



Enhancing Systematic Land Registration Project (P169669)

EAST ASIA AND PACIFIC | Lao People's Democratic Republic | Urban, Resilience and Land Global Practice | IBRD/IDA | Investment Project Financing | FY 2022 | Seq No: 5 | ARCHIVED on 23-May-2023 | ISR55813 |

Implementing Agencies: Lao People's Democratic Republic, Ministry of Natural Resources and Environment

Key Dates

Key Project Dates

Bank Approval Date: 02-Sep-2021

Effectiveness Date: 16-Mar-2022

Planned Mid Term Review Date: 27-Dec-2024

Actual Mid-Term Review Date:

Original Closing Date: 30-Sep-2026

Revised Closing Date: 30-Sep-2026

Project Development Objectives

Project Development Objective (from Project Appraisal Document)

The objective of the project is to support the Government of Lao PDR in improving tenure security and land administration services in selected areas, and to provide immediate and effective response in case of an eligible crisis or emergency.

Has the Project Development Objective been changed since Board Approval of the Project Objective?

No

Components Table

Name

1. Systematic Registration of Land Use Rights:(Cost \$20.58 M)
 2. Modernization of Land Administration and Service Delivery:(Cost \$6.18 M)
 3. Implementation, Policy and Legal Framework Development:(Cost \$1.00 M)
 4. Project Management:(Cost \$3.61 M)
 5. Contingent Emergency Response
- Refund of Project Preparation Advance:(Cost \$2.50 M)

Overall Ratings

Name	Previous Rating	Current Rating
Progress towards achievement of PDO	<input type="checkbox"/> Moderately Satisfactory	<input type="checkbox"/> Moderately Satisfactory
Overall Implementation Progress (IP)	<input type="checkbox"/> Moderately Satisfactory	<input type="checkbox"/> Moderately Satisfactory
Overall Risk Rating	<input type="checkbox"/> Substantial	<input type="checkbox"/> Substantial

Implementation Status and Key Decisions

Project implementation is advancing with: Systematic Land Registration (SLR) activities started in 109 villages; vehicles, motorbikes, survey and ICT equipment delivered; the largest procurement, Continuously Operating Reference Stations (CORS), delivered successfully; Grievance Redress Mechanism (GRM) established villages where SLR is active; and multiple assessments and plans finalized or ongoing on ICT, digitization, capacity building, office operations, private sector engagement and customer satisfaction.



For the Project to achieve its targets on issuance of land titles and land use certificates in a timely manner, the remaining 51 Systematic Adjudication Teams should be dispatched to field; Environmental and Social Framework capacity to conduct risk screenings and reporting needs to be enhanced; and project management capacity strengthened.

Risks

Systematic Operations Risk-rating Tool

Risk Category	Rating at Approval	Previous Rating	Current Rating
Political and Governance	<input type="checkbox"/> Moderate	<input type="checkbox"/> Moderate	<input type="checkbox"/> Moderate
Macroeconomic	<input type="checkbox"/> Substantial	<input type="checkbox"/> Substantial	<input type="checkbox"/> Substantial
Sector Strategies and Policies	<input type="checkbox"/> Substantial	<input type="checkbox"/> Substantial	<input type="checkbox"/> Substantial
Technical Design of Project or Program	<input type="checkbox"/> Substantial	<input type="checkbox"/> Substantial	<input type="checkbox"/> Substantial
Institutional Capacity for Implementation and Sustainability	<input type="checkbox"/> High	<input type="checkbox"/> High	<input type="checkbox"/> High
Fiduciary	<input type="checkbox"/> Substantial	<input type="checkbox"/> Substantial	<input type="checkbox"/> Substantial
Environment and Social	<input type="checkbox"/> High	<input type="checkbox"/> High	<input type="checkbox"/> High
Stakeholders	<input type="checkbox"/> Substantial	<input type="checkbox"/> Substantial	<input type="checkbox"/> Substantial
Other	<input type="checkbox"/> Substantial	<input type="checkbox"/> Substantial	<input type="checkbox"/> Substantial
Overall	<input type="checkbox"/> Substantial	<input type="checkbox"/> Substantial	<input type="checkbox"/> Substantial

