

Mama Graon Vanuatu Land Program



SIX MONTHLY REPORT

April 2012

(Report No. C-2.11)

This report is a result of extensive consultations by the Vanuatu Land Program with key stakeholders within the Government of Vanuatu and civil society. AusAID and the New Zealand Government jointly fund the Vanuatu Land Program and the views expressed in this work do not necessarily represent the views of the Commonwealth of Australia or the Government of New Zealand.

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ACRONYMS

ADD	Activity Design Document
AUD	Australian Dollars
AusAID	Australian Agency for International Development
C&E	Communication and Education
CLTU	Customary Land Tribunal Unit
DCDB	Digital Cadastral Data Base
DG	Director General of Lands
DoJ	Department of Justice
DoL	Department of Lands
GIS	Geographic Information System
GoV	Government of Vanuatu
ITC	Information Technology and Communication
JBE	Jastis Blong Evriwan (World Bank Justice for the Poor Program)
LEI	Land Equity International
LIS	Land Information System
LGAF	Land Governance Assessment Framework
LGU	Local Government Unit
LSF	Land Sector Framework
M&E	Monitoring and Evaluation
MoLNR	Ministry of Lands and Natural Resources
NCC	National Council of Chiefs
NZAID	New Zealand's Aid and International Development Agency (now New Zealand Government)
PAA	Policy and Action Agenda (2006 – 2015)
PDD	Program Design Document
PMC	Vanuatu Land Program Management Committee
VANRIS	Vanuatu Resource Information System
VKS	Vanuatu Cultural Centre
VLAS	Vanuatu Land Administration System
VLGC	Vanuatu Land Governance Committee
VUV	Vatu (Vanuatu currency)

EXECUTIVE SUMMARY

This “Six Monthly Report – April 2012” covers the period of the Mama Graon – Vanuatu Land Program from October 2011 through to the end of March.

The report highlights the progress that has been made in the implementation of Program activities as detailed in the “Annual Plan – October 2011” which covers the period from 1 November 2011 through to 31 December 2012. The report also details the key issues and the lessons that have been learnt; outlines the conflict management issues that have arisen during the year and provides a self-assessment of the performance of the service provider.

Key areas of support during the period of the Six Monthly Report were:

- ✿ Malvatumauri provincial consultations in Tafea and Malampa Provinces.
- ✿ Commencement of field data collection of properties in Port Vila for the Valuation database.
- ✿ Commenced the updating of information and improving the data integrity and accuracy of the Digital Cadastral Database.
- ✿ Completed a review of approaches that can be adopted for the computerisation of the land registry activities.
- ✿ GIS User Group reinvigorated and operational.
- ✿ Communication initiatives developed with extensive use being made of radio and TV to convey messages and discuss issues in relation to land.
- ✿ Significant reduction of the document backlog in the land registry and new procedures developed.
- ✿ Completion of a Conflict Management Assessment
- ✿ Organisational review of the Customary land Tribunal Unit and the Malvatumauri.
- ✿ Review of surveying activities completed.

The key issues identified include:

- ✿ Program management
- ✿ Recruitment of Technical Assistance
- ✿ Limited resources
- ✿ Challenges with Customary land Governance
- ✿ Land Sector Coordination Unit
- ✿ Land Registry Office and computerisation.

Conflict management issues were identified as:

- ✿ Program management support
- ✿ Inability to engage with VKS.

The self-assessment of the service provider identifies that all milestones were completed on time or in advance of the agreed completion and that overall the Program activities have been implemented in accordance with the PMC approved Annual Plan. The recruitment of technical assistance has been one area that has not progressed as quickly as has been planned. This has resulted in delays in developing the M&E Framework and the Gender Strategy.

1. INTRODUCTION

1.1 Overview of the Program

The Mama Graon – Vanuatu Land Program is a long-term commitment by the Government of Vanuatu (GoV). The GoV is committed to improving the welfare and quality of life of its people through the challenges defined in the GoV Priority Action Agenda (PAA) for 2006 – 2015 as follows:

- ✿ Achieve higher and sustainable economic growth to create jobs and raise incomes while conserving resources for future generations;
- ✿ Ensure macro-economic stability to create a stable investment climate; and
- ✿ Raise standards of service delivery, particularly to the rural and outer regions, to improve access to basic services while lowering the costs of internal trade.

A Government of Vanuatu Land Sector Framework (LSF) provides the foundation for a strategic plan to implement land sector reforms in Vanuatu. It is intended to guide government, the private sector and civil society in the use and management of Vanuatu's land resources. The LSF is based on a *Vision* and a set of strategic objectives or themes. It outlines implementation priorities for a LSF policy and activity agenda over a ten year period and builds upon the 2006 National Land Summit resolutions and recent donor initiatives in the sector.

Four principles will guide stakeholders and policy makers to ensure that the land sector activities within the LSF are aligned with the GoV development agenda. These principles are:

- ✿ Management of land resources must comply with social and economic objectives,
- ✿ Stewardship of land resources must guarantee environmental sustainability,
- ✿ Land agencies must be relevant, cost-effective, efficient, and sustainable, and
- ✿ Planning, implementation, decision making and monitoring of activities must be participatory, transparent and accountable to protect the interests and rights of all stakeholders.

To support the GoV in the implementation of strategic components of the LSF, AusAID and the New Zealand Government have harmonised their development assistance to the Vanuatu land sector and through funding for the Mama Graon – Vanuatu Land Program, for which a Tripartite Agreement between the governments of Vanuatu, Australia and New Zealand was signed in December 2009.

The Government of New Zealand has delegated funding to AusAID to enable a single contract to be signed between the Government of Australia and the managing contractor Land Equity International (Contract 56636). The contract was signed on 23 December 2010 and the Vanuatu Land Program Director mobilised to Vanuatu on 16th January 2011.

1.2 Program Implementation

The Program Management Committee (PMC) is the key management structure for the Program which provides overall direction and oversight for implementation of the approved Program activities.

An Annual Plan covering the period from 1 November 2011 through to 31 December 2012 was prepared based on consultation and input from each of the Program partners. The Annual Plan was endorsed by the PMC and has provided the direction for implementation of Program activities.

The implementation activities have progressed generally in accordance with the work plan included in the Annual Plan. Several of the Program partners have been fully committed to implementing their approved activities and these activities are proceeding very well.

The following section summarises the various activities that have been undertaken through the Program over the past 6 months.

1.3 Reflections on Partnerships

There are a number of other programs supporting activities under the Land Sector Framework and in cases where these activities overlap with those of the Program endeavours are made to forge relationships with those programs. The main programs that the Program interacts with are Justice belong Evriwan (JbE), Vanuatu Custom Governance Partnership (VCGP) and legal support activities.

The Program meets regularly with JbE to discuss the research activities and the linkages to activities on the Program. The research that JbE has completed on Tanna and Epi has been used in supporting the review of Negotiator Certificates. The Program has also worked closely with JbE in relation to the JbE initiative to support advisory services to landholders.

