm, creation of a land market, creation of an appropriate land administration system and a mortgage market.
- The project was instrumental in drafting fundamental changes to Land Code; the Land Code was approved by the GOT and was presented to the Majlisi Oli (Parliament) for adoption.
- The project assisted in reviewing and developing additional legislation under the auspices of the WG, including laws on registration of immovable property, mortgage and land valuation.
- The project organized a study tour to Australia for key public officials to demonstrate a functioning land market with characteristics similar to those being contemplated for Tajikistan.
- The project expanded the Tashabbuskor rural activist network from 20 to 46 participants.
- The project continued implementation of the mass media campaign to educate the general public about land-related issues using national and local TV/radio stations and newspapers.
- The project expanded the number of supported Legal Aid Centers from five to nine using local NGOs, who applied for project grants.
- The project produced additional information materials for farmers on contracts, taxation, and inheritance based on specific demands from farmers for information on issues they face on a daily basis.
- The project delivered legal advice and consultations to farmers on a wide-range of issues from farm reorganization to assistance in drafting contracts via the nine partner NGOs.
- Project-supported Legal Aid Centers were successful in representing farmer-plaintiffs in a number of precedent-setting court cases.
- The project conducted an assessment of land appraisal and valuation.
- The project conducted an assessment for the creation of a Unified Registration System for immovable property.
- The project achieved agreement among all donor-funded projects supporting legal aid centers on a common plan of action regarding Government Resolution No. 111, which guarantees the “freedom to farm”; established a common mechanism for monitoring how local governments implement the resolution; and organized training of trainer seminars for legal aid staff from all projects on Resolution No. 111.

LEGISLATIVE DRAFTING

EXPECTED RESULTS	INDICATORS/TARGETS	RESULTS ACHIEVED
<ul style="list-style-type: none"> Development of market-oriented land reform legislation and policy, development of new laws, regulations and amendments to existing laws Increased capacity of GOT agencies to properly implement land reforms and draft appropriate new land legislation Improved implementation of land reforms and promotion of a viable rural land market 	<ul style="list-style-type: none"> Key legislation enacted in Year 2 	<ul style="list-style-type: none"> Amendments to Land Code, Law on Mortgage and Law on State Registration of Immovable Property and Rights Thereto approved by President and sent to Parliament for adoption  Amendments to Land Code contain problematic last minute changes  Law on Land Valuation awaiting final GOT review and presidential approval 

ACTIVITY I

SUPPORT OFFICIAL “WORKING GROUP ON LEGAL FRAMEWORKS FOR STRUCTURAL AND LAND REFORMS”

Since the project began, there have been many challenges in addressing legislative drafting in the form and comprehensive manner required. To bring about real change, the project determined it necessary to address the fundamental issues in the Land Code and other high-level laws rather than simply revise GOT decrees and other lesser legislation. Initially the project attempted to cooperate directly with the State Land Committee (SLC) and other relevant institutions such as the Ministry of Justice (MOJ) and Ministry of Agriculture (MOA). The project quickly determined, however, that this strategy was not achieving the results necessary for real change in the land reform agenda. By the end of Year 1, the project had succeeded in advocating for the creation of an official Working Group on Legal Frameworks for Structural and Land Reforms

(WG), established under the government’s Independent Commission by Decree No. 8, dated 21 July 2006. The project thereafter took the lead role among donors in providing technical assistance in drafting legislation and facilitating the flow of information and recommendations between the donors and the WG.

In Year 2 the WG achieved significant progress by introducing fundamental changes to the Land Code to:

- improve land tenure security;
- create a land market, including using Land Use Certificates as collateral; and
- allow for the establishment of a unified registration system.

The project continued in the lead role of providing support to the WG, focusing assistance on obtaining GOT approval for

the Land Code and continuing to draft and review some of the key implementing legislation that supports the proposed changes. The most important achievement was the final GOT approval and President’s signature on the draft amendments to the Land Code, approved at the end of June 2007 and formally presented to the Majlisi Oli (Parliament) for adoption.

Due to the continued controversy and misunderstandings about the proposed changes, namely reducing the power of local government to confiscate land arbitrarily, introducing a market for buying/selling/mortgaging land use rights, and combining the authority over all legal and mapping aspects of land and immovable property registration into a unified system, significant time was spent with the WG members and GOT officials to explain the amendments.

To help overcome these difficulties, the project organized a study tour to Australia to illustrate how a well-functioning land market and registration system supports economic development, investment and financing. Canberra, Australia was determined to be an appropriate venue for the trip because all land is owned by the state, and use rights in the form of 99-year leases are allocated for all land—both urban and rural. Despite state ownership of land in Canberra, an active buying/selling and mortgage market exists due to appropriate conditions such as land tenure security, clear expropriation standards, minimal interference into market mechanisms, and a unified registration system.

The study tour was aimed at helping Tajik officials understand how a land and mortgage market can function in a setting of state-ownership of land and to see first hand a property registration system that supports such a market. The project expects that the study tour will help facilitate the approval of the Land Code amendments and the draft registration law. The discussions with participants stimulated by the trip will also help to define the implementing legislation that needs to be developed in order for the goals of the land use rights market and Unified Registration System to be fully realized.

Although the project works closely with the WG and progress has been made, challenges remain for Year 3 to ensure that the legislation is adopted in the recommended form.



Australia Study Tour

During the study tour to Australia, key members of the Tajik parliament and government saw how development authorities and the private sector use maps as planning and investment tools.

The presenter stressed how land tenure security is key to financing land development and reviewed how government authorities decide on what land needs to be used for state purposes, the procedures for acquisition of land, and the fundamental principle of compensation when land is withdrawn or compulsorily acquired.

ACTIVITY 2

LEGISLATIVE DRAFTING

Land Code The most significant achievement for the project was the government's approval of the Land Code amendments at the end of June 2007 and input on the review and drafting of implementing legislation. The project was disappointed to learn of last minute changes to the final amendments presented to Parliament, however. If accepted, these changes would undermine the goals of land tenure security and the development of a land market and mortgage market.

In order to address the issue, the project distributed a comprehensive

review of the amendments to all donors and made a presentation to the Donor Coordination Council (DCC) in August and September 2007. The donor community supported the project's concerns and the DCC wrote a formal letter to the State Advisor to the President on Economic Matters, requesting a meeting to discuss how to rectify the problems. Further support for this position came from the European Commission, which suspended a \$2 million payment to the GOT pending further review of this issue. Other donors have indicated

that they will review their project or loan support if the fundamental goals of improving land tenure security and laying the foundations for a land market are not met.

The donors obtained a commitment from the Office of the President to review these concerns regarding the Land Code and to use the review process in the parliamentary committees to rectify the problems rather than formally withdraw the amendments, which would have further delayed the process. This process will be further facilitated because the two chairmen of the parliamentary committees participated in the Australia study tour and have a good relationship with the project. In Year 3 the project will work closely with the WG, Office of the President and Parliament to ensure the appropriate revisions are made to the Land Code amendments.

With respect to the existing drafts of legislation that should support the changes in the Land Code, the project was actively involved in the review and proposed revisions to the Law on Mortgage, Law on Land Valuation and Law on Dehqan Farms. These three laws were already under the control of other ministries and institutions and the project worked hard to involve the WG and international donors in the review process.

Law on Mortgage In May, the project hosted a retreat to review and finalize the draft Law on Mortgage with input from the Valuation Assessment Specialists Irina Ivanova and Alexander Drapikovskiy. The two experts were able to explain the concepts and importance of valuing property in an independent and “market-

based” context. In June the draft Law on Mortgage was sent to the ministries and donors to receive their comments. The project and other donors continue to have concerns that the draft law fails to address some key safeguards issues, especially that no new credit will be given to pay off existing debt. As the Law on Mortgage was sent to Parliament for adoption without any notification to the international community, the project will work to ensure that the donors’ concerns are satisfactorily addressed in the law before it is passed.

Law on State Registration of Immovable Property and Rights Thereto (Registration Law)

The project provided assistance in drafting the law to create a unified register for immovable property, which is currently spread over four different institutions and agencies. While the project is advocating for the creation of a unified registry, it is not making a decision on where the registry should be placed within the government structures. The law was approved by the President and sent to the Parliament for adoption when it reconvenes in October.

Law on Land Valuation The project received the draft Law on Land Valuation from the Agency for Land Management, Geodesy and Cartography’s (ALMGC) internal working group that received support from UNFAO. Using the WG venue, the project facilitated comments from the international members. All concurred that the draft law was inadequate and that international technical assistance (TA) would be crucial to help change some of the fundamental concepts in the field of valuation and

appraisal. In August, the project provided the TA for this task, again with the input from the valuation assessment specialists. The project believes that most of the advice (about 92% of all proposed amendments) from the two consultants was included in the draft law and the project will continue to carefully monitor the results of the final drafting process. In September, the draft Law on Land Valuation was sent to all ministries and state agencies for comments and consideration.

Law on Dehqan Farms Finally, the project continued to provide comments and assistance to the group reviewing the Law on Dehqan Farms. There remains confusion and uncertainty over what legal form a dehqan farm can or should take and subsequently how these farms should be managed. Significant changes will be necessary to this draft as well, but political and institutional issues have caused some delay in the process. The preparation of this law is further complicated by a lack of agreement among donors on the main conceptual issues. The project will continue to provide assistance as appropriate but will not take the lead as it must keep its focus on the other laws prepared under its stewardship.

