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USAID LAND REFORM AND FARM RESTRUCTURING PROJECT

**YEAR 2 ANNUAL REPORT
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USAID LAND REFORM AND FARM RESTRUCTURING PROJECT

YEAR 2 ANNUAL REPORT

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CONTENTS

Acronyms	1
Executive Summary	2
I. Introduction and Background	4
LRFRP Activity Map	5
LRFRP Results Framework	6
II. Project Activities	7
III. Staffing Summary	24
IV. Project Specific Performance Indicators	25
Annex A. Success Story	34
Annex B. Project Brief	35
Annex C. Media	36
Annex D. Planned Activities for Year 3	38

Cover Photo: *Tashabuskor* Rakhmatullo Bobomurodov meeting with *jamoat* women in *Jilikul* district,
LRFRP/Madumar Nurmatov

ACRONYMS

COP	Chief of Party
DCC	Development Coordination Council
DCOP	Deputy Chief of Party
FTF/T	Feed the Future/Tajikistan
GoT	Government of Tajikistan
HICD	Human and Institutional Capacity Development
KRA	Key Result Area
LAC	Legal Aid Center
LRFRP	USAID Tajikistan Land Reform and Farm Restructuring Project
M&E	Monitoring and Evaluation
NGO	Non-governmental Organization
PIR	Project Intermediate Result
PMEP	Performance Monitoring and Evaluation Plan
PPD	Public Private Dialogue
RT	Republic of Tajikistan
SUERIP	State Unitary Enterprise for Registration of Immovable Property
ToT	Training of Trainers
USAID	United States Agency for International Development
USG	U.S. Government
WG	Inter-ministerial Working Group on Land Reform Management

EXECUTIVE SUMMARY

Agriculture is a key economic driver in Tajikistan that employs 75 percent of its labor force. Despite improvements in land legislation and reduced interference in farmer's freedom to farm, the current system offers little tenure security and remnants of a collective agricultural system remain, leaving the land reform process and agricultural productivity geographically uneven.

The USAID Land Reform and Farm Restructuring Project (LRFRP) collaborates with the Government of Tajikistan (GoT), to introduce progressive land legislation and policies that support the development of a market in land-use rights and ensure property rights are more secure for farmers throughout the zone of influence. In addition to LRFRP's focuses on policy and legal development, the project also works to expand awareness of land use rights among stakeholders, facilitates acquisition of land-use certificates, and builds government capacity to effectively monitor and implement the land reform process.

The 2012 land code amendments strengthen the security of land use rights and introduce the concept of alienation of land use rights (i.e., the right to buy, sell, mortgage, lease, donate, or transfer the rights to use specific land plots), providing the foundation for the development of a market in land-use rights. Future progress in land reform in Tajikistan depends upon dehqan farmers gaining the right of alienation. To support this and in cooperation with the inter-ministerial Working Group (WG) on Land Reform Management, LRFRP prepared two decrees that would automatically endow individuals and families with lifelong-inheritable use rights to their household plots and dehqan farmland with transaction rights, including mortgage.

Beyond these discreet activities, LRFRP supports the GoT in three key areas: (1) development of the land policy and legislative framework, (2) building capacity of government officials, farmers, civil society organizations (CSOs) and other rural stakeholders to capitalize on land reform, and, (3) raising awareness of the target population on land rights.

During LRFRP's second year, the project achieved the following key results:

Land Policy and Legislative Framework Development

- Cooperated with the inter-ministerial working group (WG) on land reform management.
- Hosted and facilitated WG meetings on Land reform management to draft land legislation.
- Finalized the following regulations: (i) Draft Regulation on Establishing Public (Involuntary) Easements; (ii) Draft Rules on Transacting with Land Use Rights in the Land Use Rights Market; (iii) Draft Regulation on Use Rights to Lands Located within Coastal Lines and Public Territories and submitted them to the GoT for consideration and approval.
- Finalized and submitted the Law on Dehqan Farms, including recommendations on gender equality.
- Finalized and submitted a 15-year land strategy for Tajikistan
- Finalized and submitted a five-year land policy program (implementation plan) for Tajikistan
- Supported the State Unitary Enterprise on Registration of Immovable Property (SUEIP) to implement new rules on registration
- Finalized and presented to the inner ministerial WG draft amendments to the Mortgage Law

Capacity Development of Government Officials, farmers, CSOs, and other Stakeholders

- Printed and distributed more than over 18,000 brochures in Tajik, Russian and Uzbek languages
- Conducted trainings for SUEIP representatives to introduce new rules on registering immovable property
- Organized a study tour to Kyrgyz Republic for GoT officials to familiarize the participants with the Kyrgyz experience in registering immovable property, especially registration of land plots

- Organized an internal study tour to the Sughd region for 22 SUERIP officials to exchange information and experiences
- Developed a brochure on “Settlement of land disputes” for attorneys to familiarize themselves with the Supreme Economic Court standards and procedures.
- Developed textbook on “*Basis of Land Law*” in Russian and Tajik languages through grantee Public Organization (PO) *Huquq va Rushdi Jomeai Dehot*
- Conducted a series of trainings for press secretaries of the Ministry of Agriculture, State Land Committee and a newly created state Agency for Local Development, to better inform them of the land reform process and help use new communication tools and techniques to disseminate information
- Supported 12 legal aid centers throughout the 12 Feed the Future/Tajikistan (FTF/T) districts provide consultations, legal support services, and trainings for rural land users
- Launched activities and work of 67 *tashabuskors* located across each *jamoat* in the FTF/T districts

Raising Public Awareness about Land Rights

- Prepared newsletters (8), radio (14) and television programs (7), updated public informational corners with land reform information and disseminated quarterly CDs to raise awareness about land issues and land rights among LRFRP target populations.
- In cooperation with the NGO "Hukukshinoson" prepared 24 theatrical performance in 12 FTF/T districts to increase the project's reach.
- Signed an agreement with the PO NANSMIT and conducted 6 trainings for journalists and conducted a contest among participants for the best Radio/TV, print and online media.
- Conducted 24 extracurricular classes in 24 schools in the FTF/T districts to increase awareness of 467 high school students, including 227 girls on land reform issues.
- Developed LAC website and facilitated training for 19 representatives from 12 LACs on how to use, maintain and update the website's information.

Sustainable Public Information and Legal Assistance

- Supported LACs to introduce sustainability business plans and fee-based services.
- Facilitated a focus group discussion for women on their rights to land with the attendance of the U.S. Ambassador to Tajikistan Susan Elliott.
- Organized an internal study tour to the *Sughd* region for 24 female dehkan farmers from the Khatlon region to familiarize themselves with farm restructuring process as well as on the creation of new dehkan farms.
- Organized a one-day workshop on “Women's Rights to Land: Increasing Potential of Women Leaders in the Khatlon Region” to increase the potential of women leaders in Khatlon and empower them to exercise and protect their land rights.
- Supported farmers to protect their rights to land through LACs and *tashabuskors*.

Year 3 planned activities can be found in Annex D.

I. INTRODUCTION AND BACKGROUND

Despite the smallest amount of arable land per capita among the Central Asian Republics, agriculture provides the livelihoods for an overwhelmingly large portion of the country's population.

Understanding the importance of agriculture to the Tajik economy and the country's stability, Tajikistan has been selected as one of 20 focus countries of the US Government's Feed the Future (FTF) Initiative. FTF has three pillars, specifically: a) assistance to household and small commercial farms to increase income and the production of food for home consumption; b) building the capacity of local institutions and community-based organizations and; c) completion of effective agrarian reform, including changes in land and water rights, institutions, policies and incentives. Lack of individual land use and property rights inhibit agricultural production and output because the lack of land tenure does not encourage farmer investment in their land, causing diminishing returns each year the land is used and not improved.

Within the framework of the Feed the Future Initiative for Tajikistan (FTF/T), LRFRP supports the continued process of dehkan farm restructuring and the improved recognition of property rights that will lead to a market in land-use rights. In accordance with the FTF/T strategy, LRFRP focuses on expanding land rights for rural citizens living in the 12 districts of Khatlon Province of Tajikistan. In particular, LRFRP will (1) support the development of the land policy and legislative framework, (2) build capacity of government officials, farmers, civil society organizations (CSOs) and other rural stakeholders to capitalize on land reform, and, (3) raise awareness of the target population on land rights. These results will then ultimately contribute to the U.S. Government's Feed the Future Objective 1: Inclusive Agriculture Sector Growth. For each of the LRFRP's Project Intermediate Results (PIRs), the project has focused on Key Result Areas (KRAs) that are representative of the overall strategies for achieving the PIRs. Exhibit 2 provides a detailed results framework which graphically illustrates how project results support the FTF/T goal to sustainably reduce poverty and hunger.

To achieve these results, LRFRP takes a two pronged approach with project activities focused on national level policy and regulation support – managed from the project's Dushanbe office – and localized capacity development and legal aid and awareness raising support throughout the project's zone of influence. Localized initiatives are implemented, with the support of LRFRP staff, through a network of Legal Aid Centers and rural land activists (*tashabuskors*) who directly support beneficiaries through in-field consultations, legal support and mediation, and restructuring training (see Exhibit 1 below).

