

MCA - CABO VERDE II  
Millennium Challenge Account Cabo Verde

www.governo.cv

MILLENNIUM  
CHALLENGE CORPORATION  
UNITED STATES OF AMERICA



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

THE INTEGRATED CADASTRE FOR LEGAL  
SECURITY IN LAND TRANSATIONS  
CABO VERDE



www.mca.cv

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

MCA - CABO VERDE II  
Millennium Challenge Account Cabo Verde


www.governo.cv

MILLENNIUM  
CHALLENGE CORPORATION  
UNITED STATES OF AMERICA

## TOPICS

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

Construindo o Futuro/ Building the Future /Ta Konstrui Futuru




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 ???
--------------------------	---------------------------------------	---------------------------------	---

Construindo o Futuro/ Building the Future /Ta Konstrui Futuru







**MUNICIPIOS**  
REGISTO MATRICIAL




**NOTÁRIOS**  
ESCRITURAS PÚBLICA



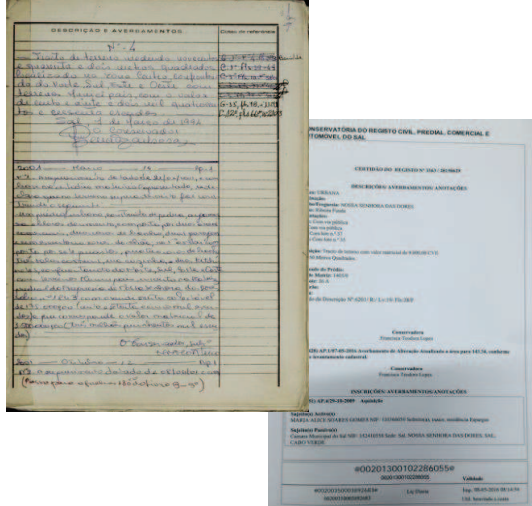
**CONSERVATÓRIA PREDIAL**  
REGISTO PREDIAL

- 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- Information is often outdated and conflicting


Construindo o Futuro/ Building the Future /Ta Konstrui Futuru




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



Construindo o Futuro/ Building the Future /Ta Konstrui Futuru




Complex procedures across a range of institutions



Construindo o Futuro/ Building the Future /Ta Konstrui Futuru

MCA - CABO VERDE II  
www.governo.cv  
MILLENNIUM

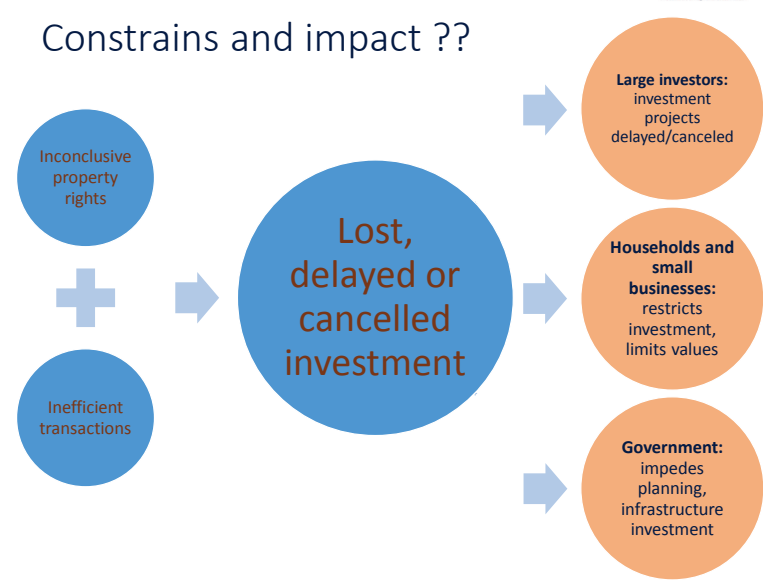
Confusion over ownership and boundaries has resulted



Construindo o Futuro/ Building the Future /Ta Konstrui Futuru

MCA - CABO VERDE II  
www.governo.cv  
MILLENNIUM

Constrains and impact ??



```
graph LR; A((Inconclusive property rights)) --- B(+); B --- C((Inefficient transactions)); C --> D((Lost, delayed or cancelled investment)); D --> E((Large investors: investment projects delayed/canceled)); D --> F((Households and small businesses: restricts investment, limits values)); D --> G((Government: impedes planning, infrastructure investment));
```

