

Developing a Modern Cadastre in Lao PDR

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Project Contributors



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Lao PDR

- 16 provinces, 1 municipality
- 6.2 million population
 - 80% based in rural areas
- 236,800 sq km area
- Estimated 1.6 million land parcels (PAD, 2003)
- Adopted the New Economic Mechanism in 1986



Lao Land Titling Project

- Started July 1997
 - Phase 2 October 2003- 2008
- Focused on urban , peri-urban and lowland agriculture land
- Working in 9 of seventeen provinces in Lao PDR
- Adjudicated 450,000+ land parcels
- Produced 4,500+ cadastral maps

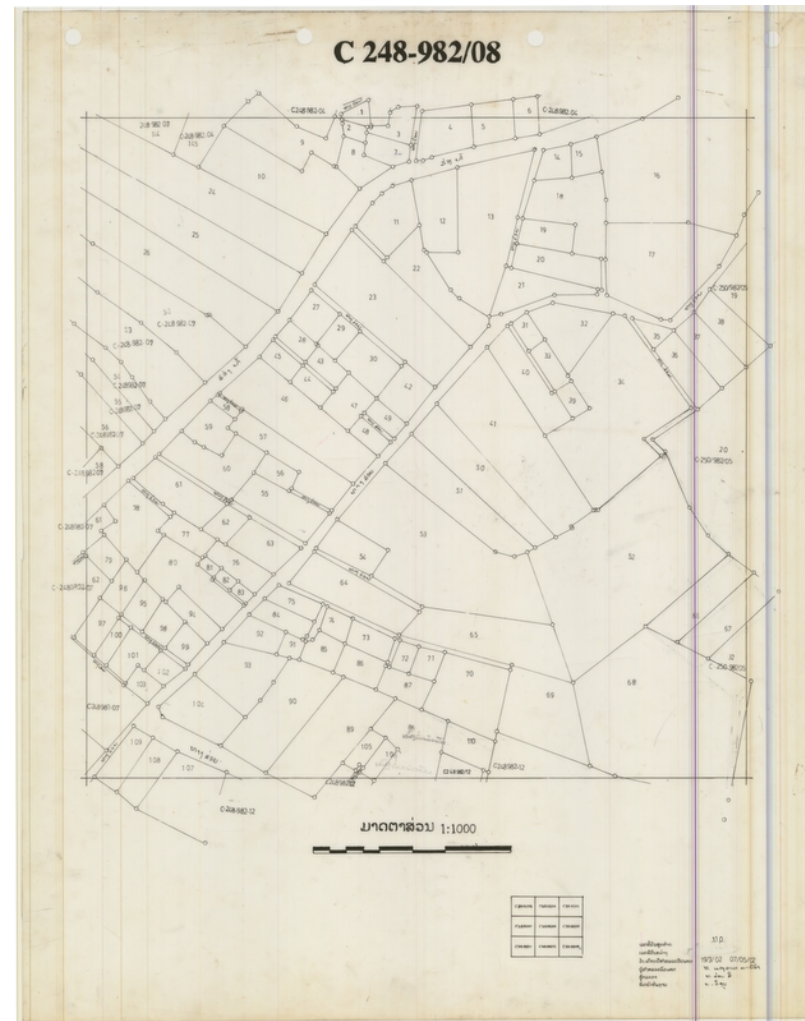
Cadastral Surveying and Mapping

The proposed vision of cadastral surveying is one which supports the development of a computer land information system where registration details and cadastral surveying and mapping information is seamlessly linked.