Exhibit 1: LRFRP Legal Aid Center and *Tashabuskor* Network Map

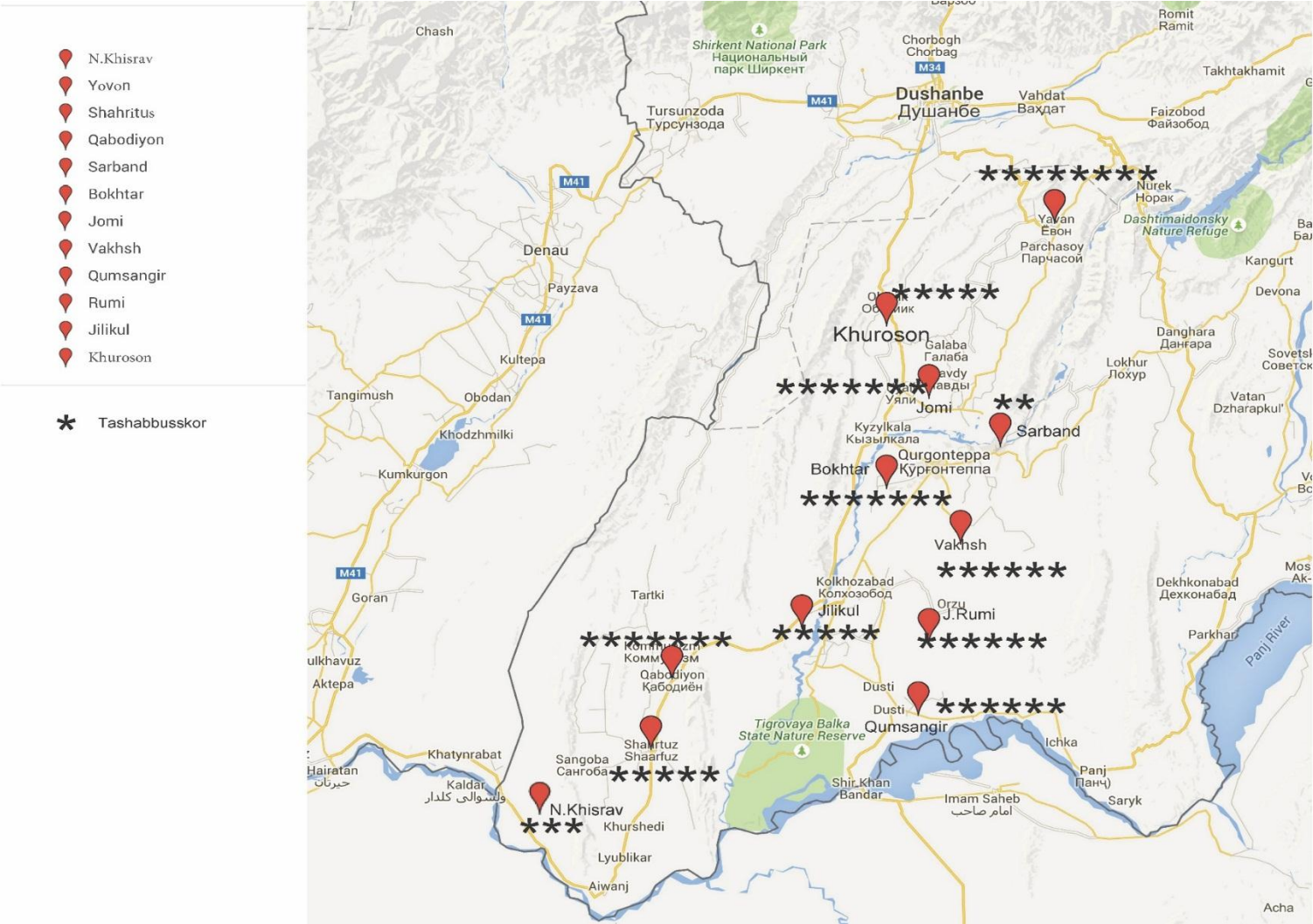
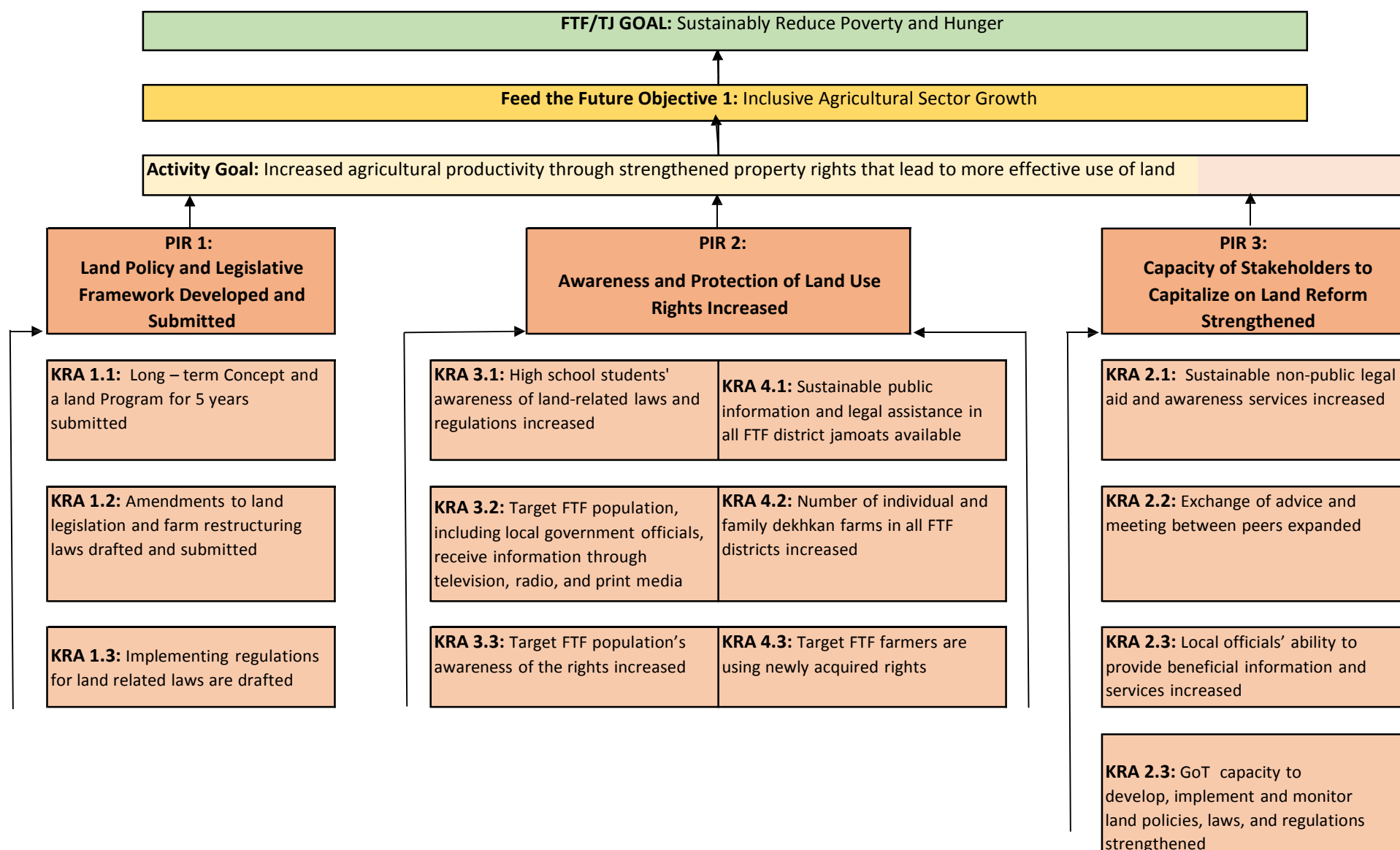


Exhibit 2. LRFRP Results Framework



II. PROJECT ACTIVITIES

The section below provides detailed information on project activities and achievements by technical component in Year 2.

Task 1. Land Policy and Legislative Drafting

LRFRP collaborates with the inter-ministerial Working Group (WG) on Land Reform Management, which includes senior-level GoT representatives responsible for leading farm restructuring policy reform, on amending existing and creating new laws and implementing regulations to promote the creation of a land use rights market. In Year 2 some important political changes occurred in the Republic of Tajikistan that affected LRFRP's ability to deliver technical activities. Most significantly, in March 2105, the president made structural changes within project counterpart ministries, most notably removing Deputy Prime Minister and longtime land reform champion from his post.

Land Code implementing regulations and the Law on Dehkan Farm are the cornerstones of land reform in Tajikistan, and thus the focus of LRFRP's work. In the second project year, LRFRP together with the inter-ministerial Working Group (WG) on Land Reform Management, drafted, discussed, and finalized the law on Dehkan farm, four regulations outlining the anticipated changes to the Land Code, Government's decree on "Land Policy Concept" Resolution and "On Approval of the State Program of Development of the Land Policy of the Republic of Tajikistan for 2015-2020 years", and prepared amendments to the Law on Mortgage.

A key achievement of Year 2, the project received all necessary signatures from key ministries on two regulations (i) Draft Regulation on Establishing Public (Involuntary) Easements and (ii) Draft Rules on Transacting with Land Use Rights in the Land Use Rights Market which were submitted to the GoT for final consideration and approval. LRFRP also conducted an analysis on the Law on Mortgage and will provide inputs, comments, and recommendations to the WG and relevant Tajik ministries by the end of project year 2. Once feedback is incorporated, the project will present the analysis to GoT and key stakeholders in Year 3.

Key Result Area 1.1 Long-term concept and a land program for five years submitted

The final goal of the implementation of this task is to assist the Government of Tajikistan (GoT) in formation of a common land policy and favorable legal framework for creation platform to strengthen the rights of land users, land relations which will increase agricultural productivity and efficient use of land. In Year 2, LRFRP together with the WG, finalized the long-term land strategy as Government's decree on "Land Policy Concept (2015-2030)" and the five-year program implementation plan (2015-2010). Currently, these documents are under the consideration of the State Land Committee.

Key Result Area 1.2 Amendments to land legislation and farm restructuring laws drafted and submitted

Law on Dehkan Farm

LRFRP and the WG finalized the Law on Dehkan Farm in Year 2 and submitted for GoT approval. However, as a result of delays in the review process at the ministerial level, the WG members agreed to introduce the Law on Dehkan Farm as a parliamentary initiative through the Committee on Agrarian Issues, Melioration and Land. In Year 3, the project will continue to collaborate with the parliament to promote and submit the Law on Dehkan Farm to the GoT for final approval.

Key Result Area 1.3 Implementing regulations for land-related laws are drafted

In Year 2, LRFRP and the WG finalized and submitted (i) Draft Regulation on Establishing Public (Involuntary) Easements, and (ii) Draft Rules on Transacting with Land Use Rights in the Land Use Rights Market for final GoT approval. The two remaining regulations – (iii) Draft Regulations on Use Rights to Lands Located within Coastal Lines and Public Territories, and (iv) Draft Regulation on Granting Citizens the Right of Life-long Inheritable Land Use with the Right of Alienation are currently being reviewed by the under State Land Committee and will be submitted to the GoT in October 2015 for final approval.

In Year 2, LRFRP worked closely with the State Land Committee to assist the newly created State Unitary Enterprise for Registration of Immovable Property (SUERIP), the sole property registry and cadaster entity in the country, to develop methodology on establishing state fee services.



Inter-ministerial WG meeting, September 22, 2015.

Law on Mortgage

In Year 2, the project facilitated an off-site retreat in the Sughd Region for the members of the WG and experts from the National Bank of Tajikistan and Frankfurt School of Finance & Management, to discuss recommendations and analysis of mortgage legislation in Tajikistan. The experts and WG members discussed specifications of pledging/mortgaging land use rights and the four main impediments precluding banks from providing farmers with mortgage loans at affordable rates and reasonable credit terms: (i) lack of implementation mechanisms of land use rights with the right of alienation, (ii) value determination of land use rights, (iii) procedure of pledge registration and (iv) the foreclosure process.. Each member of the WG reviewed the draft and submit his/her suggestions to the project. LRFRP finalized the draft amendments to the Law on Mortgage and presented it at the WG meeting in September 2015.

Implementation Regulations

In Year 2, LRFRP concluded that without the right of alienation, farmers cannot conduct land transactions because they're unable to mortgage their land plots to access capital under reasonable terms. To address this, LRFRP and the WG prepared two decrees that would automatically endow individuals and families with lifelong-inheritable use rights to their household plots and dehkan farmland with transaction rights, including mortgage.

Due to the essential changes in GoT, the last half a year, the Regulation of the Right of Alienation was delayed. It is expected that in the fall 2015 the donor community will bring up the issue to the GoT. In this regard, the WG expects the political decision of the government and will make necessary changes in Draft Regulation on Granting Citizens the Right of Life-long Inheritable Land Use with the Right of Alienation and/or Rules on the Order of the Compensated and Uncompensated Rights to Use Land Plots.



LRFRP COP Chynara Arapova and USAID Contracting Officer's Representative Daler Asrorov, Agrarian Reform Meeting, December 11, 2014.



Former Deputy Prime Minister Murodali Alimardon and Minister of Agriculture Kosim Rohbar, Agrarian Reform Meeting, December 11, 2014.

In case of granting the right alienation step by step, starting from homestead lands, LRFRP prepared a Strategy involving rural households for realization of land transactions in pilot districts. The international Land Policy Development Expert worked with the LRFRP project team to assist in analysis and facilitation of the transaction (registration) process involving household plots from March 2-14, 2015. The final Strategy with recommendations finalized and presented to USAID in April 2015.

The Table below provides an information on the process of preparation and approval of law and regulations.

#	Laws and regulations	Actions	Period	Status
1	Draft Regulation on Establishing Public (Involuntary) Easements	Draft developed Sent for consideration of key ministries and agencies Finalized the comments based on the received offers and suggestions Sent for consideration of key ministries and agencies Received the signatures of key ministries and agencies Submission to the GoT for approval	March-August 2014 October-December 2014 February-March 2015 April 2015 May- July 2015 September 2015	v v v v v In process
2	Draft Rules on Transacting with Land Use Rights in the Land Use Rights Market	Draft developed Sent for consideration of key ministries and agencies Finalized the comments based on the received offers and suggestions Sent for consideration of key ministries and agencies Received the signatures of key ministries and agencies Submission to the GoT for approval	March-August 2014 October-December 2014 February-March 2015 April 2015 May-July 2015 September-October 2015	v v v v v In process
3	Draft Regulation on Use Rights of Lands Located within Coastal Lines and Public Territories	Draft developed Sent for consideration of key ministries and agencies Finalized the comments based on the received offers and suggestions Sent for consideration of key ministries and agencies	March-August 2014 October-December 2014 March-July 2015 July -October 2015	v v v In process
4	Draft Resolution on Granting Citizens the Right of Life-long Inheritable Land Use with the Right of Alienation	Draft developed Sent for consideration of key ministries and agencies	July-September 2014 November 2014- September 2015	v In process
5	Rules on the Order of the Compensated and Uncompensated Rights to Use Land Plots.	Draft developed Sent for consideration of key ministries and agencies	July-September 2014 November 2014- September 2015	v In process
6	Law on Dehkan Farm	Draft developed Sent for consideration of key ministries and agencies Finalized the comments based on the received offers and suggestions Sent for consideration of key ministries and agencies Received the signatures of key ministries and agencies Submission to the GoT for approval Review and adoption by the Parliament	March-November 2014 December 2014 February-March 2015 April-May 2015 June-August 2015 September 2015	v v v v v In process
7	Government's decree on "Land Policy Concept"	Draft developed Sent for consideration of key ministries	May 2014-February 2015 March- September 2015	v In process
8	Resolution on "On Approval of the State Program of Development of the Land Policy of the Republic of Tajikistan for 2015-2020 years"	Draft developed Sent for consideration of key ministries	May 2014-February 2015 March- September 2015	v In process
9	The Law on Mortgage	Draft developed Sent for consideration of key ministries and agencies	May 2015 August – September 2015	v In process

Table 1. Land policy and legislation drafting results by indicator

Regulation on registration of land use rights through pilots

In Year 2, LRFRP worked closely with the State Land Committee on registration and farm restructuring issues, the Project supported the newly created State Unitary Enterprise Registration of Immovable Property (SUERIP) and involved Ivan Ford, Cadaster and Registration Expert to evaluate the current situation in registration and to develop necessary recommendations. His report was presented to USAID

and World Bank at the end of February 2015. His recommendations were accepted and will be considered by the project of World Bank and SUEIRP.

