

**United Nations Development Programme**

**Country:** Guyana

**Project Document**

**Project Title:** Amerindian Land Titling and Demarcation  
**UNDAF Outcomes(s):** Poverty reduced to 28% through stimulation of growth and job creation.  
**Expected CP Outcome:**  
**Expected Output(s):** Land titling demarcation and extension of Amerindian Lands completed by 2014  
**Executing Entity:** Ministry of Amerindian Affairs (MoAA)  
**Implementing Agencies:** Guyana Land & Surveys Commission (GL&SC), Deeds Registry

**Brief Description**

Underlying the development of the Low Carbon Development Strategy (LCDS) is the protection of Indigenous land rights and the opening of windows of opportunities for the Amerindians, especially those that depend on forest resources as a means of livelihood. It is expected that demarcation and titling of communities will strengthen land tenure security and and expansion of the asset base of Amerindian villages and allow for long term planning for their future development.

The objective of this project is to facilitate the fast-tracking of the Land Titling and Demarcation process to allow the villages to understand the boundaries of the lands they own and how much land they can exert control over; thereby enhancing and securing the position of villages to 'opt-in' to the REDD+ and the LCDS and allow them to better manage and develop their lands in a sustainable manner.

Programme Period:	_____
Key Result Area (Strategic Plan)	_____
Atlas Award ID:	_____
Start date:	_____
End Date	_____
PAC Meeting Date	_____
Management Arrangements	_____

Programme Period:	2011 - 2014
Key Result Area (Strategic Plan)	Environment & Sustainable Development
Atlas Award ID:	_____
Start Date:	January 2011
End Date:	January 2014
PAC Meeting Date:	January 2011

Total resources req
Total allocated reso
Regular
• Other:
○ Don
○ Don
○ Gov
Unfunded budget:
In-kind Contribution

Agreed by (Government) \_\_\_\_\_

Agreed by (Executing Entity): \_\_\_\_\_

Agreed by (UNDP): \_\_\_\_\_

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## 1. SITUATION ANALYSIS

1. Shortly after Guyana acquired independence in 1966, the Amerindian Lands Commission was established with the goal of recognizing Amerindians' right to communal land ownership. The Amerindian Lands Commission Report of 1969 offered a number of recommendations for granting land titles to identified communities that existed prior to 1966. In 1976, the 1951 Amerindian Act was amended to provide for the granting of titles to 64 Amerindian communities. In 1991, 10 other communities were titled, bringing the total of titled villages to 74, covering 6% of Guyana's territory. All 74 titled villages were bound by natural boundaries, and the outcome of the initial titling efforts did not provide closure on issues of Amerindian land claims. Furthermore, the Amerindian Act under which the lands were granted was considered to be defective because it provided the Minister and Chief Officer with extensive powers to reduce and confiscate lands granted and occupied by Amerindians.
2. To address this, from 1992, the Government of Guyana (GoG) sought to reform the constitutional and legislative framework for Amerindian land ownership, and in 1995, agreement was reached with the Amerindian Toshias (village heads), where-by a two-prong approach for addressing land claims was formulated:
  - 1 Demarcation of the existing 74 Titled Amerindian villages
  - 2 Addressing the request for Titles by communities without titled lands and examination of extensions requested by titled villages.
3. This laid the basis for the development and execution of land Titling, Demarcation exercise.
4. In parallel, the policy framework was reformed and culminated in the Amerindian Act # 6 of 2006 which was formulated out of extensive community consultations with Amerindian villages. This Amerindian Act #6 of 2006 became law which made provisions for matters of land management, allocation, leasing, titling, demarcation and extension.
5. Amerindian land - rights have always been a priority for the Government of Guyana. To date, Amerindians collectively own 13.9% of Guyana's land mass.
6. Knowledge on their natural resources helps the Village in strengthening their Governance structure. This is done by forming sub-committees to oversee specific resources; for example a Village may have a Forestry committee or association, and the same for monitoring mining activities or managing butterfly farms, or aquaculture for sports.
7. The titling and demarcation of Amerindian lands will positively impact on Guyana's achievement of MDG 1 – Eradicate Extreme Poverty and Hunger, since the Amerindians are the poorest group of persons in Guyana. According to the Household Budget Survey (2007), 77% of Amerindians were classified as poor.

