

Tel: (+232-76-672-186)
Email: irumobilityproject@gmail.com

Project Fiduciary Management Unit
Ministry of Finance
13 Howe Street
Freetown
Sierra Leone



Government of Sierra Leone

REQUEST FOR EXPRESSIONS OF INTEREST **(Consulting Services – Individual Selection)**

Date of Issue: 10th February, 2022

Country: Republic of Sierra Leone

Name of Project: Sierra Leone Land Administration Project under the Ministry of Lands, Housing, and Country Planning.

Consulting Services: Recruitment of an Individual Consultant for analysis of existing mapping, index maps and survey plans, and development of requirements and plans for providing new base maps.

Reference No: SL-MOFED--CS-INDV

A. Background

The Government of Sierra Leone with support from the International Development Association (IDA) of the World Bank is preparing the Sierra Leone Land Administration Project (SLLAP) to be financed through a US\$ 40 million grant. The proposed Project Development Objective (PDO) is to establish a transparent and efficient land administration system.

The SLLAP will be implementing those parts of the National Land Policy 2015 (NLP) that relate to Land Administration. Currently land in the Provinces are administered through various customary tenure arrangements and land in the Western Area has a system that includes freehold tenure arrangements as seen in most formal systems around the world. In the Western Area, the existing systems rely on a system of registration of instruments (or deeds) at the Office of the Administration and Registrar General (OARG) overseen by the Attorney General under the Ministry of Justice, with boundaries documented through a Cadastral Survey methodology described in the Land Survey Act and administered by the Director of Surveys Department within the Ministry of Lands, Housing and Country Planning (MLHCP). New legislation is under consideration that will create a National Land Commission that will be responsible for land administration and additional new legislation is under consideration that will create the procedures and rules for supporting and registering customary land rights. The development of a new law that will introduce a system for Registration of Title is included within the NLP, but this has not yet been drafted.

SLLAP would support real estate land property markets for the both the private and public sectors. It would assist the work of real estate agents, notaries, licensed surveyors and lawyers and help build the private sector in these disciplines. It would improve the transparency and security of property rights, which would help address the use of real estate in Sierra Leone and its use for collateral and mortgage purpose. It would speed-up the real estate transaction

processes and aim to reduce transaction costs as well as protecting property rights of vulnerable groups, women, and customary communities. Another focus is to improve the efficiency of state property management and would continue supporting the various real estate privatization programs in the country. Many of these goals would be supported by making real estate market information accessible through information technology and linkage with e-Government initiatives. Details of the SLLAP can be found in Annex 1.

Following years of civil turmoil between 1991 and 2002, much of the capacity to manage the land administration system was significantly reduced, with particular impact on the cadastral surveying profession, which is now particularly in need of modernizing and bringing up to professional standards. Existing mapping in Sierra Leone is generally extremely old. Much of the small scale and medium scale mapping was produced in colonial times and has not been updated since independence. There are some more recent maps at larger scales that were produced, especially around Freetown, for specific projects. These are held by the organizations that ordered them and there are no integrated sets readily available. Development has continued even after the more recent mapping so, in order to ensure that ownership data can be linked to cadastral boundaries, the project will finance the procurement of high-quality orthophoto or satellite imagery that can show the current locations of land parcels and buildings associated with those land parcels. This will be for all lands – whether they be held privately, publicly or in areas that come under customary law.

B. Objectives

A consultant is required to prepare an analysis of existing mapping and a proposal for the mapping needs for the project period.

Essential background reading for this assignment (prior to arriving in country) includes:

- The National Land Policy 2015;
- The National Land Policy Implementation Plan;
- Recordation and Mapping of Customary Land Rights Pilot Studies reports
- Land Use and Land Cover Mapping for Sierra Leone report
- The proposed Project Concept Note;
- The Aides Memoire, with Annexes, following the WB missions made in June 2021 and October 2021;
- The Customary Land Rights Bill and National Land Commission Bill currently in Parliament for enactment;
- All relevant laws and regulations on registration of documents and survey (recognizing that these are outdated and likely to change).

C. Scope of Work

An international mapping expert is required to prepare the initial analysis of existing mapping that can be used as a basis for the SLLAP. The expert will assess the usefulness of this mapping as a basis for creating cadastral index maps and for field work when undertaking either systematic or sporadic (on demand) registration of property rights. The expert will report to the Project Coordinator at the Project Coordination Unit (PCU).

