



Land Reform in Madagascar: Realities

March 2009



Initial ideas

- **Land Policy Letter:**
 - Secure land rights
 - Improve public service
 - Foster broad-based sustainable investments in rural and urban areas
- **National Land Program for:**
 - Implementing the new land policy
 - Design, test and diffuse new tools and methods
 - Coordinating the support from the donor community



Four strategic axis

- **Axe 1:** Reorganization, modernization and computerization of land and surveying services
- **Axe 2:** Decentralization of land management ;
- **Axe 3:** Renewal of land laws and regulation;
- **Axe 4:** National training plan related to the land management



The land reform: in good progress...

- New laws, new decreets: **dismantlement of the « principe de domanialité** ie. all lands which are not yet titled are presumed « to belong to the State »
- **Deep Innovation : the decentralization of land management**
- 257 local land offices (guichet foncier) set up on january 2009
- Modernization of 12 land services on track
- More than 3000 personnes trained (from communes, land services and service providers)



Land reform : wide adhesion

- **Change of institutional organization :**
Creation of new Ministry: MRFDAT
- **Increasing requests for land titles and land certificates:**
Parliaments, civil societies and communes
- **Good advantage from the convergence support of financial partners:**
Partnership Charter



Renewing the land laws and regulations: innovations

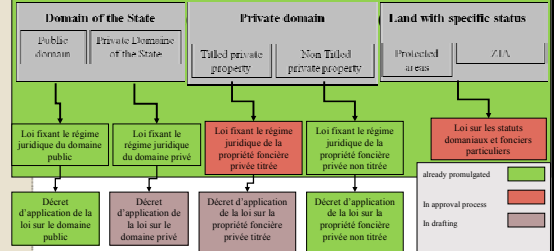



Principles of the new laws:

- **Dismantle** the «principe de domanialité »
- **Simplify the land registration process**
- **Set up an administration closed to the users (service de proximité)**
- **Improvement** of the state land service

Progress in renewing the land laws and regulations

Loi « de cadrage » fixant les principes régissant les statuts des terres





Progress made in the modernization and reorganization of land Services

**NEW LAND INFORMATION SYSTEM:
MADAGASCAR
LAND MANAGEMENT (MLM) software**



QUALITY OF PUBLIC SERVICE ON THE WAY OF IMPROVEMENT...





**LANDS DOCUMENTS
110 YEARS OLD**



**LAND DOCUMENTS
RESTORED**


Reorganizing into « one stop shop »

- One stop shop which combining the Estate and Surveying services.
- One front office to receive the Users.
- Back offices for handling the land files.




Issuance time reduced:

CERTIFICATS DE SITUATION JURIDIQUE :	LAND TITLE Issuing
BEFORE 20 to 30 days	BEFORE 2005 1000 LAND TITLES/YEAR
NOWDAY 30 minutes to 3 days	NOWDAY During 2008 more than 10 000 land titles


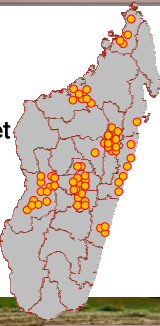


The progress made in decentralization of land management




feb 2009

- 257 guichets fonciers are operational and 17000 land certificates issued
- The Guichet Foncier, closed public service allowing to meet the population needs in the remoting areas.

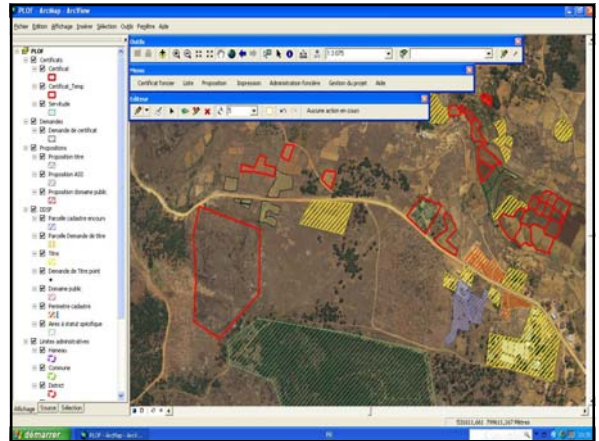



Communes dotées de GF foncier en 2008




The Local Land Occupation Plan (PLOF)

- Basic tool for the land reform
- unique data base
- 257 PLOF designed
- PLOF software developed

Land certificats usefull for...

Overcoming land conflicts

- 826 oppositions among 63281 applications,
- 234 land mediation and conflict management,



*M. Itony, cultivateur, Fokontany Ambondrona, Commune d'Amparafaravola
Bénéficiaire du 1er jugement rendu en faveur d'un CF en septembre 2007*



Land certificats usefull for...

