

LAND DONATIONS POLICY

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**agriculture, land reform
& rural development**

Department:
Agriculture, Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA

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1. THE PROBLEMS THAT THE LAND DONATIONS POLICY SEEKS TO ADDRESS

The key problems that the Land Donations Policy (LDP) seeks to assist in resolving are the following:

- The slow pace of land reform;
- The persistence of landlessness and homelessness;
- Insecure land tenure;
- The sustained challenges of inequality, unemployment and poverty;
- Unfair access to land by women;
- Limited youth enterprise opportunities, coupled with high levels of youth unemployment;
- Food and nutrition insecurity;
- Challenges with access to social, economic and cultural opportunities;
- Poor access to services by many South Africans;
- Poor post-transfer/production support;
- Process constraints such as the subdivision of agricultural land; and
- The absence of institutionalised and managed incentives for land donations.

2. THE POLICY PRINCIPLES

The key principles of the LDP are the following:

- Contributing to equitable access to land by citizens in relation to Section 25(5) of the Constitution;
- Upholding corporate good citizenship;
- Being part of a caring nation;
- Contributing to social cohesion and nation building;
- Process integrity, transparency and honesty;
- Assurance and maintenance of uniform procedures and processes for all land acquisitions, including through land donations;
- Transfer of all donated land allocated either (1) directly or (2) ultimately to beneficiaries (within a reasonable period of time);
- Contributing to adequate food, shelter and comfort for all;
- Ensuring that all citizens have a material basis for being South Africans; and
- Upholding the preservation of arable agricultural land, as it is a scarce resource in South Africa.

3. THE POLICY OBJECTIVES

The core objectives of the LDP are to:

- Increase opportunities for land ownership amongst farm dwellers, labour tenants, small families and cooperative farmers, the landless in informal settlements, women, youth, and persons with disabilities;
- Ensure that the lower strata of peri-urban and rural citizens are afforded meaningful opportunities to participate in the economy;
- Promote primary shelter within proximity to employment opportunities, including agricultural allotments, urban agriculture and agri-villages;
- Contribute to the development of sustainable human settlements with adequate opportunities for viable economic activities, sustainable livelihoods and quality public amenities;
- Contribute land for facilities for incubation of youth and new entrants as well as enterprise development and innovation centres;
- Provide a framework to respond to the various forms and configurations in which land donations are made;
- Provide a framework for managing risks associated with property donations; and
- Provide for the formal processes and institutional arrangements through which donations are to be managed.

4. POSSIBLE DONORS

According to the 2019 Report of the Presidential Advisory Panel on Land Reform and Agriculture, land donations must be viewed as part of a system that avails land for immediate use to land reform recipients in addition to the broader transformative processes of land acquisition and allocation.

Land donations should be expedited from large institutional landowners. These include: 1) agri-business, 2) Commercial farmers, including game farmers and foresters; 3) mining companies, 4) land owned by Urban landlords; 5) land expropriated from absentee landlords, 5) land owned by financial institutions, 6) churches and 7) land owned by Government including land owned by state owned enterprises that is not under beneficial use.

Specific procedures should be established to respond to offers of donations, so that the Department of Agriculture, Land Reform and Rural Development (DALRRD) (1) is made responsible for, and (2) expedites acquisition and transfer of donated land.

The State will also undertake an assessment of all State and public land that is suitable and available for distribution (i.e. donation) to the prioritised beneficiaries for purposes of agricultural and secondary agricultural production, Agri-villages, residential, human settlement, commonage and industrial development. This land will be assessed for social, agronomic and associated land use purposes, and the donation of such land will be guided by the Beneficiary Selection and Land Allocation Policy

5. THE POLICY RISKS

The primary anticipated risks for the LDP are the following:

- Mining land donations that are made without a certified "Closure Certificate" from the Department of Mineral Resources and Energy (DMRE);
- Absence of effective management of incentives against the beneficiary empowerment objectives of the associated legislation;
- Land Donations distorting the broader goals of Land Reform
- Land that is donated with land claims lodged against such land in terms of the Restitution of Land Rights Act (Act 22 of 1994);
- Procedural abuse and malaise related to subdivisions of agricultural land;
- Increasing social, racial, gender and economic dualism and the associated socio-economic disparities;
- Growing despair, desperation and increased social ills amongst youth; and
- A growing perception of landowners as being unwilling participants in the land reform process.