Although there has been some interaction with the VCGP, engagement has generally been of limited support to the Program as we have struggled to gain a detailed appreciation of the activities that VCGP undertake and their linkages to the custom governance activities undertaken through the Program.

There was close cooperation with the Legal Sector Strengthening project and it is envisaged that this relationship will continue when the new legal support activities get underway. The program was invaluable in providing support for addressing legislative questions and providing direction for the approaches to be adopted in undertaking legislative reviews.

1.4 Progress towards Achieving Program Objectives

Given that the Program has been operational for 15 months there is an opportunity to assess the relevance of the Program in supporting land sector activities. The Annual Plan November 2011 to December 2012 (page 3) details the Program Components that are supported through the Australian and New Zealand Government funded activities. Based on these components the key objectives of the Program are summarised to:

- (a) improve the effectiveness of land administration and utilisation;
- (b) improve the effectiveness and transparency of decision making; and

- (c) raise the awareness of the rights of key stakeholders.

Land Administration: Significant support has been provided to the Land Registry Office to firstly remove the backlog of un-registered applications and then to review the land registration procedures. The backlog has been significantly reduced, although there is still some way to go before the backlog has been completely removed. Procedures have been modified and it is the aim of the Principal Registration Officer to now have all lodged applications registered within 20 working days, which is a significant improvement where new applications became part of the ever increasing backlog.

The Valuation Unit has commenced a process of collecting property data for all properties in Port Vila. This data will be used to update the valuation roll and then be used to improve the determination of property values. This activity is progress well ahead of schedule.

A review of the activities under the control of the Surveyor General has been completed. The recommendations from this review will result in a change in procedures and the maintenance of survey data. It has also been recommended that the Survey Act be reviewed as it is out-dated and does not reflect contemporary surveying practices.

Access to spatial data is becoming increasingly important and a complete audit and rearrangement of spatial data sets available in the Department of Lands has been undertaken. This has enabled data to be more easily accessed and for improved mapping products to be produced and marketed.

Effectiveness and transparency of decision making: The focus has been on ensuring that the committee structures supporting the Program are operating effectively and providing support and leadership to the Program. The Vanuatu Land Program Management Committee is undertaking its role effectively and is operating under a governance structure with a Code of Conduct. The TA holds regular workshops and technical sessions with partners and stakeholders to discuss activities and outcomes of reviews.

Raise the awareness of the rights of key stakeholders: Following the Customary Land Workshop in September 2011, provincial consultation have commenced which will inform key stakeholders of the outcome of the workshop resolutions and identify strategic areas of support. The support required is extremely broad and the Program has to identify priority areas on which to focus.

Although the capacity of the Malvatumauri is limited the Program has received excellent support from the President of the MNCC and he is now actively engaged in awareness raising and engagement with chiefs in discussing customary land issues and customary practices.

The Program is running a successful series of communication activities using the resources of VBTC and positive feedback is being received.

2. SUMMARY OF PROGRAM ACTIVITIES

2.1 Program Reports

During the process of Program implementation a number of technical and management reports have been prepared. The technical reports have been

discussed and work shopped with the relevant Program partners and then made available to members of the PMC. Some management reports have only been made available to a select audience. A summary of the Program reports are included in the table as Attachment 2.

PART A

2.2 Improved Customary Governance of Land by the Malvatumauri

The 19 resolutions that were adopted at the strategic Customary Land Workshop convened by the Malvatumauri National Council of Chiefs from 5 to 8 September 2011 have become the key focus of all activities undertaken through the Program to support customary governance.

The Program has commenced a series of provincial consultations with the prime objectives of these consultations being as follows:

- Raise the community awareness of *kastom* and its foundation in the national constitution of the Republic of Vanuatu with respect to land management and development;
- Raise the community awareness and acknowledgement of the Mama Graon Vanuatu Land Program, and its supporting roles in the land sector reform;
- Introduce the MNCC 19 resolutions and to allow each island council of chiefs to formulate implementation work plans, and where necessary the budget;
- Provide a forum for the participants to raise questions either on the general land issues or the program as a whole.

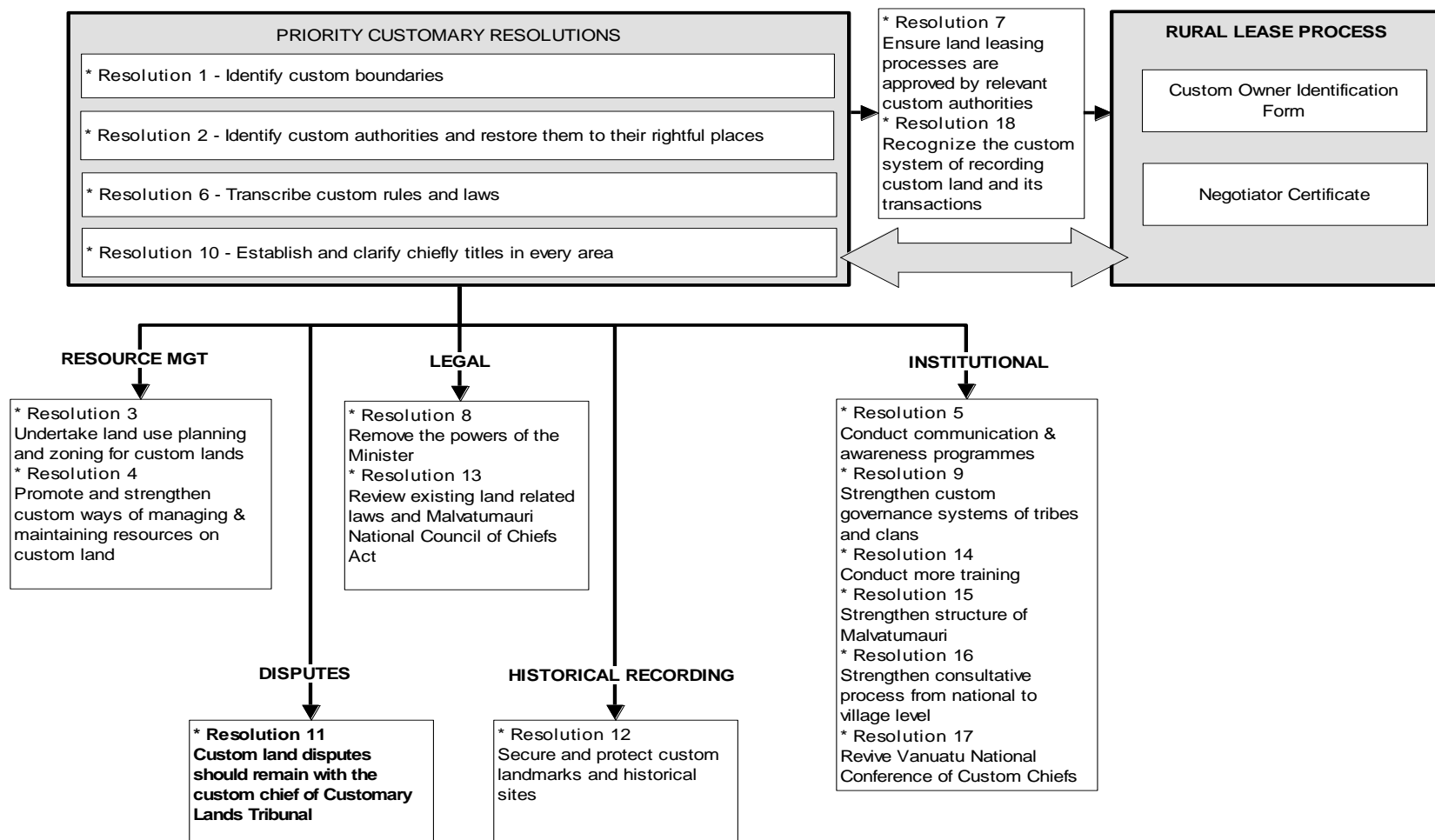
The first provincial consultations were undertaken in Tafea Province from 9 to 26 November, during which each of the main islands of Tanna, Aneityum, Futuna, Aniwa and Erromango were visited. The President of the Malvatumauri participated in these consultations at which there was unanimous agreement that 4 of the resolutions should be the priority of future attention, these being:

