

SIERRA LEONE - Land Governance Scorecard

				Score			
Pan-LGI-Dim	Topic			A	B	C	D
PANEL 1: Land Rights Recognition							
<i>LGI 1: Recognition of a continuum of rights</i>							
1	1	1	Individuals' rural land tenure rights are legally recognized and protected in practice.	4			
1	1	2	Customary tenure rights are legally recognized and protected in practice.		3		
1	1	3	Indigenous rights to land and forest are legally recognized and protected in practice.		3		
1	1	4	Urban land tenure rights are legally recognized and protected in practice.		3		
<i>LGI 2: Respect for and enforcement of rights</i>							
1	2	1	Accessible opportunities for tenure individualization exist.			2	
1	2	2	Individual land in rural areas is recorded and mapped.				1
1	2	3	Individual land in urban areas is recorded and mapped.			2	
1	2	4	The number of illegal land sales is low.			2	
1	2	5	The number of illegal lease transactions is low.		3		
1	2	6	Women's property rights in lands as accrued by relevant laws are recorded.			2	1
PANEL 2: Rights to Forest and Common Lands & Rural Land Use Regulations							
<i>LGI 1: Rights to Forest and Common Lands</i>							
2	1	1	Forests are clearly identified in law and responsibility for use is clearly assigned.		3		1
2	1	2	Common lands are clearly identified in law and responsibility for use is clearly assigned		3		1
2	1	3	Rural group rights are formally recognized and can be enforced.	4			
2	1	4	Users' rights to key natural resources on land (incl. fisheries) are legally recognized and protected in practice.			2	
2	1	5	Multiple rights over common land and natural resources on these lands can legally coexist.		3		
2	1	6	Multiple rights over the same plot of land and its resources (e.g. trees) can legally coexist.		3	2	
2	1	7	Multiple rights over land and mining/other sub-soil resources located on the same plot can legally coexist.		3	2	
2	1	8	Accessible opportunities exist for mapping and recording of group rights.			2	
2	1	9	Boundary demarcation of communal land.				1
<i>LGI 2: Effectiveness and equity of rural land use regulations</i>							
2	2	1	Restrictions regarding rural land use are justified and enforced.	4			
2	2	2	Restrictions on rural land transferability effectively serve public policy objectives.	4			
2	2	3	Rural land use plans are elaborated/changed via public process and resulting burdens are shared.	4			
2	2	4	Rural lands, the use of which is changed, are swiftly transferred to the destined use.	4			
2	2	5	Rezoning of rural land use follows a public process that safeguards existing rights.		3		
2	2	6	For protected rural land use (forest, pastures, wetlands, national parks, etc.) plans correspond to actual use.		3		
PANEL 3: Urban Land Use, Planning, and Development							
<i>LGI 1: Restrictions on Rights</i>							
3	1	1	Restrictions on urban land ownership/transfer effectively serve public policy objectives.		3		
3	1	2	Restrictions on urban land use (disaster risk) effectively serve public policy objectives.		3		
<i>LGI 2: Transparency of Land Use Restrictions changes in land use and management regulations are made in a transparent fashion and provide significant benefits for society in general rather than just for specific groups.</i>							
3	2	1	Process of urban expansion/infrastructure development process is transparent and respects existing rights.				1
3	2	2	Changes in urban land use plans are based on a clear public process and input by all stakeholders.				1
3	2	3	Approved requests for change in urban land use are swiftly followed by development on these parcels of land.		3		
<i>LGI 3: Efficiency in the Urban Land Use Planning Process: Land use plans are current, implemented, do not drive people into informality, and cope with urban growth</i>							
3	3	1	Policy to ensure delivery of low-cost housing and services exists and is progressively implemented.			2	
3	3	2	Land use planning effectively guides urban spatial expansion in the largest city.				1
3	3	3	Land use planning effectively guides urban development in the four next largest cities.				1
3	3	4	Planning processes are able to cope with urban growth.			2	