As SUEIRP is a newly created organization with the main purpose of introducing unified, simplified system of registration of property, including lands, in May 2015 SUEIRP appealed to the Project to assist in determination of fees for SUEIRP services. The project invited the expert from Kyrgyzstan - Narynbek Isabekov. He conducted the analysis and prepared a number of recommendations which were introduced during the seminar on "Determination of fees for Registration of Immovable Property". These recommendations, training materials and the report of the expert were transferred to SUEIRP after coordination with USAID.

Initially, LRFRP planned to conduct pilot program in 2 districts, but found an opportunity cover all 12 districts. The project printed out necessary documents, such as registration book, forms, application books and provided trainings on introduction of new rules. In practice, registrars from 12 SUEIRP regional offices began procedure of registration of certificates in accordance with new rules that considerably reduced terms of preparation and issue of certificates, and also reduced the cost of these certificates. By the end of Year 2, 163 certificates were given to farmers free of charge and 301 more land files have been prepared. As a result of this pilot program, all 12 registrars from SUEIRP were trained on the new rules of registration.

In January 2016, SUEIRP is planning to introduce and implement a unified system of registration in all 64 territorial offices. To introduce this system, it is necessary to have an accurate plan of action (implementation plan) and LRFRP prepared the strategy and road map (Immovable Property Implementation Plan). The Strategy includes a step-by-step introduction of unified registration system, planning and setting priorities for an immovable property registration system, and establishing a model SUEIRP office. This strategy was presented to USAID and SUEIRP in September 2015.

Promoting gender in legislation drafting

In Year 2, the WG continued to use the checklist (questionnaire) on gender mainstreaming in all developed regulations and members of the Working Group conducted a mandatory comparison and consideration of issues of affecting gender.

Task 2. Build Capacity of Government Officials, Farmers, Civil Society Organizations and Other Rural Stakeholders to Capitalize on Land Reform

Long-term success of the land reform process in Tajikistan is contingent upon the capacity of national and local government officials, farmers, and rural stakeholders. Lack of awareness of regional practices and trends in land reform and farm restructuring also reinforces the status quo. In Year 2, the project conducted 40 public private dialogues (PPD) on farm restructuring issues, increased the capacity of judges of the Supreme Economic Court on settlement of land disputes, enhanced the potential of women on land use rights, and coordinated LACs and *tashabuskors*' activities to strengthen a platform for mutual dialogue between farmers and local government officials. Cultivating cooperative relationships and information sharing between farmers and local officials influence the way in which individuals capitalize on land reform.

Key Result Area 2.1 Sustainable non-public legal aid and awareness services increased

During Year 2, LRFRP updated and developed the following informational materials for its beneficiaries and counterparts:

- *Collection of Land Legislation of the Republic of Tajikistan*. This book consists of all laws and legal acts pertaining to land. Judges, prosecutors, lawyers, land management committee specialists, and land users use this collection.
- *Women Rights to Land*. This brochure provides legal guidance on how to access land and to claim their rights to land, what kind of support they can get from the Government and how to use and defend rights to land.
- *Competences of State Authorities on Land Relations*. This brochure provides information on the roles and responsibilities of local authorities and land committees vis à vis land legislation and was updated according to new amendments introduced to the Land Code in 2013.
- *Land Disputes Resolution Procedures in Economical Courts*. This document provides information on land related regulations to enable judges of the Supreme Economic Court and subordinate courts to better understand and effectively apply and enforce Tajik land legislation.
- *Settlement of Land Disputes for Attorneys*. This book includes information on land use and property rights, land management and land conservation issues, environmental liability and responsibility for violating land legislation.
- *Registration of Immovable Property for Farmers*. This brochure provides legal guidance on the uniform and nationally recognized property registration documentation, providing farmers with a clear explanation of the new registration process.
- *Procedures for the State Registration of Immovable Property and Rights to it*. Provides legal guidance on registering statements and a clear explanation of the new registration process.
- *Restructuring and Creation of Dehkan Farm*. Provides information on the reorganization process for large Dehkan farms and the documents needed to obtain a land use certificate.
- *Basis of Land Law; Textbook for students of law faculties*. This textbook covers basic principles of land law, rights for land, land use and land property based on Tajik legislation.
- *Taxation of Dehkan Farms in Tajikistan*. This brochure provides an information on types of taxes, order and procedures of paying the taxes in Dehkan farms, tax breaks, and tax deductions for Dehkan farms.

More than 18,000 brochures were printed in Tajik, Russian, and Uzbek languages and distributed among LACs, *tashabuskors*, *jamoats*, local counterparts, NGOs, national governmental authorities, and farmers. These brochures were also used and distributed during educational trainings, seminars, round-tables, and other forums.

Legal Aid Centers and *Tashabuskors*

In Year 2, *tashabuskors* and LACs conducted 2,179 focus group discussions, 677 roundtables, 630 trainings and 109 seminars for local officials. In addition, LACs and local activists provided 6,201 consultations and legal assistance to farmers and resolved 50 land disputes through mediation and 12 cases in courts. LRFRP continued working with 5 NGOs – *Ilhom*, *Bonuvoni Fardo*, *Navzamin*, *Arbitrazh* and *Mahbuba*. Two new NGOs – *Zarnisor* and *Tajagrofond* became grantees in January 2015 and opened legal aid centers in Jilikul and Qabodiyon.

LRFRP conducted three quarterly meetings with *Tashabuskors* and LACs and two special trainings for LAC lawyers. During the quarterly meetings the project together with LAC staff discussed new amendments to legislation, new topics that interest farmers, such as restructuring of Dehkan Farms, registration of immovable property, women's rights to land, taxation of Dehkan Farms. LACs and *Tashabuskors* had an opportunity to share their experience in solving land related disputes, experience of conducting seminars, round tables and forums. These educational events included:

- On December 17-18, 2014, LRFRP conducted a two-day Training of Trainers on developed brochure related to the competence of local government, and discussed topics on the rule of state registration of immovable property and rights to it, and restructuring of Dehkan farms. LACs exchanged ideas and best practices in resolving land-related cases. After discussion, the project distributed a manual on the settlement of land disputes.
- On January 27-28, 2015, LRFRP conducted a two-day ToT Legal Aid Centers, including two newly opened LACs – *Zarnisor* and *Tajagrofond* and 13 newly selected *tashabuskors*, and enhanced their knowledge on how to implement activities to meet LRFRP indicators. The Project specialist also conducted a training on “Women rights to land” to respond and incorporate gender-related issues.
- On April 29, 2015, LRFRP conducted a one-day training for the representatives of Legal Aid Centers. The aim of the event was to discuss restructuring process of *Dehkan* farms, elimination of impediments for creation of Dehkan farms, and court cases related to exclusion of farmers from *Dehkan* farms. Project staff also prepared and presented an analysis of business plan results introduced in five LACs.
- On July 22-24, 2015 LRFRP conducted a training for LACs on giving consultation to farmers on farm restructuring and pilot program on registration and getting new certificates.
- On May 13, 2015, Ambassador David Lane, the U.S. Representative to the United Nations Food and Agriculture Agencies in Rome together with U.S. Ambassador to Tajikistan Susan Elliott, the USAID Country Director Katie McDonald visited a project LAC in Khatlon region to familiarize the guests with the ongoing land reform efforts in Tajikistan and contribution of the project and the U.S. Government’s Feed the Future food security initiative.



Key Result Area 2.2 Exchange of advice and meetings between peers expanded

Public-Private Dialogues and Roundtables

Farm restructuring is an essential part of land reform and realization of improved agricultural production and increased productivity, improved access to land and work opportunities and thus, increased incomes and well-being of rural population, which rely on agriculture for a substantial part of the family budget.

In this regard, during the reporting period, LRFRP conducted 40 public-private dialogue (PPD) events on farm restructuring issues and taxation of Dehkan farms in 12 districts of the Khatlon region. PPD became an essential element and a platform to facilitate, ongoing governmental initiatives on farm restructuring to include private stakeholders in the process. During the first PPD 482 farmers from 20 *jamoats* had the opportunity to directly ask questions and talk to Deputy Chairman and Director of the State Unitary Enterprise in the Khatlon region, as well as to the lawyers and project experts. During the second PPD on tax related issues 402 participants had the opportunity to directly engage representatives from the State Tax Committee under the Government of Tajikistan, and heads of the local tax bodies in the Khatlon region, as well as lawyers and project experts. Together they discussed the types of taxes, order and procedures of paying the taxes in *dehkan* farms, tax breaks, tax deductions and also answered farmers' questions about what their taxes pay for.

To strengthen a platform for open dialogue between the farmers and local authorities, LRFRP facilitated 518 events on taxation, rights and obligations of shareholders, organization and restructuring of *Dehkan* farms, obtaining certificates, and other land-related issues for 4,899 participants.

Key Result Area 2.3 Local officials' ability to provide beneficial information and services increased

Capacity Building of Local Authorities

Farm restructuring in Tajikistan is essential to land reform and the realization of the following outcomes: the recovery of agricultural production and an increase in productivity, improved access to land and job creation, income growth and the well-being of the rural populations who depend on agriculture for a substantial part of the family budget. This is why accurate information on farm restructuring, registration process and the creation of Dehkan farms is an essential part of facilitating, accelerating and cementing ongoing governmental initiatives on farm restructuring.

To facilitate this, the project organized a study to the Sughd region from April 21-24, 2015. The goal of the trip was to familiarize participants from the Khatlon region with the experience of Sughd province in farm restructuring, creation of Dehkan farms and the process of obtaining certificates. The study tour had 22 participants including directors from the 12 rayon State Unitary Enterprises Registration of Immovable Property (SUERIP), representative from the Khatlon and republican State Unitary Enterprises Registration of Immovable Property as well as a representative from the State Land Committee.

In Bobojon Gafurov and Spitamen rayons the directors of rayon SUERIPs explained the system, structure and functions of enterprises and familiarized the visitors with the file management and registration systems, as well as their archives and the personnel department's procedures for receiving and issuing documents. Participants observed the streamlined registration system and the consultation procedure for farmers. To simplify the documents preparation for citizens, the enterprises established information corners with samples of the papers and applications required for registration, restructuring and obtaining certificates.



LRFRP DCOP, Nodira Sidykova showing Ambassador David Lane, the U.S. Representative to the UNFAO land use rights certificates.



LRFRP COP, Chynara Arapova, USAID Country Director, Katie McDonald discussing with tashabuskor, Toir Murodov, information materials he provides to farmers.

In addition, the participants visited *Ubaydulloev* - an association of 80 dehkan farms established after the reorganization of a large collective farm. The farms' principal crops are melons, fruits and cotton. Isfara is the most populated rayon of the Sughd region and has limited land resources. It was, therefore, a good for the participants to see the smallest dehkan farms in the republic. Here a land share can vary from 0.03 to 0.20

hectares. Directors from the Khatlon state unitary enterprises discussed the work and activities of Isfara colleagues and shared their own experiences in registering and issuing certificates. The study tour participants from Khatlon agreed that it was quite valuable to learn about the experience in Sughd and the methods used there in restructuring dehkan farms and that these methods could be introduced in Khatlon region.

"There are many unnecessary documents for registration and the procedures vary from rayon to rayon. Moreover, the additional documents are costly and time-consuming for farmers." - *Mumin Kurbonaliev, head of legal department of SUEIP*

The project also conducted a study tour to the Kyrgyz Republic for 17 representatives from the State Unitary Enterprise for Registration of Immovable Property (SUEIP) and from the National Land Committee to explore the country's registration system. Upon return, participants will develop their own methodology on allocating agricultural land with different organizational forms, registration of land transactions, and developing prices for registration services. Participants discussed about new forms of Certificate signed by Register and changes in Land Code and Rules and procedure of registration, maintenance and sample forms of registration files, registration book, applications' (request) journal and assigning individual cadastral number to an immovable property.