- Resolution 1: Identify customary boundaries
- Resolution 2: Identify customary authorities and restore them to their rightful places
- Resolution 6: Transcribe or documentation of custom rules and law
- Resolution 10: Establish and clarify the chiefly titles in all areas

The second provincial consultations were undertaken from 7 to 14 March in Malampa Province to the islands of Ambrym and Malekula. Due to transportation and timing difficulties Paama was not visited and these consultations will be undertaken at a later date. This consultation reinforced the 4 priority resolutions that were highlighted in Tafea Province.

Based on the consultations the Program is working on developing policies, procedures and a briefing note for each of the 19 resolutions. The aim is for these resolutions to provide direction and to assist with future implementation of the resolutions. The Program has recognised the importance of linking the customary governance activities with the initial land administration processes. The following diagram highlights the areas of focus of the resolutions and the linkage to the land leasing process.

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C. Lunnay
Program Director

Legislative Review: The Minister of Justice has sought advice from key players in the customary environment. Indications are that the Minister of Justice is going to request through the DG of Justice for a review of the Customary Land Tribunal Act, the National Council of Chiefs Act and the Vanuatu National Cultural Council. This will ensure that all legislation related to customary activities are reviewed together.

2.3 Support the effective and participatory sector wide governance of land

A full list of PMC meetings is included as Attachment 4. Table 1 below highlights the PMC meetings convened during the period of this 6 Monthly Report.

Vanuatu Land Program Management Committee Meetings

Date of Meeting	Purpose of Meeting
31 January 2012	General meeting
27 March 2012	General Meeting and to consider the Six Monthly Report

Activities undertaken to support the Program need to focus on the participatory governance process required to underpin fair dealings in land. Although there is a general appreciation of the governance issues there has never been any research undertaken that details the issues and establishes benchmarks for assessing change in governance practices. The Program has commenced the implementation of the Land Governance Assessment Framework (LGAF) which will provide a bench mark against which to measure progress of implementation of land reform initiatives. LGAF is a diagnostic tool for the evaluation of the legal framework, policies and practices regarding land and land use and covers five thematic areas of:

- Legal and institutional framework
- Land use planning, management and taxation
- Management of public land
- Public provision of land information
- Dispute resolution and conflict management

It is anticipated that this study will be completed by the end of August.

Conflict Management Analysis: Following wide consultation and workshopping a Conflict Management Analysis was completed. The analysis looks at the reasons for land conflict and the mechanisms for strengthening dispute resolution procedures, the issue of disputes within the Program itself and the operational activities within the Department of Land that could be improved to reduce potential land conflicts.

2.4 Establishing a functioning Land Registry and Information Service

The focus in the land registry continues to be in the two priority areas of reduction in the backlog of unregistered documents and the reform of land registration procedures.

In relation to the document backlog there has been a significant reduction in the backlog. This has been possible due to a decision to handle all of the backlog through the manual registration process and bypassing the computerised approach. This decision was necessary as during an early review of the backlog it became clear that computerisation was in itself responsible for increasing the backlog and not in assisting with its reduction. This decision means that none of these documents are being scanned and therefore there will need to be scanned at a later date. It was considered that registration of documents and re-establishing the credibility of the land register was of a higher priority than the actual scanning.

As part of the processes of removing the backlog support has been provided in improving the filing of registration documents. New shelving has been constructed in the land registry and this has assisted significantly in improving the management of files. This has also enabled large numbers of files that were cluttering the office to be removed and filed and thus creating a more professional and ordered image of office activities.

The review of the manual registration procedures has proceeded. One of the issues that became clear was the general lack of understanding by many of the staff of the general principles behind the land registration system and why certain practices are required to be undertaken. The Land Leases Act provides a sound bases for the registration system, however over time and due to misunderstandings some very poor and convoluted practices have developed, especially in relation to responsibilities for document approvals. This has resulted in an ultra-conservative approach being taken with the Principal Registration Office having responsibility for the approval and signing of even the most insignificant of documents in the registry.

To improve the overall knowledge of the land registration system a decision was made to provide training to land registry staff. The training was run over a period of 6 weeks and was extremely well received. Following the training the staff requested that they be permitted to sit for an examination so as to be able to test their overall understanding of the lectures. Ongoing activities aimed at improving the operations of the land registry have highlighted the benefits of the training.

Following the completion of the training and as new manual registration procedures for the registry have been developed the focus has been on the preparation of a Manual of Practice. A first draft of the Land Registry Office Manual of Practice has been completed and this will be progressively updated as new procedures are developed. It is the intention that the Manual of Practice will not only detail the registration procedures but will also be a valuable document for ongoing land registration training activities.

With the streamlining of procedures there has been a need to address a number of poor practices that have crept into the registration process, some of which are in contravention of the Act. A number of the changes in procedures will impact directly on the clients and the way in which they lodge documents and do business with the

land registry. The Principal Registration Officer has agreed to commence issuing “Practice Directions”. These will be issued to clients to explain changes in procedures that will impact on their dealings with the Land Registry Office. They will also be used to clarify issues that arise as a result of differing interpretations of the legislation.

A Land Registry Briefing for clients of the land registry was held on 19 March at which those present were provided with an overview of the Program and specifically those areas of interest for the private sector, information on progress that has been made in reforming the land registry and land registration procedures and details on the proposed Practice Directions that are to be released by the Principal Registration Officer.

The following Practice Directions have been issued by the Principal Registration Officer.

- Notification of Practice Directions
- Practice Direction No. 1: Access to Land Registry Documents
- Practice Direction No. 2: Priority of Registered Documents
- Practice Direction No. 3: Disclosure of Premiums and Payment of Stamp Duty
- Practice Direction No. 4: No Response to Requisitions
- Practice Direction No. 5: Cautions

Computerisation of Land Registry Functions: An investigation has been undertaken of the past and current computerisation activities in the Land Registry. It is of concern that the significant donor support that was provided in procuring the SAPERION software and adding a large percentage of the land registration documents to the system has been overlooked when consideration was given to developing the current eRegistry system. It is believed that the use of SAPERION still provides the best long term solution for the Land Registry.