6. THE BENEFICIARIES OF DONATED LAND

Beneficiary selection will be guided by (1) the criteria, (2) prioritised beneficiaries, and (3) associated land delivery arrangements, as provided for by the Beneficiary Selection and Land Allocation Policy (*BSLAP*).

Based on past experience with land donations and the incentivised land donations sub-programme, donations will be of two forms:

- Donations that are made with a preselected proposal of beneficiaries from the donor; and/or

- "Land donated via government" in favour of the beneficiaries, as specified by the BSLAP.

In terms of the criteria, a beneficiary must be (1) a previously disadvantaged South African, (2) above the age of eighteen, and (3) black. Amongst these, (1) women in particular, and (2) youth, unemployed agricultural graduates, and persons living with disabilities, will be prioritised in the allocation of donated land.

Land Donations on Commercial Farms

In the case of commercial farming areas, further attention will be given to the provisions of the Extension of Security of Tenure Act (Act 62 of 1997), and its Amendment Act (Act 2 of 2018). It will also give attention to the empowerment intents of legislation that provides for incentives and draw from the Farmworker Housing and Land Ownership Initiative of the 2016-Operations Phakisa on Agriculture, Land Reform and Rural Development (see **Appendix 'A'**).

Land Delivered Through Municipalities

The Beneficiary Selection and Land Allocation Policy also provides for municipalities, local authorities and communities to apply for acquisition of properties for commonage, Agri-Villages, residential, human settlement and industrial development purposes; these may also be used to address emergencies such as natural disasters. Such applications will be tabled directly to the National Land Allocation Panel as outlined below.

Furthermore, in the case of urban and peri-urban areas, *donated land* will be used (1) to expand townships and (2) for urban agriculture purposes. Poor municipalities with no available land will be allowed to apply. Such applications will have to include (1) Municipal Council Resolutions and (2) approved Housing Development Plans.

Due to the complex and multi-dimensional nature of settlements, such applications will be dealt with through the intergovernmental arrangements proposed for this Policy, noting that the Departments of (1) Cooperative Governance and Traditional Affairs, and (2) Human Settlements, Water and Sanitation are key players and that these are co-competent departments with provincial and municipal roles.

As is practice, "township establishment" planning and procedures set aside even for other uses such as small commercial industry and other non-residential uses. In some instances, an established township may also require additional land primarily for such economic uses, and donated land may be used for such purposes.

Lastly, options will also be provided for those in *informal settlements* that may choose to be reallocated to urban agriculture allotments and agri-village type settlement formations (1) within

towns and cities, (2) on the peripheries of towns and the exurban zones of cities, (3) the hinterlands of towns and cities and 4) along rivers and water ways.

6.1. Land Donated with Proposed Preselected Beneficiaries by the Donor

In the case of *donors that donate land with proposed pre-selected beneficiaries*, it will be expected of them to do/undertake the following when identifying and engaging beneficiaries:

