



**Developing Asia and the Pacific:  
World Bank Financed Land  
Projects**


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**Bank-Financed Projects in the  
Region**

- ◆ Key land projects
  - Laos: Land Titling Project (LTP) I & II\*
  - Cambodia: Land Management and Administration Project (LMAP)\*
  - The Philippines: Land Administration and Management Project (LAMP)\*
  - Thailand: Land Titling Projects I, II, III, and IV\*
  - Indonesia: Land Management and Policy Development Project (LMPDP)
- ◆ Possible new projects - Vietnam, China
- ◆ Projects include policy, institutional reform, good governance and investment activities.

\*multi-donor funded



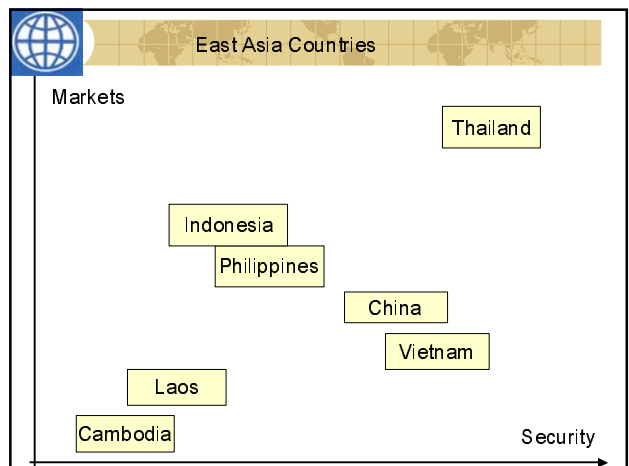
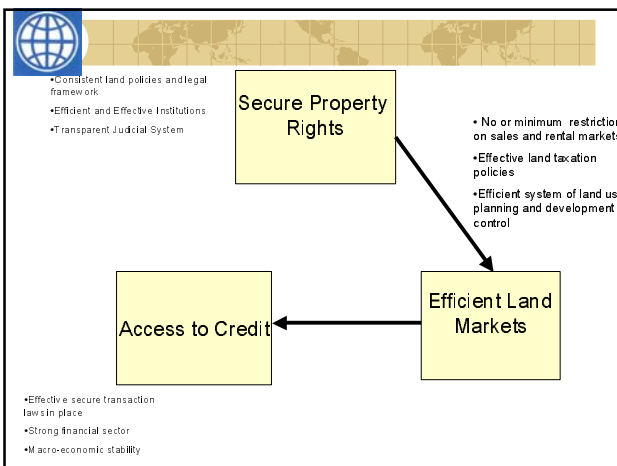
**Typical Challenges**

- Laws and Regulations – often inconsistent
- Institutions – weak, inefficient, accountability (??)
- Land – land records and tenure security
- Client Services – almost does not exist
- Large area of land under state control
- Property taxation is neither effective nor equitable
- Recognition of indigenous people land rights
- Large areas of degraded forest land where people have no secure tenure.
- Capacity
- Private sector



**What Needs to Be Done**

- Undertake programs to improve security of land tenure, improve service standards of land registration, and eliminate corruption
- Improve land management/land use planning regulations and enforcement
- Remove land market distortions
- Initiate land distribution programs and start with distribution of surplus state land for landless people
- Implement equitable land taxation system
- Strengthen governance
- Build capacity



Number of Parcels Registered in 2003				
Country	Number of Parcels*	Parcels Registered	Parcels Registered/Certified	Type of Documentation
THAILAND	26 mill.	20 mill.	76%	Title
INDONESIA	84 mill.	25 mill.	23%	Title
PHILIPPINES	25 mill.	10 mill.	40%	Title
CAMBODIA	4 mill.	500,000	13%	Title
LAOS	1.6 mill.	200,000	18%	Land use certificate
VIETNAM	105 mill.	90 mill.	86%	Land use certificate
CHINA	300 mill. (estimated)	N/A	N/A	Land use allocation Land grant Land use contract (rural)

