



# Land Management and Decentralised Planning 4 (LMDP 4)

## Securing land rights in forest areas in Laos

### Context

In Laos, various ministries and the affiliated agencies are responsible for land use and land management. However, their mandates are often not clearly defined and may overlap in practice execution. This leads to an unclear distribution of responsibilities, which can result in the mismanagement of natural resources. Moreover, empirical land use data is often lacking yet extremely important for solving land conflicts and applying sustainable land management principles in practice. Although there have been improvements in recent years, government agencies require further support in capacity development to strategically implement existing land use planning instruments and methods.

From 2015 to 2019, a variety of tools to improve land use planning processes were developed as part of the previous project phases. These include the digital cadaster for land registration, Lao Land Registration System (LaoLandReg), the Land Use Information System (LUIS), and the Area Physical Framework (APF). Since 2020, the current project phase, in its third phase, focuses on the institutionalization and further expansion of these tools.

### Objective

Land rights for smallholder farmers and forest users are more secure, while forests and biodiversity are better protected through integrated land management.



Land Registration in Sayaboury

Photo: ©GIZ/Bart Verweij

Project Title	Land Management and Decentralised Planning 4 (LMDP 4)
Commissioned by	German Federal Ministry for Economic Cooperation and Development (BMZ), Swiss Development Cooperation Agency (SDC)
Project regions	Houaphan, Sayabouri, Vientiane Capital (Central Level)
Leading executing agency	Ministry of Planning and Investment, Ministry of Natural Resources and Environment and Ministry
Duration	2019-2027

### Approach

LMDP has three core features:

- **Facilitating the implementation of an integrated land management:** The project supports efforts to protect land rights, forests, and biodiversity in Sayabouri and Houaphan provinces, while promoting responsible land use among villagers and government officials.
- **Improving the legal framework for land rights:** Special attention is given to women's land rights and the involvement of civil society organisations through multi-stakeholder dialogues and coordination efforts.
- **Advancing digital land information systems:** The project improves tools such as the Land Use Information System (LUIS) and the digital cadastre LaoLandReg to promote informed decision-making by land and forest management authorities.

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## Impact

During LMDP 1 and 2, the following results were achieved:

- Since 2015, there have been 27,317 land parcels registered and 22,923 land titles have been issued. 70% of private land parcels are registered in the name of women only or married couples.
- 94 Village Land Use and Agriculture Management Plans have been completed. 2,909 villagers have been trained on contract farming arrangements.
- 116 land investment projects have been advised on alignment with the national investment law and international guidelines.
- 6 district level spatial plans (called 'Area Physical Frameworks') have been drawn up, with input from more than 2,000 villagers from 40 villages.

During LMDP 3, the following achievements were reached so far:

- The new version of the digital land cadaster system LaoLandReg were successfully tested in Vientiane and will be used for nationwide rollout with support from the World Bank and KfW.
- Responsible institutions for land use planning have access to LUIS including more than 500 land use plans from across the country.
- The provincial socio-economic development plans are using spatial plans from the provinces, Houaphan and Sayabouri, as reference.

- Around 220 governmental staff have been trained on the use of special planning tools like GIZ, UAV-drones and as trainers for land management tools.

## Gender and Land Management

In rural areas, particularly women, face structural disadvantages when it comes to access to land and land rights.

In previous phases of LMDP, the project cooperated with government partners to produce several tools to improve land use and land governance in Laos. During the piloting and implementation in the target provinces, the project involved rural communities, including women and ethnic group, in all planning activities and decision-making processes.

During its current phase, the project puts on more efforts in ensuring that women and men have access to and benefit equally from the project implementation. As part of Institutional Capacity Development, trainings of trainers have been conducted on technical land management tools which serve as a continuation of capacity building processes. Moreover, each of those technical trainings is accompanied by a gender training after its completion to systematically strengthen government staff, assigned to be multipliers (master trainers) or training managers.

This ensures a deeper understanding within the multipliers for gender sensitivity in the developed land management tools and enables them to pass on this knowledge in future trainings and workshops conducted by them.



### About GIZ Laos

GIZ, as part of German Development Cooperation, has been active in Laos since 1993, mainly on behalf of the German Federal Ministry for Economic Cooperation and Development (BMZ). Currently, GIZ is implementing numerous projects in three core areas: a) rural development, b) conservation of nature and natural resource and c) sustainable economic development and d) good governance.

Please visit [www.giz.de/laos](http://www.giz.de/laos) for further information.

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