



XXVII FIG CONGRESS

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Thinking and Working Politically in the Land Sector in Mekong Region

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Land administration reform is typically undertaken with a strong focus on economics and technical matters.



Thailand TLP
(1984-2004+)



8.5m

Major increase in registered property. In 2014 8.5m transactions, fees US\$2.848B

Perú
PUPRP
(1998-2004)



1.35m

1.135m property titles issued, which benefited >5.7 m Peruvians in marginal communities.

Rwanda
(2010-2014)



10.67m

10.67m land parcels were demarcated in a LTR program and entered into LAIS. US\$6 per property.

There have been significant successes . . .

... and critiques.



Thailand TLP
(1984-2004+)

8.5m

Major increase in registered property. In 2014 8.5m transactions, fees US\$2.848B



- Did not pass valuation law or implement ICT system
- Did not do anything for residents in forest land including hill tribes
- Not replicable



Perú
PUPRP
(1998-2004)

1.35m

1.135m property titles issued, which benefited >5.7 m Peruvians in marginal communities.



- RPU not financially sustainable and was absorbed by SUNARP
- Titled property is falling back into informality
- Not replicable



Rwanda
(2010-2014)

10.67m

10.67m land parcels were demarcated in a LTR program and entered into LAIS. US\$6 per property.



- LTR successful but failed to develop LAIS and capacity to register transactions when needed
- Limited subsequent transactions (in early years)
- Not replicable



World Bank IEG (2016)

In 2016 the IEG in the World Bank published a review of cross-cutting findings from fourteen IEG assessments of land administration projects that the World Bank has supported from 1998 to 2014.



- successful interventions are context-specific
- local human resources capacity is important
- land reforms require medium- to long-term support
- cannot assume that all segments of the population will benefit



World Bank in ECA (2016)

In 2016 the World Bank also published a review of the lessons and experience from 42 Bank-funded land sector projects in 24 countries in Europe and Central Asia.



- clear tenure rights policies and/or regulatory frameworks, and clarified institutional responsibilities are pre-requisites
- long term commitment required for Institutional development, reform and capacity building
- registration agencies need to be business and customer oriented



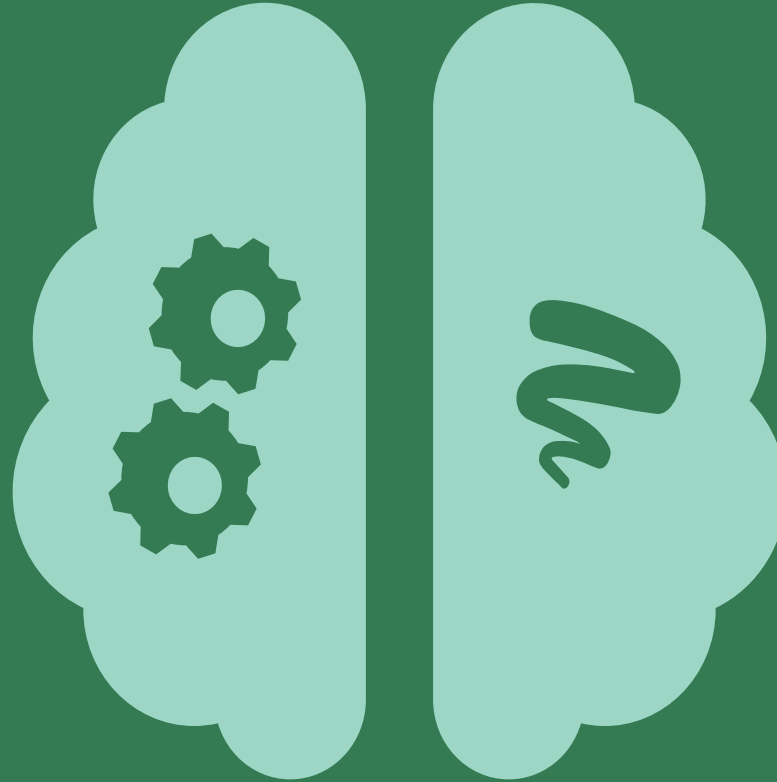
DFID (now FCDO) (2019)

In 2019 DFID (now FCDO) published a detailed assessment, drawing on relevant experience of programs funded by other development partners, of major land sector projects in six countries in Africa.

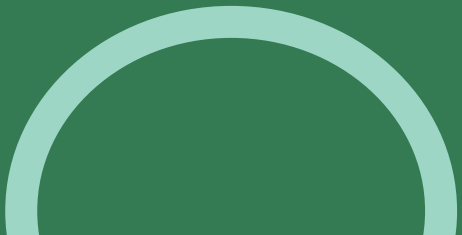


- sustainable land administration must be a central part of LTR work from the start
- LTR does not have to be the same in every context
- LTR requires sustained political will and a politically smart approach
- governments and donors need long-term commitments to the land sector

Switch gears
from linear – left
brain thinking ...