Four options were developed and presented to a DoL Section Heads meeting for consideration. The options proposed were:

- Option 1: Maintain the system as it is.
- Option 2: Revert back to a completely manual registration system as existed previously (1990s). Reduce technology reliance/cost to a minimum in order to simplify the system and improve long term sustainability. Document scanning as document backup only and part of disaster management plan.
- Option 3: Develop the current eRegistry system using open source software
- Option 4: Migrate eRegistry to MS SQL Server (or preferred iGov) database platform linked to Saperion, upgrade database structure and Graphic User Interface and update Saperion lease images.

The DoL Section Heads meeting adopted option 4, but this is subject to receiving approval for future recurrent funding for any maintenance agreements.

2.5 Establish an effective land lease and development planning, assessment, permitting and enforcement service

Zoning: The Zoning Core Team undertook consultations with various groups around Efate during June and July 2011. The Program is still waiting for receipt of a report that was defined as a deliverable under the work plan submitted by the Zoning Core Team.

Although support for zoning activities has been included in the Annual Plan for 2012, there are a number of issues delaying any progress with this activity. As well as the issue of the report not having been submitted there is also the recommendations included in the Urbanisation Issues Port Vila and Luganville - Vanuatu Fact Finding Study. These recommendations focus on the issues of capacity building within the Department of Local Authorities and the establishment of a new Department of Urban Planning and Management. The issue of zoning and the best approach to be taken to provide development controls for the urban areas of Vanuatu are questioned.

Land Leasing: The Lease Processing Adviser mobilised in late February and commenced an assessment of the Negotiator Certificate and the Custom Owner Identification Form as part of an overall review of land leasing activities. Meetings have been held with key stakeholders and a workshop held with DoL staff and a draft report has been completed which recommends a number of significant changes in current procedures and practices. There is recognition that there are many issues with the current requirements for preparing the Custom Owner Identification Form resulting in continuing confusion over ownership rights even after a lease has been issued.

2.6 Deliver a National land awareness, knowledge and gender mainstreaming campaign

Following the mobilisation of the Communication and Education Adviser the Program has commenced an active campaign of communication using radio, TV and newspaper. A summary of the Communication and Education activities that have been undertaken are detailed in Attachment 3.

On the 5th of December 2011, a Communication workshop was organised for all partners in the land sector. The purpose of the workshop was to; (i) present communication work-plan for 2012 to partners; (ii) agree on key messages for advocacy in 2012; (iii) agree on guidelines/ethics to guide communication work; and (iv) set up a Communication working group to support the activities.

As a result of the communication workshop, a lands sector communication partners group was set up to support the implementation of the communication activities in 2012.

A first quarterly newsletter of the Program was disseminated in December 2011 to all Program partners. The newsletter contained articles about the Program activities from January to December 2011, was very well received and widely distributed.

PART B

2.7 Legislative Review

The following was reported in the “Annual Plan – October 2011”:

A report on the Customary Land Tribunal¹ was commissioned by NZAID and completed in February 2011. This resulted in a draft amendment to the Customary Land Tribunal Act being prepared by Prof Don Paterson with the title of the draft legislation being changed to the Customary Land Dispute Management Act². It was intended that the Program support the legislative amendments, however there has been no specific request from the GoV for support.

The Program Director undertook an assessment of the draft legislation and provided comments to Prof Paterson³. Of concern in the draft legislation was uncertainty as to why there was a need to take the approach proposed in the legislation, the creation of an Island Land Court and the proliferation and confusion in relation to reporting arrangements. During the preparation of the response, discussions were held with the Legal Sector Strengthening Project and concern was expressed that State Law procedures in relation to drafting of legislation was not being followed.

The review of the Customary Land Tribunal Act was supported by the Minister of Justice at the time the Hon. Ralph Regenvanu. As highlighted above the Program was not actively involved in this legislative review and neither was the Department of Lands. As a result the Program has not been involved in supporting any of these activities.

It is proposed that the Customary Land Tribunal unit, through the DG of Justice, will commence a review of the Customary Land Tribunal Act, going through the established government procedures for legislative review.

2.8 Capacity Development of Customary Land Unit

An Institutional Adviser was mobilised on 26 September for a two month input to work with the Customary Land Tribunal and the Malvatumauri. The report highlighted significant issues in relation to the capacity of both organisations to undertake their respective mandates. They are under resourced and also have limited funding. The report⁴ made a series of recommendations including:

1. The GoV consider exploring the idea of amalgamating the administrative functions of the Malvatumauri and the CLTU with a view to sharing resources.

¹ Van Trease, H. Simo, J; Report on the Activities of the Vanuatu Customary Land Tribunal and the 2001 Act, NZAID, February 2011

² Customary Land Disputes Management Act, draft, June 2011

³ Lunnay, C. Comments on Land Disputes Management Act, Program minute, 20 June 2011.

⁴ B-1.2 Review of CLTU and Malvatumauri; K Davis, Program TA Report; November 2011

2. It is recommended that the Program provide further support for the CLTU and the Malvatumauri to explore the amalgamation idea. To do this successfully they would need access to and advice from an Adviser with an organisational development/HRM background.
3. Both the CLTU and the Malvatumauri would benefit from training and coaching in strategic business planning and linking this to the budget process and they would also benefit from training on developing work plans with staff that are linked to the activities in the unit business plan.
4. The Malvatumauri and the Customary Land Tribunal Unit work together to determine the training priorities for Chiefs.
5. It is recommended that the mediation options be explored and investigate whether there are simpler mediation/ early dispute resolution frameworks for this environment.

A review was also undertaken of the proposed Kastom Focal Point positions as proposed in the Program Design Document and the Provincial Custom Land Officer positions as approved in the CLTU structure. Following extensive consultation and review by the PMC it was approved that the 6 provincial Custom Land Officer positions be supported through the Program, subject to the GoV agreeing to fund the positions beyond 2014. The DG of Justice has agreed to this condition and the recruitment of some of the positions is now being considered.

The Program will need to give further consideration as to how some of the proposed provincial activities will be supported.

2.9 IT Strategy

An Information System Strategic Plan was completed in August 2011 following a review of land administration procedures and IT activities in DoL. Following a request from DoL a follow-up assignment was undertaken to develop system requirement specifications for the various computer system proposed for development in DoL⁵. The processes required in the day to day operations of the Department of Lands for approving survey plans, registering instruments, creating image files and recording details of land titles were documented for each of the proposed four sub systems, which are:

- Survey Plan Tracking System;
- Imaging System;
- Document Tracking System; and
- Title Information System.

These processes reflect the functional requirements of the Department.

⁵ B-2.9 System Requirement Specification – Land Administration System; K Rainsford, Program TA Report, November 2011

It was identified that the following impacts on procedures can be expected as a result of the implementation of the proposed systems.

