



*Land Administration and
Management: The Need for
Innovative Approaches to Land Policy
and Tenure Security*

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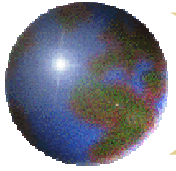


Bank-Financed Projects in the Region

- **Key land projects**
 - Laos: Land Titling Project (LTP) I * # and II #
 - Cambodia: Land Management and Administration Project (LMAP) #
 - The Philippines: Land Administration and Management Project (LAMP)* and LAMP II #
 - Thailand: Land Titling Projects I * # , II * # , III * # , and IV * #
 - Indonesia: Land Administration Project (LAP) * # , Land Management and Policy Development Project (LMPDP), Reconstruction of Aceh Land Administration System (RALAS) #, Land Policy Dialogue * #
 - Vietnam – Urban Upgrading Project (VUUP)
- **“Pipeline” projects** – Cambodia and Vietnam (possibly China)
- Many other projects where land is a cross-cutting issue

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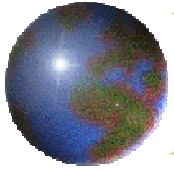
multi-donor funded



Land Policy

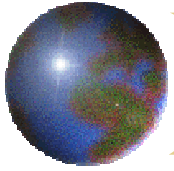
⊕ What is land policy ?

⊕ Why does it matter ?