<i>LGI 4: Speed and Predictability of Enforcement of Restricted Land Uses</i>						
3	4	1	Provisions for residential building permits are appropriate, affordable and complied with.		3	
3	4	2	A building permit for a residential dwelling can be obtained quickly and at a low cost.	4		
<i>LGI 5: Tenure regularization schemes in urban areas</i>						
3	5	1	Formalization of urban residential housing is feasible and affordable.			2
3	5	2	In cities with informal tenure, a viable strategy exists for tenure security, infrastructure, and housing.			1
3	5	3	A condominium regime allows effective management and recording of urban property.			1
PANEL 4: Public Land Management						
<i>LGI 1: Identification of Public Land and Clear Management</i>						
4	1	1	Criteria for public land ownership are clearly defined and assigned to the right level of government.		3	
4	1	2	There is a complete recording of public land.			2
4	1	3	Information on public land is publicly accessible.			2
4	1	4	The management responsibility for different types of public land is unambiguously assigned.			1
4	1	5	Responsible public institutions have sufficient resources for their land management responsibilities.			1
4	1	6	All essential information on public land allocations to private interests is publicly accessible.	4		
<i>LGI 2: Justification and Time-Efficiency of Acquisition Processes</i>						
4	2	1	There is minimal transfer of acquired land to private interests.			2
4	2	2	Acquired land is transferred to destined use in a timely manner.			2
4	2	3	The threat of land acquisition does not lead to pre-emptive action by private parties.	4		
<i>LGI 3: Transparency and Fairness of Acquisition Procedures</i>						
4	3	1	Compensation is provided for the acquisition of all rights regardless of their recording status.			1
4	3	2	Land use change resulting in selective loss of rights there is compensated for.		3	
4	3	3	Acquired owners are compensated promptly.		3	
4	3	4	There are independent and accessible avenues for appeal against acquisition.	4		
4	3	5	Timely decisions are made regarding complaints about acquisition.			1
PANEL 5: Transfer of Large Tracts of Land to Investors						
<i>LGI 1: Transfer of Public Land to Private Use Follows a Clear, Competitive Process and Payments are Collected</i>						
5	1	1	Public land transactions are conducted in an open transparent manner.			1
5	1	2	Payments for public leases are collected.	4		
5	1	3	Public land is transacted at market prices unless guided by equity objectives.			1
5	1	4	The public captures benefits arising from changes in permitted land use.			1
5	1	5	Policy to improve equity in asset access and use by the poor exists, is implemented effectively and monitored.			1
<i>LGI 2: Private Investment Strategy</i>						
5	2	1	Land to be made available to investors is identified transparently and publicly, in agreement with right holders.			1
5	2	2	Investments are selected based on economic, socio-cultural and environmental impacts in an open process.			2
5	2	3	Public institutions transferring land to investors are clearly identified and regularly audited.			2
5	2	4	Public bodies transferring land to investors share information and coordinate to minimize and resolve overlaps (incl. sub-soil).			2
5	2	5	Compliance with contractual obligations is regularly monitored and remedial action taken if needed.			2
5	2	6	Safeguards effectively reduce the risk of negative effects from large scale land-related investments.			1
5	2	7	The scope for resettlement is clearly circumscribed and procedures exist to deal with it in line with best practice.			1
<i>LGI 3: Policy Implementation is Effective, Consistent and Transparent</i>						
5	3	1	Investors provide sufficient information to allow rigorous evaluation of proposed investments.			2
5	3	2	Approval of investment plans follows a clear process with reasonable timelines.			1
5	3	3	Right holders and investors negotiate freely and directly with full access to relevant information.			1
5	3	4	Contractual provisions regarding benefit sharing are publicly disclosed.	4		
<i>LGI 4: Contracts Involving Public Land are Public and Accessible</i>						
5	4	1	Information on spatial extent and duration of approved concessions is publicly available.	4		
5	4	2	Compliance with safeguards on concessions is monitored and enforced effectively and consistently.			2