ACTIVITY 3

ENSURE PUBLIC PARTICIPATION AND INPUT ON POLICY DISCUSSIONS AND DRAFT LEGISLATIVE AMENDMENTS

In Year 2 the project worked to ensure that input from interested parties was included in the WG strategy and outputs. The various venues for discussions included the international donor members of the WG, the DCC, the project's Legal Aid Center Coordination group and the UNFAO-sponsored land reform group. In addition, the project hosted a GOT roundtable and an open discussion seminar on the proposed amendments to the Land Code prior to the submission to the government at the beginning of 2007. The open discussion brought together the WG members, policy makers and

stakeholders such as farmers and banks and facilitated their input as well as addressed some of their concerns.

The various international groups included in the discussions offered comments to proposed legislation and also provided a unified stance on many of the issues, including the concerns about the last minute changes made to the Land Code amendments in June 2007.

FARMER EDUCATION AND LEGAL ASSISTANCE

OBJECTIVES

- Increase awareness by farmers of their land rights and increased capacity to realize those rights
- Increase access to land by farmers and freedom to farm
- Strengthen land tenure rights
- Promote a rural land market
- Facilitate of the debt resolution process through provision of legal services to farmers
- Resolve farm debt cases to favor as many farmers as possible

SUB-COMPONENT 2.1

REASSESS STRATEGIC AREAS FOR PROVIDING LEGAL ASSISTANCE TO FARMERS

EXPECTED RESULTS

- Strategic areas selected based on an evaluation of local needs, coverage of cotton and non-cotton growing areas and present capacity

INDICATORS/TARGETS

- 5 legal aid and land information centers (Tashabbuskor) actively serving citizens with legal problems by providing legal assistance and education in Year 2 (9 cumulative)

RESULTS ACHIEVED

- 4 new Legal Aid Centers opened, bringing total to 9.



In Year 2 the project cooperated closely with USAID to review and revise the strategy for public outreach and legal assistance. The project recommended to continue grant support to the five NGO partners the project funded in Year 1 and to expand the legal aid network to an additional four centers in Spitamen

(Sughd Oblast), Danghara and Qumsangir (Khatlon Oblast) and Dushanbe (RRP). These grants brought the number of project-supported centers to the year's target of nine. The new areas were chosen because there were no other donor-supported LACs in those locations. The rayons where they are located are predominantly

cotton-growing areas and are in fact more difficult to work in. Extra time and effort was necessary to train the local staff, to work with the local government authorities to gain access to the population, and to have a positive influence. Nevertheless, the project and USAID agreed that support to farmers in these areas was essential.

SUB-COMPONENT 2.2

COORDINATE WITH RELEVANT NGOS AND PROJECTS INVOLVED IN RURAL OUTREACH AND/OR LEGAL AID

EXPECTED RESULTS

- The project will participate in the coordination of donors and local groups that provide legal aid and information to rural citizens

INDICATORS/TARGETS

- Five NGOs and donor projects participating in rural outreach coordination group

RESULTS ACHIEVED

- Donor coordination group for legal aid involves more than five NGOs or donor projects, including ADB, OSCE, DFID, ACTED, UNFAO, UNIFEM



In Year 1 the project took the lead in coordinating donors involved in providing information and legal aid to farmers through a coordination group on legal aid centers, which includes USAID, ADB, OSCE, DFID, ACTED, UNFAO, and UNIFEM. This coordination group is distinct from the UNFAO-led land reform group that meets every few months to discuss general land reform issues.

In Year 2 the LAC coordination group organized several regional coordination meetings and trainings to bring together the various staff who work in the field, to share information on what each group is doing, and to address certain specific issues. In addition, two particular activities reflected the project's leadership in the area of land reform and donor coordination: the Unified System of Registration assessment and the Resolution No. 111 information dissemination strategy.

In the first case, the GOT and DCC requested that the project conduct an assessment to define the institutional organization requirements and cost for creating a Unified State Register (USR) in Tajikistan, according to the draft Law on State Registration of Immovable Property and Rights Therein (draft Law on Registration).

In the second, the project was instrumental in addressing the issue of Freedom to Farm and is cooperating with UNDP to help disseminate information on Resolution No. 111 and the Farm Debt Resolution Road Map. Through the coordination group, the project was able to secure the agreement of all projects sponsoring legal aid centers on a collective strategic approach to encourage implementation of the resolution. The project developed the brochure that will

be distributed by the members of the LAC coordination group and also developed the monitoring system to report violations by local governments. These activities will help ensure that the information provided to farmers is clear and consistent throughout Tajikistan and that information on violations are made available to the DCC, GOT, and bilateral donors.

The project organized training of trainers sessions in Dushanbe, Qurghon-Teppa and Khujand for the staffs of the various partner legal aid centers. The training, funded by UNDP, focused on teaching the legal aid centers about how the Freedom to Farm is incorporated in the Land Code, Law on Dehqan Farms, and Resolution No. 111. The training also covered mediation skills, which are important for solving farmers' problems with local government authorities.

SUB-COMPONENT 2.3

PROVIDE EDUCATION AND TRAINING

EXPECTED RESULTS

- NGO and volunteer rural activists train farmers on their land rights
- Local government officials improve their knowledge and understanding of key land legislation

INDICATORS/TARGETS

- 50% of local governments within project strategic work area trained within four months, and all remaining local governments within strategic work area trained within nine months of enactment of amendments or new regulations/laws
- 35 rural activists trained by the project working in rural communities by the end of Year 2

RESULTS ACHIEVED

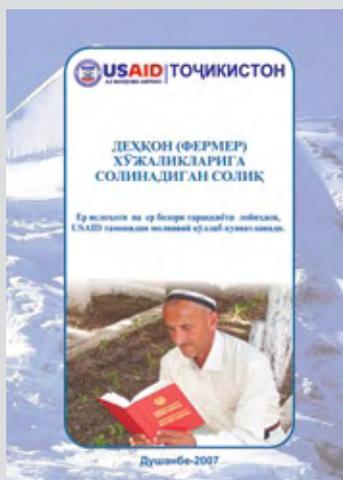
- Local government training did not take place as neither the Land Code nor other major laws were adopted by the Parliament 
- 26 new Tashabbuskor hired in Year 2; 46 total Tashabbuskor working by end of the year 

ACTIVITY I

PREPARE NEW EDUCATION/INFORMATION MATERIALS

In response to demand from farmers for information on issues they confront on a regular basis, the project developed new training materials on contracts, taxation, and inheritance law. These brochures have been published in both Tajik and Uzbek.

The project also designed a brochure on Freedom to Farm and Resolution No. 111 for the use of all organizations supporting legal aid centers in the country. 50,000 copies of this brochure will be produced in by UNDP and will be distributed to farmers by all of the cooperating projects.



New brochures

The project published new brochures on contracts (left), taxation (right), and inheritance. These brochures are distributed to farmers in both Tajik and Uzbek languages.

ACTIVITY 2

DEVELOPMENT OF RURAL ACTIVIST (TASHABBUSKOR) PROGRAM

Tashabbuskor are rural activists who provide trainings and consultations in their local communities on land-related issues. Tashabbuskor can address farmers' basic issues and often mediate problems before legal assistance is needed. More complex problems or those requiring skilled legal advice are referred by Tashabbuskor to the project's Legal Aid Centers. The Tashabbuskors work cooperatively with the local LACs.

In fact, Tashabbuskor are often identified through LAC training sessions as people who are particularly active or committed to problem-solving.

The project increased the number of its Tashabbuskor, from 20 to 46 in Year 2, exceeding its target of 35 for the year. The project used the Kyrgyz Demilgechi program to provide capacity-building experience to the Tashabbuskor.



Tashabbuskor activities	
Number of Tashabbuskor	46
Sughd	18
Khatlon	21
RRP	7
Roundtables and meetings	497
Total participants	6298
Female participants	2810 (44.6%)
Total consultations held	9308
With women	1752 (18.8%)
Problems referred to Legal Aid Centers	642
Success stories	172

Legal Aid Center activities						
NGO name	Farmer training sessions held	Farmers trained (women)	Individual consultations (women)	Court cases filed	Local govt officials trained (women)	Meetings with mass media
Saodat Khujand and Spitamen Offices	298	4990 (2619)	606 (217)	1	125 (28)	2
Citizen's Rights	212	3458 (1559)	823 (332)	7	189 (47)	0
Association of Dehqan Farms	14	2468 (1327)	114 (25)	3	108 (0)	0
National Association of Dehqan Farms Kulob Office	136	4045 (1632)	442 (28)	2	152 (0)	0
National Association of Dehqan Farms Danghara Office	112	2802 (1352)	78 (27)	3	37 (0)	0
National Association of Dehqan Farms Qumsangir Office	112	2208 (1148)	187 (41)	0	42 (0)	0
Shahnoza	132	3196 (1748)	342 (208)	0	84 (0)	0
Zan va Zamin	96	2781 (1285)	26 (0)	0	113 (0)	0
Total	1112	25948 (12670)	2618 (878)	16	850 (75)	2

ACTIVITY 3

DIRECT FARMER TRAINING

The expansion of the number of Legal Aid Centers from five to nine greatly increased the outreach capacity of the project. A total of 32,246 farmers attended project trainings provided by both LACs and Tashabbuskor, representing a 400% increase over Year 1. Approximately 48% of those trained were women, a ratio that has remained the same from the previous year.