From October 2014 -September 2015, LRFRP provided trainings for 769 government officials on different topics, such as competence of state authorities in land relations, reorganization of Dehkan farms, taxation of Dehkan farms, rights to land located within coastal lines and public territories, and freedom to farm through 103 LAC seminars.

Increase ability to provide effective services of young lawyers and local government

To enhance the capacity and ability of young lawyers and local government officials to provide effective services on land reform issues, the Project with grantee Public Organization (PO) *Huquq va Rushdi Jomeai Dehot* developed a textbook *Basis of Land Law*. This textbook for students of law faculties and local government officials is published in Russian and Tajik languages. This is the first textbook published in the Tajik language based on Tajik land legislation. Before, all universities were using Russian or Belarus textbooks on land law.

In Year 2, LRFRP conducted 28 extracurricular classes on *Basis of Land Law* in Tajikistan for 245 students of the management and economic law department at the Tajik Finance and Economic Institute. Similar courses were conducted at the Institute for Advanced Training of Public Servants, judicial bodies, institutions and organizations of the Ministry of Justice, which was attended by 65 participants – notaries and lawyers, the staff of the Ministry of Justice and its departments. In 12 FTF/T districts LRFRP conducted trainings with 106 participants. Additionally, 480 copies of textbook were disseminated to the National library, National Legislation Center, Libraries of local universities and other relevant agencies.

Key Result Area 2.4 GoT capacity to develop, implement and monitor land policies, laws, and regulations strengthened

Provide effective services to farm restructuring and land use rights among judges

LRFRP increases farmers' awareness about their rights, and helping farmers to protect those rights. These efforts have included legal consultations, mediation to settle land related disputes, coordination with local governmental authorities, and court resolution of land issues in cases where there was no alternative solution. As practice has shown, many of these issues are court cases that are reviewed only in the Supreme Economic Court of Tajikistan or its subordinate courts, such as illegal exclusion of members of Dehkan farms (land users), withdrawal of land from land users for public needs, and payment recovery for agricultural production. In this regard, building capacity of local judges in order to increase judges' knowledge and ability to provide effective and transparent services is in a high demand.



Presentation of the land legislation textbook at University of Commerce. June 4, 2015.

To enhance capacity of judges and increase their knowledge and ability to provide effective and transparent services, LRFRP organized a one-day training on “Judicial review of land disputes in practice: reviewing land dispute settlement in the economic courts”, which was held in Dushanbe, on March 17, 2015. During the training the 40 judges, including 7 participants from the Economic Court of the Khatlon region were familiarized with the following topics: the main provisions of the land Code of Tajikistan and anticipated amendments to it, according to the Law “On making amendments to the land Code of the RT” as of August 1, 2012; rules of courts on land related disputes related to illegal decision on seizure of a land plot due to improper use; and acknowledging the decision of the local executive state body on seizure of a land plot for public and state needs as illegal.

In litigation, attorneys who protect the rights of farmers play a leading role. Specifically for them LRFRP designed the brochure “*Settlement of land disputes for attorneys*” to familiarize them with the Supreme Economic Court standards and procedures, such as preparation of draft legal acts, organization of judges' work in cassation and supervisory instances. This brochure was presented to LAC lawyers during training and has been successfully used in the preparation of cases for consideration in the Supreme Economic court.



Judges reviewing information materials, March 17, 2015.

Training program for government communications personnel from agencies and ministries involved in the land reform process in Tajikistan

To improve the communications and public relations skills and build capacities of press secretaries of relevant governmental agencies and ministries such as the Ministry of Agriculture, State Land Committee, involved in the land reform process to effectively disseminate public information on the land reform process in Tajikistan, land use rights, farm restructuring and land related issues, the project signed an agreement with the public organization Association of Independent Media Tajikistan (NANSMIT).

Before NANSMIT started to carry out trainings, there was a need to evaluate knowledge and skills press secretaries currently possess about land-related issues. Based on the analysis, NANSMIT together with

the project staff and assistance of the international expert Frances Hardin developed six training modules. Between April-September 2015, the grantee conducted 6 trainings for 15 press secretaries in Qurghonteppa, using new communication tools and techniques and establish effective interaction between press-secretaries and journalists in increasing awareness of the population on land related issues.

During the first set of trainings it was clear that the press secretaries were not professionally trained in communications. Instead, they tended to be experts in a technical area, and were responsible for communications services within their respective agencies and ministries. As a result, they confused knowledge of technical fields with knowledge of how to run a communications office and how to interact with journalists. The first and the second training sessions were dedicated to one of the main activities – writing press releases. During the training, participants produced press releases in order to find and illuminate mistakes and gaps and make them better understand the aim and what should go into a press release. The third module was dedicated to the cooperation and communication of press officers with mass media. The fourth training was dedicated to tools of working with media and fifth training sessions was dedicated to monitoring and analyze of publications on land reform in Tajikistan.

On September 3, 2015, LRFRP conducted a joint session for press secretaries and journalists to discuss their approaches and tools in covering land related issues, and establishing interactions between journalists and government communications offices.

Study tour for GoT officials to demonstrate effective government led policy and land-tenure governance

The planned international study tour to Moldova to familiarize Intergovernmental WG members with international experience of land use was postponed by USAID due to legislative approval process delays. The project conducted an international study tour for the SUEIP high level officials and their regional representative in Khatlon region to the Kyrgyz Republic to familiarize the participants with the Kyrgyz experience in registering immovable property, especially registration of land plots.

Task 3. Raising Awareness of Land Rights and Farm Restructuring

Increased awareness of land reform among the target population in the Khatlon Province is another key component of LRFRP. During Year 2 the Project continued disseminating information through media and its partner organizations.

Key Result Area 3.1 High school students' awareness of land-related laws and regulations increased

High school student's awareness on land issues

Young people in rural areas often contribute to their household farming activities; therefore, there is a crucial need to inform young people (future shareholders) about the main steps and achievements in the land reform process in Tajikistan. In the second project year, LRFRP continued to conduct training sessions and increased pilot schools to 36. The selected grantee Public Organization *Tajagrofond* reviewed and printed one thousand copies of the brochures. In June 2015, the grantee conducted 24 extracurricular classes in 24 schools in the FTF/T districts. Representatives from rayon department of educational and *hukumat* participated in the classes and participants were very active asking various questions related to the Tajik land legislation. Through this activity, LRFRP increased awareness on issues in land reform for 467 students out of which 227 school girls. Based on the success of conducted classes, the project is now negotiating the process with the Tajik Ministry of Education on incorporation land related aspects into the existing subject legal studies.



Extracurricular class conducted at school, Bokhtar district. June 2, 2015.

Key Result Area 3.2 Target FTF population, including local government officials receive information through television, radio, and print media

Television and Radio

To produce radio and TV programs covering the target beneficiaries (farmers, rural residents, local government officials, women, and youth) in 12 districts of Khatlon region, LRFRP entered into a grant agreement with the local Limited Liability Company (LLC) CMT, which is responsible for production, procurement of airtime and broadcasting monthly TV programs through TV channel Jahonnamo and radio programs through Radio channel Radioi Tojikiston. The grantee produced and broadcasted two 15-minute Radio programs entitled “Your Rights to Land” and one 10-minute TV program each month.

During the period, the project broadcasted seven (7) ten-minute TV programs, and fourteen (14) radio programs. The main topics were dedicated to women rights to land, and land disputes and their hearings in the Economic Court of Tajikistan. CMT also reported on study tour to the Sughd region, training sessions for journalists and press secretaries, open extracurricular classes for high school children and carried out PPD on taxation in dehkan farms. A separate program covered LRFRP activities and



Award Ceremony for journalists, August 21, 2015.

results achieved during 1.5 project years, as well as a work of the *tashabuskors*.

Radio programs emphasize dehkan farms issues; benefits of family and individual types of farms; cultivation of cotton and the rational use of land; problems of farmers to maintain employment record; signing contracts with employees and providing vacations and sick pay; gender issues.

Newspaper

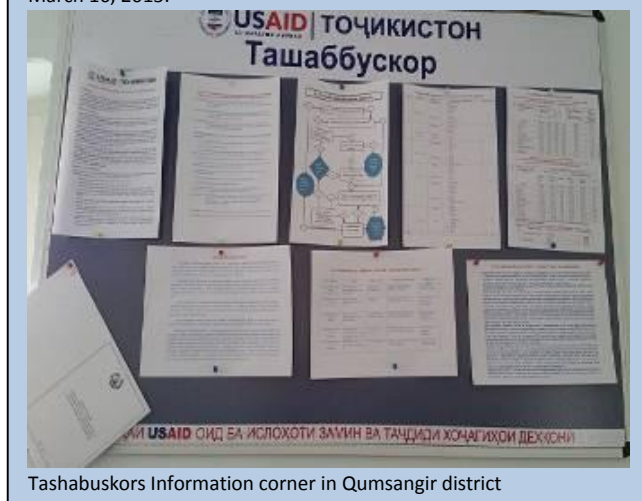
In Year 2, the project produced eight newsletters “Agroinform TJ” with circulation of 40 000 (forty) thousand copies, emphasizing information on new partners and opportunities, support of land reform in Tajikistan, size of the land share, including a table indicating land tax per FTF rayon, information on land share of a wife/spouse, land tax, registration of immovable property, problems of leasing agricultural lands. Through the LAC and *tashabuskor* network, 5,000 copies of the newsletter are distributed to farmers, local authorities, tax bodies, and land committees every month.



Farmers of Jomi district reading a project newspaper during the PPD. March 16, 2015.

Information distributed in electronic format

Another activity on raising awareness of the target population on land reform issues in the target areas is information distribution in electronic format that the project produces and distributes on a quarterly basis among partners, including rayon *hukumats*, local land committees, 67 *jamoats* and 67 *tashabuskors*, NGOs and 12 LACs.



Tashabuskors Information corner in Qumsangir district

Information Corners

As LACs and *tashabuskors* are direct providers of information on land reform in Tajikistan, informational corners, located in each *jamoat* play significant role in informational work among population. During the second project year LRFRP monthly undated information corners. They covered information on project achievements, the procedures of farm restructuring, land use rights, FTF success stories, brochures on women’s rights to land for the target beneficiaries. These information corners are a constant, regularly-updated source of information for LRFRP target beneficiaries.

Key Result Area 3.3 Target FTF population awareness of the right increased

Trainings for print, television and radio journalists

To improve public relations skills of the journalists, LRFRP has identified the need to implement project tasks on developing training models and carrying out trainings for journalists, and signed an agreement with the public organization Association of Independent Media Tajikistan (NANSMIT). Development of the training modules required a comprehensive understanding and analysis of the current level of knowledge and skills of the journalists, and their tools used to increase awareness of the population on land reform issues, particularly in Khatlon region. NANSMIT provided recommendations on and introduced new communications tools to disseminate timely and accurate land-related information among the population. During the development of the training modules, the grantee in close cooperation with the LRFRP International Communication expert Frances Hardin focused on production of professional video, audio and

print storytelling with an emphasis on different aspects of land reform, adapting legal language for the general population, using original and reliable sources in media production, improving communication with government officials and enhancing access to information about land reform and farm restructuring.

Between April-September 2015, USAID LRFRP grantee conducted six trainings for 23 journalists in Qurghonteppa. One of the main goals of these sessions was to teach journalists the various elements of existing legislation and regulations on agrarian land reform. An additional and equally important goal specific to the journalist training was to increase the professionalism and accuracy of reporting on land reform issues.

In addition the Project announced the content among journalists for: (i) the best written article (for print media journalists), (ii) the best video on land reform in Tajikistan (for TV journalists), (iii) the most interesting interview on the radio (for radio journalists) on current land related issues. Three leading winners were chosen based on the presented materials. On August 21, 2015, an award ceremony took place in Dushanbe with the participation of all journalists coming from Khatlon. The top selected articles were published in the local (Asia Plus) and LRFRP newspapers.



Theater performance in Rumi district, August 27, 2015

On September 3, 2015, USAID LRFRP grantee NANSMIT, conducted the last joint training session for press secretaries and journalists in Qurghonteppa. As a result, both journalists and press secretaries had an opportunity to discuss their approaches and tools in covering land related issues, how to interact with reporters, and to increase the professionalism and efficiency of the operations of government communications offices.

