

# Briefing Paper – Systematic Land Registration (SLR)

## Introduction

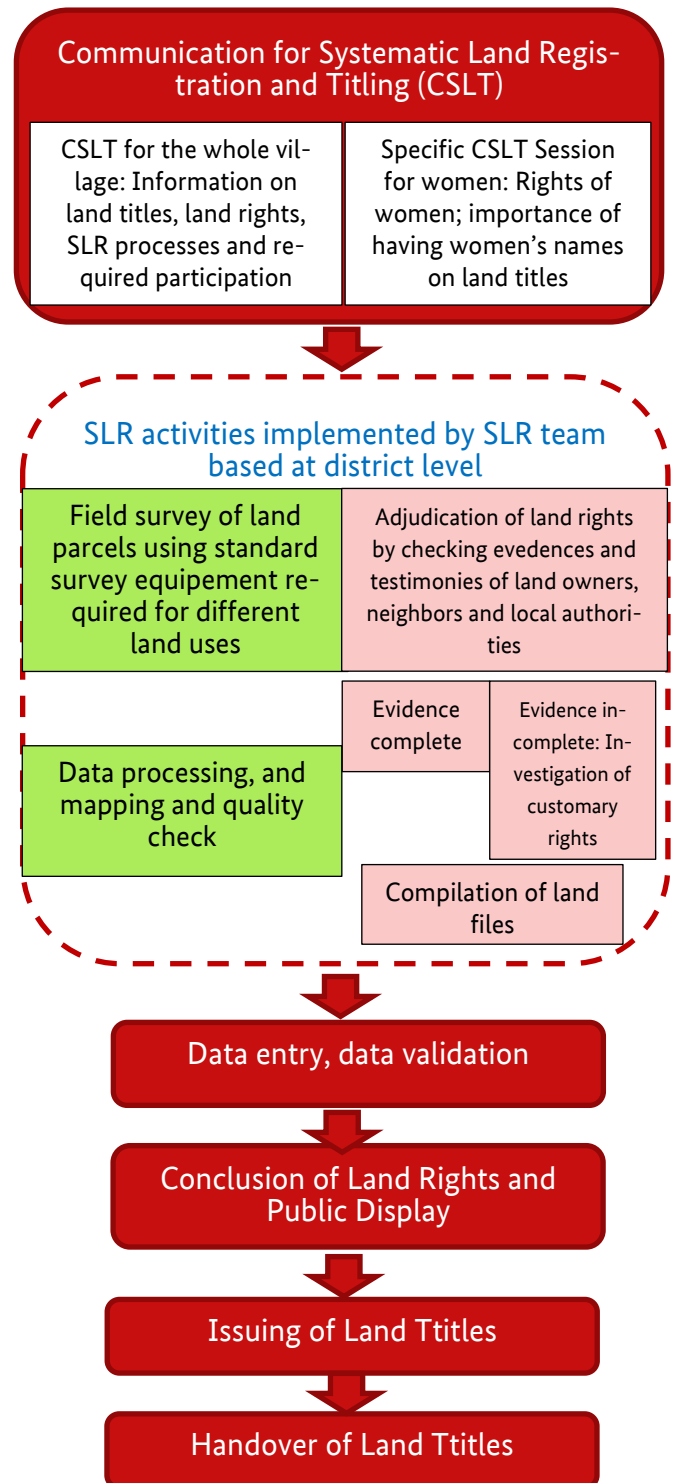
Systematic Land Registration is a key activity implemented under the Lao-German Land Program, comprising the Land Management and Decentralized Development Planning (LMDP) and Enhanced Land Tenure Security (ELTeS) Projects. The main objective is to secure land rights of the villagers in rural areas through registration of individual and communal land and issuing of respective land titles. Land tenure security, as proven in various studies, has direct correlation with food security of smallholders and family farmers. It also contributes to improving land governance while creating a favorable environment for investments in land. SLR activities under the Land Program include comprehensive capacity development, development of procedures and work flows, technical advice, establishment of a cadastral database, and ensuring financing standards. It lays the foundation for the government partners to upscale beyond the pilot regions of the Program.

## What is Systematic Land Registration?

SLR is a process of formal certification of land use rights of individuals, communities/collectives and states through two major processes : (i) the determination of the exact position, shape, size and boundaries of land parcels by qualified surveyors and in accordance with official accuracy standards applied to different land uses; and (ii) the so-called ‘adjudication’ of land use rights, in which the rightful owners are identified and approved through various evidence of land occupation and land acquisition. The latter requires presentation of a person’s documents as evidence for the land claim. In case the land evidence is absent or insufficient, a special process of certification of customary tenure rights allows the land to be registered and titled. Contrary to the so called “sporadic land registration”, which is based on the request of land owners systematic registration is carried out pro-actively with the aim of fully covering certain administrative units, e.g. entire villages or village clusters.

## The SLR Processes

The following diagram briefly describes the SLR processes, starting from awareness-raising to final issuing of land titles.



## GIZ Support on SLR Implementation

Closely working with the “Ministry of Natural Resources and Environment” (MoNRE) and its “Department of Land” (DoL), the Land Program provides following support:

- Development and implementation of systematic land registration (Individual, Entity, Communal/Collective, State) in rural areas based on up-to-date land use plans
- Capacity development through training, coaching, advisory services for the partner staff at all levels.
- Continuous improvement of the governmental land-registration system based on experiences from practical implementation
- Development and use of cadastral database application for the enhancement of data processing, storage and exchange
- Use of modern technology for acceleration of processes and outputs
- Support on awareness raising on land rights and with focus on gender issues

## Support differs at different levels



## Current Achievements

- ✓ Over 25,000 land parcels have been registered.
- ✓ Nearly 19,000 land titles have been issued.
- ✓ “Lao LandReg” has been accepted as official functioning cadastral database.
- ✓ 20 Master trainers from DoL and PoNREs were trained.
- ✓ 150 DoNRE staff were trained to implement the systematic land registration activities.

## Operation costs of SLR

- Average unit cost is around USD25 per land parcel.
- Due to various factors in rural areas, including travel distances, rough terrain, high ethnic diversity, a range of different land issues and conflicts and seasonal agriculture and weather conditions, the SLR costs are much higher compared to the cost of SLR in urban areas which can be achieved at USD15 or lower per parcel.
- The costs can be reduced by increasing efficiency and increased expertise (reduce quality check by the province and national staff).
- Scaling up is beyond the means of the GoL at this point and will require financial support. A full-scale campaign for the whole country is estimated to cost approx. USD 60 Million.

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Land Management and Decentralised Planning  
House No. 198, Unit 02, Hom 8,  
Thongkang village, Sisattanak District,  
Vientiane Capital, Lao PDR  
T +85621313716  
E: giz-laos@giz.de

Author(s) Viladeth Sisoulath  
Layout GIZ - LMDP  
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GIZ is responsible for the content of this publication.

On behalf of Federal Ministry for Economic Cooperation and Development (BMZ)  
Addresses of the BMZ offices  
BMZ Bonn  
Dahlmannstraße 4  
53113 Bonn, Germany  
T +49 (0)228 99 535-0  
F +49 (0)228 99 535-3500  
poststelle@bmz.bund.de  
BMZ Berlin  
Stresemannstraße 94  
10963 Berlin, Germany  
T +49 (0)30 18 535-0  
F +49 (0)30 18 535-2501  
www.bmz.de