Legal Aid Centers provided an average of 24 training sessions a month. These training sessions were held most often with the farmers in their fields and usually included the members of a single farm.

The project carried out extensive monitoring of the quality and professionalism of the training provided by the LACs and Tashabbuskor. While the monitoring process identified weaknesses in the NGOs, the project also found examples of some very strong training techniques that elicited positive responses from farmers. The project hired an experienced training coordinator to ensure that LACs and Tashabbuskor focus on providing consistent high-quality training rather than merely quantity.



Outdoor training

Farmer training takes place directly in fields or nearby locations. Training is most often outside, adding an extra challenge.

ACTIVITY 4

MASS MEDIA CAMPAIGN

TV and radio. The project uses mass media outlets to reach farmers beyond the training sessions organized by the Tashabbuskor and Legal Aid Centers. The project uses the mass media to educate farmers about basic land-related issues and changes in legislation, through its program “Your Rights to Land”. It also produces segments on farmers’ success stories to show other farmers that their problems can be solved.

In Year 2 the project prepared and broadcast a total of 89 television programs and 55 radioprograms of 20 minute each, for a total airtime of 1100 minutes.

Regional TV stations SM-1 (Khujand) and TV Gulibodom (Konibodom) had their contracts with the project end in January 2007. Although they had applied for new contracts for the whole of Year 2, the project had judged that the quality of their work was poor and the coverage area of their broadcast signal too limited.

For the majority of Year 2, the project used the services of the state radio and TV broadcaster because they cover the whole of the country.

As the result of the TV and radio programs, farmers contacted the stations directly to inform them of their land problems and ask that

their stories be covered. Some of the programing segments were the prepared in repsonse to these direct requests.

Radio and TV journalists prepared programs from all regions of the country, with the participation of the farmers, specialists, and Tashabbuskors. They presented copies of the programs to the project.

Print media. Regarding print media, the project cooperated with local newspapers, *Zamondosh* and *Tong* (for Uzbek speakers) under the heading “Farmers Need Legal Assistance”. These newspapers had a limited circulation, however. From May 2007 the project began working with the private newspaper *Kimiyoi Khirad* (*The Source of Wisdom*), which has a circulation 550 copies and is fully dedicated to land issues. The project publishes its materials in the newspaper on a monthly basis. From May–October 2007 the project published five editions of the newspaper, which were distributed through Tashabbuskors and LACs. At the end of Year 2, the project began to reevaluate its outreach through the print media out of concern that its reach is not wide enough.



Your Rights to Land

As in Kyrgyzstan, the project in Tajikistan also has an extensive media outreach component. It produces a TV and radio program “Your Rights to Land” that features a variety of stories on land issues, including individual farmers’ problems and how they have been solved. Seeing these success stories has prompted other farmers to contact the project for assistance.

ACTIVITY 5

LOCAL GOVERNMENT TRAINING

As part of their grant from the project, the Legal Aid Centers provided one training session per month for local government officials. Results varied as these training sessions had little formal structure. They were often not much more than a means to introduce local officials to the project and the work of the LACs and/or Tashabbuskor. In some cases, there were forums for building local relationships and for introducing local officials to ongoing problems that farmers face in a roundtable setting. LACS and Tashabbuskor did also have the practice of inviting representatives from the jamoats (local self-government structures) to farmer training sessions to provide information from an “official” source.

As the Land Code neared completion, the project began to develop its local government training program in May 2007 by conducting an initial needs assessment using a consultant with a background in democratic governance.

The research found that although decentralization has begun, it is still in its very early stages of development. Since they are presidentially-appointed, the heads of local government units (oblasts and rayons/cities) have responsibility in carrying out the central government’s economic plans, which include meeting production targets for crops, in particular cotton. Local governments are able to compel farmers with the threat of withdrawing their land use rights without compensation should the farmers deviate from the production plan. This happens, especially, when land is used ‘irrationally’.

The amendments to the Land Code will bring important changes that will limit the discretionary role of local governments and their ability to terminate land use rights without compensation. Further limitations on local government power have been initiated by Resolution No. 111, which calls for the termination of governmental bodies from interfering into the activities

of farms concerning planning, production, processing and sale of cotton and cotton products. The project observed, however, that local government officials still plan to control farmers’ activities notwithstanding this decree and will force farmers to use 50–70% of their land for cotton production.

The project’s monitoring of the implementation of Resolution No. 111 came to dominate its work in the last months of Year 2 as the failure of the Land Code to be adopted by Parliament meant that the local government training program could not begin. Nonetheless, the time spent studying Resolution No. 111 and the roles local government play in the lives of farmers has been instructive for the project in developing the framework of its future local government training program. This program will be launched in Year 3 once the Land Code has been passed.

ACTIVITY 6

KNOWLEDGE, ATTITUDE, AND PRACTICE (KAP) STUDY

Together with the World Bank, the project co-funded a study on the knowledge, attitudes and practices of farmers to assess the extent of farmers' knowledge about land rights and farm reorganization through the use of focus groups and in-depth interviews. The project used STTA to design a methodology and survey questionnaire, which was then carried out by the Tajik Centre for Sociological Research "Zerkalo". The project targeted the rayons of Istaravshan, Konibodom, Qabodiyon, Bokhtar and Kulob, while the World Bank funded the survey in 10 other rayons.

The survey was aimed at providing baseline data on land use rights and farm restructuring in the 15 rayons to assess future project progress and to use the results for designing and improving current and proposed projects.

A total of 1,500 interviews were conducted during January and February 2007. Of these farmers, the majority, 768 in total, were cultivating land on reorganized collective dehqan farms.

The initial results of the study were presented at a joint World Bank-USAID workshop on 25 May with the final results presented on 25-26 September.

The study found that approximately 75% of farmers said they were somewhat or strongly in favor of changes in farm privatization and land use rights in recent years. Almost two-thirds also said they were satisfied with the process being used. Farmers' top concerns

were: (1) lack of machinery; (2) poor access to irrigated water, equipment or high cost of irrigation; (3) lack of cash or credit to buy inputs.

A 13-item knowledge test was given to see what basic knowledge farmers already possessed. Results showed that farmers answered an average of 8 of the 13 items correctly. About 25% of respondents said they had some knowledge or good knowledge of the six land use or farm reorganization laws or decrees. Overall, only 45% of farmers self-rated their knowledge as "somewhat good" or "very good."

A total of 81% of farmers said they had obtained information about land use rights or farm restructuring from at least one source. TV was by far the "best" source of information for farmers (48%), even for those who had attended training sessions conducted by various organizations. This result supports the project's continued use of TV for educating farmers.

An analysis of differences between male and female farmers showed that women have been marginalized. Men are three times more likely to attend training, and significantly more likely to get information from the media. Moreover, women more frequently said they had trouble understanding publications as well as TV programs about land restructuring and consequently scored lower on the knowledge test. These results point to the need for specially-designed outreach activities to

target women. In particular, the report recommended simpler materials, special efforts to attract women to trainings, and additional efforts to help them deal with local officials.

The survey clearly showed that extended family/individual farms are doing better economically than collective dehqan farms and that those in non-cotton growing areas were more likely to have the freedom to make their own decisions on what crops to cultivate. Approximately one-third of collective dehqan farmers have still not received a sub-certificate confirming their rights to their plots, and those still working on kolhoz, joint stock, or goshoz farms had the lowest levels of knowledge overall. This was particularly the case in Konibodom. The report recommended special efforts to reach this group of farmers and to continue efforts in securing sub-certificates.

While extended family or individual farms are more successful, farmers perceive a number of important barriers that prevent them from petitioning to break up their collective dehqan farms. The report concluded that, while projects do not necessarily need to overcome these barriers to provide farm inputs or access to water or credit, projects should focus on how these perceived barriers might affect the overall process of farm restructuring. In particular, project activities must take into account local officials and others who control or influence allocation of machinery and inputs.

SUB-COMPONENT 2.4

PROVIDE LEGAL AID TO FARMERS

EXPECTED RESULTS	INDICATORS/TARGETS	RESULTS ACHIEVED
<ul style="list-style-type: none"> Legal aid centers operating and actively informing and assisting rural citizens in matters related to land 	<ul style="list-style-type: none"> 70% of farms reorganized in Tajikistan with participation of local citizens 	<ul style="list-style-type: none"> No data available from rayon governments on total farms restructured; of 240 farm restructurings where LACs participated, 100% had citizen participation
	<ul style="list-style-type: none"> 7,000 citizens assisted by the end of Year 2 (including 2,500 on debt resolution issues) 	<ul style="list-style-type: none"> 11,926 individual consultations held with citizens by both Tashabbuskor and LACs
	<ul style="list-style-type: none"> 1000 disputes resolved within local communities 	<ul style="list-style-type: none"> 1429 disputes resolved by LACs in Sughd Oblast alone.