Theatrical Performances

The project provided a grant to raise awareness on farm restructuring and creating new Dehkan farms for farmers by theatrical scenes on the ground. In cooperation with the NGO "Huquqshinoson" the project prepared a theatrical performance entitled "Beneficial Land" in three parts: The first part cover issues of creating a dehkan farms. The hero, who is owning Dehkan farm together with his wife informing his neighbor about creation of Dehkan farm. The second part covers bank credits and responsibilities. The author describes to participants issues related with bank credits. The third part describes the whole process of creation of Dehkan farm, including necessary documents and terms of consideration of applications. Performance covers gender issues and equality in creation of Dehkan farms and assistance of LACs in creation of Dehkan farms.

The knowledge gained in the course of a theatrical performance allows them to better understand their relationships with government officials or members of Dehkan farms to coordinate their activities and extract more value from the work on the field. The results showed that the performance was interesting not only to the members of Dehkan farms, but also to the youth in rural area. Total number of participants is 889 people, including 450 men and 449 women. This performance, as an instrument of encreasing awareness of population on land related issues showed good results on conveying information to population. On one of the performances participated representatives from local organization "Legue of Women Lawyers in Tajikistan", which is supported by international organizations. Currently, they made a proposal for continuation of financing this initiative.

Website on LAC activities

For sustainable development of LACs and increasing awareness of farmers LRFRP supported PO *Rahovard* in creating website for all LACs. In this regard, on September 28-29 the Project facilitated training for 19 representatives from 12 LACs on how to use, maintain and update information in the

website. All 12 LACs have access to the website to upload information and materials and update them. The website provides information on all aspects of Land Reform in Tajikistan (History, Background, Land Legal Framework, Actors, dispute resolution, etc.) that will be useful to the citizens on the service provision and the procedures for land distribution. The website is simple and easily accessible, workable for all types of operating systems and hardware regardless if a user uses a laptop, mobile phone, tablet or any other equipment for the internet browsing. Also, a Mobile version is developed to allow users to navigate on portable devices.

Task 4. Support the Provision of Legal Advice and Other Assistance to Promote Farm Restructuring and the Development of a Market in Land-Use Rights

Key Result Area 4.1 Sustainable public information and legal assistance in all FTF districts jamoats available

Introduction of sustainability cost benefit models in 12 LACs

During the second year, the project supported LACs to introduce sustainability business plan. In December 2014, LAC Sustainability expert Tiernan Mennen conducted the training for LACs. He presented a Sustainability Plan Template, including activity and financial plans to assist LACs in developing their business plan to include fee-based strategies. After training each NGO developed a sustainable business plan for each LAC. During the reporting time, the project awarded grants to 5 NGOs, based on their sustainability business plans for 10 LACs.



These models in the form of sustainability business plans in the future should be the basis for sustainability of each LAC. It was conducted, that until the end of the second project year (September 2015) LACs must cover 15% goal of costs from the monthly grant amount.

All LACs gave written consent to the implementation of the financial plan. After that award of grants were approved for LACs in 10 districts of Khatlon region. From March, LACs in 10 districts of Khatlon region gradually introduced the provision of fee services to the population. Analyses of the reports showed that not all LACs reached the set 15% goal on September 2015 because we have 10 different districts with different territory, living standards and qualified lawyers and all these have direct impact on the implementation of sustainability business plans. In this regard, the total amount of paid services provided by LACs in Khuroson, Yovon, Sarband exceeds the set 15 % goal of the total monthly grant amount. LACs in Shaartuz, Nosiri Khisrav and Abdurahmoni Jomi districts almost reached the 15% goal. The results of LACs in Vakhsh, Bokhtar, Jaloliddini Rumi and Qumsangir districts do not exceed 7.18 %.

The introduction of paid services in the second project year was the first experience for the project. Even not all LACs reached the set 15% goal, all of them at least participated in fee-for-service models and furthermore, some LACs even exceeded the set 15% goal. In the third year, the Project will continue to support all LACs to refine their approaches of collecting fees and identifying other potential areas to ensure sustainability.

Key Result Area 4.2 Number of individual and family dehkan farms in all FTF districts increased.

Potential of women leaders in target area increased

On October 1, 2014, LRFRP's grantee public organization *Sabzbahor* conducted a focus group discussion for women on their rights to land with the attendance of the U.S. Ambassador to Tajikistan Susan Elliott. Ambassador Elliott made a speech emphasizing LRFRP's role in addressing such important issues as land tenure security and increasing women's participation in the agricultural sector in Tajikistan. On October 30, 2014, *Sabzbahor* successfully completed a set of minisessions on women's rights to land in 12 target districts in the Khatlon region for 240 female farmers (including hired persons in Dehkan farms) and 240 officials from local authorities of 12 FTF/T programs.

As progress in land reform differs across regions, LRFRP organized an internal study tour to the Sughd region for 24 female Dehkan farmers of the Khatlon region on October 20-26, 2014. Female participants learned about the Sughd region's experience with the land reform process and exchanged knowledge on

the farm restructuring process as well as on the creation of new Dehkan farms. The success of land reform in Sughd is based on the progressive farm restructuring process and certification process (in the first six months of 2014, more than 3,000 Dehkan farms were restructured) and rational use of land by farmers, as there is less land in the northern region and is therefore highly valued.

During the six-day trip, participants visited Khujand, Jabbor Rasulov rayon, Bobojon Gafurov rayon, Asht rayon, Kanibadam, and Spetamen. On Khujand, participants visited World Bank Cadastral Project operating in the Sughd region. The head of the project, Kurbonnazar Abdugafforov, made a presentation about documentation processes and timeframes for restructuring and creation of Dehkan farms. He also demonstrated to farmers new equipment of field measurements, reference points and coordinates. The meeting arranged by the LRFRP team in the Sughd region inspired and encouraged women from the Khatlon region to restructure and create their own Dehkan farms, understanding that knowing their rights and about land legislation will help them to protect their rights and settle any disputes, and develop knowledge and skills in the value chain that will improve the well-being of the farmers.



Participants of the internal study tour at the Dehkan farm *Abdusamad*, October 23, 2014.

While women in Tajikistan comprise 80 percent of the agricultural workforce, only about 12 percent are dehkan farm leaders. To encourage women's involvement in dehkan management and provide legal assistance to women who wish to acquire their own land, LRFRP organized a one-day workshop on "Women's Rights to Land" to increase the potential of women Leaders in the Khatlon region in Qurghonteppa, on March 12, 2015. The purpose of the workshop was to increase the potential of women leaders of Khatlon and empower them to exercise and protect their land rights, through (i) enhancement of cooperation with the government and (ii) sharing experience, knowledge, success stories and lessons learned between women farmers from Sughd and Khatlon regions. Participants from the Sughd region shared information on the experience of the land reform process in the North of Tajikistan.

Ms. Kutfiniso Bobokalonova, chairwoman of the Economic Court of the Khatlon region, called women not to have fear of appealing in courts. She brought an example that in 2014 there were more than 100 land cases, where 98 cases out of them have been settled for the farmers' benefit. Ms. Bobokalonova noted that settlement of land disputes is a quite new practice, but the judges of the Economic Court have experience in hearing, viewing and settling them fairly and transparently. Participants from the Tajik state and local authorities, international organizations, 30 female farm leaders from Sughd and Khatlon regions, 12 *tashabuskors* (local activists) and 7 representatives of the LACs took part in this event.



Participants of the "Women's rights to land: increasing potential of women leaders in the Khatlon region" workshop in Qurghonteppa, March 12, 2015.

“Today there are a lot of women who work in the agricultural sector and our role and mission as public organizations is to help them protect their rights, support them, and create conditions encouraging women to form their Dehkan farms.” - *Manzura Sultanova, Head of Public Organization Saodat*

On June 8, 2015, the project participated in the CAMP Forum on Sustainable Development of Central Asian Mountain Regions dedicated to the “Role of women in Agriculture & Food Security in adaptation to the Climate Change in Central Asian countries”. This regional event brought together participants from Tajikistan, Kyrgyzstan, Kazakhstan, India and Switzerland to promote the exchange of information and knowledge among

women organizations, women farmers, women farmer associations and identify problems and opportunities in the field of agriculture & food security in adaptation to the climate change. It was a good opportunity for the project to share its experience and knowledge in protecting women rights to land.

Key Result Area 4.3 Target FTF farmers are using newly acquired rights

Support farmers to protect their rights to land

In Year 2, the project continued to help resolve land related legal problems, defend farmers’ land use rights, and provide legal advice to farmers through a network of twelve LACs. LAC lawyers provided legal consultations to farmers through trainings and roundtables to help them better understand their rights to land. In Year 2, *tashabuskors* and LACs conducted 1,920 focus group discussions, 518 round tables, 461 trainings, 65 seminars for local officials, and provided 9,151 legal consultations to farmers.

When consultation alone is insufficient to help farmers resolve their land use related problems, the project provides mediation services through its network of LACs and *tashabuskors*. LAC lawyers typically serve as third party mediators and help both sides of a dispute find agreement and resolve issues without initiating legal action in court. During Year 2, LACs had successfully resolved 70 land disputes through mediation and 5 cases in courts. As a result of project assistance, 83 ha of agricultural land were returned to 720 farmers based on a court decision in Year 2.

Year 2 Challenges

Vat exemption. During the project administrative start up in November 2013, the project was not able to receive official VAT exemption from the GoT and therefore, has been obliged to pay VAT on all procurements and project expenses. To address this situation, the Project submitted a formal letter to appropriate parties within the GoT and USAID requesting assistance to resolve the situation. At present, the project is cooperating with the Ministry of Economic Development. On December 31, 2014 GoT signed resolution authorizing the project’s customs payment exemption for the period of 2015-2017. Tax committee officially denied VAT exception for project and it was decided to submit official letter to the GoT to assist in solving this issue.

Political changes. In Year 2, as a result of parliamentary elections, two members of the WG Makhmudov Nasrullo and Khisor Mahmadamin were replaced to the newly elected deputies Murtazokul Jamshed and Latifzoda Rustam. Also, Mr. Murodali Alimardon, Deputy Prime Minister, Chairman of State Land Committee and the Ministry of Agriculture were replaced and this factor influenced the process of consideration and approval of draft regulations as all activities of ministries and relevant agencies. Based on these delays, the WG members agreed to introduce the Law on *Dehkan* Farm as a parliamentary initiative (instead of a presidential decree) through the Committee on Agrarian Issues, Melioration and Land.

IV. PROJECT SPECIFIC PERFORMANCE INDICATORS

As part of Feed the Future initiative, LRFRP reports on performance into the FTF Monitoring System (FTFMS) on an annual basis.

At the beginning of the project's second year, LRFRP in collaboration with and assistance from COR Daler Asrorov, Regional M&E Coordinator Tatiana Pulido, and international consultant Tiernan Mennen successfully reported on three indicators in FTFMS, two of which were not in LRFRP's original PMEP. At the end of the project year, LRFRP analyzed and evaluated impact using comparisons with beneficiary groups. As a result, the project decided to update and increase targets for indicators that were achieved in full after project year 1, and add additional indicators into FTFMS to the PMEP. The updated PMEP was approved by projects COR on 23rd of December, 2014.

As a point of contact for USAID 2014 Microenterprise Results Reporting (MRR), a data call conducted to identify and quantify USAID's funding obligated to support Microenterprise, LRFRP successfully reported on project activities related to Task 4 (Support the provision of legal advice and other assistance to promote farm restructuring and the development of a market in land-use rights). MRR was approved and submitted online on February 25, 2015.

Also in project year 2, the project's controlling IQC, STARR, was modified on July 15, 2015 to include six new core indicators that were identified for Land Tenure and Property Rights division. Of the new indicators, three already existed in LRFRP's PMEP and three new/updated indicators were added. LRFRP has begun collecting data against these indicators, and during Year 3 a separate section on modified STARR IQC indicators will be added to the quarterly/semiannual/annual reports, which will include qualitative information on applicable new/updated indicators.

Despite these changes, project funded Legal Aid Centers remain the most important source of information for measuring LRFRP's output indicators. To improve the quality of the data presented and ensure there was no double counting, reporting forms were simplified and translated into Tajik language at the beginning of the second project year. Reports and results achieved by LAC lawyers and tashabbuskors are reviewed on a quarterly basis.