- Familiarise themselves with the BSLAP as well as this Land Donations Policy;
- Familiarise themselves with the Extension of Security of Tenure Act (Act 62 of 1997), as well as its Amendment Act (Act 2 of 2018);
- Familiarise themselves with the Farmworker Housing Programme Initiative from the 2016-Operations Phakisa on Agriculture, Land Reform and Rural Development;
- Where applicable:
 - plan to engage on and earn the scores by conferring land and assets that are economically viable and not dead assets, as specified in Broad-Based Black Economic Empowerment Act (Act 53 of 2003) as amended by Act 46 of 2013;
 - familiarise themselves with the Skills development and Enterprise and Supplier Development empowerment codes;
- Seek to amend relations where strained, with those on the land and to find a lasting solution;
- Engage or seek support from government or other service providers to facilitate engagements with the farm dwellers on the proposed land donation in the selection of beneficiaries;
- Prepare a (1) proposal, (2) motivation, (3) schedule of areas of disagreement with farm dwellers, and (4) recommendations on the land donation and beneficiary selection process; and
- Allow reasonable access to government officials and experts to (1) support facilitated discussions with farm dwellers, (2) undertake farm assessments on the donated land, (3) address disputes and, where needed, explore on and 'off-farm settlement' as well as access solutions, (4) assess the land potential, value plan the use of the donated land (5) where applicable, engage on the development assistance and investment that come with incentives for donated land, (6) assist with developing land governance co-existence rules/protocols, particularly amongst households in commercial farming areas and changing communities, (7) undertake cost-benefit assessments related to proposed government support, and (8) provide any other required technical support.
- Ensure that mining land that is donated has a "Closure Certificate";

- Consider the added support that may be required from government for successful settlement and use of the land by the beneficiaries, and
- Where necessary, provide advice on related matters.

6.2. Land Donated to the State in Favour of Beneficiaries as Specified in the Beneficiary Selection and Land Allocation Policy

Secondly, donated land offered without any preselected beneficiaries will be (1) advertised to a *targeted set of prioritised beneficiaries*, e.g. youth, women, unemployed graduates, and cooperatives, or (2) allocated to poor municipalities who need land but have no available land.

6.3. The Form of Tenure to be Conferred to Beneficiaries of Donated Land

Although Government holds a mixed tenure policy approach with freehold tenure and long-term leases registrable in the Deeds Registry, in the case of donated land this will be conferred in freehold to the beneficiaries. This right will also include standard land use conditions, as well as a right of first refusal to the qualifying family members of the beneficiaries or beneficiary community of families on donated land and if not, to the State in favour of prioritised beneficiaries. This right of first refusal is to ensure that the land is kept amongst the beneficiaries and in recognition of the opportunity costs to the State incurred as a result of the tax exemptions and other benefits that incentivise land donors.

7. THE INCENTIVES FOR LAND DONATIONS AND THEIR COMPLIANCE MANAGEMENT

The proposed incentives are within policy, such as the Income Tax Legislation, Broad-Based Black Economic Empowerment (BBBEE) legislation and the Deeds Registries Legislation. In the case of Income Tax Legislation, it provides for 100% exemptions from Donations Tax and Capital Gains Tax in exchange for full ownership by beneficiaries in instances of land donations or land reform initiatives as guided by the 1997 White Paper on South African Land Policy and the 2011 National Development Plan. In the case of the BBBEE Legislation, "BBBEE Recognition" and the consequent market access and other benefits are provided to implementing business owners based on set qualification, empowerment codes and scoring criteria. However, the implementing government departments and entities have experienced and observed areas of risk from businesses in applying for such qualifications and exemptions. These risks are in how the BBBEE partnerships are modelled. This primarily impacts adversely on the extent and quality of ownership offered and codes expected. To address these, the Land Donations Policy:

- Notes the importance of these to incentivise land donations;
- Notes the risk of land donations of potential distortions of the broader goals of land reform as cautioned in the 2019 Presidential Advisory Panel Report, and
- Acknowledges the necessary implementation partnerships with departments and public entities that are responsible for the management of these incentives;

As indicated, there are further exemptions being offered as incentives for Land Donations through the Deeds Registries Legislation. These will provide for the transfer of ownership for land donations to be exempted from the payment of any transfer, stamp or other duty, fees of the deed's office or other charge terms of this Deeds Registries Act. These provisions draw from the Land Reform: Provision of Land and Assistance Act, 126 of 1993.

The necessary intergovernmental collaboration of the implementing departments and entities of the National Treasury, Department of Trade, Industry and Competition and the Department of Agriculture, Land Reform and Rural Development will be necessary to manage these risks, facilitate land donations and foster the empowerment and development support to donated land and its beneficiaries.

