


Concerning land property, two factors added to the seriousness of the situation:

- the building of the DGI had collapsed with the property registers it contained
- some notary offices had been looted of their property archives



As soon as Haitian authorities moved from emergency to thinking about reconstruction, they had to face a number of urgent questions, in a context characterized by the absence of a cadastre, of a population registry and of land use regulations:

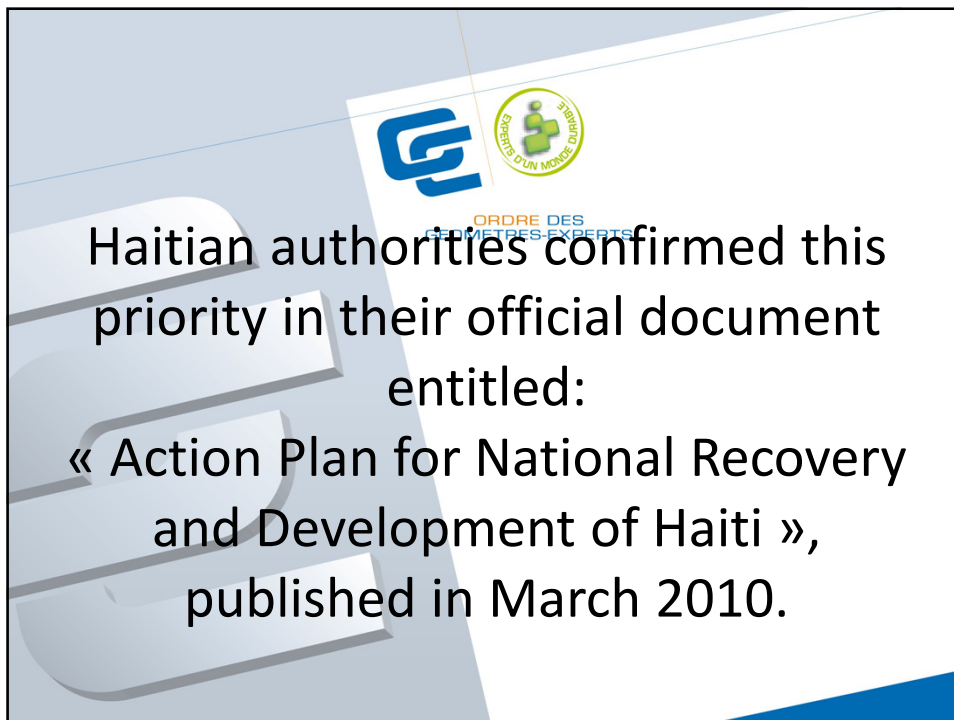


- Identify available land for settlement or resettlement of the population
- Set up urban planning regulations for the reconstruction of the capital (mainly to answer the question: where is it appropriate to re-build ?)
- ways and means to identify eligible persons to property and guarantee their rights ?




The international community rushed to support Haiti, and land administration has soon been identified as a top priority for reconstruction.

French President Sarkozy promised Haiti to provide it with assistance to build its cadastre.



Haitian authorities confirmed this priority in their official document entitled:

« Action Plan for National Recovery and Development of Haiti », published in March 2010.




A French mission was set up with public and private organizations in order to assess the situation and set up a preliminary project.

The mission took place in May 2010, and its members constituted the French steering committee for the project.




Main recommendations of the mission:


1- Land archives were fortunately recovered under the rubble, but the need for a sustainable way of keeping them implied the need of digitizing them



2-Concerning land tenure, only 5% of the territory was cadastred until 2010, the Haitian State ignores the limits of its private domain, and the different bodies in charge of tenure need serious support in the fields of human, financial and material resources




This applies both to public administrations such as ONACA (cadastre), DGI (land registers), INARA (rural land reform), and to private land professions, namely notaries and surveyors




For instance, Haitian surveyors have no national professional organization (only local ones), no more surveying faculty, no in-service training, poor IT level, etc.



On the other hand, coordination is poor between stakeholders involved in land tenure, who too often work on their own, which often ends up in incomplete registration of property, thus increasing uncertainty




Another important point about building the Haitian capacity was our request that the Haitian side sets up a steering committee in charge of defining its priorities and standards in land issues




This is very likely to be vital since a lot of donors and NGOs have decided to tackle the land tenure issue within the framework of their projects without sufficient coordination, with a serious risk of adding yet more disorder to the current situation







A first nucleus of land tenure authority is therefore being set up within an interministerial body called the CIAT; it will have to take the lead in this field. It will also have to coordinate the different projects set up by different donors.



3- From the technical point of view, the project lies on a gradual process:  
a first stage will consist of making an inventory of land parcels, of buildings and of dwellers



A second step will consist of identifying property rights in five pilot areas, representative of the different settlement modes in the country: an urban area, a rural one, an informal settlement, etc.



Such experiences should lead the way for the Haitian institutions and land professionals to upgrade their services and take over the responsibility of land property security in their country.

