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UNITED STATES OF AMERICA




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Compacto MCA Cabo Verde II  
PROJECTO GESTÃO DE PROPRIEDADES PARA A PROMIÇÃO DO INVESTIMENTO


**THE INTEGRATED CADASTRE FOR LEGAL SECURITY IN LAND TRANSACTIONS  
CABO VERDE**




Carlos Varela – Land Project Director MCA-CVII  
[Carlos.varela@mca.cv](mailto:Carlos.varela@mca.cv)



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## TOPICS

- Problem
- Approach
- Land Management for Investment Project (LMIP)
- Work Flow
- Lessons & challenges
- Future

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Cabo Verde = 4,033 km<sup>2</sup>



## Unknown property rights situation...

Without documents ???	Registered at the Municipality ???	With notarized documents ???	Inscribed in the in Real Property Register ???
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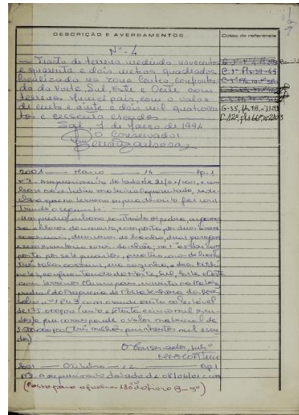
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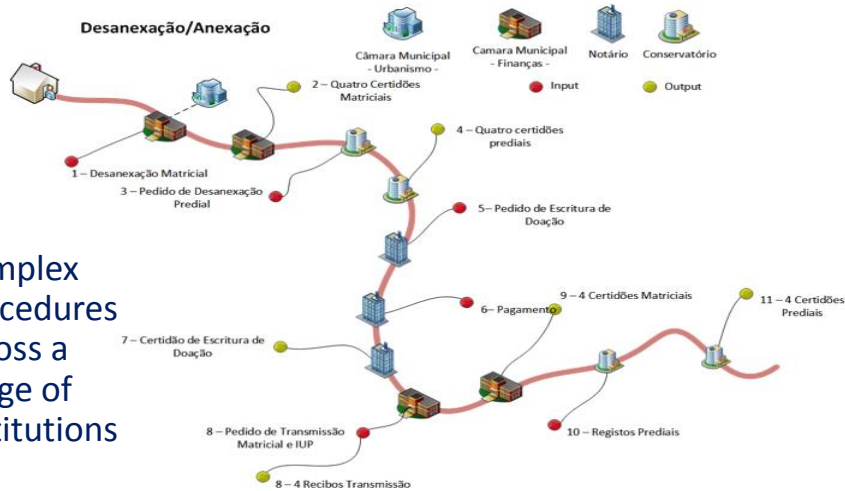
- Two different land registries - judicial and municipal - each contain partial information about land parcels
- Another records system holds information about State-owned land
- Information is often outdated and conflicting

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No source contains map-based information indicating actual location of a parcel over which a right is claimed

[illegible]


Complex procedures across a range of institutions



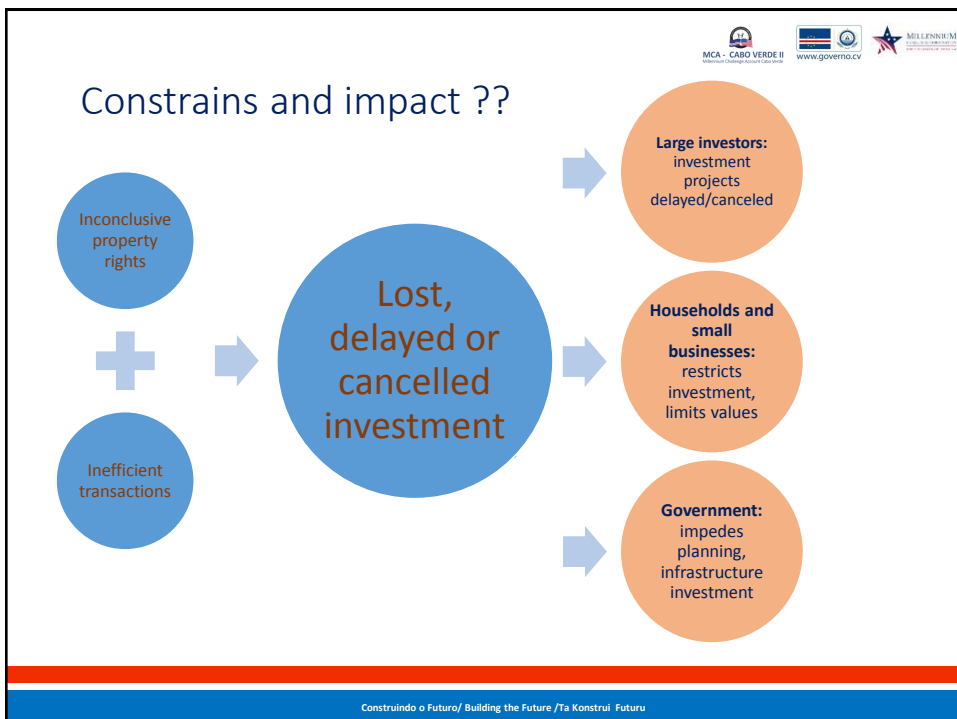




Confusion over ownership and boundaries has resulted



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## Land Management for Investment - Objective