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## 8. STRATEGY

8. Guyana's LCDS sets out the vision through which economic development and climate change mitigation will be enabled through the generation of payments for forest services. Achieving this vision would allow Guyana to protect its forests and simultaneously seek a development path that promotes the growth of low carbon economic sectors and reduced deforestation and high carbon economic activities. Benefit sharing with Amerindian communities is particularly important in the implementation of the LCDS

9. The Government of Guyana (GoG) is, committed to fast-tracking, titling and demarcation of Amerindian communities. The GoG, guided by the principles of free, prior and informed consent will not compel Amerindian communities to request title or to demarcate their lands nor will any pressure be brought to bear on communities to "opt in" to REDD+ and the LCDS.

10. The land titling and demarcation process will be guided principally by the Amerindian Act, and other Acts related to land titling and on the principle of first come first serve basis. Additionally a mechanism will be developed to address on-going disputes with the land titling and demarcation and any new disputes which may arise and a communication strategy to allow for sharing of information.

11. Opportunities for improvements to ensure that the issuance of land titles and the demarcation process are done in a timely and efficient way will be explored and where possible supported.

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## 12. RESULTS AND RESOURCES FRAMEWORK

### Intended Outcome as stated in the Country Programme Results and Resource Framework:

Outcome # 4 Value of biodiversity factored into national planning. Government and local communities empowered to better manage biodiversity and the ecosystem.

### Outcome indicators as , including baseline and targets:

- # Increase in the number of village s

#### Baseline

- 96 communities have received Extant Grants.

#### Target

- 2014 - All communities which are eligible have received certificate of titles and /or extensions

### Applicable Key Result Area (from 2008-11 Strategic Plan): Energy and Environment

**5.1 Partnership Strategy:** UNDP Guyana will use its comparative advantage in brokering partnerships where and when necessary. UNDP will also make available to its partners the wealth of knowledge accumulated from its own experience as well as that of others through its network of country offices. Where appropriate, UNDP (and its associated funds UNV and UNIFEM) may also be engaged to support implementation of this project.

### Project title and ID (ATLAS Award ID):

INTENDED OUTPUTS	OUTPUT TARGETS FOR (2011 to 2014 YEARS)	INDICATIVE ACTIVITIES	RESPONSIBLE PARTIES	INPUTS
<p><b>OUTPUT 1:</b> Land titling demarcation and extension of Amerindian Lands completed by 2014</p> <p><b>Baseline:</b> xxx Titled Amerindian Villages as at Nov. 2010</p> <p><b>Indicators:</b> Number of certificates of title issued to Amerindian communities and villages</p>	96 Villages	<ul style="list-style-type: none"> <li>▪ Scaled maps</li> <li>▪ Issuing of extant grants</li> <li>▪ Surveying and demarcating lands</li> <li>▪ Preparing certificate of titles</li> <li>▪</li> </ul>	UNDP, GLSC, MOAA, Deeds /Land Registry	USD 12,000,000

