



INNOVATIVE LAND TOOLS FOR LAO PDR

DEPARTMENT OF LANDS
MINISTRY OF FINANCE

Presented by Mr. Vilaphone Virachit, DoL, Lao PDR

The Land Titling Project (LTP)

- **Project Objectives**

- To improve the security of land tenure;
- to develop transparent and efficient land administration institutions at the national and provincial levels; and
- to improve the government's capacity to provide social and economic services through broader revenue base from property related fees and taxes.

The Land Titling Project (LTP)

Progressive Statistics as up to October 2005

- About 404, 000 parcels were surveyed and adjudicated and 287,000 land titles were distributed.
- LTP implements in 9 provinces.

The Land Titling Project (LTP)

Innovation Lessons Learnt

- Development and promulgation of the Land Law and decrees in support of the systematic adjudication, land registration and valuation
- Systematic adjudication and surveying skills of 660 staff successfully developed in DOL and provinces
- Development and implementation of a Valuation Information System (VIS)

The Land Titling Project (LTP)

Innovation Lessons Learnt

- Development and adoption of a Land parcel registration system
- Benefits of close cooperation and support from development partners
- Development of education system to support project and future land registration activities
- Gender equity

The Land Titling Project (LTP)

Factors Contributing to Project Success

- (i) The successful pilot activities provided an expeditious way to identify and deal with problems
- (ii) Strong commitments and supports of the Borrower and the implementing agencies in terms of promulgation and revision of the Land Laws, decrees and regulations in support of the land adjudication, registration and valuation
- (iii) Provision of strong technical inputs by the technical advisory team funded by AusAID
- (v) Flexibility of the Borrower's in mobilizing both government staff and private contract staff for field surveying and adjudication
- (vi) Strong demands for land titles

The Land Titling Project (LTP)

Issues – Lessons Learnt

- 1) Low achievements in systematic adjudication targets. Only about 190,000 parcels were surveyed and adjudicated, or 95% of the revised targets and 60% of the appraisal targets
- 2) Large backlog between titles adjudication and distribution
- 3) Ineffective customer relation services
- 4) Slow Institution Capacity Building
- 5) Ineffective Coordination and weak project management



Issues – Lessons Learnt

Low systematic adjudication targets

Constraints:

- shortage and delays in release of government counterpart funds
- shortage of surveying and adjudication staff
- longer time required to train field adjudication staff
- lack of financial incentives for adjudication staff
- unclear working instructions particular on how to deal with state lands, rights of way, etc

Remedial Measures

- Government placed high priority and provided adequate budgets to the project in subsequent years
- Relaxed restrictions to use both government (20%) and private contract staff (80%)
- More intensive training in surveying techniques using GPS and total station
- Formal education courses on surveying, land administration and valuation were introduced
- Daily field per diem and parcel incentives were introduced

Issues – Lessons Learnt

Large Backlog Between Titles Adjudicated and Distribution

Backlog between titles adjudication and distribution remain as high as 50% (about 90, 000 titles are undistributed)

Constraint

-lack of adequate attention given by the provincial land offices to distribute land titles due to lack of knowledge on the costs and benefits of the land titles



Remedial Measure

-Department of Lands has placed high priority on the impact of the land titles and therefore will instruct the concerned provincial land offices to distribute the land titles after 30 days of its official announcement

Issues – Lessons Learnt

Inadequate and Ineffective Public Campaigns

Constraints

- Shortage of staff (customer relation services, CRS)
- Lack of CRS strategy to provide comprehensive and effective education and services to participating beneficiaries at all stages of land administration

Remedial Measure

- Improved Community Education and Services (CES) strategy prepared.
- Community land profiling developed.
- Monitoring and Evaluation developed

Issues – Lessons Learnt

Slow Institution Capacity Building

Constraints

- Lack of HRD Strategy
- Shortage of qualified manpower
- Inadequate training and lack of training needs assessments



Remedial Measures

- A HRD Strategy formulated
- A formal education program in land administration supported.
- Improved and increased training

Issues – Lessons Learnt

Ineffective Coordination

Constraint

- composition of the Project Steering Committee (PSC) and Project Oversight Committees (POCs) were too large causing difficulties in holding regular meetings and ineffective outcomes



Remedial Measure

- composition of PSC and POCs under LTP II have been reduced to minimum numbers, comprising key policy makers and implementing agencies



Issues – Lessons Learnt

Weak Project Management

Constraints

- Shortage of qualified staff to efficiently and effectively manage the project causing poor planning and subsequently delays in procurement and implementation
- lack of M&E system to collect information in order to monitor progress, problems and impact of project implementation

Remedial Measures

- HRD strategy introduced
- M&E system developed and implemented



A scenic sunset over a body of water. The sun is low on the horizon, casting a warm orange glow across the sky and reflecting on the water. The foreground shows a grassy area with some trees and a fence. The text "Thank you" is overlaid in a large, 3D, orange-to-yellow gradient font.

Thank you