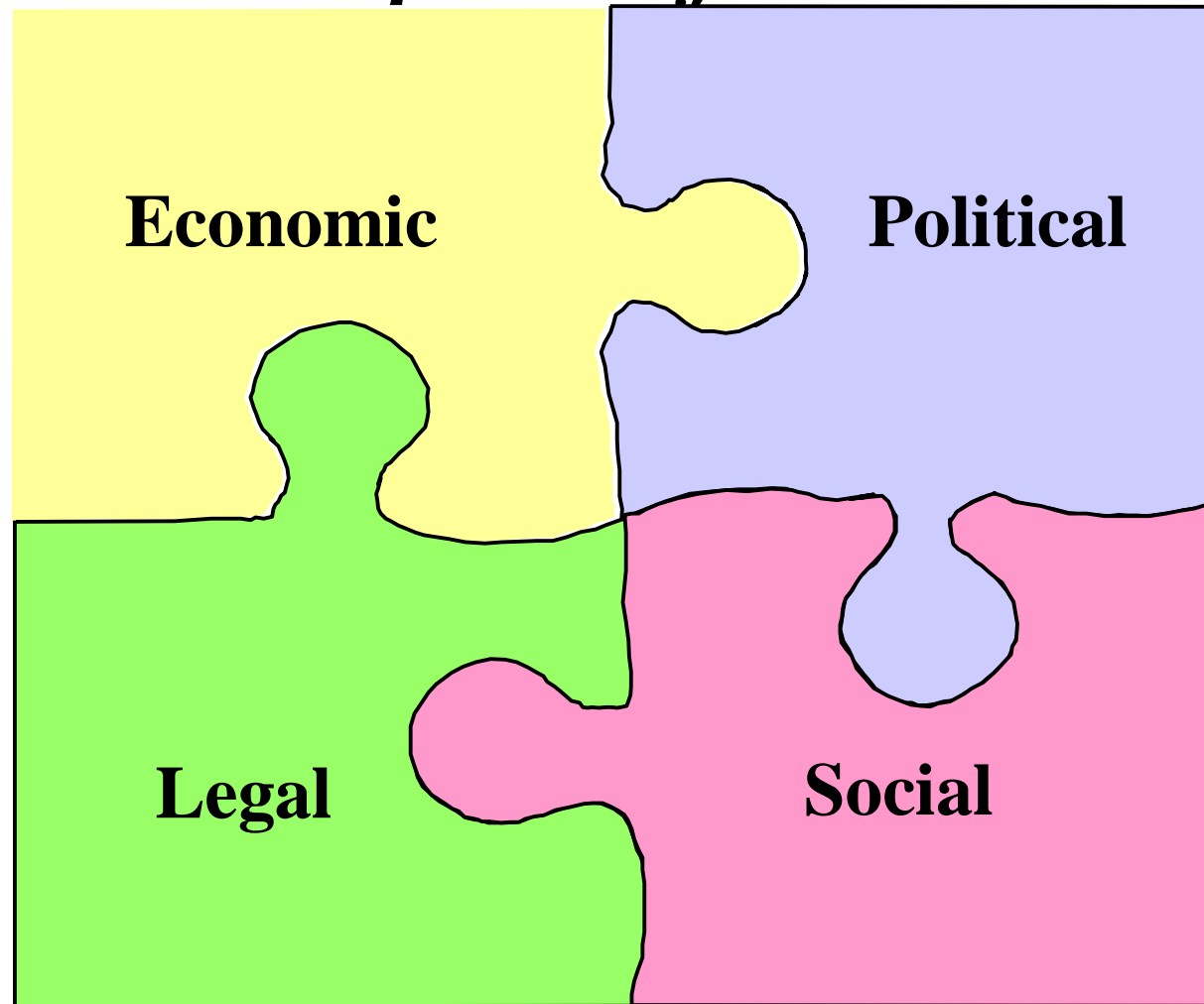


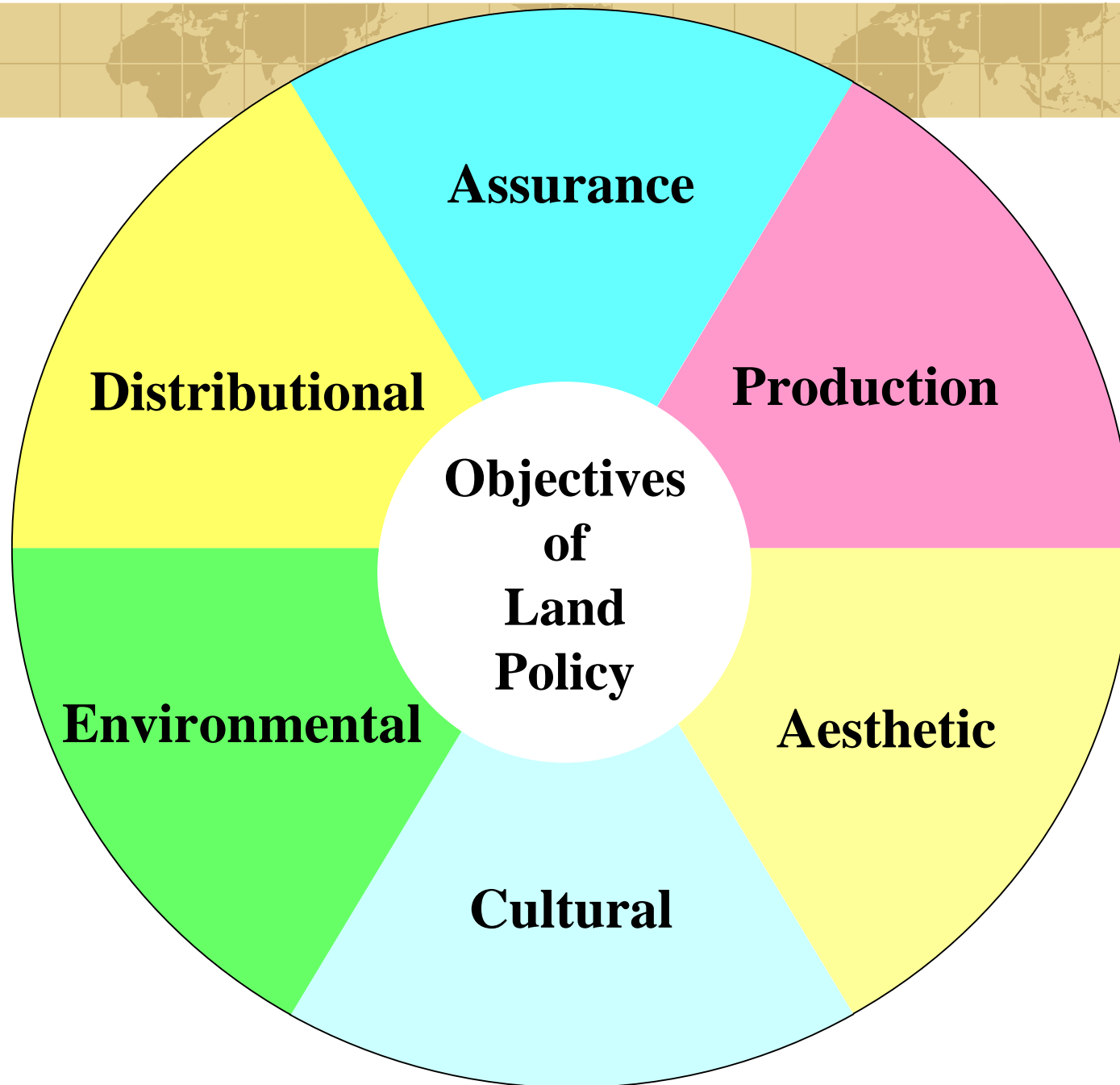
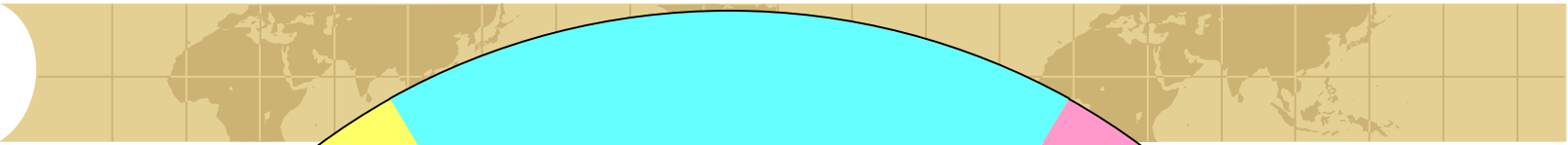
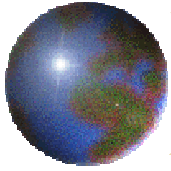
Land Policy

