

Enhanced Land Tenure Security (ELTeS)



Context

With around 6.8 million inhabitants, Laos is relatively sparsely populated. The United Nations estimates that around 36% of the population live in poverty. Over 70% of Laos depend directly or indirectly on agriculture and forestry for their living, and almost half of all farming families rely on subsistence farming. To drive forward the country's development, the Lao Government is investing in agriculture and forestry, mining, and hydropower and frequently awards extensive concessions to investors from within Laos and from neighbouring countries, including Viet Nam and China. Until now, the rural

population has derived little benefit from this practice. It has little if any involvement in socioeconomic planning and management, and it is rare for civil society organisations to represent the population's interests. Local people are not familiar with the state structure that ensures their land rights and cannot afford the fees to secure a title to their land. Women are particularly vulnerable to discrimination when land ownership is formalised as a result of inadequate education and traditional role models. The same applies to poor households and ethnic minorities.

Activities in Laos

- The institutional framework and procedures for documenting and securing land use rights are improved. This is achieved through participatory land use planning, systematic land registration and spatial planning.
- Civil society is being strengthened in its ability to devise and implement a responsible land policy, in particular through the involvement of village elders and village councils.
- Raising the awareness of private agricultural investors of international guidelines and national legislation on responsible agricultural investment.

- Using spatial mapping and drones, identification and participatory of land conflicts – so-called 'hotspots' – that require multi-stakeholder dialogues for resolution. This feeds into a process of action planning and conflict resolution.

Our objective

Access to land as a core condition for combating poverty and hunger in rural areas is improved for specific population groups in five districts of Northern Laos, particularly women and socially marginalised groups.



Region

The project is being implemented in five rural areas in Sayaboury, Luang Namtha and Houaphan provinces in Laos.

Duration

October 2016 to October 2020

Budget

EUR 5.745 million

Implementing partner

Ministry of Natural Resources and Environment, in particular the Land Administration department.

Lead executing agency

Department of International Cooperation within the Lao Ministry of Planning and Investment.

Target group

Approx. 100,000 smallholders



An example from the field

A majority of the Lao population currently have no formalised land rights. Although the country's authorities assume that around half of all parcels of land within Laos have an official land title, many experts estimate that just 800,000 of the estimated 2.6 million parcels of land actually have a land title and that most of these are in urban areas. The Ministry of Natural Resources and Environment is aiming to implement an efficient and comprehensive land registration process in rural regions. Land registration is mostly concentrated in urban and peri-urban areas, where it is easier to collect fees efficiently, and rural regions are often neglected, so the project focuses on systematic land registration in rural areas. Skilled local teams are surveying and registering individual and municipal areas of land, and data from systematic land registration is being fed into the national land registry system (Lao LandReg), which will be embedded at ministerial level. The land registry system will then generate individual land titles automatically at decentralised level. Work is also under way to create the statutory framework for municipal land titles.



Photo: Surveying a parcel of land as part of the systematic land registration process

Results

- About 7764 private land parcels have been registered in three provinces. Of those parcels' registration, 79% are registered in the name of a women or with conjugal ownership, covering 2899 households in 35 villages (average 2.7 plots per HH)
- 3773 households in 37 villages covered by Village Land Use and Agriculture Management Plans
- 30 villages, in which land conflicts have already been identified.
- 16 Private Investment Projects adhere to the principles of international guidelines.
- 4 Area Physical Frameworks and 4 land hotspots identified with partners and villagers, feeding into action plans
- Around 170 government partners (67 women) from different agencies at all levels have been trained in-depth on Targeted Awareness Raising (TAR) measures. Almost 10.000 villagers (43% are women) in target districts participated in a variety of awareness raising measures and trainings on land rights.

Published by

Deutsche Gesellschaft für
Internationale Zusammenarbeit (GIZ) GmbH
Registered offices: Bonn and Eschborn,
Germany
Rural Development, Agriculture (Department G500)
Friedrich-Ebert-Allee 36+40
53113 Bonn, Germany

T +49 (0) 228 44 60 - 3824

F +49 (0) 228 44 60 - 1766

www.giz.de

Contact:

Thomas Taraschewski

Thomas.Taraschewski@giz.de

Photos:

GIZ/Bart Verweij.

GIZ is responsible for the content
of this publication.

November 2018