

RECONSTRUCTION OF LAND ADMINISTRATION IN POST CONFLICT CONDITIONS

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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



Court Records in Kosovo-2003



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.



Hand Copying of Deeds



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



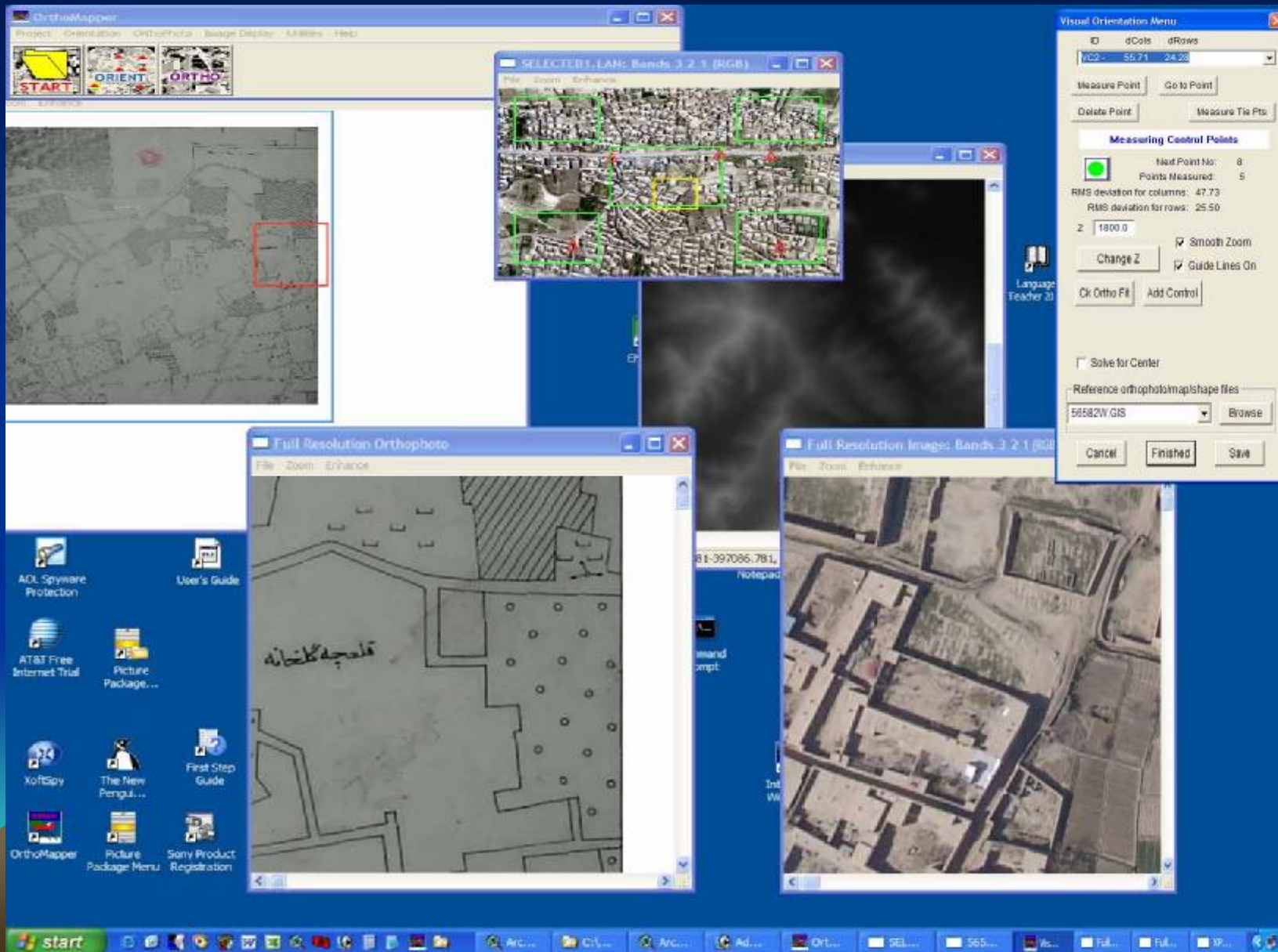
“Normal” Photographers