Construindo o Futuro/ Building the Future /Ta Konstrui Futuru

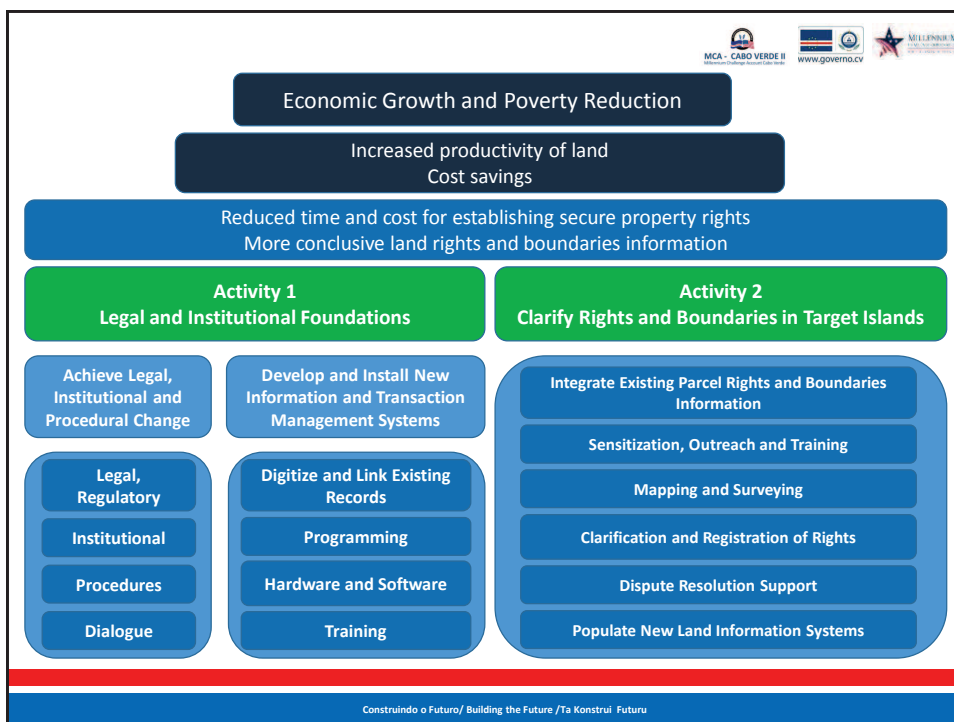



## Land Management for Investment - Objective

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


Construindo o Futuro/ Building the Future /Ta Konstrui Futuru



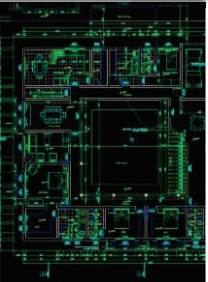


## Using existing information

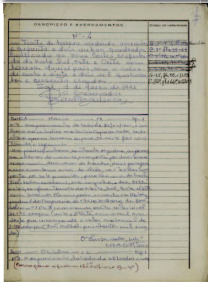
Tax, Register System




DWG, Shapes..