ACTIVITY I

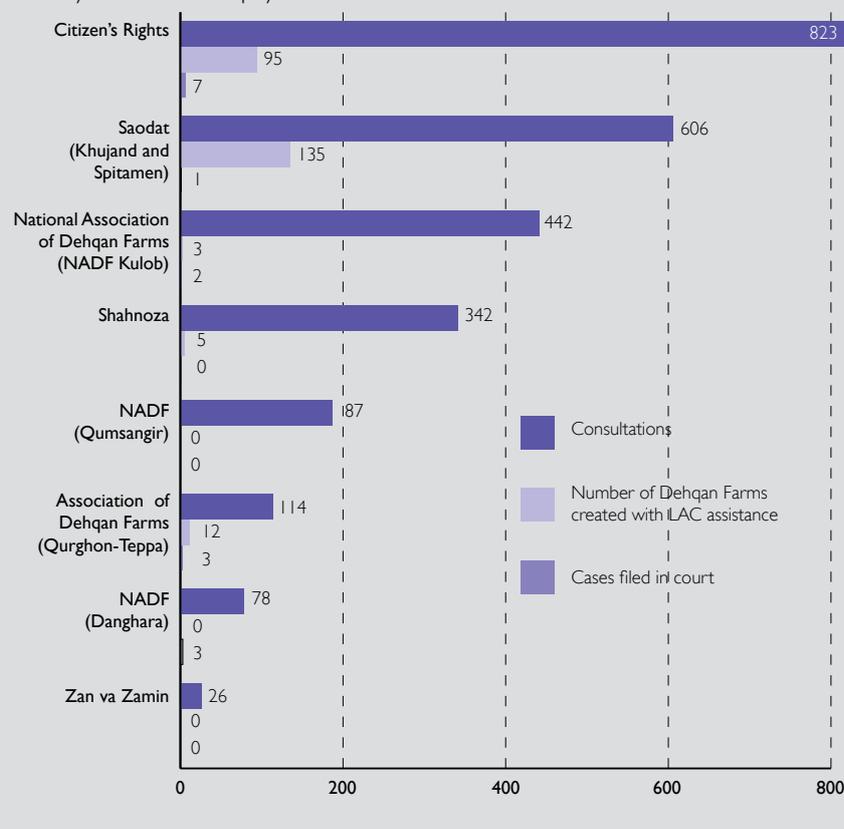
LEGAL AID OFFICES

The expansion of the project-supported Legal Aid Center network allowed the project to reach a greater segment of the farming population not only through trainings, but also by providing farmers with legal assistance in the form of consultations and advice. The project's LACs also provide legal representation to those wishing to pursue their legal complaints in court.

The GOT releases a schedule of the farms which it plans to restructure in April/May of every year. Some LACs were unable to assist with farm restructurings because they worked in areas where no farms were scheduled to be restructured. Although the project was unable to obtain figures for all farms restructured over the past year, given the sensitivity of the information, the 250 farms restructured with LAC

Legal Aid Center activities

In terms of legal assistance, LACs focus mostly on providing legal consultations. The number of cases filed in court is low given uncertainty of success and inability of farmers to pay the court fees



assistance had citizen involvement through all steps of the process.

The number of court cases filed with LAC assistance were few during the year given the many obstacles preventing farmers from seeking a redress of their grievances in court. The main considerations are the inability to pay court fees and a lack of confidence in the justice system. The project did, however, manage to win some precedent-setting cases against powerful investors, largely in matters regarding contract fraud. These success stories are then used by the LACs

as examples to promote further court cases. Most farmers in cotton-growing areas are faced with issues related to their debt burden. Until the GOT reaches agreement with the international community, solving these problems individually will not be possible.

In Sughd Oblast alone, LACs managed to solve 1429 problems through various forms of assistance and mediation. The departure of CARE as a subcontractor to the project has meant a lack of full data from Khatlon LACs.

ACTIVITY 2

COORDINATE WITH WORLD BANK PROJECT

The project coordinated its activities with the World Bank in regard to the KAP study (see above) and the creation of a Unified Registration System (below).

ACTIVITY 3

CONDUCT A LEGAL AND INSTITUTIONAL ASSESSMENT FOR CREATING A UNIFIED SYSTEM OF REGISTRATION

To assist the GOT implement the Road Map for Farm Debt Resolution and provide it and potential donors with information on the cost and resources needed to create a Unified Registration System (URS) in Tajikistan, the project conducted an assessment of the practicalities of creating such a system. The purpose of this assessment was to provide a basis for a dialogue between the GOT and donors, leading to a long-term vision for land registration in Tajikistan.

The assessment team reviewed the current operations of the four institutions currently undertaking registration activities from April–May 2007. These agencies include the Agency for Land Management, Geodesy and Cartography (ALMGC), Mezhrayon Bureau of Technical Inventory (MBTI), Ministry of Justice (MOJ) and the

local administration at the rayon and city level. The assessment team met with donors currently involved in registration activities such as ADB, SIDA, Swedesurvey, USAID, Finnmap/EuropeAid, and World Bank.

The report on this research, *Institutional and Financial Assessment: creating a Unified State Registration System in Tajikistan*, submitted in May, identified two main issues requiring long-term government decisions:

The GOT must make the difficult political decision to select which institution will hold the unified registry. In addition, they must ensure that all necessary documents are transferred to this institution for populating the registry. Currently, there is resistance from all four institutions, to cooperate with the integration out of fear that they will lose power and status.

The estimated cost for creating the system is \$20 million. Devising a strategy for developing the system and securing the financing is therefore critical, especially as the parliament will begin to review the draft Registration Law in October 2007.

The World Bank used this assessment in its own review and concluded that financing would be possible if the GOT were to submit a request during the forthcoming Country Assistance Strategy process. The assessment was also used by SIDA in reviewing its assistance strategy, although the Swedish government has decided to withdraw all future funding from Tajikistan.

SUCCESS STORY

Women regain rights to land

Legal advocacy protects rights of vulnerable Tajik women



One of the members of Saodat farm proudly displays her Land Use Certificate, which was presented to her after more than two years of legal battles. It took significant courage for the women to fight against the powerful interests within the community and local government.

One hundred vulnerable women battled local officials, defended their rights in court, repossessed their land, and established a well-publicized precedent for Tajikistan's land tenure security.

One hundred women from the Saodat Farm in northern Tajikistan finally regained possession of 19 hectares of irrigated land that had been taken from them illegally.

In 2000, 100 hectares of non-irrigated land were distributed to a group of vulnerable women, mostly widows, and the Saodat Farm was created. Through donor assistance, irrigation was eventually installed on 19 hectares. The man who was hired to install the irrigation system, a well-connected member of the local community, subsequently took possession of the farm and used his influence and contacts to issue new documentation in his own name and to expel the women from the farm. The chairman of the former collective farm conspired with the man to effect this illegal land seizure. The women were threatened and even physically attacked to prevent them from trying to retake their land.

With support from several donors, including this project, a local non-governmental organization dedicated to providing legal assistance to farmers agreed to represent the women and began court proceedings against both men. The process involved numerous court cases at both the regional and Supreme Court level that spanned almost three years. Although the courts consistently found in favor of the women, the decisions were never executed, the case bounced between various courts, and the women remained landless.

The dedicated lawyers working for the NGO and legal experts from the project followed the case throughout the entire process and insisted the courts execute their decisions. In February 2007, the women finally regained possession of their irrigated land and in August 2007, their official Land Use Certificates were issued.

This case set an important precedent in Tajikistan for the security of land tenure. Local press and mass media reported the story, leading to more interest from farmers in securing land rights. In the future, other project-supported Legal Aid Centers, as well as the Tahabbuskor, will use this example when advising farmers on their rights to land.

SUCCESS STORY

Cotton debt cancelled

Legal advocacy succeeds in cancelling an illegal debt



Training and legal consultations from project-supported NGOs provide much needed information and legal support to rural citizens. NGO staff travel into the field to reach the maximum number of beneficiaries and have the capability of following up on legal issues using the court system.

Up to 62 farms can benefit from the court decision canceling an illegal debt transfer to private dehqan farms. Debt problems are one of the main factors inhibiting reform and growth in the agricultural sector in Tajikistan.

Project support has helped cancel the illegal debt of cotton farmers in Northern Tajikistan in another example of how the Legal Aid Centers directly assist farmers in need.

The private Dehqan Farm “Oiqul” was created in March 2006 after the restructuring process of a large soviet cooperative farm. The State Land Committee issued the legal Land Use Certificate in May 2006, allowing this farm to begin functioning. “Olimkarimzod”, a powerful local cotton investor claimed that the new farm owed a debt from January 2005 in the amount of \$ 9,589.00, however.

With the legal assistance and advocacy from the project-sponsored Legal Aid Center “Citizen’s Rights”, the farm brought a suit against the investor arguing that the debt had been transferred illegally under a contract dated January 2005, which was prior to the actual formation of the farm itself. It argued that as the farm had not been created until May 2006, it could not owe any debt from January 2005. In addition, the plaintiff argued that under Tajik Law, the investor did not have the appropriate license to conduct credit activities.

Although the court case was postponed three times and the plaintiff had been intimidated by the defendant, the case was finally heard in August 2007. The court found in favor of the plaintiff, cancelled the debt contract and ordered the investor to pay the court fees.