... to non-linear
problem solving, the
right hemisphere.



A 'Thinking and Working Politically' approach commonly has:

- Strong political analysis, insight and understanding
- Detailed appreciation of, and response to the local context
- Flexibility and adaptability in program design and implementation.



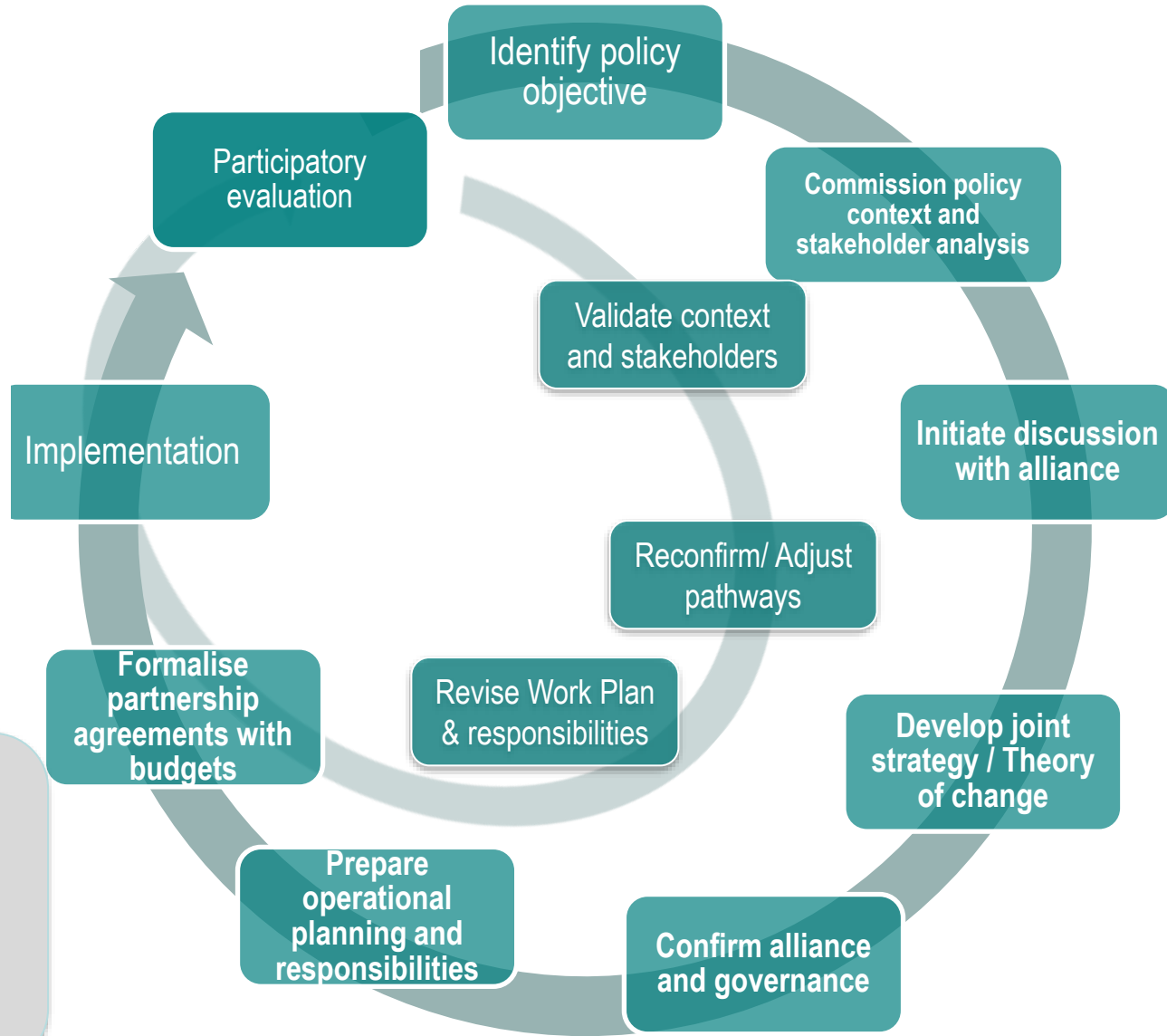


Most key problems are political economy issues.