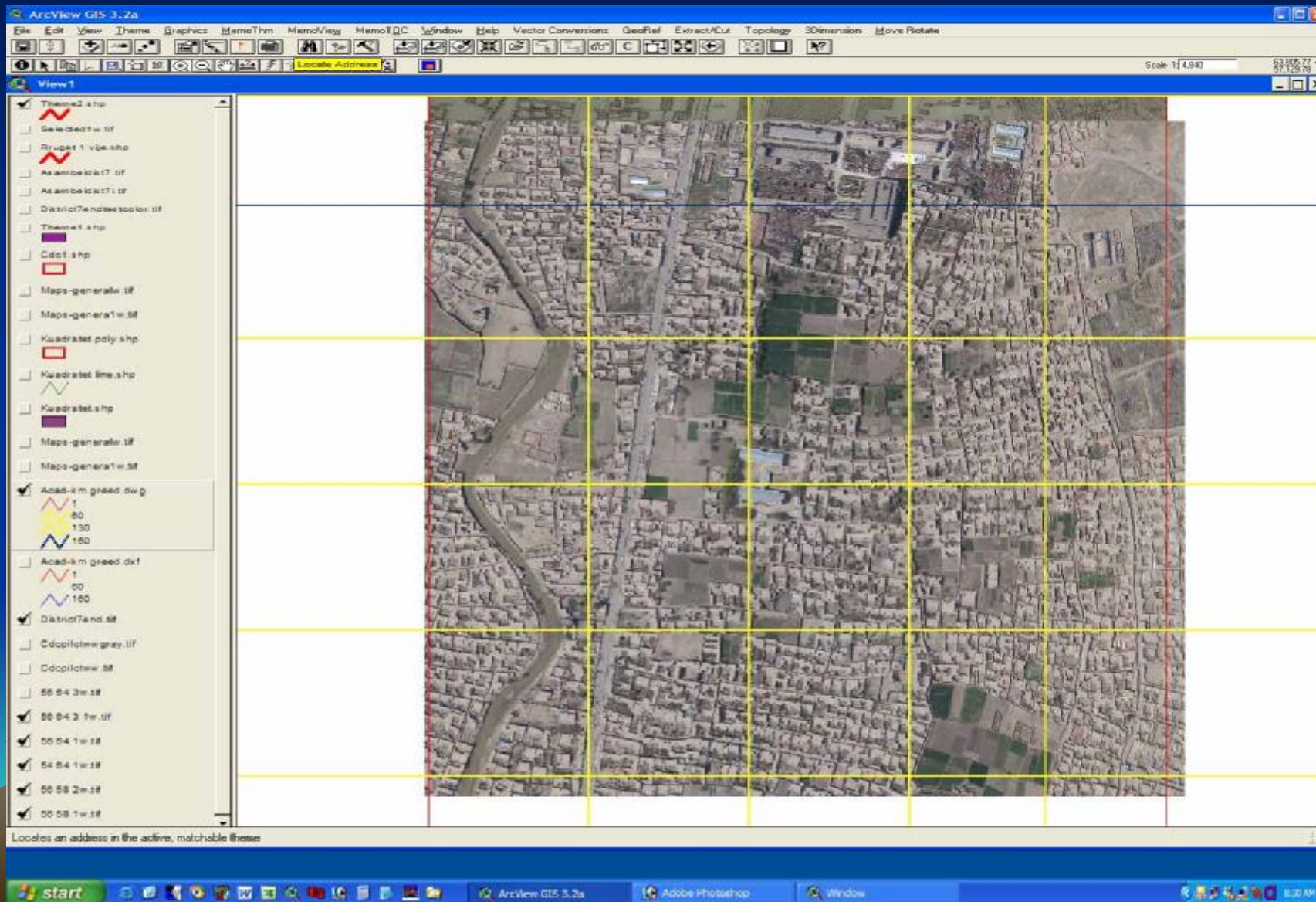
Unrectified Digital Photo



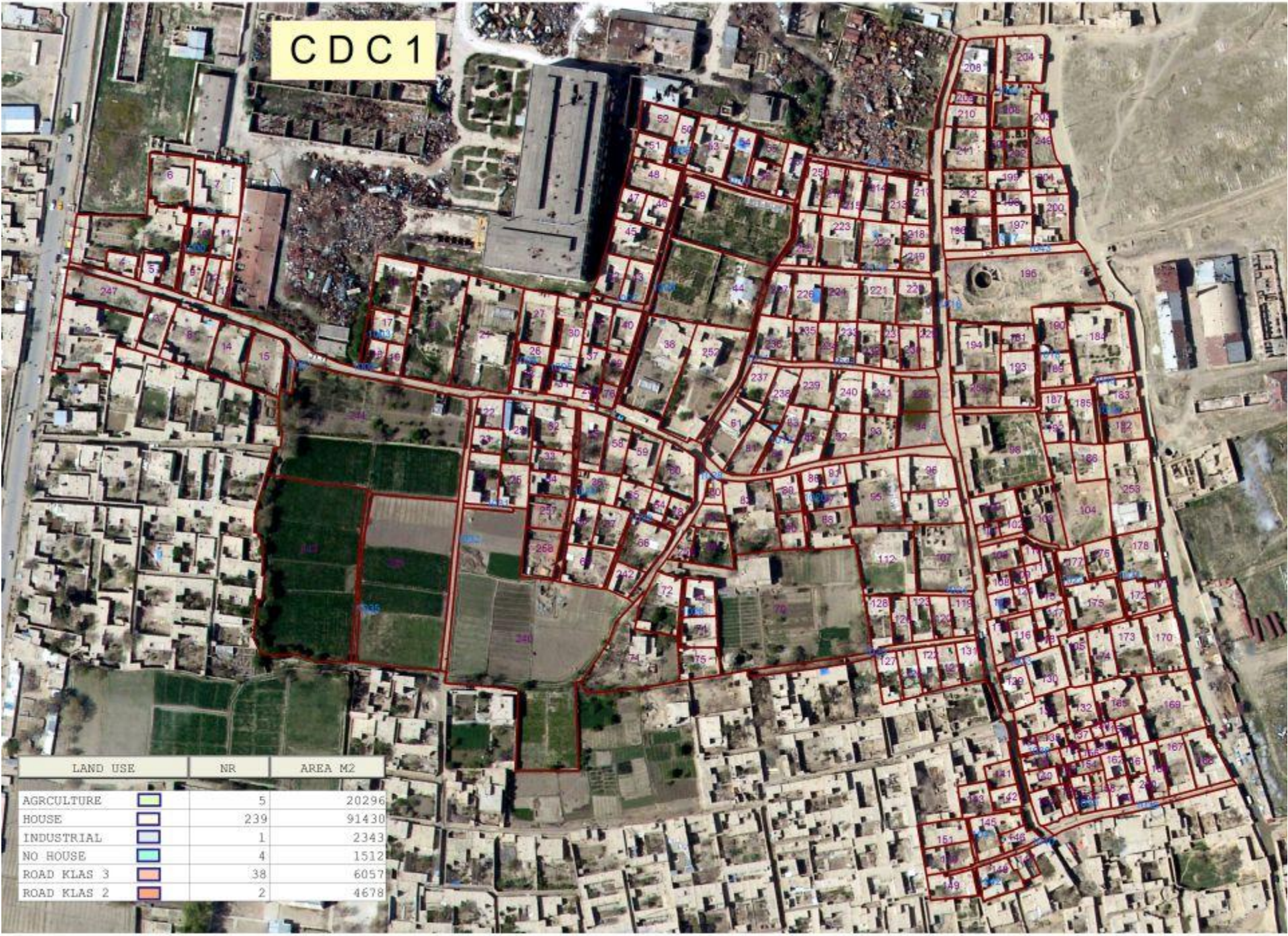
Orthomapper Software



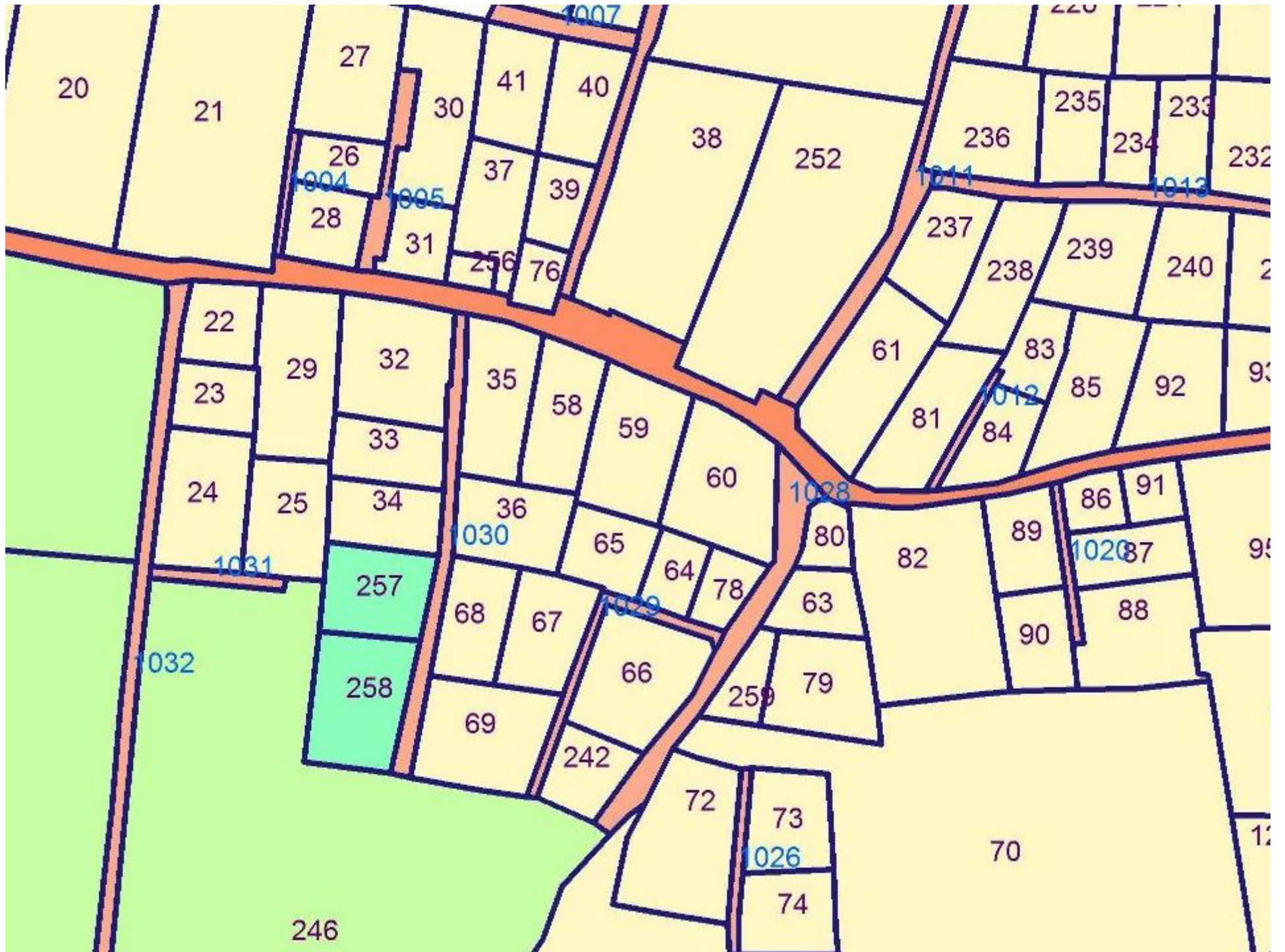
Final OrthoPhoto



CDC 1



LAND USE	NR	AREA M2
AGRCULTURE	5	20296
HOUSE	239	91430
INDUSTRIAL	1	2343
NO HOUSE	4	1512
ROAD KLAS 3	38	6057
ROAD KLAS 2	2	4678



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.



Project Team on A Ledge