The project is now in the process of informing the 62 other dehqan farms that had been created under the same decision and assigned debt in the same way of their rights and the results of the “Oiqul” court case. The interested farmers will receive project assistance during Year 3 in writing and filing their claims with the Prosecution Office of Sughd Oblast, requesting that the assignment of debt to the newly formed Dehqan farms, be similarly cancelled.

SUB-COMPONENT 2.5 STRENGTHEN NGOs

EXPECTED RESULTS	INDICATORS/TARGETS	RESULTS ACHIEVED
<ul style="list-style-type: none"> NGOs and local service providers strengthened and legal aid and training delivered in a cost-effective way 	<ul style="list-style-type: none"> 3 NGOs strengthened through project activity; strengthened NGOs will have trained staff, a strategic and business plan and management systems in place 	<ul style="list-style-type: none"> Six NGOs received additional training skills, but there was no development of business or management plans



The project used CARE International as a subcontractor to train the LACs and Tahsabbuskor and monitor their activities. As a result of changing priorities within CARE and its policy decision to bring an end to its project activities throughout Tajikistan, the subcontract was terminated.

The departure of CARE meant that the project itself had to take over the role of providing training and conduct monitoring. To do this, the project opened a sub-office in Khujand, to better oversee the activities in Sughd Region. It also hired a training coordinator to strengthen the project's ability to ensure the quality of the trainings being provided.

The project found that there were different levels of experience among the NGO grantees operating the LACs. Those in the North were stronger than in the South. Rather than work to develop business and management plans for the stronger NGOs, the project decided efforts should be put to improving the skills of the weaker NGOs so that farmers across Tajikistan could receive a similar quality of information and advice from the project's grantees. To strengthen the NGOs in the South, the project invited an

outstanding experienced lawyer/trainer from the NGO grantee Citizen's Rights in Istarafshan, Sughd Oblast to spend two weeks in August working closely with each of the LACs in Khatlon Oblast to improve their training techniques and legal knowledge. This assistance noticeably improved the training and legal effectiveness of the Khatlon NGOs and provided an exchange opportunity for people

working in the different oblasts. Similar training was conducted with Zan va Zamin in the Dushanbe area.

Nonetheless, the project remained concerned that some of the LACs were not performing at the required level and decided to take this into account when reviewing applications for the new grants being offered in Year 3.



Challenges in reaching the public

The project conducted an intensive round of monitoring during the summer months to evaluate the training skills of the LACs. Given the wide variety of training locations, the mixed ethnic groups, and need to reach out to women, LAC trainers need to have well developed skills. The project observed some effective trainers and used them to assist other LACs which were found to have weaker skills.

LAND APPRAISAL

EXPECTED RESULTS	INDICATORS/TARGETS	RESULTS ACHIEVED
<ul style="list-style-type: none"> • Identification of steps/reforms calculated to promote the creation of a viable market based valuation and appraisal system 	<ul style="list-style-type: none"> • Assessment of the legal and institutional framework for valuation completed and submitted to USAID by end of March 2007 • Draft regulations for market-based land valuation completed by end of April 2007 • Seminar on market-based land valuation for State Land Committee and potential private appraisers held by end of February 2007 	<ul style="list-style-type: none"> • Completed assessment submitted to USAID June 2007 • Draft regulations completed by August 2007 • Valuation seminars held in May and September 2007



ACTIVITY I

LAND VALUATION ASSESSMENT

In May–June 2007 short-term consultants Alexander Drapikovskiy and Irina Ivanova, members of the Council of the Ukrainian Society of Appraisers, conducted an assessment on valuation and appraisal activity in Tajikistan. In order to analyze the potential for the creation and development of an Institution of Independent Appraisers, similar to Kyrgyzstan's, the consultants conducted meetings, consultations and a seminar with Tajik specialists who implement valuation activities or who use the

results. They focused on the need to introduce independent valuation to the economy based on market principles and directed at defining market prices for land use rights and immovable property.

Valuation is critical for credit organizations and is an integral component for the development of a mortgage system. A lack of understanding and practice for determining the value of land use rights makes it impossible to use the rights as collateral, thereby reducing the value of an important

asset of dehqan farms.

Although the consultant's report noted that while Tajikistan retains the former Soviet style of valuation, there are possible market-based activities that can be started, including training and education. These activities would need to be developed under the project options activities and funding. Although USAID indicated that the options funding was not available, the project nonetheless decided to address some of the legislative issues under current activities.



Initiating land appraisal

Ukrainian appraisal expert Aleksander Draipokovsky explains one method for calculating the value of land plots at a seminar for appraisers and valuation experts. The project conducted an assessment to determine the possibilities to introduce market-based appraisal techniques in Tajikistan and assisted in the review and revisions of the draft Law on Valuation.

ACTIVITY 2

LAND VALUATION SEMINAR

In May the consultants conducted a seminar on market valuation principles, national appraisal standards and independent appraisers. They discussed the situation in Tajikistan and also shared their experiences from Ukraine and Kyrgyzstan. The 24 participants for the seminar included representatives from ALMGC, State Committee on Investment and State Property Management, Association of Bankruptcy Trustees, MBTI and banks.

While the participants agreed that implementing valuation based on market principles and availability of this valuation in a transitional economy is important, in Tajikistan there are currently no

appraisers with the corresponding qualification and work experience. Defining the market price of fixed-term, long-term, and short-term use of land plots was of particular interest to participants.

A follow-on seminar in September discussed actual valuation methods for rural and urban land and tried to tie together the upcoming legislative changes with the practical implications for Tajikistan's appraiser profession. The 27 participants for the second seminar included representatives from ALMGC and Tojikzaminsoz Institute.

ACTIVITY 3

LAND VALUATION REGULATIONS

In August, STTA Alexander Draipokovsky and Irina Ivanova returned to Tajikistan at the request of the ALMGC who requested assistance in revising the draft Law on Land Valuation. As part of the process, the project hosted a seminar on market-based valuation for employees of the ALMGC, to help them understand the new principles introduced into the draft Law on Land Valuation. The ALMGC working group members accepted about 90 percent of the recommendations of the consultants and the project is now waiting for the final draft. The

project will continue to provide support for the review process and coordinate comments from the international community on this important draft law.

Annex I: Implementation, Performance Monitoring, and Evaluation Plan

KYRGYZSTAN

Illustrative Indicator	Justification	Disaggregation	Data Collection	Baseline	Targets	Results Achieved
Strategic Objective 1.3 — Improved environment for the growth of small and medium-sized enterprises						
Project Intermediate Result 1 — More progressive land policy and legal framework						
1. Number of laws and regulations on land policy enacted.	Formal state recognition of new policy and procedure comes with enactment of the laws and regulations that articulate them.	<ul style="list-style-type: none"> By country 	Project legal team.	Legal and regulatory assessments prepared from USAID over the last two years.	<p>Year 1</p> <p>Enactment of new regulation on LRF land.</p> <p>Passage of land-related legal amendments.</p> <p>Year 2</p> <p>Adoption by government of new strategy for future policy of LRF land.</p> <p>Drafts of legislation to implement new government policy for LRF lands are prepared.</p> <p>Year 3</p> <p>Enactment of legislation on new LRF policy.</p>	<p>Year 1</p> <ul style="list-style-type: none"> Jogorku Kenesh enacted amendments to the Land Code regarding legal zoning in January 2006. <p>Year 2</p> <ul style="list-style-type: none"> Model Regulation on Management of LRF Land adopted by Jogorku Kenesh in June 2007. Amendments to the Law on Management of Agricultural Land were adopted in November 2006 to allow for auctions and tenders.
2. Number of local governments trained in new land policies and procedures.	Training of local government officials on new policies and procedures makes it more likely that they will be implemented correctly and equitably.	<ul style="list-style-type: none"> By city or regional area/country By gender 	Training reports from project Information Training Coordinators and Partner Organizations (NGOs).	Zero.	<p>95 percent trained on new model regulation on LRF within 1 month of enactment.</p> <p>100 percent retrained within 6 months of enactment of new legislation/regulations needed to implement new policy for long-term use of LRF (projected to occur in Year 3).</p>	<p>Year 2</p> <p>100% of local governments invited to training organized within two months of enactment; officials from 70% of local governments attended.</p> <p>Total: 381 persons trained (17 of whom were women).</p>