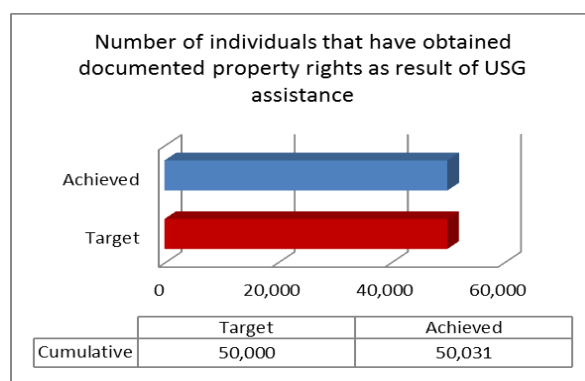
This section includes cumulative results of LRFRP during its second year based on 19 indicators found in LRFRP's PMEP. The established year 2 targets for sixteen of the indicators have been achieved, the target for one indicator is in process, and two indicators measuring number of recorded land transactions formally registered in the targeted region and facilitated by the project, are not able to be measured until pending legislation is passed, as further explained in the indicator descriptions below.

INDICATORS

0.1. Number of individuals that have obtained documented property rights as result of USG assistance (FTF, STARR) – Achieved

Measures the number of individuals in the FtF target areas receiving documented property rights as a result of the project's land reform assistance. "Households" cannot be used as the measurement because certificates are not issued at the household level.

This indicator is measured directly and indirectly. Directly LRFRP through grant to CBO “Mahbuba” has assisted farmers in reorganizing collective farms in 12 FTF target districts, by preparing land files according to which land certificates are issued to 1398 shareholders. Also, from May, 2014 – August, 2015 the project has assisted SUEIRIP’s throughout the target districts by providing trainings, organizing internal and external study tours, which issued certificates for total 48,633 shareholders during this period aided by project trainings and information campaigns. This number does not include certificates



that were issued directly with LRFRP assistance through grant activities. As a result, the total number of individuals who received documented property rights with the assistance of the project is 50,031. The established target for LRFRP’s second year for this indicator is 50,000, which was achieved by 100.06%. The disaggregation by gender of these shareholders is not recorded, but as per the research conducted by LRFRP subcontractor – local research company “M-Vektor”, 51% of individuals received documented property rights in second project year are men and 49% are women.

0.2 Number of recorded land transactions facilitated by the project. – Not measured

This is a count of land transactions involving a purchase/sale, lease, or exchange, facilitated by project LACs. Inheritance is not included, as it occurs independent of the land market.

Measurement of this indicator requires an approval of legislation (resolution of life-long inheritable land use with the right of alienation) by the GoT. After the approval of the legislation the indicator will be measured.

0.3 Total number of recorded land transactions formally registered in the targeted region. – Not measured

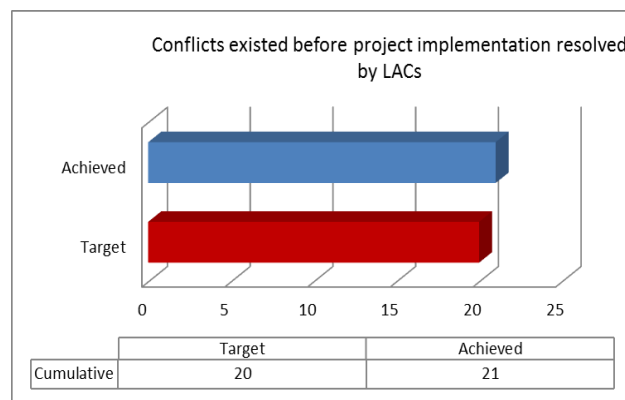
This is a count of land transactions, whether involving a purchase/sale, lease, or exchange, formally registered in the targeted FTF region. Inheritance is not included as it occurs independent of the land market.

Measurement of this indicator requires an approval of legislation (resolution of life-long inheritable land use with the right of alienation) by the GoT. After the approval of the resolution the indicator will be measured.

0.4 Number of previously existing land and natural resource-based conflicts resolved in areas receiving USG assistance for land conflict mitigation. – Achieved

A number of natural resource-based conflicts existed before project implementation e.g. land, water, road conflicts and disputes and resolved in results of project assistance.

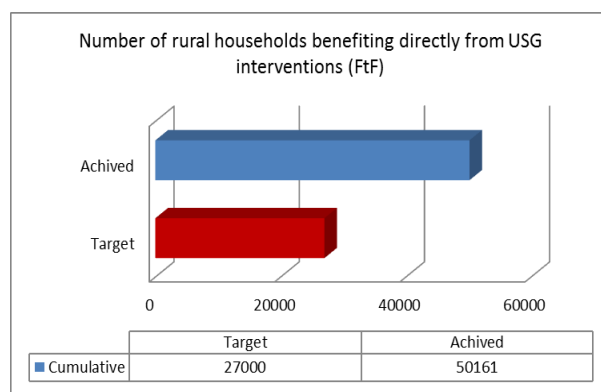
During the second project year, project supported LACs resolved 7 previously existing land conflicts throughout the 12 FTF target district. Cumulatively 21 total land and natural resource-based conflicts existed before project implementation were resolved by project supported LACs during the first and second project year. The cumulative target for this indicator through the second year is 20, which was achieved by 105%.



0.5 Number of rural households benefiting directly from USG interventions (FtF). – Achieved

Defined as households receiving legal assistance, participating in trainings, and receiving documented property rights. Household is calculated based on the number of people with the same surname as members of one household.

This indicator was added to the project's PMEP at the beginning of the project's second year. Number of households is extrapolated out of trainings', focus groups' and consultations' participants list by considering people with the same surname are members of one household. An average was counted as 71% out of total individuals are households, meaning that other 29% are members of the same households. For example if 20 individuals participated in training, than 14(71%) households are considered as benefiting, other 6 individuals (29%) are members of these households and should not be counted twice. The year 2 target for this indicator is 27,000 households. With a cumulative target total of 50,161 households through project year 2, the target was achieved by 185%.



0.6 Number of food security private enterprises (for profit), producers organizations, water users associations, women's groups, trade and business associations, and CBOs receiving USG assistance (FtF) – Achieved

Total number of community-based organizations, receiving USG assistance related to food security.

This indicator was also added to PMEP during the second project year. During second project year LRFRP provided grants to eleven CBOs, which realized 110% of the year 2 target (10).

Table 1. Number of community based organizations supported by the project		
#	CBO	Assistance through providing grants for activities:
1	Neksigol Mushovir	Newsletter on Land Reform
2	Tajikagrofund	LACs and Training Program, Information for High School Students
3	Zarnisor	LACs and Training Program
4	Huquq va Rushdi Jomeai Dehot	Land Right Courses for Young Lawyers
5	Ilhom	LAC and Tashabbuskors
6	Navzamin	LAC and Tashabbuskors
7	Bonuvoni Fardo	LAC and Tashabbuskors
8	Arbitrazh	LAC and Tashabbuskors
9	Mahbuba	LAC and Tashabbuskors, Restructuring of Dehkan Farms
10	NANSMIT	Communication Training
11	Huquqshinos	Theatrical Performance

1.1 Number of improvements in laws and regulations affecting property rights of the urban and rural poor as a result of USG assistance, by stage (STARR, FTF). – Achieved

Measures the number of laws, policies, regulations, and administrative procedures improved through project assistance.

This indicator was adapted to the FTF indicators, which allow tracking of the number of improvements at different stages. Results are tracked for each stage of the law and regulation drafting/improvement process:

- Stage 1: Analyzed
- Stage 2: Drafted and presented for public/stakeholder consultation

- Stage 3: Presented for legislation/decreed
- Stage 4: Passed/approved
- Stage 5: Passed/implementation has begun

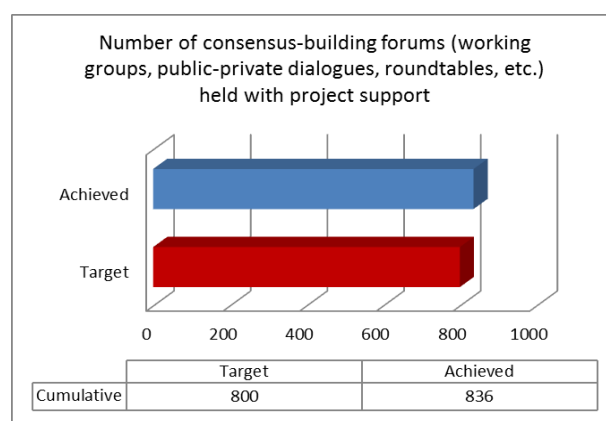
Currently one resolution which LRFRP is supporting is at the first stage, three regulations are at the second stage, three regulations are the third stage, one law is on fourth stage and one has passed all five stages (see table below). The Law on Dehkan Farms which is in the fourth stage was approved by the GoT and the final step is approval by parliament. LRFRP's target for the second year was nine laws and regulations, which is achieved by 100%.

Table 2 : Status of improvements to laws and regulations		Stages				
Number	Laws and regulations	1	2	3	4	5
1	Rules and procedures for registration, forms of registration, registration books, petition/application book and serialization of cadaster number of immovable property					
2	Law on Dehkan Farm					
3	Draft rules on transacting with land use rights in the land use rights market					
4	Draft resolution on establishing public (involuntary) easements					
5	Draft resolution on use rights to lands located within coastal lines and public territories					
6	Draft resolution on granting citizens the right of life-long inheritable land use with the right of alienation.					
7	Government's decree on "land policy concept"					
8	Resolution on "approval of the state program of development of the land policy of the Republic of Tajikistan for 2015-2020"					
9	Law on Mortgage					

1.2 Number of consensus-building forums (working groups, public-private dialogues, roundtables, etc.) held with project support. – **Achieved**

The number of meetings, roundtables, forums, and other venues, in which civil sector actors (i.e. legal advocacy representatives, farmers, and others) interact with government officials regarding specific, demand-driven provisions of land policy and legislation.

Project-supported LACs conducted 518 roundtables during the second project year within the 12 target districts. LRFRP also organized 40 public private dialogs between farmers and government officials on reorganization and taxation of *Dehkan* Farms. A total of 558 consensus-building forums were held during the second project year, with a cumulative total of 836 for life-of-project. The year 2 target for this indicator was 800, which is achieved by 104.5 %.



1.3 Percentage of targeted laws that include gender considerations. – **Achieved**

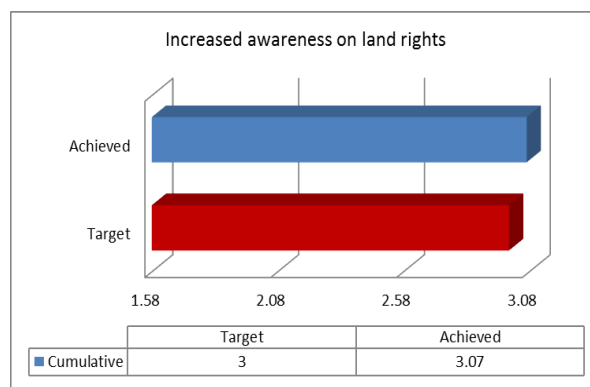
Percentage of all policies/laws/regulations LRFRP lawyers and other Working Group members worked on that take into account gender.

LRFRP's Year 2 PMEP performance target for this indicator was increased to 100 percent. Gender consideration was incorporated into all nine (100 percent) laws and regulations that the project is working on, which achieved the 100% target in full.

2.1. Increased awareness on land rights in the target region. – **Achieved**

An index score from project survey that measures the knowledge of farmers on the rights accorded by the land reform process.

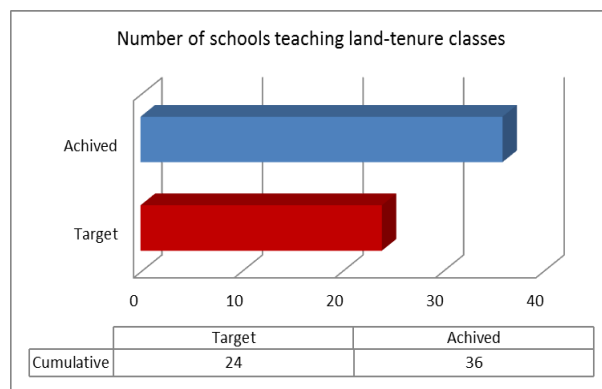
This indicator is measured through a survey conducted by LRFRP subcontractor, local research company “M-Vektor”, throughout the 12 FTF target districts. Evaluation of farmers' awareness of their rights on land issues was conducted using a five-point scale, where 0 - "completely unaware" and 4 - "fully aware". The year 2 target for this indicator was a score of “3”, which is achieved by 102% (3.07).



2.2 Number of schools teaching land-tenure classes. – **Achieved**

Represents the number of schools where the project organized teaching land-tenure classes.

During the second year, LRFRP conducted extracurricular classes for high school students in 24 pilot schools of 12 project target districts, on basic land issues through the grantee CBO “Tajikagrofound”. To date, land tenure classes have been organized by the project in 36 schools. The cumulative target for this indicator was 24, which is achieved by 150%.