This will involve making provision in the process of assessing properties being offered for donation and expecting the incentives, for the necessary qualification tests including amongst others: 1) the quality and extent of ownership offered by the donor, including a "connected persons test", 2) full lifespan asset valuations and assessment; 3) BBBEE verification and accreditation and effecting the related processes and administrative matters.

As indicated earlier, for purposes of land donations preference will be for the Skills development and Enterprise and Supplier Development codes, particularly in cases of land donated for agricultural purposes as well as for incubation, industry development and trading center purposes in our townships and villages.

8. INSTITUTIONAL ARRANGEMENTS FOR THE ACQUISITION, ALLOCATION AND MANAGEMENT OF DONATED LAND

This section should be read in conjunction with the BSLAPs provisions on "Institutional Arrangements for Land Allocation" and its Appendix "A" on the terms of reference for the National as well as the Provincial Beneficiary Selection and Land Allocation Panels.

Land Donations will be administered and decided upon as follows:

- To expedite their processing, land donations will be deliberated upon and adjudicated by the National Beneficiary Selection and Land Allocation Panel (NBSLAP);

- Land donations will be received by all offices and those donating will be supported in initially logging these into an electronic system;
- The NBSLAP will initially sort and check compliance on these and arrange them per province and district;
- It will also arrange them as those coming with proposed beneficiaries by the land owner and those being donated to government for broader land reform purposes (donated land that comes without proposed beneficiaries);
- Those that initially qualify (e.g. mining lands with Closure Certificates from the Department of Mineral Resources) will be sent to provinces to the Provincial Office of the Department and be taken through the necessary due processes of:
 - farm assessments,
 - land rights enquiries (including checks for land claims in terms of the Restitution of Land Rights Act (22), of 1994;
 - dispute management; settlement planning and subdivisions,
 - where applicable, provision will be made, during this period of assessment for key department functionaries responsible for incentives to undertake: i) full lifespan asset valuations and assessment, ii) BBBEE verification and accreditation, iii) tax exemptions and iv) related processes and administrative matters.
 - Where applicable support to settlement planning and with subdivisions of agricultural land;
 - Address community co-existence and land governance rules, particularly in the case of land donated to farm dwellers and farm workers);
- Land Donated to the DALRRD for general land reform purposes will be allocated against
 - applications for land by qualifying local municipalities (those that are poor and have no available land) as well as
 - advertisements for beneficiaries as specified in the BSLAP;
- As indicated the donated land will be deliberated upon, guided and adjudicated through the NBSLAP.

8.1. Land Donations Initiating and Implementation Management Guidance from the Advisory Panel on Land Reform and Agriculture

In the Panel's recommendations on "Availing Land in the Medium Term", land donations are understood as one amongst several strategies to redistribute land from large landholders. In addition, the Panel proposed that exemptions from donations tax of any land donated for land reform purposes should be specified and, once appropriate beneficiaries had been identified, the State should carry the land conveyancing costs.

The Panel further proposed that, given the growing interest by private landowners in donating land, a "land donations policy" is necessary, such as this LDP. That this will not only provide land for redistribution, but also (1) play a socially unifying role, and (2) contribute to nation building.

To expedite large donations from big institutional land owners, the Panel proposed that the President call on such entities to (1) audit their landholdings, and (2) identify the size, location, land use, as well as any long-term occupiers on the land. Following on from this process, the Panel proposed that the Minister convene, talks with such entities, as well as other land-owners across all sectors, to identify land to be donated, and at the same time open up discussion with potential beneficiaries, including existing land occupiers.

With regards to initiating and implementing the process of land donations there will therefore be both an executive and a technical process that will be collaborative in nature with the following sequence:

- An official call, particularly to Large Institutional Landowners to audit their land and those living on the land, and to offer land for donation, will be made;
- The Minister responsible of the DALRRD, together with other key responsible Ministers managing the various sectors will engage the various Large Institutional Landowners therein;

Those committing to donate will be responded to and also made aware and advised how to submit their offers and on the processes that will be followed. Thereafter the technical process of the NBSLAP outlined above will ensue.