**Annual Work Plan**

**Year: 2011**

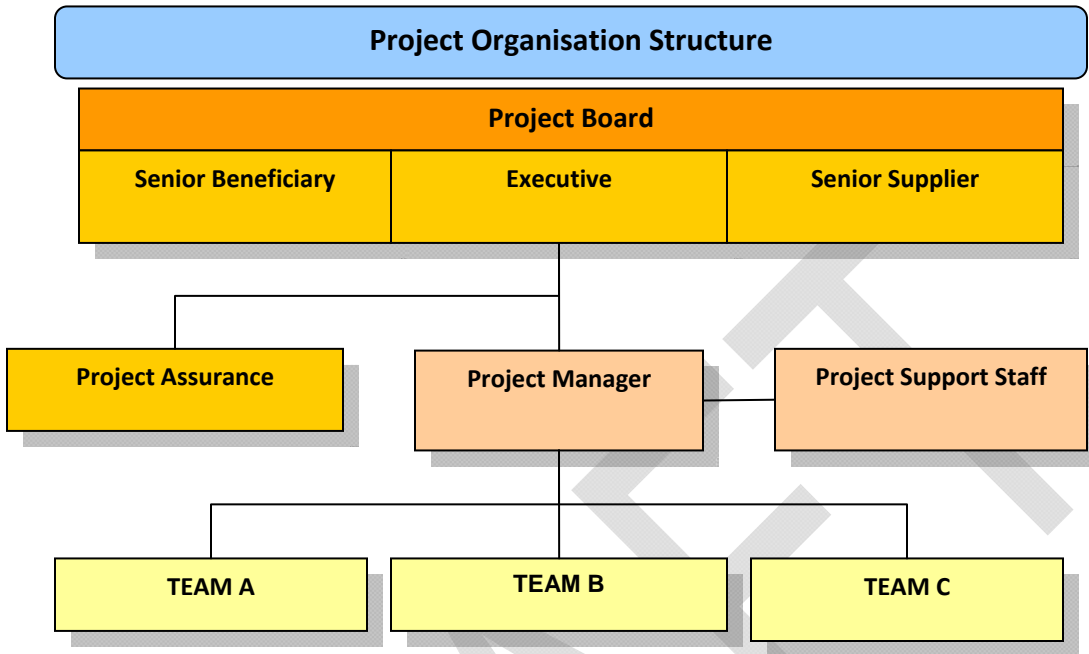
EXPECTED OUTPUTS <i>And baseline, indicators including annual targets</i>	PLANNED ACTIVITIES <i>List activity results and associated actions</i>	TIMEFRAME				RESPONSIBLE PARTY	PLANNED BUDGET		
		Q1	Q2	Q3	Q4		Funding Source	Budget Description	Amount (USD)
<p><b>Output 1:</b> Extant Grants to Communities and villages</p> <p><b>Baseline:</b> xxx Titled Amerindian Villages as at Nov. 2010</p> <p><b>Indicators:</b> Number of titles issued to Amerindian communities.</p> <p><b>Targets:</b> 47 communities and villages have extant grant</p> <p><b>Related CP outcome:</b> #4</p>	<p>1. <b>Activity Result:</b> Extant grants prepared and submitted to Office of the President (OP)</p> <p><b>Action 1.1:</b> Verification of geographic coordinates of requested land</p> <p><b>Action 1.2:</b> Consultations with communities and villages</p> <p><b>Action 1.3:</b> Preparation of scaled maps</p> <p><b>Action 1.4:</b> Repatriation of maps to communities and villages</p> <p><b>Action 1.5:</b> Approval of land request by Cabinet</p> <p><b>Action 1.6:</b> Extant grant submitted for signature</p>					MoAA , GLSC,OP	GOG/ Norway GRIF		280,000.00
<p><b>Output 2:</b> 11 Communities and 8 villages demarcated</p>	<p>2.<b>Activity Result:</b> Land titles prepared and submitted for signature</p>					MoAA , GLSC, Deeds Registry	GOG/Norway GRIF		3,303,000.00

<p><b>Baseline:</b> 73 demarcated Amerindian Villages</p> <p><b>Indicators:</b> Number of certificate of titles issued</p>	<p><b>Action 2.1:</b> Survey conducted</p> <p><b>Action 2.2:</b> Plan/map prepared and submitted to Deeds registry</p> <p><b>Action 2.3:</b> Titles prepared</p>								
Administrative Costs						MoAA	GOG/Norway GRIF		19,000.00
<b>TOTAL</b>									3,602,000.00