5	4	3	Avenues to deal with non-compliance exist and obtain timely and fair decisions.			2	
PANEL 6: Public Provision of Land Information: Registry and Cadastre							
<i>LGI 1: Mechanisms for Recognition of Rights</i>							
6	1	1	Land possession by the poor can be formalized in line with local norms in an efficient and transparent process.			2	
6	1	2	Non-documentary evidence is effectively used to help establish rights.	4			
6	1	3	Long-term unchallenged possession is formally recognized.	4			
6	1	4	First-time recording of rights on demand includes proper safeguards and access is not restricted by high fees.				1
6	1	5	First-time registration does not entail significant informal fees.	4			
<i>LGI 2: Completeness of the Land Registry</i>							
6	2	1	Total cost of recording a property transfer is low.	4			
6	2	2	Information held in records is linked to maps that reflect current reality.				1
6	2	3	All relevant private encumbrances are recorded.				1
6	2	4	All relevant public restrictions or charges are recorded.			2	
6	2	5	There is a timely response to requests for accessing registry records.	4			
6	2	6	The registry is searchable.	4			
6	2	7	Land information records are easily accessed.	4			
<i>LGI 3: Reliability of Registry Information</i>							
6	3	1	Information in public registries is synchronized to ensure integrity of rights and reduce transaction cost.				1
6	3	2	Registry information is up-to-date and reflects reality on the ground				1
<i>LGI 4: Cost-effectiveness and Sustainability of Land Administration Services</i>							
6	4	1	The registry is financially sustainable through fee collection to finance its operations.			2	
6	4	2	Investment in land administration is sufficient to cope with demand for high quality services.				1
<i>LGI 5: Fees are Determined Transparently</i>							
6	5	1	Fees have a clear rationale, their schedule is public, and all payments are accounted for.	4			
6	5	2	Informal payments are discouraged.				1
6	5	3	Service standards are published and regularly monitored.				1
PANEL 7: Land Valuation and Taxation							
<i>LGI 1: Transparency of Valuations</i>							
7	1	1	There is a clear process of property valuation.				1
7	1	2	Valuation rolls are publicly accessible.				1
<i>LGI 2: Collection Efficiency</i>							
7	2	1	Exemptions from property taxes payment are justified and transparent.	4			
7	2	2	All property holders liable to pay property tax are listed on the tax roll.			2	
7	2	3	Assessed property taxes are collected.				1
7	2	4	Receipts from property tax exceed the cost of collection.	4			
PANEL 8: Dispute Resolution							
<i>LGI 1: Assignment of Responsibility</i>							
8	1	1	There is clear assignment of responsibility for conflict resolution.			2	
8	1	2	Conflict resolution mechanisms are accessible to the public.	4			
8	1	3	Mutually accepted agreements reached through informal dispute resolution systems are encouraged.			2	
8	1	4	There is an accessible, affordable and timely process for appealing disputed rulings.			2	
<i>LGI 2: The Share of Land Affected by Pending Conflicts is Low and Decreasing</i>							
8	2	1	Land disputes constitute a small proportion of cases in the formal legal system.			2	
8	2	2	Conflicts in the formal system are resolved in a timely manner.				1
8	2	3	There are few long-standing (> 5 years) land conflicts.				1
PANEL 9: Institutional Arrangements and Policies							
<i>LGI 1: Clarity of Mandates and Practice</i>							
9	1	1	Land policy formulation, implementation and arbitration are separated to avoid conflict of interest.	4			
9	1	2	Responsibilities of the ministries and agencies dealing with land do not overlap (horizontal overlap).				1
9	1	3	Administrative (vertical) overlap is avoided.			2	

9	1	4	Land right and use information is shared by public bodies; key parts are regularly reported on and publicly accessible.			2	
9	1	5	Overlaps of rights (based on tenure typology) are minimal and do not cause friction or dispute.				1
9	1	6	Ambiguity in institutional mandates (based on institutional map) does not cause problems.				1
<i>LGI 2: Equity and Non-discrimination in the Decision-making Process</i>							
9	2	1	Land policies and regulations are developed in a participatory manner involving all relevant stakeholders.			2	
9	2	2	Land policies address equity and poverty reduction goals; progress towards these is publicly monitored.				1
9	2	3	Land policies address ecological and environmental goals; progress towards these is publicly monitored.			2	
9	2	4	The implementation of land policy is costed, matched with benefits and adequately resourced.				1
9	2	5	There is regular and public reporting indicating progress in policy implementation.			2	
9	2	6	Land policies help to improve land use by low-income groups and those who experienced injustice.				1
9	2	7	Land policies proactively and effectively reduce future disaster risk.				1