



Land Management and Registration Project (LMRP)

In principle, all land in the Lao People's Democratic Republic (PDR) belongs to the state, although citizens have the right to receive permanent land use titles. 85% of the Lao population lives in the rural areas, and the main source of income derives from agricultural activities. Access to sufficient and sustainably usable land is a crucial requirement for livelihood. Unregulated access to land resources and lack of legal security are major causes of poverty and conflict and hamper economic development in Laos.

The Government of Laos has identified this as a central problem, and framing land policy and revision of the land law are important elements of the development process. The new National Socio-economic Development Plan defines the issuing of one million land titles by 2015 under the mandate of the National Land Management Authority as an ambitious national development goal. But so far, there is no comprehensive approach for systematic land surveying, registration and titling in rural areas, a prerequisite to secure land rights for a majority of the Lao population. Land titles have been issued mainly in urban and peri-urban areas, based on sporadic surveying and adjudication.

The Deutsche Gesellschaft für Technische Zusammenarbeit (GTZ) GmbH implements the Land Management and Registration Project (LMRP), which in its current phase (07/2008 - 06/2011) has the following objective: to improve land tenure security for the Lao population in rural areas through a decentralised land registration system.

Indicators for the achievement of this objective are:

- Systematic and comprehensive land registration based on recent or up-dated participatory land use planning is implemented in 120 villages in the provinces of Sayaboury and Luang Namtha.
- A concept for the nation-wide issuance of land titles in rural areas is harmonised with and agreed upon by National Land Management Authority (NLMA).
- The assigned staff of district and provincial administrations assume their roles and responsibilities in the process of participatory land use planning and land registration as well as land conflict resolution and land concession management.

LMRP supports NLMA in implementing its core mandates in participatory land use planning, land adjudication and surveying, cadastral registration and titling in rural areas.



Capacity development linked to appropriate innovative technology is the pivotal factor for a medium-term increase in the efficiency and effectiveness of land management. NLMA has opted for the development of a new technology concept for cadastral ground survey using high resolution satellite imagery and a digitised and decentralised land register in the two target provinces of the project, Sayabouri and Luang Namtha. As a very young government agency founded only in 2007, NLMA still faces capacity and resource constraints in fully assuming its broad mandate in land management at the different levels.

LMRP facilitates the development and adaptation of the new surveying and registration technologies to the Lao context by pilot implementations at a decentralised level. Experiences and lessons learned from pilot activities are systematically evaluated, documented and disseminated. This process should lead to a harmonised concept for the nationwide implementation of land registration and titling in rural areas agreed upon by NLMA and incorporated in the national land policy and legal framework.

In order to achieve this objective, the project offers technical cooperation, capacity development, training, delivery of material and equipment for NLMA staff in the two target provinces as well as financial support for the implementation of selected activities. Furthermore, capacities are developed at the national level in the fields of community legal education on land rights, land conflict resolution and state land management, especially the establishment of a nationwide inventory on state land leases and concessions. This comprehensive inventory combined with results of a land inspection program coordinated by NLMA and supported by LMRP will provide a national information basis for decision making on transparent land allocation and sustainable investment in land.

These results of improved land management and higher land tenure security for Lao people in rural areas contribute to both poverty reduction and sustainable economic development in Lao PDR.



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