

Institutional Arrangements for Land Administration in Mongolia

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Content

- Historical institutional arrangements
- Legal environment for land administration
- Cadastral activities
- Cadastral survey and Land registration project (ADB loan project)
- Mongolian National land Information System
- Problems
- Further goals

The Administration of Land Affairs, Geodesy and Cartography (ALAGaC)

- Under the Land Law of 2002 and within Land Reform policy, the Government created ALAGaC in Dec 2002
- Regulatory agency of the Government
- In 2002 under the Prime Minister
- Since 2004 under the Ministry of Construction and Urban Development
- Main Governmental Authority – Land administration

Administration of Land Affairs, Geodesy and cartography /ALAGaC/

Established by merging three different agencies
under three different ministries:

- Land Administration Authority – LAA (MNE)
- State Administration of Geodesy & Cartography
- SAGaC (MI)
- Real Property Registration Authority-RPRA
(MJ&IA)

Structure changes in ALAGaC

- Real Property Registration -separate agency under the MUCD – in 2006

OBJECTIVES

- To increase economic benefits of land use with land privatization, to expand their rights to own and possess land, to increase land production and its value
- To implement Government policy on land related issues and general plan on land management
- To work out a policy on land mapping and to implement it, to provide people and lawful elements with geodetic and cartographic information
- To modernize the cadastral structure and to establish a database of land information
- To improve capacity building and benefits of the institution

Minister for Construction and Urban Development

General Director of Administration of
Land Affairs, Geodesy and Cartography

Deputy Director of ALAGaC

Administration
Division

Monitoring and
evaluation
Division

Finance & Services
Division

Land Management
Division

Geodetic & Cartographic
Division

Cadastral Survey
Division

National land information
Division

ALAGaC's Local Offices

Capital city + 21 aimag's offices
(9 districts) (329 soums Land officers)

Legal environment for land administration

- Land Law of Mongolia (1994, 2002)
- Law on Land Privatization to Mongolian Citizens (2002)
- Law on Geodesy and Cartography (1997)
- Law on Land Fee and Payment (1997)
- Cadastral Mapping and Land Cadastre Law (1999)
- Law on Property Ownership Title and Other Related Title (State) Registration (1997)

Land tenure system

- 3 different rights to the land:
 - Ownership
 - Possess
 - Use
- Only Mongolian Citizen and Government can be ownership of land
- Only Mongolian Citizen and economic entities can be long term possess of land

Establishment and development of the Land cadastre in Mongolia

- Implementing “Cadastral survey and land registration” project from 2002
- Main goal project is cadastral survey for:
 - all cities, towns and villages (about 0.4 million hectares)
 - all cropland areas (about 1 million hectares)
 - Establishment of National Land Information System