Illustrative Indicator	Justification	Disaggregation	Data Collection	Baseline	Targets	Results Achieved
3. Number of land transactions concluded.	A direct indicator of the effectiveness of new policy in stimulating land market activity is the number of transactions concluded.	<ul style="list-style-type: none"> • Sale and purchase • Land lease • Exchange of land • Inheritance • By city or regional area/country • By gender 	Project staff using statistics from State registry offices and legal aid center reports on clients served.	Statistics from State registry offices.	<p>Year 1 25 percent increase.</p> <p>Year 2 25 percent increase (over Year 1 total).</p> <p>Year 3 20 percent increase (over Year 2 total).</p>	<p>Year 1 11% increase in all land transactions. Sale/purchase: +38% Land lease: +47% Inheritance: -27% Mortgage: -38%</p> <p>Year 2 13% increase over Year 1. Sale/purchase: -6% Land lease: -9% Inheritance: +162% Mortgage: -46%</p> <p>Note: Gosregister does not disaggregate data by region or gender.</p>
4. Number of applications under zoning regulation filed in Kyrgyz cities where regulation is enacted.	Acceptance and application of zoning principles can be measured by use of procedures articulated in the zoning regulation.	<ul style="list-style-type: none"> • Land allocation • Construction permits • Development proposals • Special land use requests • By city 	Project zoning team reports.	Statistics from 11 cities where zoning regulations have been enacted.	<p>Year 1 25 percent increase in each of the cities where a zoning regulation has been enacted.</p> <p>Year 2 25 percent increase (over Year 1).</p> <p>Year 3 20 percent increase (over Year 2).</p>	<p>Year 1 Average increase in land investment of 132% for cities that adopted zoning rules: Balykchy: +231.6% Cholponata: +150.2% Jalalabad: +147.5% Tokmok: +117.1% Karakol: +88% Uzgen: +58.9%</p> <p>Year 2 Average increase in land investment of 243.9% for cities that adopted zoning rules: Balykchy: +57.9% Cholponata: +84.9%</p>

Illustrative Indicator	Justification	Disaggregation	Data Collection	Baseline	Targets	Results Achieved
						<p>Jalalabad: +274.9%</p> <p>Karakol: +39.1%</p> <p>Uzgen: +763.3%</p> <p>Note (1): Local government authorities do not compile data on applications nor disaggregate according to type of application. Statistics above refer to the value of investment in land in the respective cities.</p> <p>Note (2): Data presented here are only for those cities providing statistics to project.</p>
5. Number of amendments to national legislation needed to effect eminent domain passed.	Formal national recognition of restrictions on state seizure of private land	None	Project results	Zero	<p>Year 2</p> <p>Key amendments to address eminent domain provisions submitted to Jogorku Kenesh for consideration</p> <p>Year 3</p> <p>Key amendments to address eminent domain provisions passed by Jogorku Kenesh</p>	<p>Year 2</p> <p>Draft amendments on eminent domain provisions were developed and included as part of Land Code amendments.</p>
6. Number of judges and prosecutors trained in zoning regulations in Kyrgyzstan	Indicates awareness among legal community on zoning issues	<ul style="list-style-type: none"> • By region • By city 	Project results	Zero	<p>Year 1</p> <p>30 prosecutors and 30 judges trained</p>	<p>Year 1</p> <p>Bishkek: 15 prosecutors; 11 judges; 2 Ministry of Justice officials, 2 Jogorku Kenesh officials; 3 representatives of training center for judges and prosecutors; and 3 representatives from international organizations</p> <p>Chuy Oblast: 2 prosecutors; 4 judges</p> <p>Ysyk-Kul Oblast: 3 prosecutors; 2 judges</p> <p>Naryn Oblast: 2 prosecutors; 4 judges</p> <p>Talas Oblast: 2 prosecutors; 3 judges</p> <p>Osh Oblast: 3 prosecutors; 4 judges</p> <p>Jalal-Abad Oblast: 2 prosecutors; 2</p>

Illustrative Indicator	Justification	Disaggregation	Data Collection	Baseline	Targets	Results Achieved
						judges Batken Oblast: 3 prosecutors; 3 judges Total: 75 persons trained—32 prosecutors; 33 judges; 10 others
7. Number of seminars on zoning in non-pilot cities and villages in Kyrgyzstan	Indicates awareness of zoning outside pilot area	<ul style="list-style-type: none"> • By region • By city 	Project results	Zero	Year 1 12 seminars in non-pilot cities	Year 1 13 seminars in non-pilot cities and rural settlements Bishkek (2) Chuy Oblast: Kant, Sokuluk, Lebedinovka Ysyk-Kul Oblast: Tup, Teplokluchenka, Kyzylsuu, Bokonbaevo Naryn Oblast: Kochkor Osh Oblast: Karasuu Jalal-Abad Oblast: Tashkumyr, Mailyssuu
8. Number of appraisal standards approved by Government of Kyrgyzstan	Formal recognition of importance of using international appraisal standards	None	Project results	Zero	Year 1 All 6 appraisal standards approved	Year 1 6 appraisal standards approved: (1) General Concepts and Principles of Appraisal; (2) Professional Ethics; (3) Real Estate Appraisal; (4) Equipment and Machine Appraisal; (5) Business Appraisal; (6) Requirements for Appraisal Report Development.
9. Number of conferences on appraisal standards conducted in Kyrgyzstan	Indicates level of qualification of appraisers	<ul style="list-style-type: none"> • By region 	Project results	Zero	Year 1 2 conferences conducted	Year 1 2 conferences on appraisal standards conducted: Bishkek; Osh. Year 2 While the target was already met in Year 1, the project conducted one more conference on appraisal in Bishkek.

Illustrative Indicator	Justification	Disaggregation	Data Collection	Baseline	Targets	Results Achieved
10. Number of courses developed and delivered on improving professional development of appraisers in Kyrgyzstan	Indicates availability of continuing education for appraisers	None	Project results	Zero	<p>Year 1</p> <p>2 courses developed and delivered by local appraisers</p>	<p>Year 1</p> <p>2 courses designed and implemented: one on agricultural land appraisal and another on vacant land plots.</p> <p>Year 2</p> <p>While the target was already met in Year 1, the project developed and conducted two additional courses on “Appraisal of Real Estate for Credit Purposes” and “Appraisal of Agricultural Land Plots for Mortgage Crediting”. Moreover, the project revised and prepared the second edition of the <i>Real Estate Appraisal</i> textbook.</p>

Illustrative Indicator	Justification	Disaggregation	Data Collection	Baseline	Targets	Results achieved
Strategic Objective 2.1 — Strengthening democratic culture among citizens and targeted institutions						
Project Intermediate Result 2 — Increased citizen involvement in planning, use, and management of land						
Project Intermediate Result 3 — Local government inclusive of citizens and businesses in decision making on administration of state-owned land						
<p>1. Number of training and information seminars for local officials and citizens on land use planning in Kyrgyzstan (rural and urban land).</p>	<p>Training of local government officials and citizens on new policies and procedures makes it more likely that they will be implemented correctly and equitably.</p>	<ul style="list-style-type: none"> • Trainings for local government officials • Information seminars for local citizens • By city or regional area/country 	<p>Training reports from project Information Training Coordinators demilgechi, LARC lawyers and other local partners (like UDA).</p>	<p>Zero.</p>	<p>Year 1 25 training and information seminars on urban zoning issues and procedures.</p> <p>Year 2 100 trainings and information seminars for AOs conducted.</p> <p>Year 3 Trainings and information seminars to which representatives from all remaining AOs will be invited conducted.</p>	<p>Year 1 22 seminars conducted for entrepreneurs and local government officials in 11 pilot cities and Bishkek on urban land zoning. 10 seminars conducted for rural local government officials and aiyl kenesh deputies in 10 pilot AOs on new LRF procedures. Total: 31 seminars.</p> <p>Year 2 6 seminars in pilot rural settlements (Tup and Chuy) on legal zoning; 11 special training seminars for heads of AOs; 4 seminars for Demilgechi; 116 seminars for AOs on creation of strategic plans on LRF land; 2 seminars for Gosregister specialists. Total: 139 seminars. The project also conducted 124 informational meetings in the course of the information campaign on zoning issues.</p>

Illustrative Indicator	Justification	Disaggregation	Data Collection	Baseline	Targets	Results achieved
2. Number of strategic plans for land use and management developed with citizen input in Kyrgyzstan. (rural and urban areas)	A direct indicator of the effectiveness of new land use and management policy is the number of strategic plans developed with citizen input.	<ul style="list-style-type: none"> By city/regional area 	Reports from project Information Training Coordinators on assistance developing such strategic plans.	Zero.	<p>Year 1 and 2 12 strategic plans developed with citizen input and participation.</p> <p>Year 3 Strategic plans developed and realized with citizen input and participation under new Regulation in 120 AOs.</p>	<p>Year 1 and 2 14 strategic plans developed with citizen input and participation:</p> <p>Development of LRF strategic plans in 10 pilot AOs: Ysyk-Kul Oblast: Akdobo, Tup AOs Naryn Oblast: Minbulak AO Talas Oblast: Jergetal, Nurjanov AOs Osh Oblast: Kokjar, Kyzylotyabr AOs Jalal-Abad Oblast: Burgondu, Yrys AOs Batken Oblast: Uchkorgon AO</p> <p>Development of legal zoning plans in 4 urban areas: Chuy (Chuy Oblast) Tup (Ysyk-Kul Oblast) Uzgen (Osh Oblast) Batken (Batken Oblast)</p>
3. Number of transparent auctions for the lease of land from the LRF (Kyrgyzstan)	Indicates level of implementation of strategic plans on LRF Land	<ul style="list-style-type: none"> By AO 	Project	Zero	<p>Year 3 30 auctions</p>	<p>Year 2 3 transparent auctions on LRF land leases held (Kyzylotyabr, Burgondu, Akdobo AOs).</p>
Note: Indicators 4 and 5 refer to Tajikistan.						