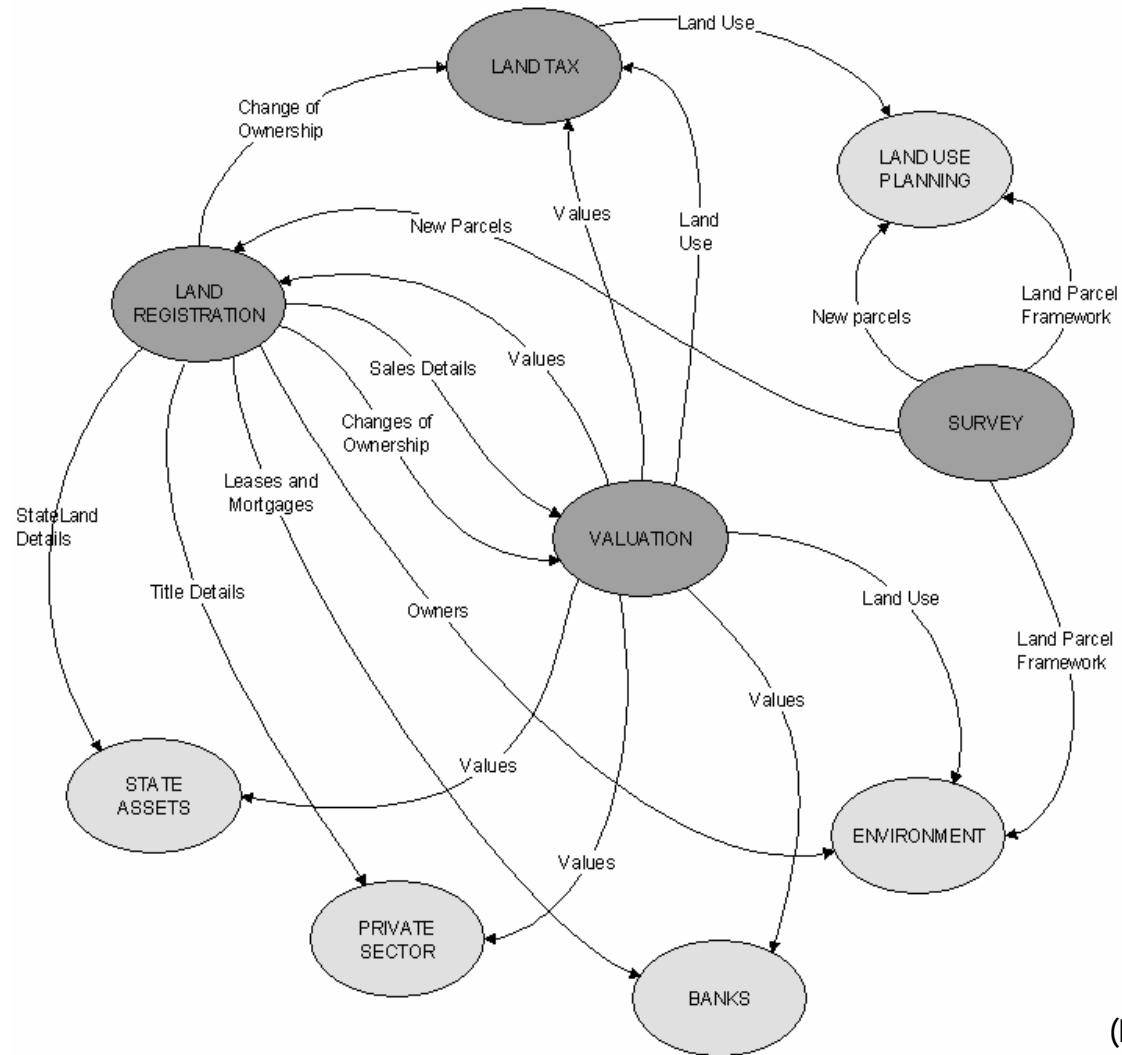


The Cadastral Map

- The cadastral map is used to:
 - show the relationship of land parcels to their adjacent parcels;
 - provide a graphical index for reference to land parcel information;
 - provide a unique parcel identifier number to prevent the issue of more than one land title for each parcel.



Justifying Cadastral Mapping



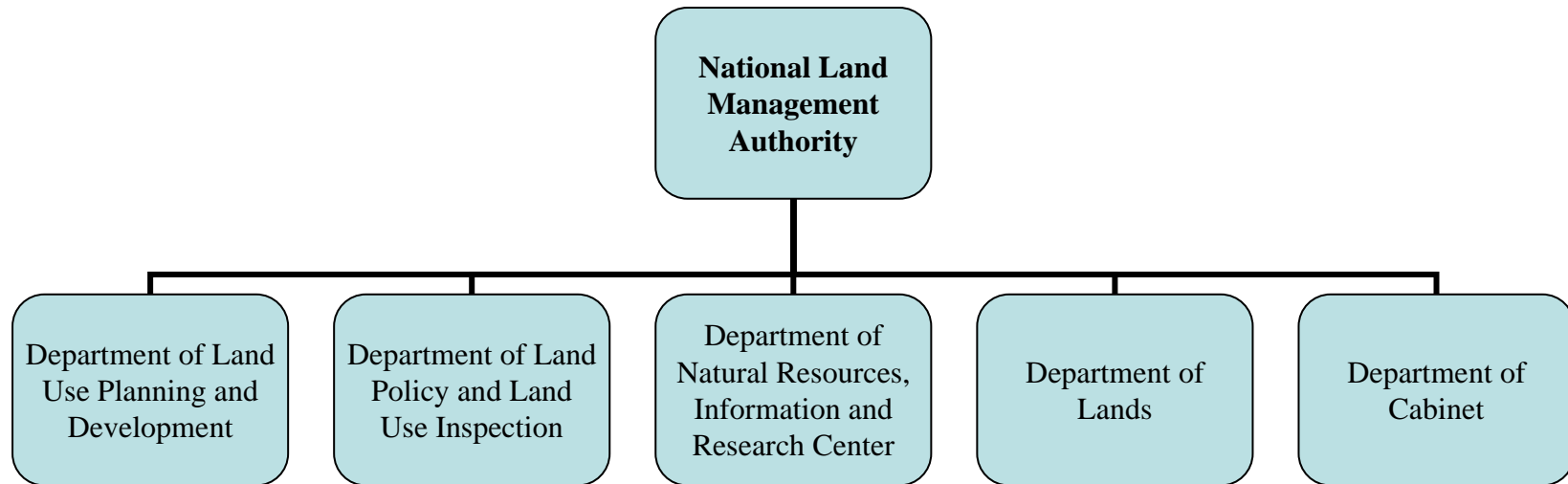
(Rainsford, 2002)

