

## Re-establishing Land Administration in East Timor



UNCHS (Habitat)  
Fukuoka Office

## Background



- August 1999 referendum on independence
- Followed by violence and destruction
- Loss of public and private records
- Establishment of UNTAET
- Including a Land & Property Commission

## Land Administration



- Destruction of buildings
- Loss of public and private records
- Departure of senior and experienced staff
  
- Confusion on laws and regulations
- Uncertainty of land & property rights
- Informal occupation of property

## Land & Property Commission



- Facilitate transition to East Timorese system
- Policy and institutional development
- Allocate public and abandoned land
- National and District offices
- Limited international staff (UNTAET) and former (junior) staff

## Project Identification



- UNCHS mission in December 1999 (included land expert)
- Identification of immediate needs:
  - Rehabilitate offices
  - Restore essential components of land and property administration
  - Develop model for resolution of land disputes
  - Build capacity of East Timorese staff

## Project Formulation



- Second UNCHS mission formulating project proposal on land administration (included FIG member)
- Funding allocation from World Bank Trust Fund for East Timor
- Short-term project leading to medium-term intervention

## Project Proposal



- Technical assistance:
  - Land registration specialist
  - Cadastral survey and mapping specialist
  - Land law specialist
- Policy advice:
  - Land rights adjudication specialist
  - Property policy specialist
  - Institutional development specialist

## Project Preparation



- Approvals by all project partners
- UNCHS Project staff
  - Identification (UNCHS roster and FIG network)
  - Recruitment
- Detailed work plan
- UNTAET Counterpart staff
  - Identification of international staff (FIG)
  - Recruitment of local staff

## Implementation & outputs



- Rehabilitation of land registration system
  - Registration of titles recommended
  - Estimated 50,000 titles at present
  - Move from paper base to GIS proposed
  - Simplified registration forms and procedures
- Cadastral survey and mapping
  - Current status analyzed, maps sorted and indexed
  - Survey and base mapping requirements outlined
  - Programme designed for primary geodetic controls
  - Options for improving cadastral survey procedures

## Implementation & outputs



- Housing, property and land rights
  - Effective land dispute resolution and claim verification system proposed
  - Extensive consultation process undertaken
  - Land Tribunal recommended
  - Policy paper and regulations for L&PC drafted
- Review of existing (Indonesian) land laws
  - To create an equitable land administration system
  - Fundamental law reform recommended
  - Options needed for regulation of traditional land tenure systems

## Implementation & outputs



- Land and property policy
  - Recommendations on public and abandoned properties
  - Need for housing policy and urban planning emphasized
  - Options for external support suggested
- Institutional development
  - Review of housing and human settlements situation
  - Need for housing policy and programme highlighted
  - Institutional framework for human settlements sector proposed (Land Administration; Housing; Urban & Rural Planning; Environment)

## Latest Update



- Land Commission
- Institutional arrangements
- Land and property policy development
- Base mapping and aerial photography
- Housing assessment and urban planning studies