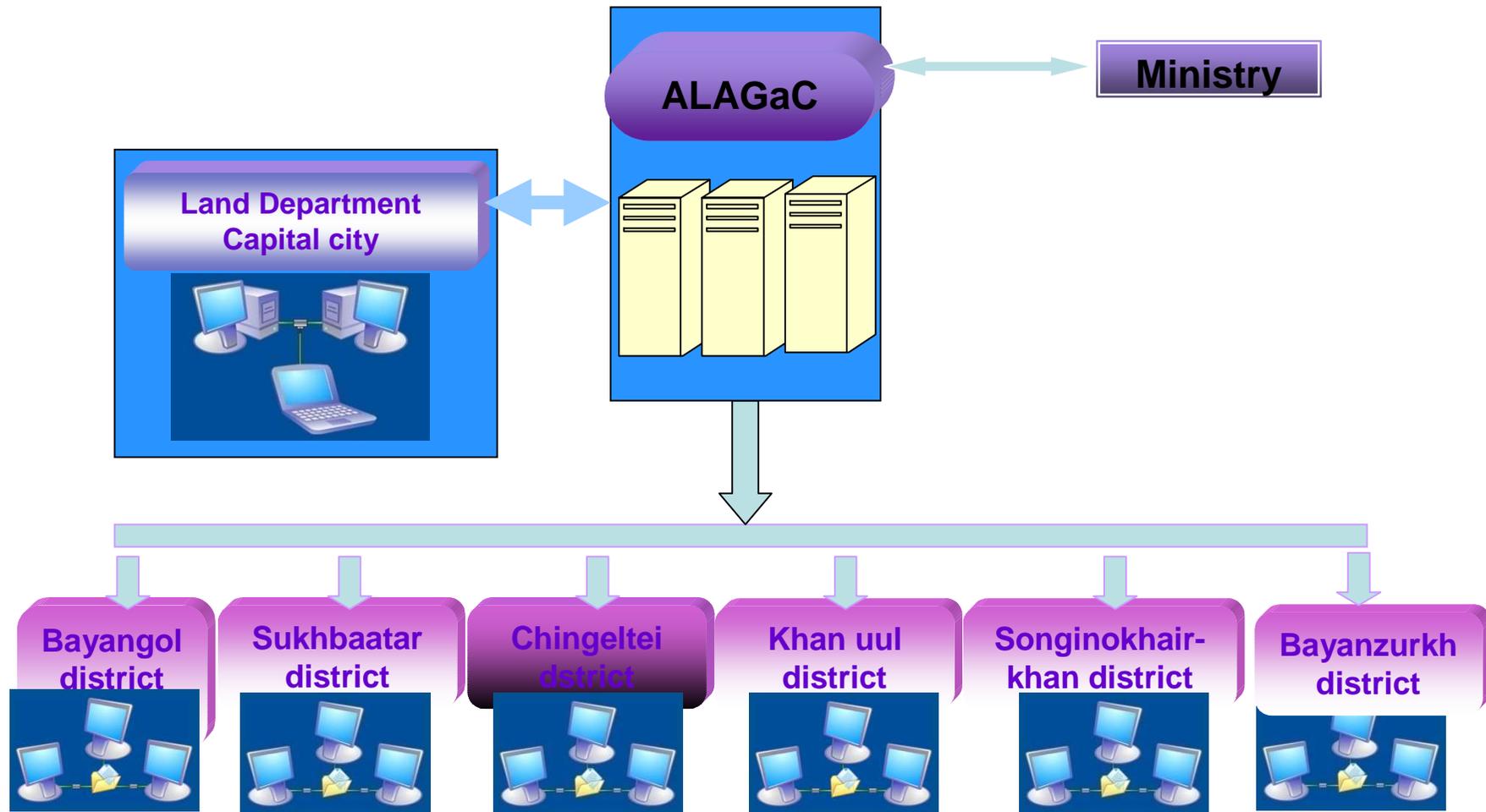
Stage of implementation



Results of the project

- **Attribute data of parcels of land owners, possessors, users;**
- **Cadastral maps /shown location, size, shape of the parcel/**
- **Cadastral information system /Ulaanbaatar/**

Cadastral information system in Ulaanbaatar city



National Land Information System

- International tender - to establish of National Land Information System – 2006 – 2007
- Now -in selection stage for implementer
- NLIS will be web based, centralized system covered by Land of Capital city, 9 districts, 21 provinces, 105 municipalities and ALAGaC

Goals of NLIS:

NLIS must provide facilities for business activities connected with Land and Real properties, particularly:

- Accomplishment of registration of Land and Real properties,
- Improvement of commercial benefits of Land and Real Properties,
- Improvement of registration and commerce warranty,
- Multiply quantity of turnover, including registration,
- Enhancement of land fee and real property taxation income
- Improve of professional and technical capacity of Land Departments
- Development of cooperation to other organizations related with Land \ALAGaC, Taxation departments, banks, notary etc\

Problems:

- NLIS-still not implemented
- Unsatisfactory process of cadastral surveying and mapping and inadequate registration of land owners, users and possessors;
- Existing Cadastral law does not include complex procedure for property registration. Today, the cadastral surveying and registration are done separately
- Need to produce whole country the land use map

Problems:

- It is necessary to improve cadastral surveying procedure in connection with quality control and inspection system;
- There are many land disputes in the new residential area and need to develop Land dispute settlement procedure during the cadastral survey.

Further goals

- To study experiences of cadastre of the developed countries and improve and develop a cadastral system;
- To accomplish Legal environment;
- Capacity building of the Land Departments:
 - human resource
 - hardware, software
 - surveying equipments;
- To establish security and warranty Cadastral system;

Further goals

- Built up the structure for updating existing cadastral records
- To redefine size of the territory of all administrative units;
- To do land use inventory by using GIS and Remote sensing technology

Thank you very much
for your attention