- There will be little need for paper parcel files to be accessed and consequently less time spent looking for and re-filing records.
- The public will not need access to original records and this will decrease the risk of loss of original records.
- Remote access will be available to the Title Register for Departmental staff and clients.
- Functions such as reviewing land rents and monitoring expiring leases, which are now difficult to undertake will become far more manageable.
- The Lands Billing System will be able to be decommissioned.
- There will be no need for the Valuation Unit to maintain the Valuation Roll.
- Sales information will be more readily available to the Valuation Unit.

2.10 Mapping and Imagery

2.10.1 Mapping Section Hardware Upgrade

In the first few weeks of assessment in the Mapping Section it was apparent that much of the equipment was old and/or poorly maintained, therefore, the main focus was to repair or replace critical equipment so that the Section could function properly supporting the DoL and MoL in spatial data matters. It was considered imperative to secure and inventory all of the spatial data and then make it readily available across the network. Currently the Section is functioning smoothly with all equipment and systems fully functional.

2.10.2 GIS Software Options

Following the assessment it was apparent that all of the GIS mapping software being utilised in the DoL was unlicensed and/or out-of-date. Hence, a proposal was put forward summarising the options available to replace current unlicensed GIS software (MapInfo, ArcInfo). A low cost alternative GIS software (Manifold) was chosen and approved, after review, by the Director of Lands for use within the DoL. Three licences of Manifold GIS were then purchased for evaluation and some on-the-job in-house training was undertaken to determine if this software would provide an appropriate solution. This has proven to be very successful and it is anticipated that Manifold will replace all GIS tasks previously undertaken by MapInfo within DoL. More licences will be purchased and a formalised training course will be conducted shortly which will be open to all Agencies who wish to participate.

2.10.3 The GIS Users Group

The GIS Users Group has been revived and has held 3 (bi-monthly) meetings over the past 6 months. Membership now exceeds 60 registered GIS users throughout the government, NGOs and private sector. The iGov initiative now considers the GIS Users Group as a Technical Working Group on spatial matters within Vanuatu. The GIS Users Group will decide on data standards and sharing protocols in the coming few months so that this spatial data can be properly managed and dispersed.

2.10.4 New Spatial Data Products

Using the new GIS software two new draft products, the Cadastral Index Maps (CIMs) and the 1:100,000 Provincial Map Series have been produced using existing datasets. With the Digital Cadastral Database (DCDB) update activity under way the CIMs will become the main cadastral index and will be available in hard-copy as well as digital (pdf) format. These will provide a useful index series for staff and customers alike, enabling users to find cadastral information quickly.

The provincial map series has proven to be a popular map set with draft copies already being supplied to NDMO, DoPW, Health and Education for feedback and preliminary planning purposes. This map series depends heavily on information from the Gazetteer (Geographical Places) which is currently in need of updating.

2.10.5 The Digital Cadastral Database (DCDB) update activity progress report.

The existing Digital Cadastral Database was perceived as a critical spatial dataset required for the day-to-day activities and service delivery of the DoL, hence, it was considered an important task to bring it up-to-date by increasing the accuracy of the data, both spatial and attribute.

Work began on this activity in mid-February with the appointment of two contract personnel. One to scan all of the survey coordinate sheets which are produced each time a new survey is submitted and the other was assigned to data entry, viewing the scans on the heads-up display and entering this data directly into the eSurvey database.

Scanning and data entry commenced on the 13th of February this year and is expected to take approximately 10 months to scan and enter the estimated 12,000 coordinate sheet files. Certain areas have been prioritised, thus work will start with Port Vila, followed by Efate rural, Luganville, Santo Rural and then the remainder of the country. Port Vila comprises approximately one third of the total with an estimated 4,000 parcels. Scanning the Port Vila documents was initially expected to take 12 weeks, however, early indications now suggest it will be more like 10 weeks.

The progress of the data entry of coordinates into the eSurvey database is a slower task and has been assigned a target rate of 50 per day. Currently this rate is at 42.3 per day mainly due to power disruptions and checking procedures.

2.11 Valuation Services

In the TA report “B-2.6 Valuation Status Report” completed in October 2012, it was identified that there is a need to update the valuation data base which has not been updated for a significant period of time and apparently much of the data has been destroyed. It was recommended to systematically capture relevant data on all land parcels and attached main buildings in the urban area of Port Vila. In the data collection process, attributes of both the land and the main buildings will be captured and this information would then be downloaded to the Valuation database.

The Valuation Unit commenced preparation in December 2011 for data collection of all properties in Port Vila. Four data collection field staff were contracted and provided with training in data collection and basic valuation principles. The IT Unit undertook the development of computer solutions that would enable all field property

data to be collected using Motorola Zoom Tablets and for the data to be downloaded to the Valuation Database. This technical solution has proved to be easy to use and is enable the rapid collection of property data.

As of the end of March data had been collected for a total of 599 properties which is well in excess of the estimated progress at this point in time.

3. A SUMMARY OF KEY ISSUES AND LESSONS LEARNED

3.1 Program Management

The Government has struggled to convene a number of VLGC meetings due to the lack of a quorum. A restructuring of the committee membership is needed so as to ensure that membership consist of agencies with a clear interest in the land sector. The agenda of the VLGC also needs to be strategically focused on land policy and strategic support initiatives for the Land Sector Framework. It should be noted however that the issues being faced with the VLGC are not having an significant impact on the Program.

Lesson Learnt: There is much to be learnt from previous AusAID funded land sector projects where such projects have struggled to ensure that the VLGC equivalent is able to be effective. Unless there is a champion for the land sector the policy committee will struggle to gain traction. Invariably the most successful committee is the technical operations committee or the PMC. Members of this committee have a vested interested in ensuring that the committee is effective as without it they will not receive the support they require to implement initiatives.

3.2 Recruitment of Technical Assistance

The recruitment of technical assistance has continued to face difficulties with recruitment and mobilisation of national advisers. In several cases a decision has been made to recruit appropriate personnel with a focus being on building the capacity of those personnel which will ultimately benefit Vanuatu. This approach does require the recruitment and support from international advisers. This has also created problems as the recruitment and mobilisation of international advisers has also taken much longer than anticipated.

Lesson Learnt: It must be recognised by donors and Program partners that the approach of focusing extensively on local advisers will have an impact on the progress of implementation of activities and also that international specialist support must be an integral component of capacity building. There must also be an acceptance that the TA approach adopted for the Program also carries with it significant overheads which can be difficult to manage without appropriate resourcing.

3.3 Challenges with Customary Land and Governance

The 19 resolutions from the Customary Land Workshop have become a focus for custom governance activities and for addressing customary land issues. The resolutions have also provided a number of challenges for the Program and as well highlighted the potential overlap of activities by Program partners and other donors who are also working on custom governance initiatives.

A workshop on 28 February was convened by the MNCC to enable stakeholders to discuss the resolution. The objectives of the meeting were:

- Establish the role of custom in the management and development of land.
- Establish the link from the 2006 National Land Summit resolutions, Mama Graon – Vanuatu Land Program and the MNCC 19 resolutions.
- Allow the various stakeholders to prioritise the 19 resolutions.
- How to move forward as partners and support each other in custom governance and land.