The expert will:

A. Assess the existing mapping available that can be used as a basis for identifying land parcels, buildings and other topographic features and for overlaying cadastral index maps. For index mapping it is only necessary to have mapping upon which more detailed surveys can be overlaid and clear anomalies noted, but it should also be noted when the scale and precision of the mapping is sufficient in itself to identify properties without additional fieldwork. The expert is expected to:

- Assess the existing mapping availability at all different scales, differentiating between those that are in digital form and those that are purely on paper. This shall include but not be limited to drone or satellite imagery available at MLHCP, Statistics Sierra Leone, Directorate of Science Technology and Innovation, Freetown City Council, secondary cities, etc. The expert will take into account the projections, coordinate systems used, scales, age of the map and the imagery (if applicable) for each type of map. The focus would be on topographic mapping and photomaps (taking into account rectification of imagery and whether satellite-based or aerial images are used). An analysis of thematic maps is not required unless it is thought that they can be used for property identification suitable for cadastral purposes.
- Assess the mapping and imagery that might be available for the area of Sierra Leone from international organizations or bodies (such as satellite imagery providers that keep libraries of images), and which could be used for property identification suitable for cadastral purposes.
- Assess the availability and usefulness of aerial imagery in archives that may be available even if they have not yet been used for map production
- Identify the gaps and recommend the approach to fill in them.
- Prepare a detailed catalogue of the maps or images investigated and an assessment of their usefulness for the SLLAP.

B. Investigate and tabulate the MLHCP (or National Land Commission if established) plans and timelines for the establishment of district land commissions, chiefdom land committees and town or village area land committees that will be the focus of project activities. Also, to tabulate the time frames for preparing cadastral index maps per location and the locations and time frames for undertaking any systematic programs for registering lands under the SLLAP. From this investigation a program and timeline for preparing base maps by location will be developed.

C. Assess the human resources, premises, furniture and equipment that will be needed for each office identified in order to create and maintain the base maps and index maps for the project.

D. Prepare a mapping program and implementation plan, including estimated budget required, the necessary terms of reference, specifications or bidding documents for meeting the requirements of providing base maps at various scales that will meet the requirements of point B above. The principle behind the program should be that most land parcels and properties could be identified on aerial imagery and would generally not require field work to prepare either individual parcel plans or the cadastral index maps. This may be sourced from satellite imagery, aerial imagery and/or drones as is deemed most cost and time efficient.

At each stage the expert is expected to coordinate closely with the specialists within the PCU and the MLHCP and to provide both the pros and cons of the options available.

D. REPORTING

The expert shall work in close collaboration with the PCU and under the overall supervision of the Project Coordinator to whom he/she will directly report, seek approval and obtain the acceptance of outputs.

E. Duration

The assignment will be for a total input of 12 weeks, as outlined below.

No.	Description	Duration
1	Inception report outlining initial findings and the detailed work plan for the tasks	1 Week
2	Existing mapping assessment as per task A, above.	3 rd Week
3	Timeline for preparing cadastral index base maps by location, as per Task B above	6 th Week
4	Human Resources, Premises, Furniture, etc. requirements as per Task C, above.	7 th Week
5	Detailed mapping program and specification as per Task D, above.	9 th Week
6	Undertake necessary amendments and refinements as requested by the PCU and MLHCP. Produce final report.	12 th Week

It is expected that the consultant will undertake preliminary reading for two days prior to arrival in Sierra Leone and to develop a preliminary work plan that will be discussed and agreed with the Project Coordinator on the first day of work in Sierra Leone. The Consultant will spend *at least* four (4) weeks in Sierra Leone and finalize reports as needed. The Consultant will present the reports in a series of on-line workshops to the PCU members, the World Bank and such other interested parties as the PCU invites to the workshops.

F. Qualifications

- University degree in the field of geometrics, geodesy, aero photography, cartography, or remote sensing. Postgraduate qualifications in the fields of orthophoto mapping or remote sensing is desirable;
- Minimum of five years' experience with cadastral survey work;
- Minimum 10 (ten) years proven experience in orthophoto mapping, analysis or other research work in the area of photogrammetry and remote sensing (including the use of ortho-rectified imagery or satellite imagery for cadastral mapping);
- Experience with the use of unmanned aerial vehicles (drones), Global Navigation Satellite Systems (GNSS) equipment, smartphones, LIDAR and other standard measurement devices that might be used for cadastral surveying work.
- Good English language skills.

G. Mode of Application

All applications in writing should be accompanied by up-to-date Curriculum Vitae with Covering Letter and supporting documents (Note: do not send originals) with the names and addresses of three referees, one of which should be the last or current employer and addressed to:

**The Project Coordinator, Sierra Leone Land Administration Project
Project Fiduciary Management Unit (PFMU)
Ministry of Finance
Howe Street
Freetown, Sierra Leone**

Or

By E-mail application as attachment (including all supporting documents) to:
alphajohcham@yahoo.com , kawenikargbo7@gmail.com .

Please indicate clearly on the envelope (in the case of hard copy application) or in the email subject heading and attachment (in the case of electronic applications) the post for which application is made.

Closing Date

The Closing Date and time for receipt of applications is **24th February at 5pm.**

Only short-listed candidates will be contacted.