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### 13. MANAGEMENT ARRANGEMENTS



#### Roles and Responsibilities

12. **Project Board:** The Project Board is the group responsible for making by consensus, management decisions for a project when guidance is required by the Project Manager, including recommendations for UNDP/Implementing Partner approval of project plans and revisions. In order to ensure UNDP's ultimate accountability, Project Board decisions should be made in accordance to standards that shall ensure management for development results, best value money, fairness, integrity, transparency and effective international competition. In case a consensus cannot be reached within the Board, final decision shall rest with the UNDP Programme Manager. In addition, the Project Board plays a critical role in UNDP commissioned project evaluations by quality assuring the evaluation process and products, and using evaluations for performance improvement, accountability and learning. Project reviews by this group are made at designated decision points during the running of the project, or as necessary when raised by the Project Manager. This group is consulted by the Project Manager for decisions when Project Manager's tolerances (normally in terms of time and budget) have been exceeded (flexibility). Based on the approved annual work plan (AWP), the Project Board may review and approve project quarterly plans when required and authorizes any major deviation from these agreed quarterly plans. It is the authority that signs off the completion of each quarterly plan as well as authorizes the start of the next quarterly plan. It ensures that required resources are committed and arbitrates on any conflicts within the project or negotiates a solution to any problems between the projects and external bodies. In addition, it approves the appointment and responsibilities of the Project Manager.

13. This board contains three roles:

- a. an Executive: individual representing the project ownership to chair the group.
- b. Senior Supplier: individual or group representing the interests of the parties concerned which provide funding and/or technical expertise to the project. The Senior Supplier's primary function within the Project Board is to provide guidance regarding the technical feasibility of the project.
- c. Senior Beneficiary: individual or group of individuals representing the interests of those who will ultimately benefit from the project. The Senior Beneficiary's primary function within the Board is to ensure the realization of project results from the perspective of project beneficiaries.

Potential members of the Project Board are reviewed and recommended for approval during the PAC meeting.

14. **Project Assurance:** Project Assurance is the responsibility of each Project Board member. However, UNDP will augment this role to ensure that its fiduciary, environmental and social safeguards are complied with. Further, the project assurance role supports the Project Board by carrying out objective and independent project oversight and monitoring functions. This role ensures appropriate project management milestones are managed and completed.

15. **Project Manager:** The Project Manager has the authority to run the project on a day-to-day basis on behalf of the project board within the constraints laid down by the Board. The Project Manager is responsible for day-to-day management and decision-making for the project. The Project Manager's prime responsibility is to ensure that the project produces the results (outputs) specified in the project document-, to the required standard of quality and within the specified constraints of time and cost. The Implementing partner appoints the Project Manager, who should be different from the Implementing Partner's representative in the Project Board. Prior to the approval of the project, the Project Developer role is the UNDP staff member responsible for project management functions during formulation until the Project Manager from the Implementing Partner is in place.

16. **Project Support:** The Project Support role provides project administration, management and technical support to the Project Manager as required by the needs of the individual project or Project Manager. It is necessary to keep Project Support and Project Assurance roles separate in order to maintain the independence of Project Assurance.

*results of capacity assessment of implementing partner*

17. A Capacity Assessment of the Ministry of Amerindian Affairs will be conducted by a UNDP Capacity Assessment Team. The result of this assessment will be a capacity development action plan that will identify the key internal actions that are necessary to ensure that the MoAA has the functional capacities expected to deliver the deliverables as outlined in this Project Document.

18. UNDP will provide technical support and will facilitate the access to the necessary technical resources needed to support the MoAA in the full implementation of the Capacity Assessment.

19. In addition, a Harmonised Approach to Cash Transfers (HACT) financial capacity assessment will be conducted to help UNDP identify the most relevant cash transfer modality. The Auditor General's Department will carry out this assessment in the first quarter of 2011.