- **Ghana:** unresolved competition for rents by the state and the customary authorities;
- **Indonesia:** failure of policy makers to adopt recommendations for policy change and the unwillingness of agencies to share data;
- **Kenya:** the action by veto players to frustrate reform
- **Lao PDR:** unwillingness of policy makers to adopt policy to improve the tenure security of the most poor and failure to foster the willingness to pay fees for registering subsequent land transactions; and
- **Thailand:** unwillingness of politicians to legislate for improved property valuation.



Strategic Work Plans



- 6 monthly operational review against work plan.
- Annual strategic review against policy objective



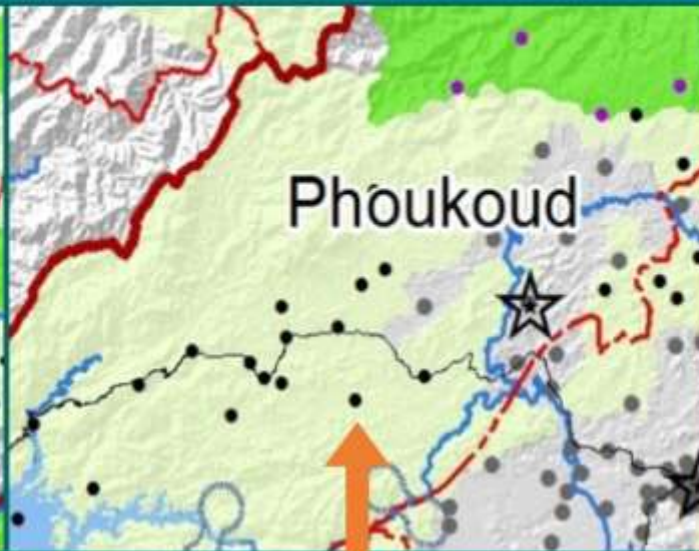
ADIC 2023

The agricultural investment landscape in Cambodia is changing rapidly. The rapid expansion of large-scale agribusiness, driven by government incentives and private investment, has led to a concentration of land in the hands of a few large agribusinesses. This has led to a loss of livelihoods for smallholder farmers, who are being displaced from their land. The land is being used for large-scale agribusiness, which is not always in the best interests of the country's food security and rural development. This brief provides a summary of the current situation and offers recommendations for a more inclusive agricultural investment framework.

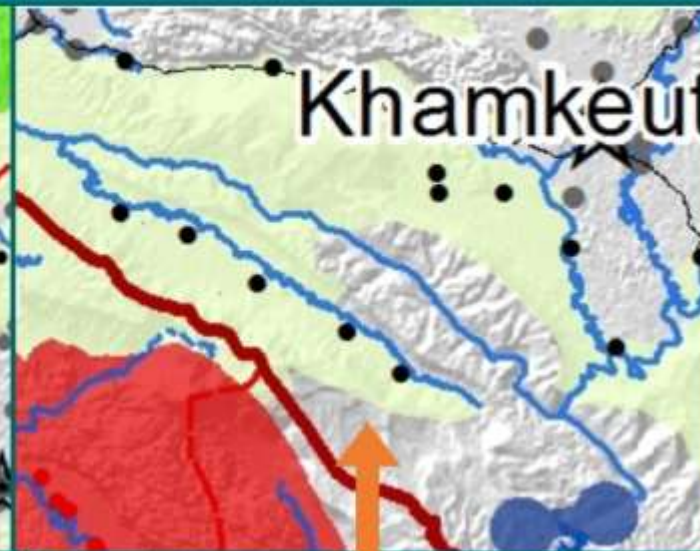
Houn District, Oudomsai Province.



Phoukoudt District, Xiengkhouang Prov.



Khamkerd District, Bolikhamsai





Some 3,000 villages in Laos—and more than 1 million smallholder farmers—live within areas designated as State forests that include both forests and non-forestlands.

‘Our Alliance members and partners in government and civil society have done a remarkable job in moving forward under challenging conditions.’ A meeting of Deputy Ministers (July 2021) met with strong results, including the recognition of villages within State forestlands, paving the way for individual land titling.



Key MRLG Project Lessons

1. TWP need not be seen as a full alternative to conventional approaches.
2. The long arc of policy reforms.
3. Alliance-based approaches are needed for TWP, for critical mass and legitimacy.
4. Alliances need leadership.
5. In alliance-based approaches, the issue of credit and visibility will always be a practical challenge.
6. Evidence is more effective than positional negotiation.
7. Donors need to be flexible.
8. Land Governance reform through TWP is a systems-approach.
9. Some aspects are simply out of project control.

Think and Work Politically for Improved Land Administration Reform

The approach to land administration reform needs reform and the sector needs to seriously consider political economy issues (the “messy politics”).