- ✦ Expresses political choices concerning the distribution of power and interests in land between the state and its citizens
- ✦ Determines rights of access to and use of land related resources



Institutional Aspects of Land Tenure

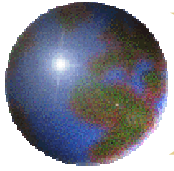






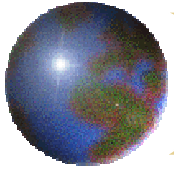
Typical Challenges

- Laws and Regulations – often inconsistent
- Institutions – weak, inefficient, accountability
- Land – land records and tenure security
- Client Services – almost does not exist, non-transparent
- Large area of land under state control
- Property taxation is neither effective nor equitable
- Recognition of indigenous people land rights
- Gender issues
- Large areas of degraded forest land where people have no secure tenure.
- Capacity
- Private sector
- Corruption
- Land grabbing
- State land abuses
- Forestry and Protected Areas
- Civil Conflict



Innovative Approaches In East Asia Indonesia

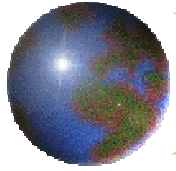
- ❖ **Community Driven Adjudication in Aceh**
- ❖ **Protecting the rights of vulnerable groups - women, orphans, poor in Aceh**
- ❖ **Reconstruction of Land Records in Aceh and North Sumatra**



Innovative Approaches In East Asia

Cambodia

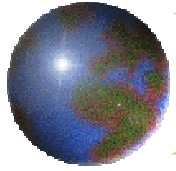
- ⊕ Non-judicial land dispute resolution – Cadastral Commissions
- ⊕ Performance Driven Systematic Adjudication – rewarding high performing teams



Innovative Approaches In East Asia

Philippines

- ❖ One-stop shops – integrated service delivery
- ❖ Simultaneous Confirmation of Leasehold and Ownership Rights during Systematic Titling – Protecting the Rights of Both Owners and Tenants
- ❖ Gender Mainstreaming in Land Administration
- ❖ Land Records and Information Management



Innovative Approaches In East Asia

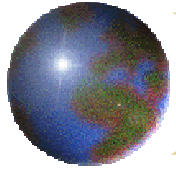
Lao PDR

- Participation of women in systematic land titling – Lao Women's Union



Lessons and Key Success Factors (1)

- There is no magic template
- Reforms is long-term
- Reform requires highest level of government political commitment – how to get there
 - Need to link land agenda to overall poverty reduction and growth agenda
 - Need to show results on the ground quickly otherwise, political support may run down
- Development of national land policy often raises awareness and bring highest support to land reform agenda
- Partnership with NGOs, CSOs and other stakeholders facilitate the reform process



Lessons and Key Success Factors (2)

- ✚ Land policy reform often go hand on hand with political reform
- ✚ Land agencies need to be transformed to efficient, effective, transparent organizations, otherwise, may not survive the next round of the reform process
- ✚ Credibility of the land registration requires critical mass of land titles in the system and high volume of subsequent transactions



Recommendation

- FIG convene an annual EGM for land policy and land tenure security in the South and East Asia regions to facilitate dialogue in these regions, share knowledge and contribute to capacity building.