➤ *UNDP Support Services (if any) Operational support such as procurement etc (check POPPS)*



20. UNDP will provide Quality Assurance services throughout the life of this project. UNDP through its Monitoring and Evaluation mechanisms will support the MoAA in assessing the extent to which project activities are on track and making necessary adjustments if necessary. Further, support will be provided to ensure the integrity of financial, social and environmental safeguards.

➤ *prior obligations and prerequisites*

21. HACT MACRO Assessment

22. Capacity Assessment

➤ *a brief description/summary of the inputs to be provided by all partners*

23. *UNDP:*

- Provide financial resources entrusted from the GRIF to the implementing partner – Ministry of Amerindian Affairs
- Human Resources - Oversight and Quality Assurance, to ensure that UNDP's fiduciary, social and environmental standards are adhered to and to develop a Capacity Development plan.

24. *Ministry of Amerindian Affairs:*

- Project implementation: partnership with GL&SC to demarcate and titled lands.
- Staff and other human resources capacity to coordinate project activities

➤ *audit arrangements*

25. A project audit will be conducted at least once in the life of the project

➤ *agreement on intellectual property rights and use of logo on the project's deliverables*

26. UNDP rules and regulations with regards to intellectual property and use of UNDP's logo applies where applicable

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## 27. MONITORING FRAMEWORK AND EVALUATION

27. In accordance with the programming policies and procedures of UNDP, the project will be monitored through the following:

28. Within the annual cycle

- An Issue Log shall be activated in Atlas and updated by the Project Manager to facilitate tracking and resolution of potential problems or requests for change.
- Based on the initial risk analysis submitted (see annex 1), a risk log shall be activated in Atlas and regularly updated by reviewing the external environment that may affect the project implementation.
- Based on the above information recorded in Atlas, a Project Progress Reports (PPR) shall be submitted by the Project Manager to the Project Board through Project Assurance, using the standard report format available in the Executive Snapshot.
- a project Lesson-learned log shall be activated and regularly updated to ensure on-going learning and adaptation within the organization, and to facilitate the preparation of the Lessons-learned Report at the end of the project
- a Monitoring Schedule Plan shall be activated in Atlas and updated to track key management actions/events

29. Annually

- **Annual Review Report.** An Annual Review Report shall be prepared by the Project Manager and shared with the Project Board and the Outcome Board. As minimum requirement, the Annual Review Report shall consist of the Atlas standard format for the QPR covering the whole year with updated information for each above element of the QPR as well as a summary of results achieved against pre-defined annual targets at the output level.
- **Annual Project Review.** Based on the above report, an annual project review shall be conducted during the fourth quarter of the year or soon after, to assess the performance of the project and appraise the Annual Work Plan (AWP) for the following year. In the last year, this review will be a final assessment. This review is driven by the Project Board and may involve other stakeholders as required. It shall focus on the extent to which progress is being made towards outputs, and that these remain aligned to appropriate outcomes.

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### 30. LEGAL CONTEXT

30. This project document shall be the instrument referred to as such in Article 1 of the SBAA between the Government of Guyana and UNDP, signed on May 3, 1977.

31. Consistent with the Article III of the Standard Basic Assistance Agreement, the responsibility for the safety and security of the executing agency and its personnel and property, and of UNDP's property in the executing agency's custody, rests with the executing agency.

The executing agency shall:

- a) put in place an appropriate security plan and maintain the security plan, taking into account the security situation in the country where the project is being carried;
- b) assume all risks and liabilities related to the executing agency's security, and the full implementation of the security plan.

32. UNDP reserves the right to verify whether such a plan is in place, and to suggest modifications to the plan when necessary. Failure to maintain and implement an appropriate security plan as required hereunder shall be deemed a breach of this agreement.

