Thailand Land Tenure Data and Southeast Asia

Orapan Nabangchang-Srisawalak
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School of Economics,
Sukhothai Thammatirat Open University
Nabangchang_o@yahoo.co.uk

Issues covered

- Birdseye view of Thailand
- Policy framework over the years and the resulting land tenure systems
- Land tenure data and values for policy making

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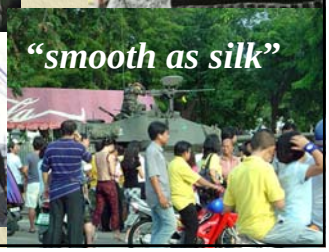


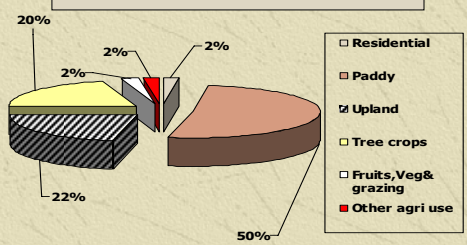
The composition of the Thai Economy

Agriculture	18,586
Non-agriculture	168,367
Manufacturing	64,924
Wholesale& retail	27,749
GDP	186,953
Per capita GDP US$/person/yr	2,886
Population (million person)	64.763

Million US$, current prices @38 Baht/US$

Agricultural Land in 2001

Total area = 21 million hectares



Changes in land policies and resulting land tenure system

Phases of change

- Phase 1: abundance of stock of forest resources (laisser-faire)
- Phase 2: institutional arrangements adjusted in response to changes in the stock supply situation (1st Plan, 50% of land kept as forest....)
- Phase 3: institutions have to adapt to political pressures (1975 land reform, land allocation)
- Phase 4: Change in quantity and quality of stock of physical supply of land (environmental concerns surfacing)

The resulting land tenure system

- Dual land markets
  - Private land market
  - Public land market
- Small-scale holders
  - More labour intensive than capital but low factor productivity in general both in terms of land and labour productivity
  - close association between poverty and landlessness

Land use change

Unit: hectare

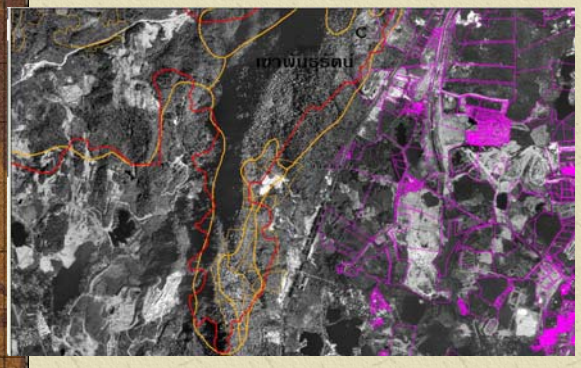
Year	Agriculture	Forest
1977	18,207,430	18,651,844
1981	19,407,014	16,093,188
1990	21,139,905	13,998,166
1991	20,491,973	13,669,805
1992	20,411,693	13,495,067
1993	20,274,352	13,352,100
1994	20,363,767	13,248,249
1995	20,457,678	13,148,506
1996	20,322,640	13,089,346
1997	20,178,324	13,030,586
1998	20,030,765	12,972,228
1999	20,152,973	12,897,635
2001	20,969,596	16,102,112

Source: Office of Agricultural Economics

Dual land markets: *Private land*

- Land with title deeds: private property
- In 2005, 20.48 million hectares, 40% of total area of Thailand now registered as private land
- The private land market can be said to be 'functing'
  - Data is comprehensive
  - Legal and institutional services that backs up transactions

Spatial dimension of public and private land



Dual land markets: *The public land*

- The types of public land
  - Areas other than private land
  - Forest areas,
  - Land under jurisdiction of various public agencies
  - Land reform areas: degraded forest areas degazetted
- Multiple agencies&diverse legal properties

Problems over public land

- Boundary problems
- Open Access and forest encroachment
- Markets that are not well-functioning
  - Security of tenure
  - Access to capital
- Public land generally considered as the stock that can be converted for production
- The command and control and economic approaches to management

Open access and forest encroachment

The equity and environment dilemma

Contradicting measures

Land tenure data and values for policy making

The importance of land tenure data

- Existence of reliable land tenure data would make it possible for policies to be more focussed.
  - Clearer scale of involvement in terms of spatial dimension and size of target group
  - Grover and Torhonen: land tenure data for policy makers and for operational uses.
  - land tenure data for operational uses needs additional analysis to be of value to policy-makers

What drives land policies in Developing Countries?

- Land policies are shaped by political situations motivated by political gains
- In land-based economies, any promise to provide land is going to be popular and sensational allowing politicians to pocket ample benefit
- Land policies are announced first. What is the truth, how policies operationalize are up to the executing agencies, not the policy makers!

Some examples

- National policies launched in the absence of land tenure data
  - Pro-poor land policies of the Thaksin Government
  - Assets capitalization policy
- Policy that can lead to greater efficiency in land use which needs comprehensive and reliable land data (but not launched because might be politically sensitive)
  - Land taxation

Land tenure information to carry out pro-poor land policy

- ***The demand side:*** Who are the poor, how many landless and near-landless
- ***The supply side:*** where are the stocks? how much, what are the legal status of the land
- ***The delivery mechanisms:*** How much land to provide per family? What kind of property rights,what are the terms? How do we ensure that they can use the land to generate revenue?