Results

PDO Indicators by Objectives / Outcomes

Improving tenure security				
► Land titles or use certificates issued in Lao PDR (disaggregated by titles/certificates, gender and ethnicity) (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	1,514,831.00	1,669,606.00	1,755,769.00	2,500,000.00
Date	31-Jul-2021	07-Oct-2022	26-Apr-2023	31-Jul-2026
Comments:	<p>This indicator will measure the number of properties and land parcels in Lao PDR that have received land title or use certificate. Land titles and use certificates are considered to be issued when they are prepared and printed, regardless if the land holder collects them from DONRE or not. The disaggregated information will be reported in the progress reports. The disaggregated information on titles/certificates and gender is available in Lao LandReg, while disaggregated information on ethnicity must be collected through other means, such as reports of the mobile units or DONRES. The ethnicity information is not expected to be collected in the first year of project implementation.</p> <p>May 2023:</p>			



- Disaggregated data on gender exist only for subset of data: 694,469 of 846,064 titles (82.08%) were in the name of women /conjugal/joint.
- Ethnically disaggregated data can be only collected for new titles, and system is not yet in place.

► Coverage of cadastral index maps showing all land holdings, including communal lands. (Hectare(Ha), Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	160,535.00	180,750.00	2,250,000.00
Date	31-Jul-2021	07-Oct-2022	30-Dec-2022	31-Jul-2026

Comments: This indicator shows the coverage of the cadastral index maps prepared in the project. The indicator measures the mapped land holdings, including those tenure forms not receiving legal land titles or land use certificates to improve also their tenure security. (Previous estimate included duplicates. Methodology improved)

Improving land administration services

► Number of annual land transactions registered, excluding first time registration (disaggregated by transfers, mortgages, leases and inheritance; disaggregated by gender) (Number, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	36,780.00	36,780.00	36,780.00	48,000.00
Date	31-Dec-2019	22-Jun-2022	31-Dec-2022	31-Jul-2026

Comments: The indicator measures the increase in land administration service delivery in Lao PDR. The data will be disaggregated by transfer, mortgages, leases and inheritance. The disaggregated information will be available directly from Lao LandReg and will be reported in the progress reports. The baseline data is based on 2019 information from all provinces, except Phongsaly, Luangnamtha, Khammouane and Salavan due to lack of data provided to central level. Indicator will be updated at the end of calendar year.

► Customer satisfaction with land administration services in selected offices (disaggregated by gender) (Text, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	n/a	n/a	n/a	4.00
Date	30-Jul-2021	09-Nov-2021	09-Nov-2021	31-Jul-2026

Comments: This indicator will measure the level of customer satisfaction with (subsequent) land administration services in selected offices. The indicator will be measured with a scoring from 1 to 5. This indicator is proposed to be used as the citizen engagement indicator of the project. It is expected that the baseline survey will be implemented by September 2023.

Intermediate Results Indicators by Components

Systematic Registration of Land Use Rights



► Land titles or use certificates issued in name of women or jointly in Lao PDR (disaggregated by titles/certificates and ethnicity) (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	38.43	38.43	38.43	42.50
Date	31-Jul-2021	20-Jun-2022	20-Jun-2022	31-Jul-2026
Comments:	<p>This indicator will measure the percentage of female or jointly received land titles or use certificates issued in Lao PDR between 2022-2026. Baseline is based on Lao LandReg information from 2018-19. Land titles and use certificates are considered to be issued when they are prepared and printed, regardless if the land holder collects them from DONRE or not. The disaggregated information will be reported in the progress reports. The disaggregated information on titles/certificates is available in Lao LandReg, while disaggregated information on ethnicity must be collected through other means, such as reports of the mobile units or DONREs. The ethnicity information is not expected to be collected in the first year of project implementation.</p> <p>May 2023: The 2018-2019 baseline figure was lower than the data provided in May 2023 (82.08% women/conjugal/joint). The baseline and targets will be updated as part of the restructuring.</p>			
► Number of Continuously Operating Reference Stations (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	22.00	29.00	74.00	77.00
Date	30-Jul-2021	07-Oct-2022	30-Dec-2022	31-Jul-2026
Comments:	This indicator will measure the number of CORSs in Lao PDR under the mandate of DOL.			
► Beneficiaries who participate in public awareness campaigns (disaggregated by ethnicity) (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	50.00	50.00	50.00	70.00
Date	30-Jul-2021	09-Nov-2021	09-Nov-2021	31-Jul-2026
Comments:	This indicator measures the number or beneficiaries participating the project public awareness campaigns. Disaggregated information will be reported in the progress reports.			
□ Female beneficiaries who participate in public awareness campaigns from total village population (Percentage, Custom Supplement)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	28.50	28.50	28.50	37.50
► Average cost of issuance of new land title (Amount(USD), Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	25.00	25.00	25.00	17.00
Date	30-Jul-2021	09-Nov-2021	09-Nov-2021	31-Jul-2026
Comments:	This indicator will measure the average cost of issuing a new land title.			