33. The executing agency agrees to undertake all reasonable efforts to ensure that none of the UNDP funds received pursuant to the Project Document are used to provide support to individuals or entities associated with terrorism and that the recipients of any amounts provided by UNDP hereunder do not appear on the list maintained by the Security Council Committee established pursuant to resolution 1267 (1999). The list can be accessed via <http://www.un.org/Docs/sc/committees/1267/1267ListEng.htm>. This provision must be included in all sub-contracts or sub-agreements entered into under this Project Document.

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## **34. ANNEXES**

**Annex 1 – Risk Log**

**Annex 2 – Capacity Assessment Reports and Action Plan (including HACT Macro Assessment)**

**To be inserted when completed**

**Annex 3 – Special Clauses**

**Annex 4 – Partner Entity Letter**

**Annex 5 – Names of Areas for Demarcation and Land Titling by Year**

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Annex 1 – Risk Log

Project Title: Amerindian Land Titling and Demarcation				Award ID:		Date:	
#	Description	Date Identified	Type	Impact & Probability	Countermeasures / Mngt response	Owner	Status
1	Not enough land surveyors for cadastral survey at GLSC	December 2010	Operational	If this risk was to occur, it will prevent the project from achieving its financial and output targets  I = 5 P = 3	Procure the services of private contractors;  Expeditious training of new, young surveyors to work with sworn land surveyors	GLSC	
2	Extreme weather events such as flooding preventing cadastral surveys from occurring	December 2010	Environmental	Climate Change is still an unfolding phenomenon  P = 2.5 I = 5	Continuous monitoring of weather events	GLSC	
3							
4	Community not in agreement with boundaries	December 2010	Political	Boundaries may overlap with other communities, forestry or mining concessions  P = 2 I = 3.5	Keep strong engagement with partners and communities	MoAA, UNDP and PMO	

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### Annex 3 - Special Clauses:

1. The schedule of payments and UNDP bank account details.

**TO BE INSERTED**

2. The value of the payment, if made in a currency other than United States dollars, shall be determined by applying the United Nations operational rate of exchange in effect on the date of payment. Should there be a change in the United Nations operational rate of exchange prior to the full utilization by the UNDP of the payment, the value of the balance of funds still held at that time will be adjusted accordingly. If, in such a case, a loss in the value of the balance of funds is recorded, UNDP shall inform the Government with a view to determining whether any further financing could be provided by the Government. Should such further financing not be available, the assistance to be provided to the project may be reduced, suspended or terminated by UNDP.

3. The above schedule of payments takes into account the requirement that the payments shall be made in advance of the implementation of planned activities. It may be amended to be consistent with the progress of project delivery.

4. UNDP shall receive and administer the payment in accordance with the regulations, rules and directives of UNDP.

5. All financial accounts and statements shall be expressed in United States dollars.

6. If unforeseen increases in expenditures or commitments are expected or realized (whether owing to inflationary factors, fluctuation in exchange rates or unforeseen contingencies), UNDP shall submit to the government on a timely basis a supplementary estimate showing the further financing that will be necessary. The Government shall use its best endeavors to obtain the additional funds required.

7. If the payments referred above are not received in accordance with the payment schedule, or if the additional financing required in accordance with paragraph [1]above is not forthcoming from the Government or other sources, the assistance to be provided to the project under this Agreement may be reduced, suspended or terminated by UNDP.

8. Any interest income attributable to the contribution shall be credited to UNDP Account and shall be utilized in accordance with established UNDP procedures.

In accordance with the decisions and directives of UNDP's Executive Board:

The contribution shall be charged:

- (a) 7% cost recovery for the provision of general management support (GMS) by UNDP headquarters and country offices

- (b) Direct cost for implementation support services (ISS) provided by UNDP.(using UNDP's Universal /local price Lists).

9. Ownership of equipment, supplies and other properties financed from the contribution shall vest in UNDP. Matters relating to the transfer of ownership by UNDP shall be determined in accordance with the relevant policies and procedures of UNDP.

