

THE GAMBIA - Land Governance Scorecard

			Score			
LLGI-Dim	Topic		A	B	C	D
Recognition of Rights						
1	I	Land tenure rights recognition (rural)	■			
1	ii	Land tenure rights recognition (urban)	■	■		
1	iii	Rural group rights recognition			■	
1	iv	Urban group rights recognition in informal areas			■	
1	v	Opportunities for tenure individualization			■	
Enforcement of Rights						
2	i	Surveying/mapping and registration of claims on communal or indigenous land				■
2	ii	Registration of individually held properties in rural areas				■
2	iii	Registration of individually held properties in urban areas	■			■
2	iv	Women's rights are recognized in practice by the formal system (urban/rural)				■
2	v	Condominium regime that provides for appropriate management of common property			■	
2	vi	Compensation due to land use changes			■	
Mechanisms for Recognition						
3	i	Use of non-documentary forms of evidence to recognize rights	■			
3	ii	Formal recognition of long-term, unchallenged possession				■
3	iii	First-time registration on demand is not restricted by inability to pay formal fees				■
3	iv	First-time registration does not entail significant informal fees			■	■
3	v	Formalization of residential housing is feasible and affordable			■	
3	vi	Efficient and transparent process to formally recognize long-term unchallenged possession	■	■	■	■
Restrictions on Rights						
4	i	Restrictions regarding urban land use, ownership and transferability	■			■
4	ii	Restrictions regarding rural land use, ownership and transferability	■			
Clarity of Mandates						
5	i	Separation of institutional roles			■	
5	ii	Institutional overlap			■	
5	iii	Administrative overlap			■	
5	iv	Information sharing				■
Equity and Non-Discrimination						
6	i	Clear land policy developed in a participatory manner				■
6	ii	Meaningful incorporation of equity goals				■
6	iii	Policy for implementation is costed, matched with the benefits and is adequately resourced				■
6	iv	Regular and public reports indicating progress in policy implementation				■
Transparency of Land Use						
7	i	In urban areas, land use plans and changes to these are based on public input				■
7	ii	In rural areas, land use plans and changes to these are based on public input	■	■	■	■
7	iii	Public capture of benefits arising from changes in permitted land use				■
7	iv	Speed of land use change	■	■	■	■
Efficiency of Land Use Planning						
8	i	Process for planned urban development in the largest city			■	
8	ii	Process for planned urban development in the 4 largest cities (exc. largest)			■	
8	iii	Ability of urban planning to cope with urban growth				■
8	iv	Plot size adherence	■			■
8	v	Use plans for specific land classes (forest, pastures etc) are in line with use	■	■	■	■
Speed and Predictability						
9	i	Applications for building permits for residential dwellings are affordable and processed in a non-discretionary manner.		■	■	
9	ii	Time required to obtain a building permit for a residential dwelling	■			
Transparency of Valuation						
10	i	Clear process of property valuation		■		
10	ii	Public availability of valuation rolls			■	
Tax Collection Efficiency						
11	i	Exemptions from property taxes are justified		■		■

11	ii	Property holders liable to pay property tax are listed on the tax roll							
11	iii	Assessed property taxes are collected							
11	iv	Property taxes correspondence to costs of collection							
Identification of Public Land									
12	i	Public land ownership is justified and implemented at the appropriate level of government							
12	ii	Complete recording of publicly held land							
12	iii	Assignment of management responsibility for public land							
12	iv	Resources available to comply with responsibilities							
12	v	Inventory of public land is accessible to the public							
12	vi	Key information on land concessions is accessible to the public.							
Incidence of Expropriation									
13	i	Transfer of expropriated land to private interests							
13	ii	Speed of use of expropriated land							
Transparency of Procedures									
14	i	Compensation for expropriation of ownership							
14	ii	Compensation for expropriation of all rights							
14	iii	Promptness of compensation							
14	iv	Independent and accessible avenues for appeal against expropriation							
14	v	Appealing expropriation is time-bounded							
Transparent Processes									
15	i	Openness of public land transactions							
15	ii	Collection of payments for public leases							
15	iii	Modalities of lease or sale of public land							
Completeness of Registry									
16	i	Mapping of registry records							
16	ii	Economically relevant private encumbrances							
16	iii	Economically relevant public restrictions or charges							
16	iv	Searchability of the registry (or organization with information on land rights)							
16	v	Accessibility of records in the registry (or organization with information on land rights)							
16	vi	Timely response to a request for access to records in the registry (or organization with information on land rights)							
Reliability of Records									
17	i	Focus on customer satisfaction in the registry							
17	ii	Registry/ cadastre information is up-to-date							
Cost Effective and Sustainable									
18	i	Cost of registering a property transfer							
18	ii	Financial sustainability of the registry							
18	iii	Capital investment							
Transparency									
19	i	Schedule of fees is available publicly							
19	ii	Informal payments discouraged							
Assignment of Responsibility									
20	i	Accessibility of conflict resolution mechanisms							
20	ii	Informal or community based dispute resolution							
20	iii	Forum shopping							
20	iv	Possibility of appeals							
Low Level of Pending Conflicts									
21	i	Conflict resolution in the formal legal system							
21	ii	Speed of conflict resolution in the formal system							
21	iii	Long-standing conflicts (unresolved cases older than 5 year)							
Forestry									
1	i	Country signature and ratification of international conventions							
1	ii	Implementation of incentives to promote climate change mitigation through forestry							
2	i	Public good aspects of forests recognized by law and protected							
2	ii	Forest management plans and budgets address the main drivers of deforestation and degradation							
3	i	Country's commitment to forest certification and chain-of-custody systems to promote							

		sustainable harvesting of timber and non-timber forest products				
3	ii	Country's commitment to SMEs as a way to promote competition, income generation and productive rural employment				
4	i	Recognition of traditional and indigenous rights to forest resources by law				
4	ii	Sharing of benefits or income from public forests with local communities by law and implemented				
5	i	Boundaries of the countries forest estate and the classification into various uses and ownership are clearly defined and demarcated				
5	ii	In rural areas, forest land use plans and changes in these plans are based on public input				
6	i	Country's approach to controlling forest crimes, including illegal logging and corruption				
6	ii	Inter and intra agency efforts and multi-stakeholder collaboration to combat forest crimes, and awareness of judges and prosecutors				