9. THE LAND DONATIONS PROCESSES

As indicated, the State will ultimately register two types of donated properties, i.e. those where:

- Beneficiaries have been proposed by the donor; and
- Where, beneficiaries have not been proposed and land is donated to government for advertisement, and beneficiary selection as guided by the BSLAP, or transferred via qualifying municipalities to the targeted beneficiaries as specified.
- The standard processes and procedures outlined undertaken Section 8 of this policy on Institutional Arrangements will apply;

9.1. Approaches to Subdivisions of Agricultural Land

The approach to agricultural land subdivisions will be to work with relevant units in DALRRD, DCOG and SALGA that will be organised to expedite subdivisions of such land. Due consideration will also be given to the joint development of related Regulations in terms of Section 14 of the

Land Reform: Land and Assistance Act (126) and/or processing the Preservation and Development of Agricultural Land Bill, which is also aimed at consolidating the matter of the subdivision of agricultural land.

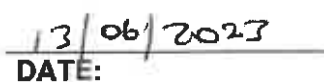
Following these processes, land transfers to beneficiaries will follow and the necessary assurances will be made with implementation partners that the donated land is conferred in freehold tenure to its beneficiaries. The overall *process flow* is illustrated under **Appendix 'B'**.

10 DEVIATIONS

- 10.1 Any deviation to this Policy shall be approved by the Minister. This shall include the Minister delegating duties or assigning powers to any official to perform a function which is not dealt with in this Policy.

THIS POLICY HAS BEEN APPROVED BY THE MINISTER OF AGRICULTURE, LAND REFORM AND RURAL DEVELOPMENT AND WILL BE EFFECTIVE FROM THE DATE OF SIGNATURE THEREOF


MRS AT DIDIZA (MP)


DATE:

APPENDIX 'A': THE FARMWORKER HOUSING AND LAND OWNERSHIP INITIATIVE OF THE 2016-OPERATIONS PHAKISA ON AGRICULTURE, LAND REFORM AND RURAL DEVELOPMENT

(a) Description of Initiative

An integrated, holistic and coordinated farmworker (1) house and (2) landownership programme over thirteen years, to secure bottom-up, broad-based ownership, social stability and expanded food production for and by farm workers for local markets, based on a partnership among commercial farmers, farm workers and the government (DALRRD, CoGTA, DHSWS and municipalities).

The initiative is based on the "Smart Village Concept" that seeks to secure Title Deeds for farm workers on land donated by commercial agricultural entities and government. It is complemented by basic public infrastructure and services delivered by the State in return for AgriBEE Level 1 Status (achieving improved procurement recognition levels and increased access to markets in the sector) and related benefits (investment guarantees and preferential finance) for commercial farmers.

(b) Preconditions

- Programme funding must be reserved by provincial governments from their annual housing allocation received from the Minister of the DHSWS through the Division of Revenue Bill as published annually;
- The Smart Village Concept requires a specific grant allocation from the relevant financial intermediaries, including the National Housing Finance Corporation;
- Commercial farmers must get permission from their banks to donate farm land that is collateralised;
- Beneficiaries must participate in, and be consulted on all aspects of the project, including planning, governance and construction and maintenance; and
- Specific emphasis must be paid to promoting full participation of women and other vulnerable groups in commercial farming communities.

(c) Solution Design

Establish a "Smart Village Partnership" ("Smart VP") with NT, DALRRD, DHSWS, accredited municipalities, and commodity-specific commercial agricultural enterprises and organised business, to voluntarily make land available for villages, catering for (1) housing, (2) land ownership, and (3) entrepreneurial opportunities for farm workers in exchange for AgriBEE Level

1 Status, contributing 100 000 ha to the 30% NDP-land reform target and a market-related State guarantee on current and future farm investments.