10. The contribution shall be subject exclusively to the internal and external auditing procedures provided for in the financial regulations, rules and directives of UNDP.”

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## Annex 5 – Names of Areas for Grant Titles, Demarcations and Extensions by Year

### Extant Grants-Communities & Villages

Communities	2011	2012	2013	2014
	Eclipse Falls			
	Kariako			
	Sawariwau			
	Rupanau			
	Riversview			
	Four Miles			
	Batavia			
	Kambaru			
	Tassarene			
	Kangaruma			
	Tuseneng			
	Karisparu			
	Parabara			
<b>Villages</b>	Massara Tract C (formerly Kwaimatta)	Red Hill Extension	St. Monica Extension	Arau Extension
	Yakarinta	Mashabo Extension	Bethany Extension	
	Tapakuma Extension	Capoey Extension	Mainstay Extension	
	Kabakaburi Extension	Akawini Extension	Hotoquai Extension	
	Orealla Extension	Wakapoa Extension	Little Kanaballi (Santa Cruz) Extension	
	Yupukari Extension	Katoka Extension	Hobodia Extension	
	Moco Moco Extension	Maruranau Extension	Karrau Extension	
	Nappi Extension	Manawarin xtension	Kurutuku Extension	
	Kato Extension	Sand Creek Extension	Monkey Mountain Extension	
	Massara Extension Tract A	Awarewaunau Extension	Karaudarnau Extension	
	Tapakuma Extension	Red Hill Extension	Potarinau Extension	
	Kabakaburi Extension	Mashabo Extension	Santa Rosa Extension	
	Orealla Extension	Capoey Extension	Karasabai Extension	
	Yupukari Extension	Akawini Extension	St. Monica Extension	
	Moco Moco Extension	Wakapoa Extension	Bethany Extension	
	Nappi Extension	Katoka Extension	Mainstay Extension	
	Yupukari Extension	Maruranau Extension	Hotoquai Extension	
	Moco Moco Extension	Manawarin Extension	Little Kanaballi (Santa Cruz) Extension	
	Nappi Extension	Sand Creek Extension	Hobodia Extension	
	Kato Extension	Awarewaunau Extension	Karrau Extension	

	Massara Extension Tract A	Red Hill Extension	Kurutuku Extension	
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### Demarcations- Communities & Villages

Communities	2011	2012	2013	2014
	Waramuri	Batavia		Arau
	Eclipse Falls	Tassarene		Chinoweing
	Kariako	Kangaruma		Chenapou
	Sawariwau	Kambaru		Kaikan
	Rupanau	Karisparu		Taruka
	Riversview	Four Miles		Jawalla
	Parabara	Parabara		Kako
	Baramita	Tuseneng		Paruima
	Kamana			Phillipai
	Kurukabaru			Waramadong
	Paramakatoi (including Bamboo Creek & Mt.Foot)			Kamarang/Warawatta
	Konashen/Masakenyari			Arau
<b>Villages</b>	Masarra Tract C- (Formerly Kwaimatta)	Red Hill Extension	St. Monica Extension	Arau Extension
	Yakarinta	Mashabo Extension	Bethany Extension	
	Masarra Tract C- (Formerly Kwaimatta)	Capoey Extension	Mainstay Extension	
	Yakarinta	Akawini Extension	Hotoquai Extension	
	Tapakuma Extension	Wakapoa Extension	Little Kanaballi (Santa Cruz) Extension	
	Kabakaburi Extension	Katoka Extension	Hobodia Extension	
	Orealla Extension	Maruranau Extension	Karrau Extension	
	Yupukari Extension	Manawarin Extension	Kurutuku Extension	
	Moco Moco Extension	Sand Creek Extension	Monkey Mountain Extension	
	Nappi Extension	Awarewaunau Extension	Karaudarnau Extension	
	Kato Extension		Potarinau Extension	
	Massara Extension Tract A		Santa Rosa Extension	
			Karasabai Extension	