RECONSTRUCTION OF LAND ADMINISTRATION IN POST CONFLICT CONDITIONS

by

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In contrast to the past

Today,

“Developments in technology in part determine the nature of the organization's objectives”
In post conflict areas, conditions challenge any attempt at healing
People are uprooted
Engineers that remain, do other things
Infrastructure Out of Order
Work processes are not well established routine
Rescuing Information from the Wreckage—Cadastral Office Kosovo—1999
Missing Maps in Kosovo
Document Rescue Experiences in Afghanistan—2004 and 2005
Reorganization and Inventory of Deeds—2004, 2005
Digital Photographing Deeds
Benefits from ICT for Document Storage

- Each document is repaired before photographing.
- Digital copies of all deeds provides security that deeds will not be lost.
- Making copies and consultation of documents much easier and quicker.
- Hard to falsify documents.
Constraints

- Resistance to change of tradition
- Resistance from those who get facilitation fees for finding deeds
- Some employees also fear losing their jobs.
Application Scribe
Economic/Political Constraints

- ICT requires Court employees with computer skills-- wages officially at $50-$75 per month
- Some powerful people oppose modernization of processes, with or without ICT, which makes fraudulent manipulations difficult.
ICT Applications to Information Access in Afghanistan
Process Impacts of ICT Used for Improving Access to Deeds:

- a) Courts can do a chain of title searches using the digital index. Speeds up searches and reduces time for a transaction.
- b) Use of ICT modeling can improve procedures being modeled.
- b) Produce statistics about the work that courts do, efficiency measures.
Constraints

1. Limited number of programmers familiar with database design and maintenance, and skilled in client oriented software.
2. Electricity intermittent.
3. Fear that new ICT not secure as proven methods.
4. Opposition of court staff and powerful people to changing system in ways which will limit their abilities to manipulate the records in their favor.
Spatial Information Innovations in Albania and Afghanistan
Digital Cameras—8 megapixels
Helicopters not large aircraft
“Normal” Photographers
Unrectified Digital Photo
Orthomapper Software
Final OrthoPhoto
Benefits from ICT for Maps

- Courts will use map descriptions to identify properties.
- Maps also available for land use planning and development
Constraints

• What organization(s), professions will create and maintain the parcel index maps?
• Few trained photogrammetrists to prepare maps.
• Lack of geo-referenced base maps
• Legal provisions for clarification of titles not adequate.
Political Questions

• Foreign occupation
• “Foreign” assistance going to foreigners?
• “Hives” of insurgents from Iraq spreading to Afghanistan?

Possible Results: Growing instability and hostility to foreigners and their projects?
Conclusions

• ICT offers valuable improvements to land/property registration organizations

1. Speed of response increased
2. Security improved
3. Reduced falsification of documents
4. Physical reorganization/repair of documents
5. Permits more secure property registration
6. Rationalization of processes
7. Contributes to infrastructure improvement
Conclusions (cont.)

- Attractiveness of ICT balanced by serious constraints in post conflict situations
  1. Critical shortage of technically trained people
  2. Organizations/Laws not organized properly
  3. Electricity untrustworthy
  4. Work processes not routine—corrupt?
  5. Heavy reliance on “foreign” people and concepts
Conclusion (cont.)

- Strategy: “re-engineer” the procedures and staffing of registration organizations based on known and proven technologies (usually paper and pen)
- Introduce ICT into registration procedures in small but visible places, to demonstrate its usefulness and how to handle the constraints.
- Shift to national organizations asap
In Afghanistan it would be very difficult to predict plans very precisely. We can only say, let's try and hope.