The initiative targets 333 potential Smart Villages catering for approximately 100 000 farm worker families by 2030. This comprised 18 pilot villages by 2019, an additional 27 by 2021, and 288 more by 2030. Each Smart Village will provide housing and arable land for approximately 300 families and will be based on a "willing farmer willing farm worker approach". With more, but smaller villages, more farmers will be able to participate, and more farm workers will have access to villages without having to move away from where they currently live.

The Smart VP must conduct upfront studies to ensure that land transfer, construction and village sustainability take place in the most effective way. These include:

- Feasibility to determine locations of the two pilot sites per province based on land capability, crop suitability, expansion and social needs to be addressed, which is important in order to determine the (1) capital intensity of the enterprise, (2) resource fit in terms of climate, soil (suitability for production and contamination) and environmental conditions, and (3) land availability to establish economies of scale;
- Best practice solar power generation, water harvesting (collection, filtering, storage and distribution) and sanitation models for Smart Villages for farm workers, which can then be used to determine the building blocks for villages, i.e. weather-smart, water-smart, carbon-smart, nitrogen-smart, energy-smart and knowledge-smart; and
- Best practice models for entrepreneurial skills development of farm workers to determine skills required and training needs, which includes best practice model per key commodity, e.g. fruit WC, livestock NC, wool EC, grains FS, sugar KZN, horticulture MP, tropical fruit LP, cotton NW and dry beans GP, to create sustainable farm worker enterprises.

The last point refers to a key milestone of the initiative: The development and sustainability arm requires the Smart VP of DAFF, Department of Small Business, Agri-SETA and agriculture enterprises to:

- Develop a unique and viable entrepreneurship plan;
- Train farm worker families in all aspects of basic business management, structuring of BEE partnerships; and
- Ensure a constant flow of affordable, safe and quality agricultural products to local and export markets;
- Link produce cultivation and marketing to (1) commodity-specific value chains, and (2) local markets, where farm workers can trade their agricultural products; and

- Identify specific Smart Villages for development of value-added service specific pilot zones in collaboration with BEE partnerships.

Once pilot sites have been identified through scoping and feasibility processes, criteria must be developed to identify eligible farm worker families. This has to be a consultative and inclusive process, with buy-in from several stakeholders.

Smart Villages would be available to farm dwellers and labour tenant families who have rented houses and land on commercial farms fulltime for generations. These farm dwellers do not have housing accommodation outside of the farm, but must not exclude workers living in RDP houses and travelling to farms daily. The Smart VP, with commercial agricultural enterprises and eligible farm worker communities, should structure land transfer deals for construction of villages.

In order to implement the initiative, it is important that:

- A national information campaign is launched to communicate land transfer processes for construction of smart villages for farm workers in all nine provinces; and
- The DALRRD institutes a formal application process, including evaluation and approval, to be followed by agricultural enterprises that want to participate;
- The DALRRD, together with commercial agricultural enterprises, rezones land and transfers Title Deeds to eligible farm worker families residing in Smart Villages, after which building and infrastructure development can begin; and
- In parallel, arrangements are made for current services provided to rural areas to be extended to the Smart Villages, involving alignment of current services with needs of people living in villages, which must include (1) support services for basic education, health, transport, social care, and (2) access to the justice system.

To promote sustainability, land that is donated will be subdivided and sections allocated to farm worker families to build houses and use the remaining parts to produce agricultural products for household consumption and to sell the surplus on local markets. Farm workers in Smart Villages can also enter into BEE partnerships with investors, or register cooperatives with the DTIC and with assistance from the Department for Small Business Development (DSBD), establish entrepreneurial zones, including the following types:

- Smallholder farming zones;
- Smallholder agro-processing zones;
- Smallholder agri-equipment repair zones;
- Smallholder manufacturing zones; and
- Indigenous cultural and spiritual zones.