Illustrative Indicator	Justification	Disaggregation	Data Collection	Baseline	Targets	Results achieved
6. Number of NGOs strengthened through project activity. <i>Strengthened NGOs will have trained staff, a strategic and business plan, and management systems in place.</i>	Indicates increased civil society or non-governmental capacity for information dissemination, legal training, and legal assistance activities.	<ul style="list-style-type: none"> By type of NGO (i.e., services provided) By country By gender 	Project monitoring and evaluation reports on subcontracts and grants to partner NGOs.	Zero.	<p>Year 1 1 NGO strengthened.</p> <p>Year 2 3 NGOs strengthened</p> <p>Year 3 3 NGOs strengthened</p>	<p>Year 1 NGO Aiyl Demilgesi created. Project supported strengthening of NGOs Urban Development Association and Association of Kyrgyz Appraisers (OKO). Total: 3 NGOs strengthened.</p> <p>Year 2 3 NGOs strengthened: Aiyl Demilgesi, UDA and OKO.</p>
7. Number of legal aid and land information centers (demilgechi) actively serving citizens with legal problems.	Indicates ease in access by citizens to legal assistance services.	<ul style="list-style-type: none"> By city or regional area 	Project monitoring and evaluation reports on subcontracts and grants to partner NGOs.	Zero.	<p>Year 1 15 centers.</p> <p>Year 2 7 centers (22 cumulative).</p> <p>Year 3 8 centers (30 cumulative).</p>	<p>Year 1 81 information corners set up by Demilgechi and actively serving citizens.</p> <p>Year 2 40 new information corners set up (121 cumulative).</p>
8. Number of volunteer rural activists trained by the project working in rural communities.	Indicates the interest of citizens to resolve their disputes through community-based dispute resolution mechanisms and level of involvement of citizens in civil society.	<ul style="list-style-type: none"> By rural area By education and background By gender 	Project and partner NGO reports on rural activist component.	45.	<p>Year 1 50 rural activists working in rural communities</p> <p>Year 3 An additional 70 rural activists enrolled and trained throughout Kyrgyzstan.</p>	<p>Year 1 53 Demilgechi worked under the “Demilge” project in 81 villages throughout the country, including 8 new activists from Chuy Oblast (4 later quit).</p> <p>Year 2 121 Demilgechi worked in 156 villages.</p>

Illustrative Indicator	Justification	Disaggregation	Data Collection	Baseline	Targets	Results achieved
Strategic Objective 2.4 — Sources of conflict mitigated in targeted communities						
Project Intermediate Result No. 4 — Land management, land allocation, and land transactions conducted through simple and transparent processes						
1. Number of disputes resolved within local communities	A direct indicator of the effectiveness of community-based dispute resolution methodologies is the number of disputes resolved in communities without court proceedings.	<ul style="list-style-type: none"> By type of land-related dispute By regional area/country By gender 	Reports from demilgechi.	Local statistics, court statistics, and reports from demilgechi.	<p>Year 1 2000 disputes resolved.</p> <p>Year 2 3000 disputes resolved.</p> <p>Year 3 4000 disputes resolved.</p>	<p>Year 1 14,895 problems resolved with Demilgechi assistance.</p> <p>Year 2 16,888 problems resolved with Demilgechi assistance.</p>
2. Number of citizens receiving assistance on land dispute issues problems	A direct indicator of the impact of community-based dispute resolution methodologies is the number of citizens assisted in resolving disputes.	<ul style="list-style-type: none"> By type of dispute By regional area/country By gender 	Reports from demilgechi.	Local statistics, court statistics, and reports from demilgechi.	<p>Year 1 20,000 citizens received assistance.</p> <p>Year 2 25,000 citizens received assistance.</p> <p>Year 3 35,000 citizens received assistance.</p>	<p>Year 1 Consultations: 15,740 individuals (5,822 women, 37%) 579 roundtables: 10,633 participants (3,947 women, 37%)</p> <p>Total: 23,927 individuals received Demilgechi assistance.</p> <p>Year 2 Consultations: 17,125 individuals (6,405 women, 37.4%) 479 roundtables: 20,263 participants (7067 women, 34.8%) 485 meetings: 6,988 participants (2841 women, 40.6%) 49 public hearings: 1,516 participants (418 women, 27.5%)</p> <p>Total: 45,892 individuals received Demilgechi assistance.</p>

Annex II: Implementation, Performance Monitoring, and Evaluation Plan

TAJIKISTAN

Illustrative Indicator	Justification	Disaggregation	Data Collection	Baseline	Targets	Results Achieved
Strategic Objective 1.3 — Improved environment for the growth of small and medium-sized enterprises						
Project Intermediate Result 1 — More progressive land policy and legal framework						
1. Number of laws and regulations on land policy enacted.	Formal state recognition of new policy and procedure comes with enactment of the laws and regulations that articulate them.	<ul style="list-style-type: none"> By country 	Project legal team.	Legal and regulatory assessments prepared from USAID over the last two years.	<p>Year 1 Key legal regulations drafted and submitted to GOT by end of Year 1.</p> <p>Year 2 Key legal regulations enacted.</p>	<p>Year 1</p> <ul style="list-style-type: none"> Amendments to the Law on Dekhan Farms and Decree No. 522 drafted. Government's Independent Commission, set up to implement Farm Debt Resolution Strategy, issued Decree No. 8, dated 21 July 2006, establishing Working Group on Structural and Land Reforms to oversee drafting of new land-related legislation. <p>Year 2</p> <ul style="list-style-type: none"> Amendments to Land Code, Law on Mortgage and Law on State Registration of Immovable Property and Rights Thereto approved by President and sent to Parliament for adoption by end of 2007. Law on Land Valuation drafted, but awaiting final government review and presidential approval.

Illustrative Indicator	Justification	Disaggregation	Data Collection	Baseline	Targets	Results Achieved
2. Number of local governments trained in new land policies and procedures.	Training of local government officials on new policies and procedures makes it more likely that they will be implemented correctly and equitably.	<ul style="list-style-type: none"> • By city or regional area/country • By gender 	Training reports from project Information Training Coordinators and Partner Organizations (NGOs).	Zero.	<p>50 within our strategic work area within 4 months of enactment of new regulations.</p> <p>100 percent within our strategic work area within 9 months of enactment of new regulation.</p>	<p>Years 1 and 2</p> <p>Local government training did not take place as neither the Land Code nor other major land-related laws were adopted by the Parliament.</p>
3. Number of land transactions concluded.	A direct indicator of the effectiveness of new policy in stimulating land market activity is the number of transactions concluded.	<ul style="list-style-type: none"> • Sale and purchase • Land lease • Exchange of land • Inheritance • By city or regional area/country • By gender 	Project staff using statistics from State registry offices and legal aid center reports on clients served.	Statistics from State registry offices.	100 lease contracts within 1 year of enactment of legislation enabling valid market-type lease transactions.	<p>Data disaggregation and analysis ongoing.</p> <p>Note: Data collection, compilation and analysis were the responsibility of CARE International under its subcontract with the project. To compensate for the termination of this subcontract, the project restructured its workflow to take on these responsibilities itself. Data compilation is currently ongoing and will be presented in full in the Final Project Report.</p>

Illustrative Indicator	Justification	Disaggregation	Data Collection	Baseline	Targets	Results achieved
Strategic Objective 2.1 — Strengthening democratic culture among citizens and targeted institutions						
Project Intermediate Result 2 — Increased citizen involvement in planning, use, and management of land						
Project Intermediate Result 3 — Local government inclusive of citizens and businesses in decision making on administration of state-owned land						
4. Number of farms reorganized in Tajikistan with participation of local citizens.	A direct indicator of the effectiveness of new land procedures on farm reorganization and land allocation is the farms reorganized with citizen participation.	None.	Reports from Project Information Coordinators and partner organizations (NGOs).	Zero.	<p>Year 1 40 percent of farms reorganized are completed with local participation.</p> <p>Year 2 70 percent of farms reorganized with citizen participation.</p> <p>Year 3 100 percent of farms reorganized with citizen participation.</p>	<p>Year 1 Data disaggregation and analysis ongoing.</p> <p>Year 2 Data disaggregation and analysis ongoing.</p> <p>Note: Data collection, compilation and analysis were the responsibility of CARE International under its subcontract with the project. To compensate for the termination of this subcontract, the project restructured its workflow to take on these responsibilities itself. Data compilation is currently ongoing and will be presented in full in the Final Project Report.</p>
5. Number of land use right certificates issued in Tajikistan farms in assisted areas	A direct indicator of increased land tenure security.	<ul style="list-style-type: none"> • By location (farm, village) • By gender 	Reports from land survey firm and land registry book.	Zero.	<p>Year 2 500 land user right certificates issued.</p> <p>Year 3 500 land user right certificates issued. (1000 total)</p>	<p>Year 2 Data disaggregation and analysis ongoing.</p> <p>Note: Data collection, compilation and analysis were the responsibility of CARE International under its subcontract with the project. To compensate for the termination of this subcontract, the project restructured its workflow to take on these responsibilities itself. Data compilation is currently ongoing and will be</p>