2.3 Number of people attending USG-assisted facilitated events that are geared toward strengthening understanding and awareness of property rights and resource governance-related issues (STARR, FTF). – **Achieved**

Number of participants of project-facilitated educational events including short-term trainings, school trainings, university courses, roundtables, and other awareness-raising events.

From October, 2014 – September, 2015, 36,970 individuals, including farmers, local government authorities, and students have participated in educational events organized by the LRFRP and its grantees. Through Years 1 and 2 a total of 59,146 individuals have attended LRFRP facilitated events. Target for this indicator of 35,500 individuals is achieved by 167%.

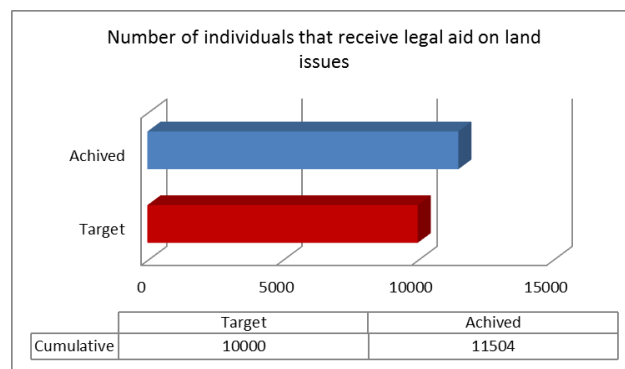
Table 3. Number of people attending USG-assisted facilitated events that are geared toward strengt

#	District	Trainings for DF/ journalists		Focus groups for DF		Seminars for gov officials		Classes for school children/Facultative courses for students		Mini-sessions for women-farmers	Public-private dialogs	
		Total	Fem	Total	Fem	Total	Fem	Total	Fem	Total	Total	Fem
1	Shahritus	1121	579	4143	1361	159	105	40	21	20	71	36
2	Qabodiyon	658	483	3519	1895	47	23	44	21	22	70	27
3	N. Khisrav	1134	392	2868	1137	98	26	81	51	26	87	17
4	Jilikul	450	211	2937	1243	93	26	80	37	15	116	17
5	Jomi	1029	540	4309	2333	116	34	20	10	20	71	12
6	Qumsangir	1157	393	4456	1553	99	24	79	34	18	99	11
7	Vakhsh	634	398	2970	1339	85	32	41	17	14	98	17
8	Khusoron	855	245	3798	672	113	30	83	43	19	70	35
9	Bokhtar	781	370	3906	2267	205	52	78	19	19	0	0
10	Sarband	640	304	1410	746	154	60	40	22	21	0	0
11	Yovon	1109	161	5869	446	137	24	40	9	22	92	5
12	J. Rumi	1362	570	4266	1994	128	37	81	36	20	106	7
13	Dushanbe/Kur ghonteppa	21	5			181	17	245	49	61		
	TOTAL:	10951		44451		1615		952		297	880	
	GRAND TOTAL:											59146

2.4 Number of individuals that receive legal aid on land issues in the FTF target districts supported by USAID assistance. – **Achieved**

This is a count of all occurrences of individuals directly consulted by project-supported legal aid centers and tashabbuskors, and also individuals who receive court representation and other paid services.

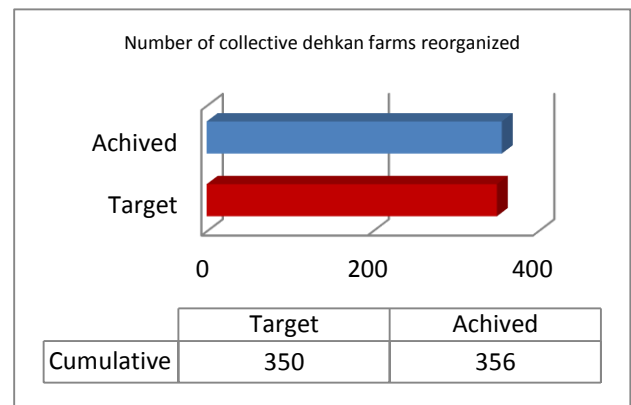
During the second project year 9,151 individuals received legal consultations, out of which 3,944 were consulted by LAC lawyers and 5,207 by tashabbuskors. Also during the reporting period 70 disputes were resolved and five court representations were provided by LAC lawyers. Target for second year of this indicator of 10,000 individuals, was achieved by 115%.



2.5 Number of collective dehkan farms reorganized with USAID assistance. – **Achieved**

Number of collective dehkan farms reorganized with USAID assistance in the FTF target districts.

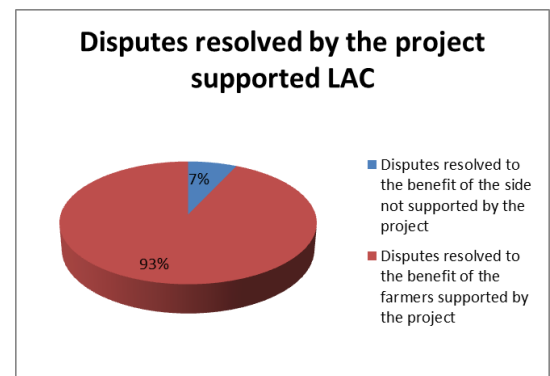
During the second year LRFRP supported LACs to provide legal assistance to farmers at different stages of withdrawing their land and creating individual and family DF. As a result of LAC support, 273 collective DF were reorganized throughout the 12 FTF target districts. Also, the projects' grantee CBO "Mahbuba" reorganized 73 DF, through the LRFRP funded "Restructuring DF" grant. Cumulatively during project life 356 DF have been reorganized. The Year 2 target for this indicator is 350, which was achieved by 102%.



2.6 Percent of disputes resolved to the benefit of the farmers supported by the project. – **Achieved**

The project will measure the percent of resolved disputes to the benefit of farmers supported by the project from the total number of disputes that were registered at LACs

Out of 96 total disputes including conflicts and court cases registered by project-supported LACs, 89 (93%) were resolved to the benefit of the farmers supported by the project. The target for this indicator for second year is that 60% of resolved disputes should be to the benefit of farmers supported by the LACs, which was achieved by 155%.



3.2. Percentage of individuals in FTF areas that indicate they know how to access legal information and services. – **Achieved**

This is the percentage of land users who know how to access legal information and services, in accordance with project land reform messages, as determined by periodic project and other donor-supported surveys.

Baseline for this indicator was identified as 78%. Target of this indicator for second year is 10% over the baseline (88%). As it is shown table 4 below, 94.3% of land users have indicated that they know how to access legal information and services. Target for second year is achieved by 107%. The disaggregation by districts and gender is shown in table 4.

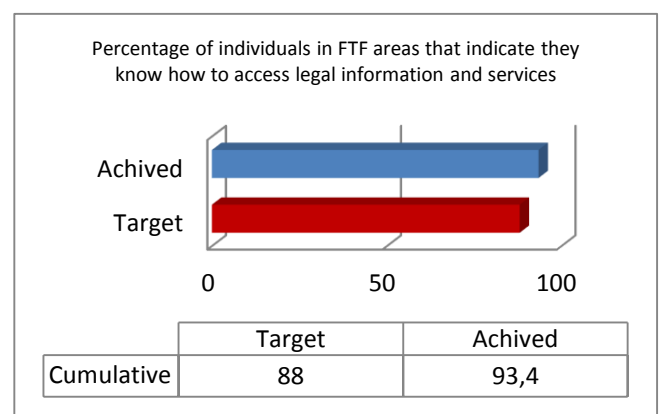


Table 4. Percentage of land users that indicate they know how to access legal information and services															
Answer	District												Gender		Total
	Yovon	Bokhtar	Vakhsh	Rumi	Qubodiyon	Qumsangir	N.Khisrav	Sarband	Khuroson	Jomi	Shahrtus	Jilikul	Male	Female	
Yes	95.9%	90.1%	93.6%	100.0%	90.9%	93.7%	95.9%	100.0%	95.6%	88.7%	94.1%	95.4%	95.5%	85.3%	94.3%
No	0.0%	0.0%	1.0%	0.0%	3.7%	1.6%	2.2%	0.0%	4.4%	2.2%	0.0%	1.5%	.6%	7.8%	1.4%
No answer	4.1%	9.9%	5.4%	0.0%	5.4%	4.6%	1.9%	0.0%	0.0%	9.0%	5.9%	3.1%	4.0%	6.9%	4.3%

3.1 Percent of cost of LAC services which are covered through fees. – **In process**

Tracks the services provided by legal aid centers for fees as a percentage of overall operating budget in order to measure sustainability progress.

Table 5 : Services provided by legal aid centers for fees				
CBO	District	Overall operating budget	Fees received for services	% of cost of LAC services covered through fees
Navzamin	J. Rumi	41440	1450	3.49
Navzamin	Qumsangir	41440	1465	3.53
Mahbuba	Vakhsh	41877,5	2140	5.11
Ilhom	Jomi	43750	2850	6.51
Ilhom	Bokhtar	43750	2310	5.28
Ilhom	Sarband	32200	3650	11.33
Arbitrage	Yovon	47180	17110	36.26
Arbitrage	Khuroson	39830	17350	43.56
Bonuvoni Fardo	N. Khisrav	34510	2420	7.01
Bonuvoni Fardo	Shahritus	39130	3480	8.89
Total		405107.5	54225	13.38

Beginning in the second quarter of the project's second year, 10 LACs began providing fee based legal services. During the reporting period, 13.4% of LAC's operating costs were covered through paid services. Target for this indicator for second year is 15%, which is achieved by 89%. As it shown in the table 5, from five CBOs working on their sustainability only one – "Arbitraj" has been successful in providing paid services. While the 12 FTF districts have very high poverty rate and a decrease in remittances from the Russian Federation are increasing financial challenges, LACs are attempting to implement this fee-for-service sustainability plans, but have yet to achieve their goals in full.

3.3 Number of local government officials supported by USG assistance related to land tenure and property rights in FTF zone of influence. – **Achieved**

Tracks number of local government officials from relevant key institutions that participated in educational and consensus-building events. Relevant key institutions include organizations affiliated with the SUI "State registration of immovable property", regional committees on land management, tax offices, departments of agriculture, local executive authorities, local self-government bodies and etc., at village, jamoat (sub-district), district and regional levels in the targeted FTF districts.

During the reporting period 769 local government officials participated in events organized by LRFRP supported LACs and grantees. Cumulatively 1,615 government officials participated in projects' conducted events, which makes 147% of the target for the second year for this indicator (1100 individuals).

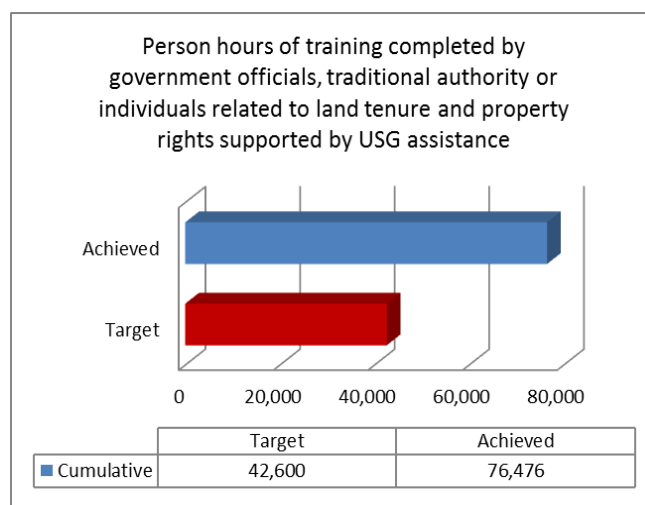
Table 6: Number of local government officials supported by USG assistance related to land tenure and property rights		
Type of event	Total Participants	Female
Seminars for local government officials conducted by the LACs	1028	340
Training on the legal basis of state registration of immovable property and rights to it for employees of SUERIP	176	13

Seminars for local government officials on women rights to land	222	121
Seminar for judges of the Supreme Economic Court and subordinate courts on Judicial review of land disputes in practice	40	13
Study tour for districts' directors of SUERIP	22	0
Inter - ministerial Working Group members	8	1
Seminars for press secretaries of the government agencies	13	2
Trainings for practicing lawyers and local government officials on Basis of Tajik Land Legislation	106	2
Total	1615	492

3.4 Person hours of training completed by government officials, traditional authority or individuals related to land tenure and property rights supported by USG assistance (STARR). – **Achieved**

Represents hours spent by all participants (government officials or land users) in educational events. Calculated by multiplying the duration of training by number of participants.