(d) Proposed Institutional Arrangements

The Smart VP seeks to secure title deeds for farm worker families on land donated by commercial agricultural entities and Government. The partnership will be between identified and qualifying commercial agricultural entities that donate suitable land for housing and smallholder agricultural purposes for eligible farm worker families. The roles and responsibilities of the various role-players are as follows:

- The DALRRD will manage land transfer, subdivision and transfer of title deeds;
- The NT will allocate funds for the construction of villages;
- The DHSWS will transfer ringfenced funding to provincial departments of human settlements, which will be conditional on DHSWS approval of 'Village Project Plans' consistent with the Housing Act, and compliant with the National Housing Code;
- The Provincial Departments of Human Settlements will ensure that village business plans reflect allocations, targets and outputs agreed and approved with municipalities, after which they will transfer funding to municipalities accredited to construct village housing in collaboration with commercial agricultural entities and the DHSWS;
- The DALRRD will assist with (1) thorough risk analyses of smallholder agricultural production for households and market supply, and (2) agricultural training and grants;
- The DSBD will provide entrepreneurial training and development of local markets;
- The DTIC will facilitate BEE-partnerships with investors and the creation of cooperatives for entrepreneurial zones; and
- The DSD and accredited NGOs will (1) attend to life-skills training, and (2) address social challenges; and
- The Departments of Education, Transport and Health will provide basic public services.

APPENDIX 'B': THE PROCEDURAL STEPS

(a) Type 1: Donation to Long-Term Residents or Other Identified Beneficiaries for Agricultural Purposes (see 'Figure 1' below)

1. The donated land is initially logged into an e-enabled inventory of donated land of the DALRRD.
2. These will be processed at National with the support by Provincial Beneficiary Selection and Land Allocation Panels;
3. Planning funds to conduct farm assessments, property valuation, due diligence and any other planning activities will be availed by responsible departments and entities;
4. Recommendations on allocation or disposal are made to the National Beneficiary Selection and Land Allocation Panel.
5. The land is allocated to its recommended or preselected beneficiaries, as agreed to following the farm assessments process.
6. The final approval for the (1) acquisition and allocation, or (2) disposal of land is made by the National Beneficiary Selection and Land Allocation Panel.
7. Standard land transfer procedures are undertaken, viz.:
 - Appointment of conveyancers;
 - Subdivision of the property;
 - Transfer of the property to beneficiaries;
 - The ultimate registration of the property in the Deeds Registry;
 - Mainstreaming into the property management systems of the DALRRD; and
 - Routine monitoring and evaluation.

(b) Type 2: Donations to Government in favour of Beneficiaries as Prioritised by the BSLAP; (see 'Figure 2' below)

1. The donated land is initially logged into an e-enabled inventory of donated land at the relevant of the DALRRD.
2. Planning funds to conduct farm assessments, property valuation, due diligence and any other planning activities will be availed.

3. The land is advertised to preselected beneficiaries, as specified in the BSLAP, followed by shortlisting and selection.
4. The land is considered for transfer to the municipality for housing or agri-village type settlement formations, as related to (1) land needs for agriculture in rural areas, (2) the decongestion of informal settlements, (3) land needs in communal areas, or (4) the expansion of commodity development corridors and or schemes, as envisaged by the Agriculture and Agro Processing Masterplan.
5. The final recommendations on the allocation or disposal of land are made to the National Beneficiary Selection and Land Allocation Panel.
6. The land is allocated (1) for its recommended uses and/or (2) to its beneficiaries.
7. The final approval for (1) acquisition and allocation, or (2) disposal is made by the National Selection and Land Allocation Committee.
8. Standard land transfer procedures are undertaken, viz.:
 - Appointment of conveyancers;
 - Subdivision of the property;
 - Transfer of the property;
 - The ultimate registration of the property in the Deeds Registry;
 - Mainstreaming into the property management systems of the DALRRD; and
 - Routine monitoring and evaluation.