Getting credits

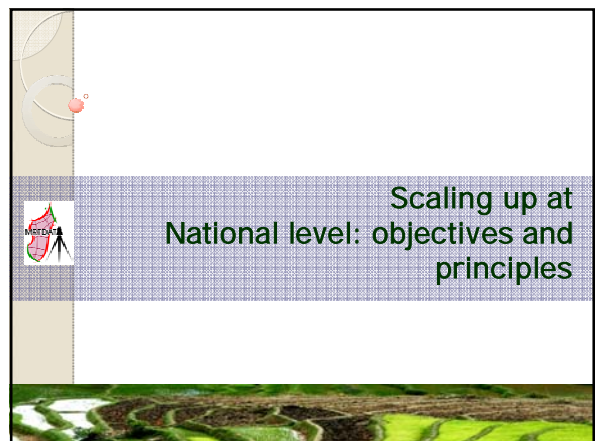
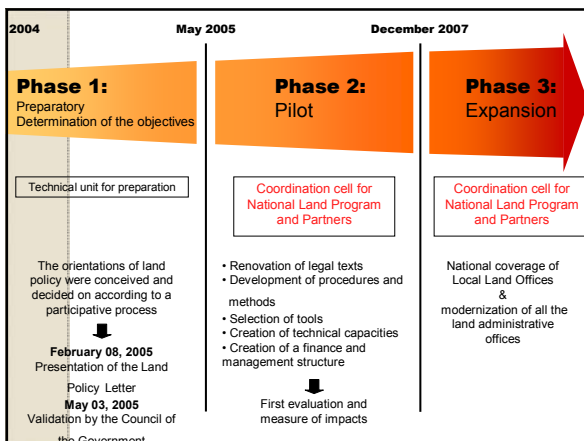


Le certificat foncier comme garantie auprès des institutions financières
Un grand coup de pouce pour le développement des microfinances

Le micro-crédit est un outil indispensable au développement rural pour ceux qui n'ont pas le moyen d'accéder aux services bancaires. L'un des obstacles qui les effraie devient être empêcher, par le manque de titres fonciers, de constituer une garantie pour les prêteurs.

Solutions locales
Créer la confiance foncière, les propriétaires des terrains peuvent ainsi venir en aide à ceux qui ne peuvent accéder aux services bancaires. Ces certificats peuvent aussi servir de garantie auprès des institutions financières. La confiance foncière est un élément clé de la réussite de ces projets.

Recommandations de l'atelier
Les institutions financières devraient être encouragées à accepter les certificats fonciers comme garantie. Elles devraient également être encouragées à offrir des services financiers adaptés aux besoins des agriculteurs.

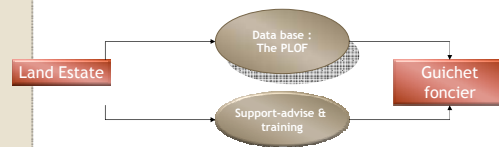


Objectives during the expansion phase

1. All land management services are modernized and reorganized in « one stop shop », all land files and archives are restored and computerized
2. All communes have the local land management office (guichet foncier) and able to issue land certificates
3. Resultats according to the MAP timing

Purpose of expansion phase

- simultaneous action « **couple** » modernization of land services & decentralization of land management



5 actions to launch the expansion phase

Action 1 : acquisition of aerial photos and PLOF (Local Land Occupation Plan)

- Cover the **national territory in aerial photos or satellite images**
 - Investment not only for land sectors for country planning, country mapping, public works, environment,...as well
 - 20 % of Madagascar is already covered
 - Identify and use the orthophoto already available
- Develop the software **PLOF without orthos**
- Design **PLOF for every communes**

Action 2 : modernize and computerize land and surveying services

- Searching supports and financial partners
- **Finalizing** the undergoing actions of **modernization** within **12 land office services, launching** same actions in the **23 other offices** :
 - Safeguard and restoration of land files
 - Reorganization, renewal and construction of buildings for « one stop shop »
 - Outsourcing of surveying services and supports to surveying private operators (GLA)
 - Professional training sessions
- **Updating land title data base**

Action 3 : launch the national training plan

- Creation or strengthening of skills needed for implementation of the Land Policy: surveying, information systems, land law, land mediation and conflict management, etc.
- The training sessions are at various levels:
 - training of the local land security stakeholders,
 - professional and technical training,
 - university training.

Action 4 : Open concession for investors to develop industrial/commercial Agriculture

- Inventory of land titles belong to the state
- **Identification of the Private domain of State**, as far as the computerization of the land information is ongoing
- Field survey to **state** the real **occupation**
- **Results** : Create a land database

Action 5 : design and test innovations

- develop the concept of « one stop shop »
- Update the land titles
- « discount » Guichets fonciers with low cost
- How can we make the guichet foncier sustainable? (through the land taxes)
- Use land titles or land certificates to get access to credit?
- **Updating the modernization master plan**
- **Finalizing the Decentralized Land Management Guide and training tools**

Expected results of the expansion phase

- The objectives of the MAP on 2012 are reached, *according to the reviewed and adjusted timing*
- The operational costs of the land administration are **covered by the National Land Funds**
- All land files and **archives are kept in good conditions**. Effective and efficient exchange of land information between the land services and the guichets fonciers.
- Activation of local land taxes by the communities
- The Malagasy Government has a well precised information on **the lands that will be available to the investors**

Thank you for your attention
!!!

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