

Progress of Land Titling Implementation

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1. Background

1. Land titling activity of NRI-AF Project is delivered to all farmers in command areas of all subprojects from Phase I to IV. Land certificates guarantee legal rights of the farmers over the parcels in the command areas of the subprojects. Securing land tenure through land titling builds up confidence of the farmers on their land ownership and is expected to promote investments into rice and other commercial crops in a longer-term view. In addition, strengthening of land ownership reduces conflicts and encroachments over the farmland, and contributes to poverty reduction.
2. The number of target households, who obtain land ownership certificate was originally set at 5,000 households in the PAM.
3. Land titling activities of NRI-AF Project have following features.
 - (1) Land titling activity of NRI-AF Project targets only individual (private) paddy land in the command area of subprojects, because the objective of the land titling activities is to enhance effectiveness of PRI rehabilitation of the Project.
 - (2) The Project supports issuance of both (a) permanent land titles by PONRE/DONRE and (b) agricultural land booklet/certificates by PAFO/DAFO.

2. Objectives

4. The objectives of land titling activity are as following.
 - (1) Securing land tenure and access to agricultural land (paddy field) for all farmers in the NRI-AF Project area through upgrading land ownership status from land user to land owner.
 - (2) Maintaining and securing agricultural land (paddy field) that have benefited from the project in order not to decrease the area or change the form of land use to other purposes
 - (3) Plans and strategies of agricultural land management and allocation as well as permanent land titling to be implemented and expended in the province and districts
 - (4) Performance and skills of provincial and district officials to be strengthened and improved

3. Implementation Procedures

5. Based on the actual implementation at Phase I subprojects in Oudomxay, implementation procedure of land titling activities has been modified as the following six (6) steps.

<p><u>Step 1: Consultation and Preparation of Management Structure</u></p> <ul style="list-style-type: none"> ... Consultation with PAFO/PPO, DAFO/DCO, PONRE and DONRE ... Establishment of Provincial/District Project Steering Committee for Land Titling Activities ... Notification to the villages/ WUGs ... Village consultations including gender consultation ... Agreement by villages/ WUGs ... Setting up of Village Agricultural Land Management Committee at each target village ... Setting up of a Village Mediation Team at each target village <p><u>Step 2: Implementation and Budget Plan at Provincial Level</u></p> <ul style="list-style-type: none"> ... Approval of provincial implementation and budget plan by PPO/PAFO and PONRE (DG and head of land unit) ... Submission of provincial implementation and budget plan to MAF ... Approval of provincial implementation and budget plan by MAF <p><u>Step 3: Preparation of Field Survey</u></p> <ul style="list-style-type: none"> ... Preparation of base maps (Land Management Dep. of MONRE) and other required equipment / materials including interview form ... Setting up of Land Titling Field Team at district level ... Training for Land Titling Field Team members <p><u>Step 4: Implementation of Field Survey, Mediation and Database Management</u></p> <ul style="list-style-type: none"> ... Field survey by Land Tiling Field Team ... Interview land owner by DAFO and DONRE respectively ... Check land-related documents such as record of tax payment ... Mediation of land disputes ... Data entry and adjustment of the database (quality control of the database) ... Day-to-day meeting for instruction of land titling procedure to villagers (about 5 households per day) <p><u>Step 5: Public Display, Dealing of Grievances and Concurrence</u></p> <ul style="list-style-type: none"> ... Public display for grievances ... Resolving grievances ... Confirmation of accuracy and no unsolved disputes on the prepared maps <p><u>Step 6: Verification and Issuance of Land Certificates and Hand-Over</u></p> <ul style="list-style-type: none"> ... Verification and issuance of both (a) Permanent Land Certificate, and (b) Agricultural Land Booklet/ Certificate
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4. Project Achievement.

6. 16 subprojects of Phase I, II and III have implemented and issued land title certificate in total 10,580 certificates for 7,002 HHs in the project command area. Below (Table 1) is show the overall land title certificate and their ownership.

Table 1: Overall of Progress of Land Titling Activities

No.	Subproject Name	Benefit HHs	Command area (Ha)	Total certificate issued	Ownership of Land Certificates				
					Name of Husband	Name of wife	Both name	Others	Total Hand over
	Phase 1,2 & 3	7,002	6,246	10,580	2,914	1,657	5,900	109	10,580
	Ownership (%)				28%	16%	56%	1%	100%

Source: PONRE/ DONRE / PPO/DCO of target provinces and districts

1) Phase I subprojects

7. Total 2,099 land certificates of the phase I subproject have been issued for 1,014 HHs. Table 2 show the land title certificate and their ownership of phase 1.

Table 2: Land Titling Activities in the Phase I Subprojects

No.	Subproject Name	Direct Benefit Household	Command area (Ha)	Total certificate issued	Ownership of Land Certificates				
					Name of Husband	Name of wife	Both name	Others	Total Hand over
1	Nam Oun	612	420	743	195	119	426	3	743
2	Nam Beng	402	386	1,356	664	290	399	3	1,356
	Sub-Total	1,014	806	2,099	859	409	825	6	2,099
	Ownership (%)				41%	19%	39%	0%	100%

Source: PONRE/ DONRE / PPO/DCO of target provinces and districts

2) Phase II subprojects

8. Total 4,505 land certificates of all Phase II subprojects have been issued for 3,091 HHs. Table 3 show the land title certificate and their ownership of phase 2.

Table 3: Land Titling Activities in the Phase II Subprojects

No.	Subproject Name	Benefit HHs	Command area (Ha)	Total certificate issued	Ownership of Land Certificates				
					Name of Husband	Name of wife	Both name	Others	Total
1	Nam Hao	701	606	1,751	743	454	550	4	1,751
2	Namtong	625	610	1,194	402	56	736	-	1,194
3	Nam Ngene 2	209	186	164	42	42	80	-	164
4	N. Lue-N. Chang	642	475	699	121	121	405	52	699
5	Nam Sa	247	238	270	55	55	152	8	270
6	Houay Bong	495	310	219	31	31	157	-	219
7	Houay Xo2	172	216	208	28	28	148	4	208
	Sub-Total	3,091	2,641	4,505	1,422	787	2,228	68	4,505
	Ownership (%)				32%	17%	49%	2%	100%

Source: PPO/DCO of target provinces and districts

3) Phase III subprojects

9. 7 subprojects implementation completed. Total 3,976 land certificates have been issued for 2,897 HHs. Table 3 is showing the land title certificate and their ownership of phase 3:

Table 4: Land Titling Activities in the Phase III Subprojects

No.	Subproject Name	Benefit HHs	Command area (Ha)	Total certificate issued	Ownership of Land Certificates				
					Name of Husband	Name of wife	Both name	Others	Total
1	Nam Ngaad	523	390	1,196	241	246	705	4	1,196
2	Nam Gna 2	262	540	567	56	42	457	12	567
3	Nam Ma	448	360	487	93	26	351	17	487
4	Dong Nouak	219	267	280	41	17	221	1	280
5	Nam Hoy-Nam Lou	335	250	353	154	92	107	-	353
6	Nam Kha	909	680	828	48	38	741	1	828
7	Nam Satone	201	312	265	-	-	265	-	265
	Sub-Total	2,897	2,799	3,976	633	461	2,847	35	3,976
	Ownership (%)				16%	12%	72%	1%	100%

Source: PPO/DCO of target provinces and districts