Figure 1: Donation to long-term residents or finally agreed beneficiaries

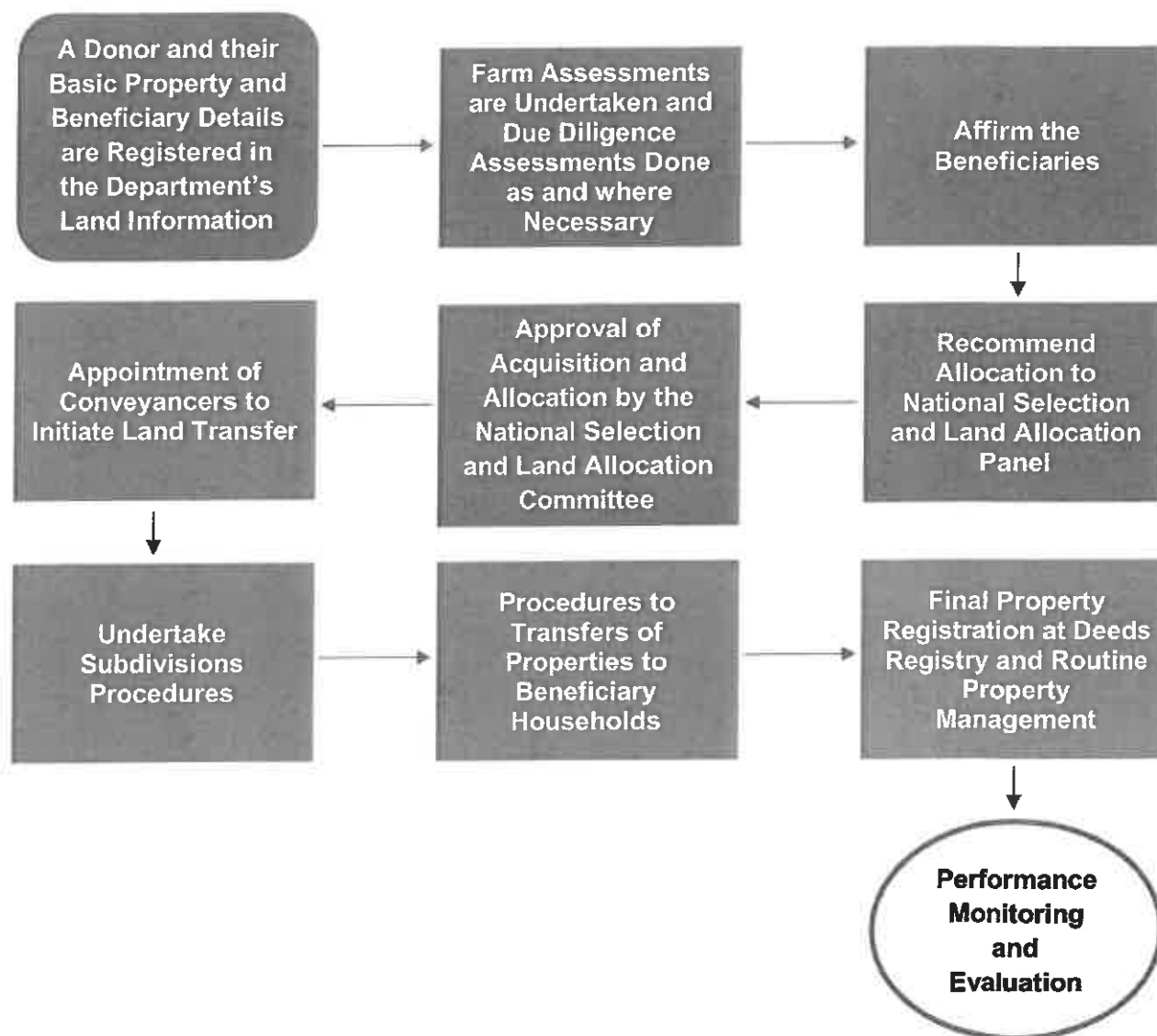


Figure 2: Donations without identified beneficiaries