Illustrative Indicator	Justification	Disaggregation	Data Collection	Baseline	Targets	Results achieved
						presented in full in the Final Project Report.
6. Number of NGOs strengthened through project activity. <i>Strengthened NGOs will have trained staff, a strategic and business plan, and management systems in place.</i>	Indicates increased civil society or non-governmental capacity for information dissemination, legal training, and legal assistance activities.	<ul style="list-style-type: none"> • By type of NGO (i.e., services provided) • By country • By gender 	Project monitoring and evaluation reports on subcontracts and grants to partner NGOs.	Zero.	<p>Year 1 1 NGO strengthened.</p> <p>Year 2 3 NGOs strengthened (<i>4 cumulative</i>).</p> <p>Year 3 3 NGOs strengthened (<i>7 cumulative</i>).</p>	<p>Year 1 Additional training was provided to three NGOs (Shahnoza, National Association of Dekhan Farms (Kulob), and Association of Dehkan Farms) as they were not as well organized or knowledgeable as the two NGOs in the North. The additional training improved the quality of the legal aid and also improved the basic organization and management of the NGOs. Because the project focused on making basic improvements to how the NGOs functioned, it was too early to begin developing their longer-term business and management plans.</p> <p>Year 2 6 NGOs (Zan va Zamin, Shahnoza, National Association of Dekhan Farms (Kulob; Danghara; Qumsangir), and Association of Dehkan Farms) received additional training to improve their training skills. Beyond improvements to the basic organization and management of the NGOs, there was no development of business or management plans for any NGOs, as it was judged to be still too early.</p>
7. Number of legal aid and land information centers (tashabbuskor) actively serving citizens with legal	Indicates ease in access by citizens to legal assistance services.	<ul style="list-style-type: none"> • By city or regional area 	Project monitoring and evaluation reports on subcontracts and grants to partner NGOs.	Zero.	<p>Year 1 4 centers operational by Year 1</p> <p>Year 2 5 centers (<i>9 cumulative</i>).</p>	<p>Year 1 5 Legal Aid Centers opened and operational. Listed here by NGO name (city in which it is located): rayons covered by NGO.</p> <p>Sughd Oblast:</p>

Illustrative Indicator	Justification	Disaggregation	Data Collection	Baseline	Targets	Results achieved
problems.					<p>Year 3 5 centers (14 cumulative).</p>	<ul style="list-style-type: none"> • Saodat (Khujand): Konibodom, Mastcho • Citizen's Rights (Istaravshan): Istaravfan, Ghonchi, Zafarabad, Shahrستان <p>Khatlon Oblast:</p> <ul style="list-style-type: none"> • Shahnoza (Qabodiyon): Qabodiyon, Jilikul, Shahrituz, Nosiri Khusrav • National Association of Dekhan Farms (NADF) (Kulob): Kulob, Hamadoni, Farkhor, Vose • Association of Dekhan Farms (ADF) (Qurghon-Teppa): Bokhtar, Kolkhozobod, Qumsangir, Jomi, Vakhsh, Khuroson, Sarband, Yovon <p>Year 2 4 new centers opened (9 cumulative).</p> <p>Sughd Oblast:</p> <ul style="list-style-type: none"> • Saodat (Spitamen): Jabbor Rasulov, Spitamen • Saodat (Khujand): Asht, Ghafurov, Mastcho (<i>revised area of responsibility</i>) <p>Khatlon Oblast:</p> <ul style="list-style-type: none"> • NADF (Danghara): Danghara, Temur Malik • NADF (Qumsangir): Qumsangir, Panj <p>Region of Republican Subordination:</p> <ul style="list-style-type: none"> • Zan va Zamin (Dushanbe): Rudaki, Vahdat, Hissor, Shahrinav
8. Number of volunteer rural activists trained by the project working in rural	Indicates the interest of citizens to resolve their disputes through community-based	<ul style="list-style-type: none"> • By rural area • By education and background 	Project and partner NGO reports on rural activist component.	Zero.	<p>Year 1 15 rural activists working in rural communities.</p>	<p>Year 1 20 Tashabbuskor trained by project and working in rural communities (jamoats):</p> <p>Sughd Oblast:</p>

Illustrative Indicator	Justification	Disaggregation	Data Collection	Baseline	Targets	Results achieved
communities.	dispute resolution mechanisms and level of involvement of citizens in civil society.	<ul style="list-style-type: none"> By gender 			<p>Year 2 35 rural activists working in rural communities (<i>cumulative total</i>).</p> <p>Year 3 60 rural activists working in rural communities (<i>cumulative total</i>).</p>	<ul style="list-style-type: none"> Konibodom: Lohuti (2), Patar, Sharipov (<i>terminated</i>) Mastcho: Obburdon, Paldorak (<i>terminated</i>), Buston (<i>terminated</i>) Zafarobod: Dusti Istaravshan: Guli Surkh (<i>terminated</i>) Ghonchi: Ghonchi, Gazantarak, Kalininobod <p>Khatlon Oblast:</p> <ul style="list-style-type: none"> Yovon: Yusupov Jomi: Aral Khuroson: Ayni Panj: Arab Jilikul: Dehqonobod Qabodiyon: Utakari Nazarov Shahrituz: Kholmatov, Pakhtaobod <p>Year 2 26 new Tashabbuskor hired in Year 2 (46 total Tashabbuskor working by the end of the year).</p> <p>Sughd Oblast:</p> <ul style="list-style-type: none"> Asht: Punghaz, Oshoba, Shodoba Spitamen: Taggoyak (2) Istaravshan: Nijoni, Qalai Baland Ghonchi: Gazantarak, Mujum Shahriston: Shahriston <p>Khatlon Oblast:</p> <ul style="list-style-type: none"> Vakhsh: Tojikobod Danghara: Oqsu Kulob: Kulob, Ziraki, Dahana Vose: Pakhtakor, Michurin Farkhor: Dehqonariq

Illustrative Indicator	Justification	Disaggregation	Data Collection	Baseline	Targets	Results achieved
						<ul style="list-style-type: none"> • Jilikul: Gulmurodov • Qabodiyon: Nosir Khisrav, Khudoqulov • Shahrituz: Juma Nazarov • Nosir Khisrav: Istiqlol <p>Region of Republican Subordination:</p> <ul style="list-style-type: none"> • Rudaki: Rudaki (2) • Vahdat: Vahdat • Hissor: Hissor (2) • Shahrinav: Shahrinav (2)
9. Number of NGOs and donor projects participating in rural outreach coordination group	Indicates level of outreach attained Indicates extent of unification of donor message to farmers	<ul style="list-style-type: none"> • By rural area 	Project and partner NGO reports.	Zero	<p>Year 1</p> <p>5 NGOs and donor projects participating in rural outreach coordination group</p>	<p>Year 1</p> <p>Donor coordination group (CG) for legal aid centers involves more than five NGOs or donor projects, including ADB, OSCE, DfID, ACTED, UNFAO, UNIFEM, UNDP, EC.</p> <p>Year 2</p> <p>Coordination activities continued in Year 2. Map showing the location of about 90 legal aid centers funded by various donors compiled by CG. Led by the project, CG agreed on a unified message regarding Freedom to Farm and collaborated on publishing a single new brochure on this issue to be used by the legal aid centers run by 7 different donors.</p>

Illustrative Indicator	Justification	Disaggregation	Data Collection	Baseline	Targets	Results achieved
Strategic Objective 2.4 — Sources of conflict mitigated in targeted communities						
Project Intermediate Result No. 4 — Land management, land allocation, and land transactions conducted through simple and transparent processes						
1. Number of disputes resolved within local communities	A direct indicator of the effectiveness of community-based dispute resolution methodologies is the number of disputes resolved in communities without court proceedings.	<ul style="list-style-type: none"> • By type of land-related dispute • By regional area/country • By gender 	Reports from legal aid centers.	Local statistics, court statistics, and reports from legal aid centers.	<p>Year 1 500 disputes resolved.</p> <p>Year 2 1000 disputes resolved.</p> <p>Year 3 2000 disputes resolved.</p>	<p>Year 1 Data disaggregation and analysis ongoing.</p> <p>Note: Data collection, compilation and analysis were the responsibility of CARE International under its subcontract with the project. To compensate for the termination of this subcontract, the project restructured its workflow to take on these responsibilities itself. Data compilation is currently ongoing and will be presented in full in the Final Project Report.</p> <p>Year 2 1,429 problems resolved by LACs in Sughd Oblast.</p>
2. Number of citizens receiving assistance on land dispute issues (and in Tajikistan farm debt resolution) problems	A direct indicator of the impact of community-based dispute resolution methodologies is the number of citizens assisted in resolving disputes.	<ul style="list-style-type: none"> • By type of dispute • By regional area/country • By gender 	Reports from legal aid centers.	Local statistics, court statistics, and reports from legal aid centers.	<p>Year 1 1,500 citizens received assistance.</p> <p>Year 2 7,000 citizens received assistance (including 2,500 on farm debt resolution issues).</p> <p>Year 3 15,000 citizens received assistance (including 6,500 on farm debt resolution issues).</p>	<p>Year 1 1980 individual consultations (495 with women, 25%)</p> <p>Year 2 11,926 individual consultations held with citizens by both Tashabbuskor and LACs. (2,630 with women, 22%)</p> <p>Note: Farm debt resolution issues cannot be properly addressed absent a government policy on farm debt resolution.</p>