During the life-of-project 59,146 individuals have participated in educational events conducted by LRFRP and its grantees. The events have different duration, from 0,5 – 8 hours. Each event's duration is taken into account and multiplied by the number of its participants. The target of this indicator for second year is 42,600 person hours, which was achieved by 180% as the project conducted 76,476 person hours.



ANNEX A.



USAID
FROM THE AMERICAN PEOPLE

TAJIKISTAN

SUCCESS STORY

Legal aid centers protect farmers' rights to land



Tashabbuskor of jamoat Dehkonobod in Jililikul district Rahmatullo Bobomurodov advises farmer on land use issues.

“ Tashabbuskors are rural land activist or initiators; their activities are supported by the USAID Land reform and farm restructuring project. There are 67 tashabbuskors in 12 districts of Khatlon region, who provided informational consultations to 5,579 farmers and conducted focus groups and round tables for 44,451 participants within two project years”. – Bobomurodov Rahmatullo

Bobomurodov Rahmatullo, a primary school teacher, lives in *jamoat* Dehkonobod of Jililikul district. He has worked as a teacher since 1988 and educated several generations within his village. Over the years, people have come to trust Bobomurodov's advice, and have turned to him for advice on a variety of different problems, including land issues. As an active participant in his community, Bobomurodov has attended various events, including seminars and trainings implemented by USAID projects operating in Jililikul District. At a seminar organized by public organization "Zanoni Dehot" at the end of 2013, he was elected to become a Tashabbuskor in his *jamoat*. Since then Bobomurodov has become more familiar with the land reform process, and farmer's right to land, and he began providing informational consultations for the villagers on land issues and has repeatedly assisted them resolve land disputes.

Recently, a dispute arose between Zavkieva Rajabgul the head of dehkan farm "Farovon" and Ganiev Abdugarim the head of dehkan farm "Boboi Nurmuhammad" about the border of their farms. For nearly a year they argued with each other and could not resolve their dispute and determine their farms' land boundaries. Because of this dispute, the relationship between the neighbors deteriorated more each day – to the point where other farmers in their village encouraged them to ask Tashabbuskor Bobomurodov Rahmatullo to find a solution to their dispute. After listening to their problem, Bobomurodov was able to get the farmers to agree to a meeting with a specialist from the Land Committee of Jililikul district. The specialist found the archival documents of the land parcels and was able to demonstrate the original boundaries of their farms. As a result, both farmers agreed to reinstate the borders and were thankful to the Bobomurodov who helped them resolve their dispute and bring back peace to the village.

USAID Land Reform and Farm Restructuring Project

Budget

\$5.4 million

Duration

October 2013 – September 2016

Implementing organization

Chemonics International Inc.

Chynara Arapova

Chief of Party

Tel.: (+992) 93 445-47-54

carapova@landtj.com



Presentation of Textbook Basis of Land Legislation at the Tajik Finance and Economic Institute, June 4, 2015



Deputy Head of the State Land Committee, Mr. Akram Kakhorov, answers farmers' questions in Shahritus, jamoat Jura Nazarov on March 26, 2015

USAID Land Reform and Farm Restructuring Project
140/1, Khabib Ahrori Street
Dushanbe, Tajikistan, 734001

Last updated : September 2015

Project objective

Through the U.S. Government's Feed the Future Initiative, the USAID Land Reform and Farm Restructuring Project (LRFRP) supports farm restructuring and expanding land rights for rural citizens living in the 12 districts of Khatlon Province of Tajikistan

Situation and solution

Advancing agriculture sector growth holds the potential to reduce poverty and improve food security in rural areas in Tajikistan. Based on analysis on current land reform situation, the Project focuses on achieving increasing agricultural sector productivity through strengthened property rights that lead to more efficient use of land. LRFRP supports the continuing progress of *dehkan* farm restructuring and recognition of property rights leading to a market in land-use rights, facilitates to simplify the registration procedure for acquisition of land-use certificates, and strengthening government capacity to monitor and implement land reform. In accordance with the FTF/T strategy, the Project focuses on expanding land rights for rural citizens living in the 12 districts of Khatlon Province of Tajikistan.

Project Accomplishments

During the Year II the USAID Land Reform and Farm Restructuring Project achieved the following results:

- Conducted monthly inter-governmental working group meetings to promote the Law on Dehkan Farm and the four regulations, and introduced amendments to the Mortgage Law
- Organized study tour to Kyrgyz Republic for GoT officials to familiarize the participants with the Kyrgyz experience in registering immovable property, especially registration of land plots
- Organized a study tour to the Sughd region for 22 local officials from 12 regional SUERIP and Central Offices to exchange information and experience in farm restructuring, creation of dehkan farms and the process of obtaining certificates
- Conducted 13 trainings for 15 press secretaries and 23 journalists in order to improve participants' communications and public relations skills
- Organized 40 public private dialogue events on farm restructuring and taxation in *dehkan* farms in 12 FTF districts for 884 farmers out of which 184 were women farmers
- Conducted 28 extracurricular classes on *Basis of Land Law* in Tajikistan for 245 students of the management and economic law department at the Tajik Finance and Economic Institute for students
- Supported 10 LACs to introduce sustainability business plan
- Tashabuskors and LACs conducted 2723 focus group discussions, 796 round tables, 735 trainings and 119 seminars for local officials. In addition, LACs and local activists provided 11,408 consultations and legal assistance to farmers and resolved 83 land disputes through mediation and 13 cases in courts.

ANNEX C. MEDIA



TV CMT highlights an extracurricular class conducted by the USAID LRFRP grantee PO Tajagrofond at school # 3 of Bokhtar district on June 3, 2015



TV CMT highlights a one-day workshop on “Women’s rights to land: increase potential of women leaders in the Khatlon region”. Qurghontepa, March 12, 2015.

During the Year 2, LRFRP has published articles in the following newspapers and reflected the activity of the Project through the articles of our professionals:

On October 20-26, 2014, LRFRP organized an internal Study tour for 23 women, heads and shareholders of *dehkan* farms from the *Khatlon* region to the *Sughd* region, to familiarize them with farm restructuring process in the North of Tajikistan. The event was high lightened in two newspapers –*Jumkhuriyat* and *Khakikati Sughd*, and two TV stations - Kand, and Jakhonnamo.

On December 11, 2014, LRFRP assisted the DCC in carrying out an extended working session of the GoT and Donor Development Partners on Agrarian Reform, by covering communication aspects of the event. The Agrarian Reform meeting was covered by local and regional TVs and some online newsletters:

1. TV Safina, during the evening news broadcast at 7 pm in Russian and at 8.00 pm in Tajik
2. TV Jakhonnamo, during the day every hour in Tajik and in Russian
3. TV Channel, during the evening news broadcast at 7 pm in Russian and at 8.30 pm in Tajik
4. Mir 24. <http://mir24.tv/news/economy/11772422> (video in Russian)
5. Top tj. (+Video)

http://www.toptj.com/News/2014/12/11/agrarnaya_reforma_v_tadzhikistane_sozdany_rabochie_gruppy

In addition, the event was also covered on the following websites:

1. Asia Plus <http://news.tj/ru/news/v-dushanbe-obsudyat-khod-realizatsii-reformy-selskogo-khozyaistva-tadzhikistana>
2. Avesta.tj <http://www.avesta.tj/business/29535-v-dushanbe-obsudyat-realizaciyu-agrarnoy-reformy.html>
3. Khovar.tj <http://www.khovar.tj/agriculture/38391-tatbi1179i-islo1203oti-so1203ai-kishovarzii-to1207ikiston.html>

On March 12, 2015 LRFRP organized a one-day workshop on “*Women’s rights to land: increase potential of women leaders in the Khatlon region*” which was held in Qurghontepa and one-day training on “*Judicial Review of Land Disputes in Practice: Reviewing Land Dispute Settlement in the Economic Courts*,” both of them were broadcasted by independent TV company CMT in April 2015.

A study to the *Sughd* region from April 21-24, 2015, which was organized by the LRFRP in order to familiarize participants from the Khatlon region with the experience of Sughd province in farm restructuring, creation of *dehkan* farms and the process of obtaining certificates was covered by:

1. Agroinform tj newspaper, issued on May 12, 2015
2. Radio channel Radioi Tojikiston, April 28, 2015

In addition, CMT covered all training sessions conducted by LRFRP’s grantee Public Organization NANSMIT for 15 press secretaries and 23 journalists between April -September, 2015, as well as conducted content among journalists on August 21, 2015.

Further CMT, reported on the first developed textbook in Tajikistan on Basis of Tajik Land Legislation and the start of extracurricular classes at the Tajik Finance and Economic Institute for students of the management and economic law department at the Tajik Finance and Economic Institute. The institute published information on conducted classes as well as installed program Adliya on their website: http://feit.tj/tj/about_the_university/news/detail.php?ID=964

In June, 2015 CMT produced a plot on conducted by the LRFRP grantee *Tajagrofond* extracurricular classes in 24 schools in the FTF/T districts. From February till June 2015 LRFRP conducted 40 public private dialogue events in Khatlon region. This events were also broadcasted through *TV Jahonnamo* and Radio channel “*Radioi Tojikistan*” in July 2015. In September 2015, CMT broadcasted theatrical performance entitled “Beneficial Land” in 12 FTF/T districts organized in cooperation with NGO “Huquqshinoson” to raise awareness on farm restructuring and creating new Dehkan farms for farmers by theatrical scenes on the ground.

During the reporting period, the Project broadcasted seven (7) ten-minute TV programs, and fourteen (14) radio programs since April 2015 to September 2015. The main topics of TV programs were dedicated to women rights to land, and land disputes and their hearings in the Economic Court of Tajikistan. Radio programs emphasize *dehkan* farms issues; benefits of family and individual types of farms; cultivation of cotton and the rational use of land; problems of farmers to maintain employment record; signing contracts with employees and providing vacations and sick pay; gender issues.

During Year 2, the project produced eight (8) monthly newsletters “Agroinform TJ” with circulation of 40 000 (forty) thousand copies, emphasizing information on new partners and opportunities, support of land reform in Tajikistan, size of the land share, including a table indicating land tax per FTF districts, information on land share of a wife/spouse, land tax, registration of immovable property, problems of leasing agricultural lands.

ANNEX D. Planned Activities for Year 3

This annex provides a brief overview of planned activities for the Year 3 (October 2015-September 2016).

Task 1. Land Policy and Legislative Drafting

- Collaborate with the inter-governmental Working Group
- Submit the land legislation strategy
- Submit amendments to land legislation and farm restructuring laws for approval
- Promote the Law on *Dehkan* Farms
- Discuss and submit for approval regulations required to implement the Land Code and develop land market
- Implement regulation on registration of land-use rights and development and submission of amendments to the Law on Registration of Immovable Property.
- Submit amendments to the Mortgage Law
- Valuation Legislation
- Develop amendments to the Law on Lease
- Provide analysis and recommendations to the Tax Legislation
- Provide recommendations on amending the Civil Code
- Promote gender aspects on legislation drafting.

Task 2. Build capacity of counterparts, stakeholders, and beneficiaries to capitalize on land reform

- Sustainable non-public legal aid and awareness services increased
- Assist LACs to develop and conduct ToTs
- Female tashabuskors forums
- Develop/facilitate roundtables and other forums promoting dialogue between farmers and government officials
- Promote peer learning and training among farmers and among government officials
- Cooperation with other projects
- Information corners in *jamoats* and SUEIP regional offices
- Capacity building of local authorities through LACs
- Provide effective services to farm restructuring and land-use rights among judges, attorneys, and LACs lawyers increased
- Trainings for press secretaries from agencies and ministries and journalists involved in the land reform process in Tajikistan
- Facilitate study tours for GoT officials to demonstrate effective government led policy and land-tenure governance

Task 3. Raising awareness of land rights and farm restructuring

- Promote Inclusion of land-use rights courses in the curricula
- Conduct information campaigns for the target FTF population, including local government officials receive information through television, radio, print media, information corners and electronic formats
- Development of the website on LACs activities
- Knowledge, Attitudes, and Practices (KAP) survey

Task 4. Support of legal advice and other assistance to promote farm restructuring and the development of a market in land-use rights

- Introduction of the sustainable cost benefit models in 12 LACs
- Increase ability of Legal Aid Centers to inform the public of their legal victories in land disputes
- Provision of farm restructuring process
- Increase potential of women leaders in the FTF/T target area
- Support farmers to protect their right to land through mediations or court.