Reduce the time required for establishing secure property rights and to establish more conclusive land information through:

- Refining the legal, institutional and procedural environment
- Greater efficiency in land transactions
- Strengthened protection of land rights
- Developing and implementing a new land management information and transition system (LMITS)
- Clarifying parcel rights and boundaries on targeted islands

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Economic Growth and Poverty Reduction

Increased productivity of land  
Cost savings

Reduced time and cost for establishing secure property rights  
More conclusive land rights and boundaries information

### Activity 1

#### Legal and Institutional Foundations

Achieve Legal,  
Institutional and  
Procedural Change

Legal,  
Regulatory

Institutional

Procedures

Dialogue

Develop and Install New  
Information and Transaction  
Management Systems

Digitize and Link Existing  
Records

Programming

Hardware and Software

Training

### Activity 2

#### Clarify Rights and Boundaries in Target Islands

Integrate Existing Parcel Rights and Boundaries  
Information

Sensitization, Outreach and Training

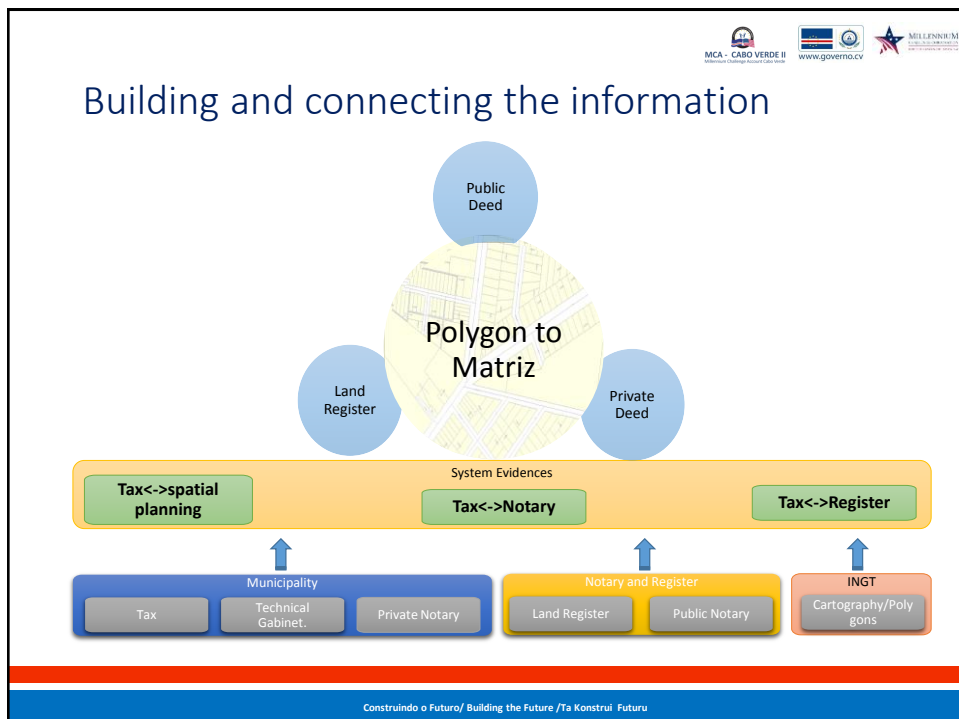
Mapping and Surveying

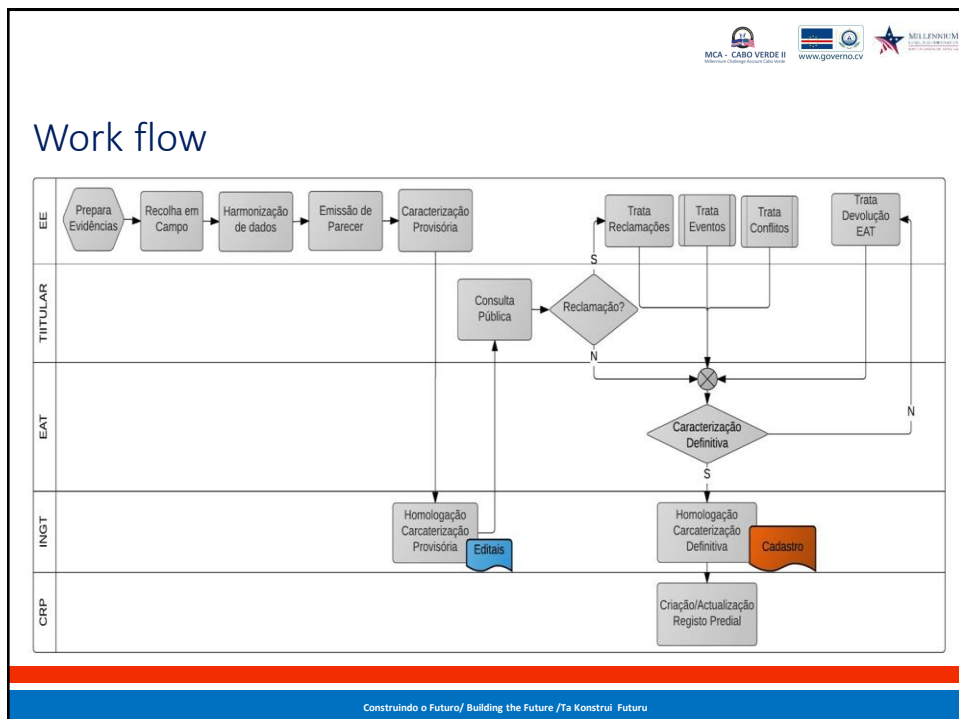
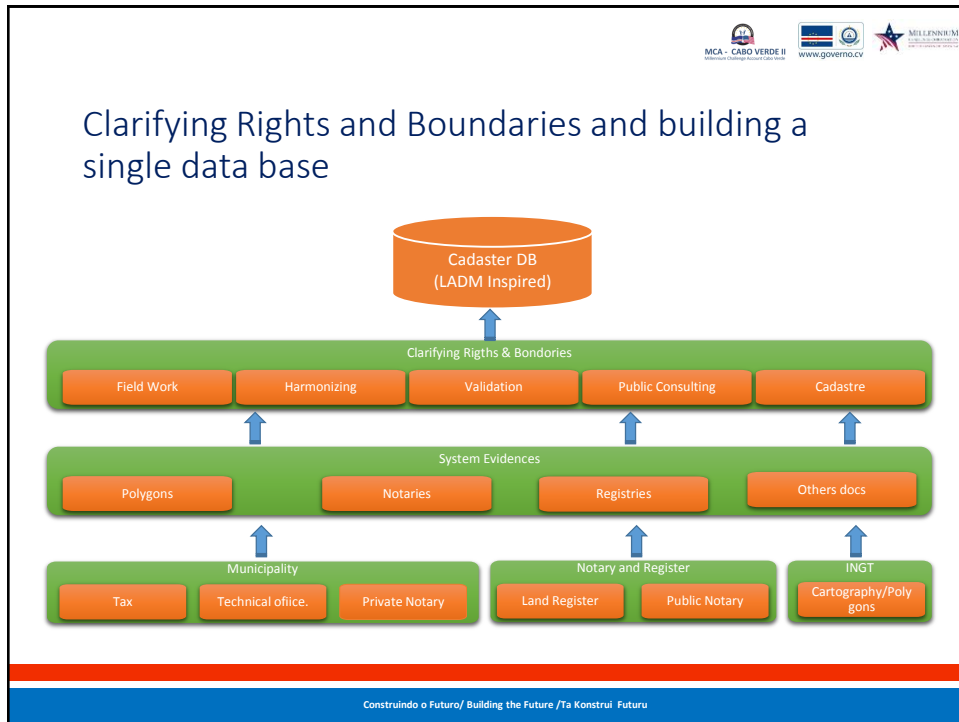
Clarification and Registration of Rights

Dispute Resolution Support

Populate New Land Information Systems

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## Reform (legal, operational and social)

- National Land Management Institute (INGT)
- 25 new laws developed, discussed and approved
- Technical Support Teams
- Tax & fee exemptions to enable poor to regularise:
  - Municipal Property Tax (IUP)
  - National Stamp Duty
  - Fees for notarial & registry acts
- Alternative means for conflict resolution
- Mechanisms to legalize occupation in informal settlements & re-establish chains of title
- Operation Manual for systematic operations
  - Including the legal tools; social and gender screening tools; environmental tools and survey standards for field data collections

## Reform (technological)

- NOSi (Operational Nucleus for the Information Society) - National Land Management Information and Transaction System (LMITS)
- Digitization of paper books and installation of provisional software at registration department
- LMITS used for boundary data collection and rights clarification before it enters the national land database (cadastre)






## Current status

- Implementation by contractors:
  - Parcel-by-parcel rights and boundary clarification concluded on the island of Sal (19,500 parcels)
  - Clarification work starting on the islands of Boa Vista (9,000 parcels) and Sao Vicente (10,000 parcels)
- Implementation by GoCV:
  - The INGT to implement rights and boundary clarification work on Maio (8,000 parcels)

## Lessons & challenges

- First systematic registration but not first registrations – legacy documentation, pre-existing rights mixed with high levels of informality
- Legal interpretations of complex situations – time & changes to systems
- Putting laws into practise requires resources, principally people & time
- Specific challenges in respect to gender, informal de facto unions, state land


## Future Vision

Survey

Evaluate

Register

Toponymy



Historical Info

Search

Certificates

Planning

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