registries Digitalization

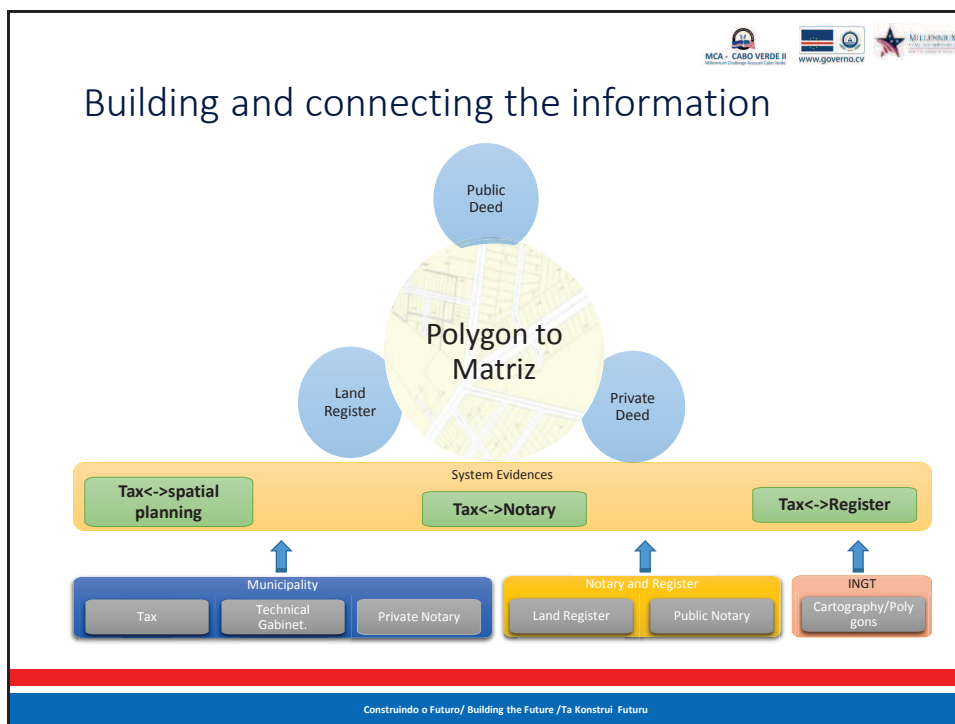


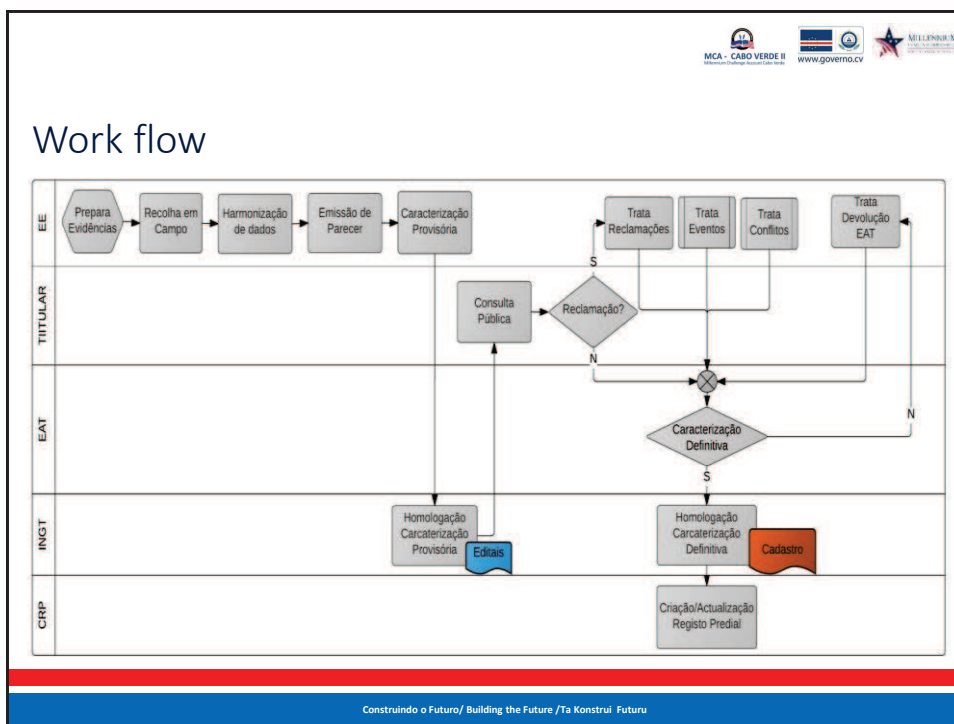
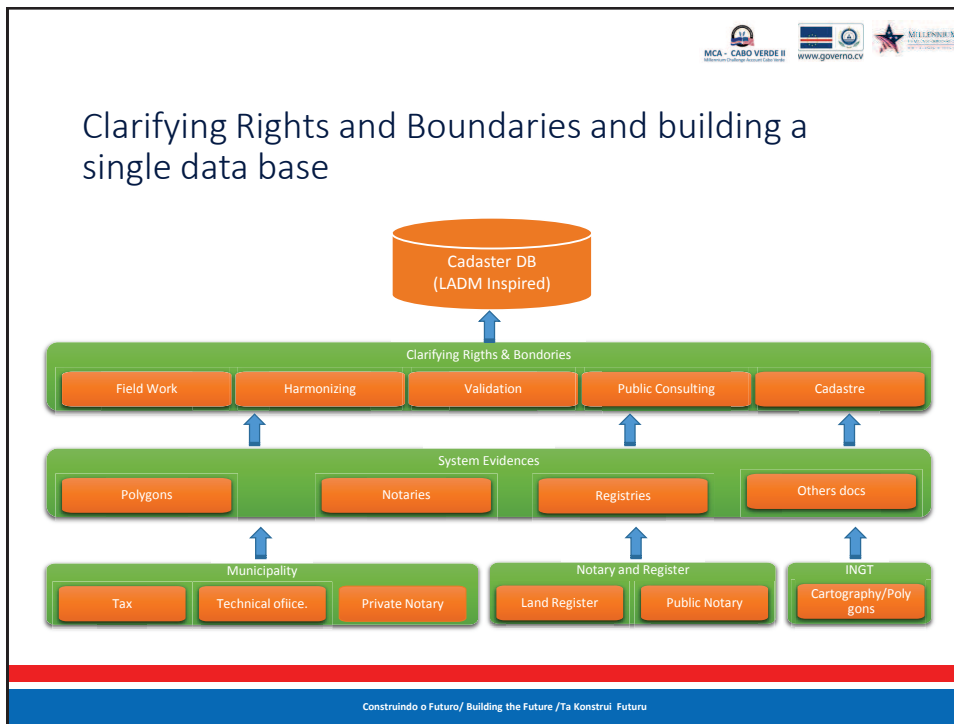
Spatial evidences



Municipality			Notary and Register		INGT
Tax	Technical Oficce.	Private Notary	Land Register	Public Notary	Cartography/Polygons

Construindo o Futuro/ Building the Future /Ta Konstrui Futuru






## 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)

Construindo o Futuro/ Building the Future /Ta Konstrui Futuru



## 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

Construindo o Futuro/ Building the Future /Ta Konstrui Futuru

MCA - CABO VERDE II  
www.governo.cv

## Future Vision

Survey

Evaluate

Register

Toponymy

Search

Certificates

Planning

Historical Info

Who is the owner?

What are the boundaries?

Where is it?

Worth?

Who can use it?

What can be done?

What is there?

What improvements?

Construindo o Futuro/ Building the Future /Ta Konstrui Futuru

