Developing Asia and the Pacific: World Bank Financed Land Projects

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Bank-Financed Projects in the Region
- Laos: Land Titling Project (LTP) I & II
- Cambodia: Land Management and Administration Project (LAMAP)
- 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

East Asia Countries

Indonesia
Philippines
China
Vietnam
Cambodia
Thailand
**Number of Parcels Registered in 2003**

<table>
<thead>
<tr>
<th>Country</th>
<th>Number of Parcels*</th>
<th>Parcels Registered</th>
<th>Parcels Registered/ Certified</th>
<th>Type of Document</th>
</tr>
</thead>
<tbody>
<tr>
<td>China</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Laos</td>
<td>1.6 mill.</td>
<td>200,000</td>
<td>98%</td>
<td>Land use certificate</td>
</tr>
<tr>
<td>Vietnam</td>
<td>105 mill.</td>
<td>90 mil.</td>
<td>95%</td>
<td>Land use certificate</td>
</tr>
<tr>
<td>Cambodia</td>
<td>4 mill.</td>
<td>500,000</td>
<td>13%</td>
<td>Title</td>
</tr>
<tr>
<td>Philippines</td>
<td>25.5 mill.</td>
<td>10 mill.</td>
<td>40%</td>
<td>Title</td>
</tr>
<tr>
<td>China</td>
<td>300 mill.</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

*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.

**Number of Parcels to be Registered in Systematic & Sporadic Titling till 2009**

<table>
<thead>
<tr>
<th>Country</th>
<th>Number of Parcels*</th>
<th>Number of Titles Registered in 2003</th>
<th>Number of Parcels Registered/ Certified</th>
<th>Expected Number of Years to Complete Titling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indonesia</td>
<td>80</td>
<td>25</td>
<td>2.5</td>
<td>7.5</td>
</tr>
<tr>
<td>Philippines</td>
<td>25</td>
<td>10</td>
<td>0.26</td>
<td>0.1</td>
</tr>
<tr>
<td>Cambodia</td>
<td>4</td>
<td>0.5</td>
<td>1.0</td>
<td>0.1</td>
</tr>
<tr>
<td>Laos</td>
<td>1.6</td>
<td>0.2</td>
<td>0.3</td>
<td>0.2</td>
</tr>
</tbody>
</table>

*Numbers are rough estimates.

**Lessons and Key Success Factors**

- 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 and other stakeholders facilitate the reform process
  - Land policy reforms often go hand in 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

**Conclusion**

- World Bank is committed to land sector reform
- Land is the glue in many projects e.g. infrastructure, water, forestry, housing, urban renewal, agricultural
- Importance of social and environmental safeguards

**Average to Process a Property Transfer**

<table>
<thead>
<tr>
<th>Country</th>
<th>Time Required (Average) In 2002</th>
<th>Expected Time Required (Average) In 2008</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thailand</td>
<td>&lt; 1 day (generally 2 hours)</td>
<td>2 hours</td>
</tr>
<tr>
<td>Indonesia</td>
<td>14 days</td>
<td>2 days</td>
</tr>
<tr>
<td>Philippines</td>
<td>14+ days</td>
<td>???</td>
</tr>
<tr>
<td>Cambodia</td>
<td>30 days</td>
<td>2 days</td>
</tr>
<tr>
<td>Laos</td>
<td>15 days</td>
<td>5 days</td>
</tr>
<tr>
<td>Vietnam</td>
<td>60 days</td>
<td>??</td>
</tr>
<tr>
<td>China</td>
<td>N/A</td>
<td>??</td>
</tr>
</tbody>
</table>

*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.
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 peoples’ 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