Lessons Learnt: The workshop highlighted overlaps and a general lack of coordination of activities associated with custom governance which present serious challenges to the Program and the implementation of the various stakeholder initiatives. The overlap has the potential to create confusion and for conflicting messages to be conveyed. The workshop also recognized that there are significant benefits in sharing information which in turn will assist in avoid duplication of effort. Through the MNCC the Program has taken the initiative to support coordination activities.

3.4 Land Sector Coordination Unit

The Program continues to address the issues associated with support for the Land Sector Coordination Unit. The Ministry of Lands has indicated that it has limited resources and as a result the head of the LSCU is only able to devote a small percentage of time to supporting Program activities. A proposed position for the CLSU is being considered by the Ministry of Lands. Progress is slow and it could be some period of time before there is a support position for the LSCU.

Lessons Learnt: A strong commitment from government is required in providing administrative support to large donor funded Programs. The inability of the Ministry of Lands to appropriately resource the LSCU is impacting on what is intended to be strong government ownership of the Program and involvement in Program activities.

3.5 Limited Resources

The limited resources available in all of the Program partners to undertake their mandated activities are having a significant impact on the ability of each agency to undertake their activities. For most of the period of this report the Malvatumauri has been without a CEO and there is no other operational staff. Similarly the Customary Land Tribunal Unit has limited staff and there are increasing demands being placed on these staff to support customary land disputes. Since the commencement of the Program the staff numbers in the DoL have progressively reduced as contract staff are not re-engaged. This is making it extremely difficult for some units of the department to undertake even the most basic of activities. Limited human resources impacts directly on the Program and makes implementation of some Program activities extremely difficult unless there is a strong commitment from management to support activities.

Lesson Learnt: The general expectation of Program partners is that the Program will provide high level technical solutions to support activities. As Program activities

are being developed there is an ongoing focus on sustainability. A general Program policy is that if an activity cannot be guaranteed to be supported beyond the completion of the Program then its implementation needs to be closely assessed.

3.6 Land Registry Office and Computerisation

A continual review of activities in the Land Registry Office has highlighted issues associated with computerisation. Donors have supported two large computerisation activities in the Land Registry Office since 2004. A decision made in 2009 to abandon the donor support (probably in excess of \$100,000) that had been provided over a 3 to 4 year period to implement a new computer system that did not utilise the work undertaken for the old system is extremely questionable. The development of the replacement system has required a replication of all of the data created in the previous system. The Program has completed a review of the approach to computerisation and is advising going back to the original software approach as the most cost effective and sustainable approach to any computerisation initiative.

Lessons Learnt: Approaches to computerisation need to be carefully assessed and it is important that those who are making recommendations are qualified and appropriately informed of the facts. A clear focus on sustainability may assist in more appropriate decisions being made when it comes to computerisation.

4. OUTLINE OF KEY CONFLICT MANAGEMENT ISSUES ARISING

4.1 Program Management Support

The Program has struggled to engage with the management of the Department of Lands as Program activities are implemented. This is partly due to other pressing and political commitments and a lack of appreciation of the important and strategic decisions that management need to make as Program initiatives are implemented.

Although Program implementation activities continued within the department, with very strong commitment from operational staff, it was difficult to portray an image of government and departmental ownership and higher level government commitment to the Program.

This issue came to a head in late January when the department failed once again to send a representative to a PMC meeting. There also was an urgent need for some strategic decisions to be made by management to enable some Program activities to proceed. The Program Director sent a minute to the Acting Director of Lands and the management committee expressing Program concerns with the lack of engagement by the management committee in Program activities. This matter has been discussed and the engagement in Program activities has improved although the level of appreciation of Program activities by the management committee still remains limited.

4.2 Vanuatu Cultural Centre

The Program continues to face difficulties in successfully engaging with the Vanuatu Cultural Centre (VKS). There are conflicting messages coming from VKS. The Land Desk within VKS has made it clear they do not wish to undertake any activities that involve funding from the Program whereas management has indicated that there may

be an opportunity to work with the Program under an agreed contractual arrangement. To address this issue the Program Director has prepared a draft Memorandum of Agreement that details the operational arrangements that would exist between LEI as the managing agent and VKS. VKS has also indicated that there may also be conditions associated with their engagement in relation to some parts of the Program which may not be acceptable to the Program.

The approach has been to continue to invite VKS to be involved in Program activities and leaving the decision of their engagement to them until such time as they are able to resolve their own internal issues.

There are still very strong indications that some members of VKS are continuing to provide the public with untrue information in relation to the activities being undertaken by the Program. The public are still being informed that the Program is about mass registration of rights and as a result custom owners will lose their land.

5. SELF-ASSESSMENT OF IMPLEMENTATION SERVICE PROVIDER PERFORMANCE

The contract between the Australian Government and Land Equity International detail specific milestones that have to be achieved in order for Land Equity to be able to request payment of the management fee. The inputs and milestones for the inception period that were required to be met by Land Equity International under the terms of the contract are defined in Attachment 1. This attachment also provides a summary of the achievement against defined milestones.

LEI were able to meet all of the commitments for each of the milestones within the required timing.

The most significant issue that impacted on the implementation of Program activities was the recruitment process which has delayed the commencement of a number of Program activities. In a number of cases it proved to be extremely difficult to recruit an appropriate adviser and several positions had to be readvertised. In the case of the National M&E Adviser and the Gender Focal Point personnel were recruited to these positions with the understanding that the Program would support capacity building initiatives.

The PMC approved Annual Plan has controlled the implementation of activities and generally implementation is in line with the proposed work plan.

The land registry activities have been successful in commencing a process of reducing the backlog of unregistered documents, identifying issues that are impacting on the land registration process and drafting a manual of practice to define land registration procedures. LEI has been able to call on more than 20 years of international experience in land registration which has enabled an accurate assessment of issues in the Land Registration Office to be undertaken, for effective procedures to be implemented that will ensure that the land registration procedures become more efficient and are able to meet the needs and expectations of clients and to ensure sustainable systems are developed.

Activities under the control of the Valuation Unit have progressed very well with the program providing the support necessary to enable the staff of the Valuation Unit to

successfully commence implementation of their planned initiatives. This has included support for the programming of Motorola Zoom Tablets which are being used in the field for data collection.

The Customary Land Workshop proposed and supported by LEI has enabled the Program to identify strategic customary land activities and the 19 resolutions from the workshop have become the focus of future attention in supporting customary land activities. The workshop was strategic in enabling a direction and priorities to be established in supporting customary land activities.

Although engagement with the government and support from the government in broader management activities has been at times difficult the Program implementation activities have continued. The Program Management Committee has become a strong management structure for the Program. Land Equity International has made a point of ensuring that there has been active engagement of the PMC in supporting and endorsing Program implementation activities.

The mobilisation of M&E advisers has taken much longer than anticipated. This means that no M&E framework has been established against which the success or otherwise of LEI's program implementation can be independently measured. As a result the success in implementation is largely measured against achievements.