\*Number of parcels are rough estimates

Number of Parcels to be Registered in Systematic & Sporadic Titling till 2009					
Country	Number of Parcels*	Number of Titles Registered in 2003	Number of Parcels		Expected Number of Years to Complete Titling
			Systematic Titling	Sporadic Titling	
Indonesia	80	25	2.5	7.5	40 years
Philippines	25	10	0.26	0.1	75 years
Cambodia	4	0.5	1.0	0.1	15 years
Laos	1.6	0.2	0.3	0.2	15 years

\*Number of parcels are rough estimates

Lessons and Key Success Factors	
<ul style="list-style-type: none"> <li>● Reform requires highest level of government political commitment – how to get there           <ul style="list-style-type: none"> <li>■ Need to link land agenda to overall poverty reduction and growth agenda</li> <li>■ Need to show results on the ground quickly otherwise, political support may run down</li> </ul> </li> <li>● Development of national land policy often raises awareness and bring highest support to land reform agenda</li> <li>● Partnership with NGOs and other stakeholders facilitate the reform process</li> <li>● Land policy reform often go hand on hand with political reform</li> <li>● Land agencies need to be transformed to efficient, effective, transparent organizations, otherwise, may not survive the next round of the reform process</li> </ul>	

Conclusion	
<ul style="list-style-type: none"> <li>● World Bank is committed to land sector reform</li> <li>● Land is the <i>glue</i> in many projects e.g. infrastructure, water, forestry, housing, urban renewal, agricultural</li> <li>● Importance of social and environmental safeguards</li> </ul>	

Number of parcels to be registered by 2008				
Country	Number of Parcels*	Parcels Registered	Parcels Registered/Certified	Type of Documentation
THAILAND	26.5 mill.	19 mill.	76%	Title
INDONESIA	84 mill.	35 mill.	42%	Title
PHILIPPINES	26.5 mill.	11 mill.	39%	Title
CAMBODIA	4.2 mill.	1.5 mill.	37%	Title
LAOS	1.7 mill.	0.6 mill.	35%	Land use certificate
VIETNAM	110 mill.	95 mill.	90%	Land use certificate
CHINA	330 mill. (estimated)	N/A	N/A	Land use allocation Land grant Land use contract (rural)

\*Numbers are based on 1% sub-division a year, and production of titles based on current of planned projects and existing capacity for sporadic titling

Average to Process a Property Transfer		
Country	Time Required (Average) In 2002	Expected Time Required (Average) In 2008
Thailand	< 1 day (generally 2 hours)	2 hours
Indonesia	14 days	2 days
Philippines	14+ days	????
Cambodia	30 days	2 days
Laos	15 days	5 days
Vietnam	60 days	??
China	N/A	??



### *Parallel Agenda*

- Strengthen land use planning and development control, especially in peri-urban areas;
- Review restrictions on land markets to enable efficient sales and rental markets and the use of land as collateral;
- Improve secure transactions law to facilitate the development of credit markets;
- Improve social safety net to minimize loss of land because of family emergency or natural disaster.



### *Improve Land Tenure Security*

- Develop national land policy framework through consultative process.
- Develop coherent set of laws and regulations based on the land policy framework.
- Reform land institutions; some steps already taken in Cambodia, Laos, Indonesia, and Vietnam.
- Deal seriously with corruption by introducing, implementing and monitoring minimum service standards of land agencies – Thailand as a good example.
- Extend long term leases to state land occupants (Laos and Indonesia).
- Introduce policies and legal framework to recognize and protect customary and indigenous people land rights.
- Protect women rights in land programs
- Implement programs to accelerate the issuance of titles.



### *Need for Institutional Reform*

- Key reform agenda – addresses institutional failure
- Most countries in the Region have undertaken steps to reform institutions
- Trends towards one land agency, Vietnam, Laos, Cambodia, Indonesia, Thailand
- Focus on improving service standards and combat corruption