Without reliable land tenure data, the error margin can be large

- 6.2 million (9.8% of the total population) living under the poverty line
- 2 million applicants: 0.45 million landless and poor; 0.56 million near-landless and poor ***(after screening 800,000)***
- Official figures on stock of supply around 30 million rai. ***(after validation, approximately 100,000 rai)***

It would be clear from the start that there was the policy could not be carried out at scale that would make a difference

Assets Capitalization

- Creating access to formal financial institutions for land with claims inferior to the title deeds.
  - What is the stock of public land resources?
  - What is the current land use
  - How much of it can be capitalized
  - What is the market value and the appropriate method for land valuation?

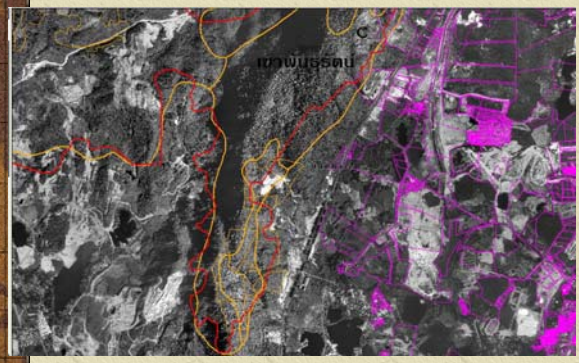
Land taxation

- land taxation could be instrumental in shaping land use
- Revenue from land tax expected to be a main source of revenue for local governments
  - Progressive land tax
  - Tax rate based on land use
- Need information
  - Who owns land and where
  - What is it used for
  - The location
- *Apart from local government capacity building, land tenure data is an important tool for this to work*

How important is Land tenure data?

- Depends on what are the use values and who are the users?
- What scale of investment?
  - Much would depend on answers to the above
  - Capital intensive approach
  - Less capital intensive and more user-friendly approach

Former practice of delineating boundaries



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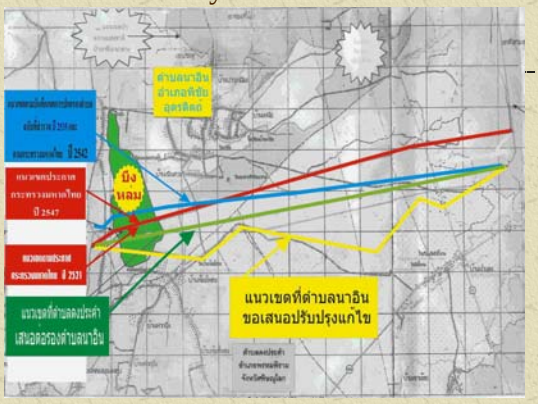
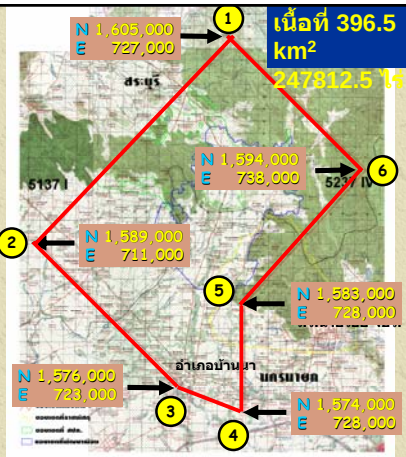
Which boundary line do we use?



Pilot Project for Integrated Provincial Planning: Thailand Research Fund

The new approach using GPS



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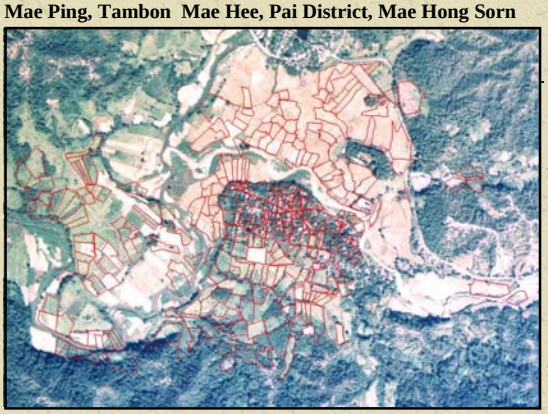
Mae Ping, Tambon Mae Hee, Pai District, Mae Hong Sorn



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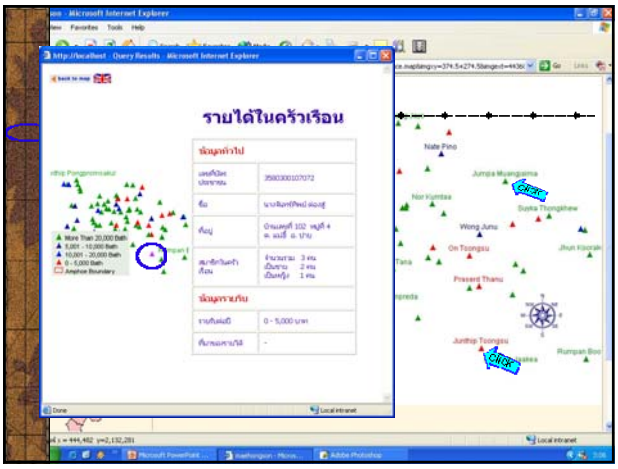

Implications

- Cost-effectiveness of investment
- Values when considering who are the users and their ability to use
  - Technical and capital intensive may be interesting for technicians and academics but local governments will it be of practical value to the non-academics or non technical users?
  - Potential values can be lost if we invest in "collecting" with little attention to "connecting"
- The technical, economic and social considerations of demarcation.

Issues for consideration

- **Focus on filling in information gap on '*public land*' as this is where markets are not functioning, where poverty is concentrated**
- **Efforts should be vested in consolidating existing databases... Connecting to create the practical value of information**
- **Attention should be directed to developing channels for involvement of potential partners, building their capacities and developing the basic tools.**

Thank you for your attention!

Orapan Nabangchang-Srisawalak
School of Economics,
Sukhothai Thammatirat Open University
Nabangchang_o@yahoo.co.uk