Achievements over the past 6 months have included

- The ongoing implementation of the adviser recruitment strategy. This process, although lengthy, has been effective in building stakeholder ownership of and involvement in assessing the need for technical assistance.
- The ongoing management of the operation of the PMC which has been successful in overseeing the implementation of Program activities.
- Significant progress has been made in removing the document backlog, although there is still some way to go before the backlog is removed.
- Registration procedures in the land registry office have been amended to improve the processing of new registration documents, document filing systems have been improved and a six week training program has been developed and provided to all land registry staff
- A major GIS users workshop was held in December 2011 and this has been followed up with regular bi-monthly meetings.
- Good progress has been made on updating the digital cadastral database.
- Support for land information management has progressed well with initial assessments supported by specific and strategic technical inputs which have included the completion of an information systems review and the development of system requirement specifications to support future systems development in the Department of Lands.
- Close collaboration with programs such as the World Bank Jastis Blong Evriwan research on land leasing, has informed Mama Graon's support to the Department of Lands.
- Program communications have played an important role in dispelling myths about the program and growing trust by communities. A 12 month contract with

VBTC for radio spots, weekly talk back and TV segments along with weekly segments in the local newspapers is proving invaluable in improving the understanding of the Program and land issues.

- A review of the Customary Land Tribunal unit and the Malvatumauri has been completed and recommended major institution reform that could assist in improving the combined capacity of both agencies.
- The collection of property data for all properties in the Port Vila Municipality has commenced to assist with the updating of the very out dated valuation role.
- A review of all surveying activities in the Department of Lands has been completed. Recommendations on procedural changes, institutional reform and legislative changes have been proposed.

No doubt there are some things that could have been approached differently; however given the limitations that have been faced it is the view of Land Equity International that the Program has progressed well under its management.

ATTACHMENT 1: A SUMMARY OF THE STATUS OF INPUTS PROVIDED BY THE CONTRACTOR AGAINST THE CONTRACT

The inputs and milestones for the period of this 6 Monthly Report that were required to be met by Land Equity International under the terms of the contract were defined in the contract documents. The following table details the expected progress against the milestones as detailed in the contract document.

Milestone Number	Item and associated Schedule 1 Part	Verifiable Indicators	Timing	Amount AUD
6	Annual Report and Annual Plan	Submitted to PMC and accepted by AusAID.	10 Oct 2011 and 1 Oct 2011	20%
7	Status Report on GIS and the GIS User Group	Submitted to PMC and endorsed by AusAID	31 Dec 2011	15%
8	Draft of procedure manual for land registration completed	Endorsed by the Principal Registry Office and accepted by AusAID	28 Feb 2012	15%
9	6 Monthly Report and Imprest Account	Submitted to PMC and endorsed by AusAID	10 April 2012	20%

The actual progress against each of the milestones is summarised below.

Milestone 6:

The Annual Plan for the period from 1 November 2011 through to 31 December 2012 was presented to a PMC meeting on 20 September 2011. At this meeting the details of the Annual Plan were presented to the committee and each proposal was considered. Subject to some amendments the Annual Plan was endorsed. The Annual Plan was submitted to AusAID on 28 September and subsequently accepted by AusAID.

The Annual Report was submitted to AusAID and the New Zealand Government on 9 October 2011 and subsequently accepted by AusAID. The final report was then submitted to PMC members on 31 October 2011.

Milestone 7:

A copy of the report “B-2.3 Status Report on GIS, Mapping and GIS User Group” was submitted to the PMC on the 5 December 2011 and subsequently accepted by AusAID.

Milestone 8:

A draft of the Land Registry Office Manual of Practice was submitted to AusAID on 9 February 2011 and subsequently accepted by AusAID. Due to the technical nature of the manual and its large size, the manual was not distributed to PMC members.

Milestone 9:

This 6 Monthly Report was presented to the PMC meeting on 27 March 2012 for consideration. The 6 Monthly Report was also submitted to AusAID by the required dated of 10 April 2012.

ATTACHMENT 2: TECHNICAL REPORTS

The technical reports produced through the Mama Graon – Vanuatu Land Program since the commencement of Program activities are summarized in the tables below. The table also details the management reports that have been submitted.

Reports of the Technical Assistance Team Register – as at March 2012

PART A			
OBJECTIVE A-1: Informed Collective Decisions by Customary Landholders			
A-1.1	Tafea Provincial Consultation Report	January 2012	Russell Nari
A-1.2			

PART A			
OBJECTIVE A-3: EFFECTIVE AND ENABLING SERVICES			
A-3.1	Land Registry Report June 2011	24 June 2011	Program Director
A-3.2	Assessment of Scanning Activities	August 2011	Program Director
A-3.3	Land Registry Office Training Course	December 2011	David Mulcahy
A-3.4	Land Registry Office August to December 2011 Assignment Report	January 2012	David Mulcahy
A-3.5	Negotiating for Customary Land in Vanuatu	March 2012	Larry Hunt
A-3.6	Report on Private Sector Briefing	March 2012	Program Director

PART B OBJECTIVE B-1: A STRENGTHENED CUSTOMARY LAND TRIBUNAL CONSISTENT WITH THE GOV.'S NATIONAL PLANS			
B-1.1	Assessment of Options for Provisions for Provincial Support	November 2011	Karen Davis
B-1.2	Strategic Review of Customary Land Tribunal Unit and Malvatumauri	November 2011	Karen Davis
B-1.3	Introduction to File Management Training (Training Module)	October 2011	Karen Davis

PART B OBJECTIVE B-2: A LAND INFORMATION MANAGEMENT SYSTEM THAT MEETS CURRENT AND FUTURE NEEDS AND SUPPORTS ECONOMIC DEVELOPMENT			
B-2.1	Information System Strategic Plan	23 August 2011	Kevin Rainsford
B-2.2	Valuation Interim Status Report	3 September 2011	Mark McLoughlan
B-2.3	GIS and Mapping Status Report	September 2011	Timothy Gunson
B-2.4	Cadastral Survey Legislation and Practice and Geodetic Network Assessment	September 2011	Chris Grant
B-2.5	An Initial Assessment of Delineation of Customary Land Boundaries	October 2011	Chris Grant
B-2.6	Valuation Issues and Opportunities for Increasing Government Revenue	October 2011	Mark McLoughlan
B-2.7	Valuers and Professional Development in Vanuatu	October 2011	Mark McLoughlan
B-2.8	Review of Land Surveyors Act and Land Surveyors Regulations	November 2011	Chris Grant
B-2.9	System Requirement Specification - Land Administration System	November 2011	Kevin Rainsford