Land Administrations

- Responsibilities for land defined in Land Law (2003)
 - 17 functions of land management
 - 10 Ministries to fulfill these functions
- The National Land Management Agency is “charged with the management of the land of the whole country” (Land Law, 2003)

Land Administrations

- National Land Management Authority structure:



- The National Geographic Department is also a key partner to cadastral surveying in the Land Titling Project

Land Information Coordination Strategy

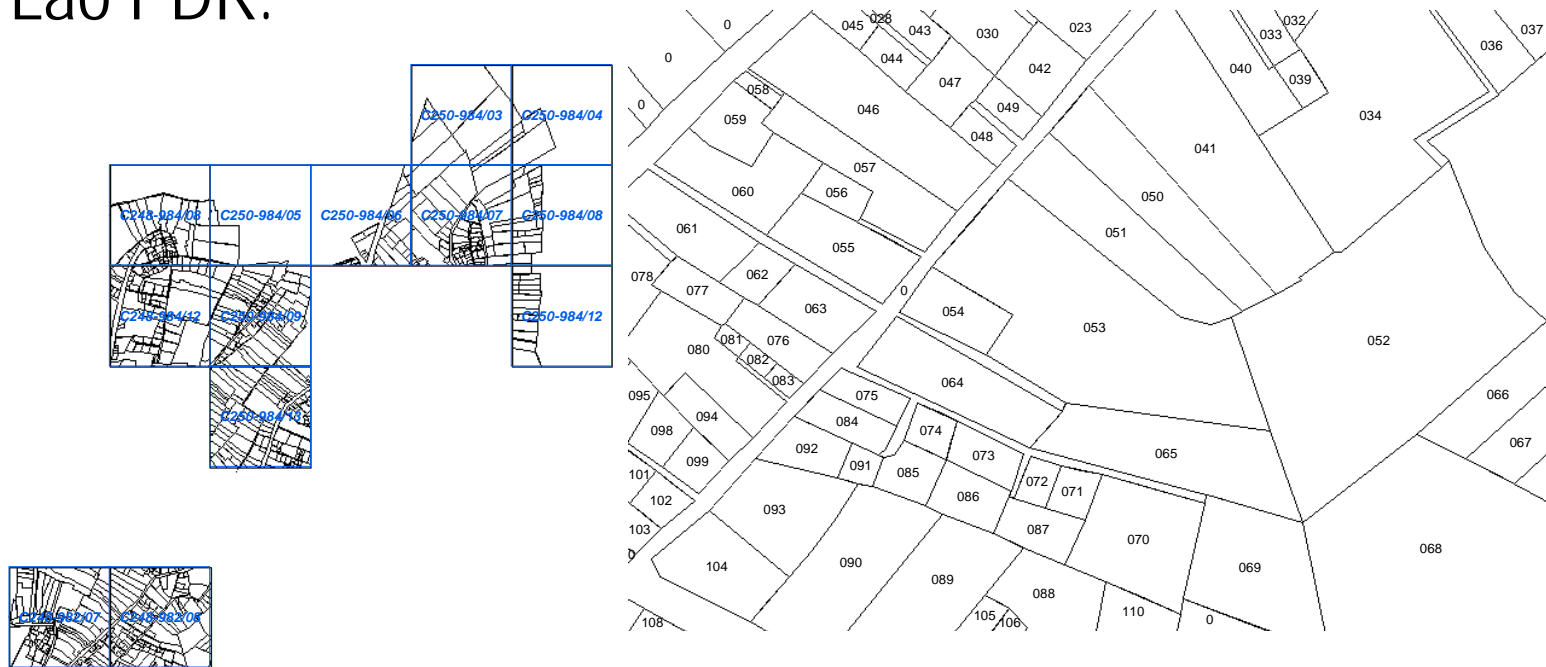
- Provides guidance of data sharing mechanisms to support growing stakeholder demand for data
- Develops the concept of a National SDI
- Promotes vision for spatial information to support economic, social and environmental interests
- Importance of current, complete and accurate cadastral information (especially spatial)

Improving Accessibility and Integration

- Accessibility is developing through:
 - Single agency responsibility for coordinating land information
 - Development of a National GIS Committee responsible for policy, standards and sharing protocols of land datasets
 - Setup of a Land Information Center in Vientiane Capital
- Improved integration through:
 - The Land Titling Project is developing computer capacity to support a platform for coordinating spatial information
 - New spatial information tools providing support to land administration and management activities.

Creating a Digital Cadastral Map

The LTP is building the fundamental data infrastructure for future land administration and land management functions in Lao PDR.

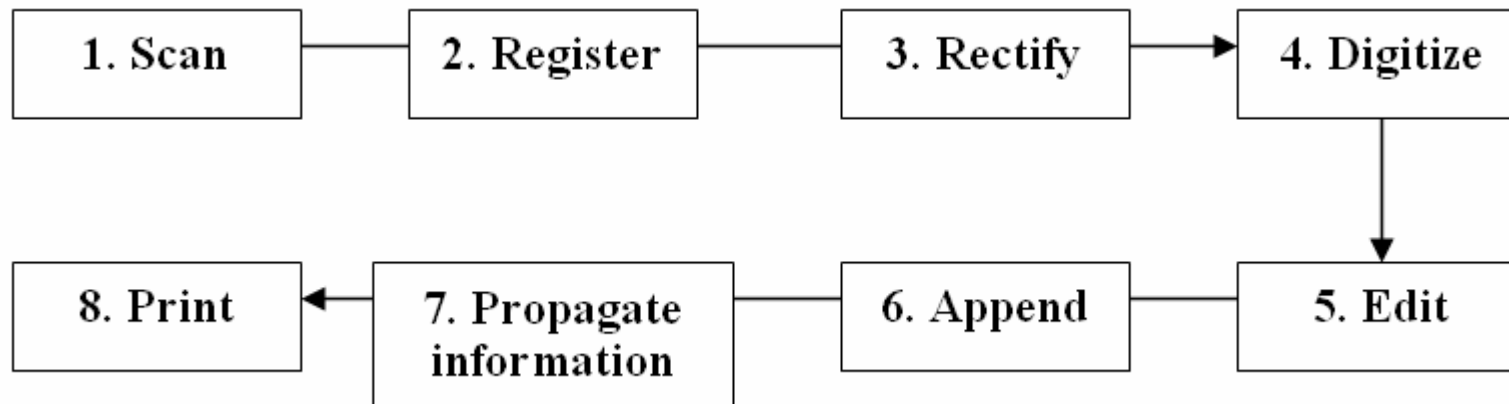


LTP Computerisation Plan

- The Computerisation Strategy will improve data access, useability, and coordination of land related activities.
- Action Plan for Cadastral Survey and Mapping:
 - Phase1: Establishing foundations for the computerisation of cadastral survey (2005–06);
 - Phase2: Training and equipment rollout (2005 – 2008);
 - Phase3: Maintenance and operations of computerised cadastral survey (2005 – ongoing);
 - Phase4: Data integration (2006 – 2015).

Creating a Digital Cadastral Map

- There are 8 tasks involved in the development of a Digital Cadastral Map



Digital Cadastral Data

- The benefits of having the parcel framework in digital form include:
 - Property values or sales information can be plotted on maps to assist in auditing values or analysing sales to determine rate tables.
 - Land use can be portrayed to assist in urban planning, zoning or for identifying non-conforming land uses.
 - State land parcels can be graphically displayed to assist in planning, leasing and disposal activities.
 - Land tax declarations can be mapped to discover properties and check land areas.

Issues Moving to a Modern Cadastre

- Improving the ICT systems
- Data custodianship
 - Storage, maintenance and updating
 - NLMA to regulate the data sharing policy
- Training requirements
- Financial considerations
 - Future benefits require complete computerisation

Conclusions

- The National Land Management Authority and other government agencies now demand land-related spatial data.
- The Land Titling Project is developing important data infrastructure for land administration and management in Lao PDR.
- Within this there is increased capacity to coordinate land related multi-agency relationships.