PART C OBJECTIVE C-1: EFFECTIVE CONSULTATION AND COORDINATION BETWEEN STAKEHOLDERS OF THE VANUATU LAND PROGRAM			
C-1.1	Monthly Briefing Report No. 1	1 Feb 2011	Program Director
C-1.2	Monthly Briefing Report No. 2	2 March 2011	Program Director
C-1.3	Publicity and Promotion Strategy	March 2011	Program Director
C-1.4	Monthly Briefing Report No. 3	1 April 2011	Program Director
C-1.5	Monthly Briefing Report No. 4	3 May 2011	Program Director
C-1.6	Monthly Briefing Report No. 5	1 June 2011	Program Director
C-1.7	Monthly Briefing Report No. 6	5 July 2011	Program Director
C-1.8	Monthly Briefing Report No. 7	2 August 2011	Program Director
C-1.9	Monthly Briefing Report No.8	3 September 2011	Program Director
C-1.10	Monthly Briefing Report No.9	October 2011	Program Director
C-1.11	Monthly Briefing Report No.10	November 2011	Program Director
C-1.12	Monthly Briefing Report No.11	January 2012	Program Director
C-1.13	Monthly Briefing Report No. 12	February 2012	Program Director

PART C OBJECTIVE C-2: EFFECTIVE AND EFFICIENT MANAGEMENT OF ALL RESOURCES PROVIDED TO DELIVER SERVICES INCLUDING PERSONNEL, FUNDS, SERVICES AND EQUIPMENT			
C-2.1	Inception Plan	28 Feb 2011	Program Director
C-2.2	Security Plan - December 2011	8 Dec 2011	Program Director
C-2.3	Procedure for Recruitment of Program Technical Assistance	17 March 2011	Program Director

PART C OBJECTIVE C-2: EFFECTIVE AND EFFICIENT MANAGEMENT OF ALL RESOURCES PROVIDED TO DELIVER SERVICES INCLUDING PERSONNEL, FUNDS, SERVICES AND EQUIPMENT			
C-2.4	Conditions for Assessment (Recruitment)	17 March 2011	Program Director
C-2.5	Program Management Committee Briefing Note	13 April 2011	Program Director
C-2.6	Report on the Progress of Recruitment for Compliance with Milestone Payment No 4".	3 May 2011	Program Director
C-2.7	Annual Plan, October 2011	1 October 2011	Program Director
C-2.8	Manual of Operations for the Imprest Account	20 April 2011	Nicole Nicholson
C-2.9	Program Management Office Asset Register	21 March 2011	Irene Titek
C-2.10	Annual Report, October 2011	3 October 2011	Program Director
C-2.11	Six monthly Report – April 2012	April 2012	Program Director

PART C OBJECTIVE C-3: EFFECTIVE AND EFFICIENT REPORTING AND MONITORING AND EVALUATION OF PROGRAM ACTIVITIES AND DELIVERABLES			
C-3.1	Reporting Plan	15 March 2011	Program Director
C-3.2	Handover Plan – December 2011	December 2011	Program Director
C-3.3	Communications Guideline	February 2012	Jilda Shem

PART C

OBJECTIVE C-4: IDENTIFICATION AND MANAGEMENT OF RISKS TO THE PROGRAM IN ORDER TO MINIMISE THEIR IMPACTS ON THE ACHIEVEMENT OF PROGRAM GOALS AND OBJECTIVES

C-4.1	Risk Management Plan (includes Risk Management Matrix)	15 March 2011	Program Director
C-4.2	Fraud Control Strategy	15 March 2011	Nicole Nicholson
C-4.3	Risk Management Plan	September 2011	Program Director
C-4.4	Conflict Management Analysis	February 2012	Raewyn Porter & Henry Vira

ATTACHMENT 3: COMMUNICATION AND EDUCATION ACTIVITIES UNDERTAKEN

The following table summarises the Communication and Education activities that have been undertaken during the six months covered by this report.

Date	Communication and Education Activities
October 2011	6 staff from the land sector (Lands Tribunal, Malvatumauri & Department of Lands) attended a 2-day media training by VBTC to build their capacity in utilizing the media to support development
November 2011	<p>Nomination of Communication focal persons from the 5 agencies in the land sector to support the implementation of communication activities</p> <p>2012 communication work-plan drafted out together with partners and endorsed by Program</p> <p>DOL supported with 4 radio talk backs shows on radio Vanuatu on topics related to DOL's mandate/activities</p>
December 2011	<p>Communication workshop with partners to discuss the 2012 communication work-plan & agree on key messages</p> <p>Communication working group established to oversee the implementation of activities</p> <p>A first edition of the Program newsletter was disseminated to partners</p>
January 2012	<p>Commencement of the 2012 mass media activities. The January topic: 'Customary land ownership and management'</p> <ul style="list-style-type: none"> • 3 15-minute radio programs aired on Radio Vanuatu • 1 30-minute TV discussion on Television Blong Vanuatu • 1 1-hour radio talk back show on Radio Vanuatu • 3 newspaper articles published in the Daily Post
February 2012	<p>Communication topic: 'Fair Dealings'</p> <p>Partners involved: Valuer General's office, Malvatumauri & Mama Graon Program</p> <ul style="list-style-type: none"> • 3 15 minute radio programs on Radio Vanuatu

	<ul style="list-style-type: none"> • 4 radio talk back shows on Radio Vanuatu • 1 TV discussion on TBV • 4 newspaper articles published in the Daily Post
March 2012	<p>Communication topic: ‘Negotiators Certificate’</p> <p>Partners involved: Department of Lands, Malvatumauri & Mama Graon Program</p> <ul style="list-style-type: none"> • 4 15-minute radio program aired on Radio Vanuatu • 1 30-minute TV discussion on Television Blong Vanuatu • 3 1-hour radio talk back show on Radio Vanuatu
Some ‘Learnings’ so far from the communication activities/feedback from people	<ul style="list-style-type: none"> • Generally, people lack accurate information about land and specifically DOL land leasing processes. In the talk-back shows, many people ring up and discuss/provide inaccurate information. • People continue to blame DOL/Government for giving away their land but do not realise that the custom governance system and the custom land owners have a big role to play in the management and use of kastom land in Vanuatu. • There is a gap between kastom land management and the Govt administration of land that contributes to the many disputes/conflicts because both systems of governance are not linked to verify/clarify information or support each other’s mandate. This is apparent in DOL processes such as the issuing of a negotiator where custom owners have to be identified. At this stage, it is not possible for DOL to verify information submitted in the customer owner identification form with an authorised kastom agency like Malvatumauri because that information is not available. • ‘Kiaman’ family history or information about family and land is contributing to increased land disputes/conflicts. A challenge for the kastom and formal land management systems.

ATTACHMENT 4: VANUATU LAND PROGRAM MANAGEMENT COMMITTEE MEETINGS

The following table summarises the Vanuatu Land Program Management Committee meetings that have been held since the formation of the committee in January 2011.

Vanuatu Land Program Management Committee Meetings

Date of Meeting	Purpose of Meeting
8 February 2011	Inaugural meeting – membership endorsed and PMC Operating Guidelines and Code of Conduct tabled
24 February 2011	Meeting deferred due to lack of a quorum
25 February 2011	Consider and endorse the draft Inception Plan
10 May 2011	Update the committee on Program activities
8 August 2011	Update the committee on Program activities and to commence the annual planning process for the period 1 November 2011 to 31 December 2013
20 September 2011	Consider and endorse the draft Annual Plan
31 January 2012	General meeting
27 March 2012	General Meeting and consideration of the Six Monthly Report