► Individuals within SLR teams trained (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	832.00	832.00	780.00
Date	30-Jul-2021	07-Oct-2022	30-Dec-2022	31-Jul-2026
Comments:	This indicator measures the number of government and contract staff trained in SLR processes.			

Modernization of Land Administration and Service Delivery				
► Titles or use rights in digital land information system (Lao LandReg) (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	482,233.00	1,050,275.00	1,138,654.00	1,920,000.00
Date	31-Jul-2021	07-Oct-2022	30-Dec-2022	31-Jul-2026
Comments:	This indicator will measure the number of titles or land use certificates recorded in the digital land information system as an outcome of first-time registration and digitization of existing documents.			
► Districts with digital land information system (Lao LandReg) operational and in systematic use (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	26.00	26.00	32.00	100.00
Date	30-Jul-2021	20-Jun-2022	30-Dec-2022	31-Jul-2026
Comments:	This indicator measure the number of districts where Lao LandReg is fully operational and in systematic use. Systematic use refers to use where Lao LandReg is used in both first-time registration and subsequent registration. It also means that the data is frequently updated to central level database directly or via the provincial database. Baseline is formed by the districts of Houaphan, Luang Namtha and Xaignabouly.			
► Number of old paper land records scanned, linked to Lao LandReg and archived. (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	59,000.00	83,754.00	83,754.00	500,000.00
Date	30-Jul-2021	07-Oct-2022	07-Oct-2022	31-Jul-2026
Comments:	This indicator measures the number of land titles or use certificates that are scanned, linked to the land parcel in Lao LandReg and archived.			
► Number of pilot service centers established, staffed and operational (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	2.00



Date	30-Jul-2021	20-Jun-2022	20-Jun-2022	31-Jul-2026
Comments:	This indicator measures the number of pilot land administration services centers established, staffed and operational.			
► Time taken to register a simple land transaction (Days, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	28.00	28.00	28.00	15.00
Date	30-Jul-2021	09-Nov-2021	09-Nov-2021	31-Jul-2026
Comments:	The indicator measures days taken to do simple land transaction based on WB's Doing Business Registering Property Indicator. Definition of 'simple land transaction' is defined also by the DB Indicator.			
► Number of institutions with online link to LaoLandReg (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	1.00	1.00	4.00
Date	30-Jul-2021	20-Jun-2022	20-Jun-2022	31-Jul-2026
Comments:	The indicator measures number of institutions with online link to Lao LandReg outside DOL.			
► Income generation to government through DOL (excluding first registration fees) (Amount(USD), Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	85,000.00	85,000.00	85,000.00	160,000.00
Date	30-Jul-2021	09-Nov-2021	09-Nov-2021	31-Jul-2026
Comments:	The indicator measures amount of annual income generated to the government by DOL through land administration fees excluding first-time registration fees.			

Implementation, Policy and Legal Framework Development

► Regulations or studies amended or produced (Number, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	3.00	3.00	5.00
Date	30-Jul-2021	07-Oct-2022	07-Oct-2022	31-Jul-2026
Comments:	<p>This indicator measures the number of official regulations amended or studies produced as an outcome of the project</p> <p>May 2023: The approved regulations and studies include:</p> <ul style="list-style-type: none"> • Instruction on Cadastral Surveying and Mapping No. 6377/MONRE • Instruction on Land Title Registration No. 0500/MONRE • Ministerial Decision on Business Related Land No. 4392/MONRE 			



► Normative documents (sub-legislation, decrees, instructions or regulations) on i) customary tenure registration; and ii) land registration in state forestlands issued (Number, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	1.00	2.00
Date	30-Jul-2021	09-Nov-2021	05-May-2023	31-Jul-2026

Comments: The indicator measures normative documents (sub-legislation, decrees, instructions or regulations) developed for i) customary tenure registration; and ii) land registration in state forestlands.
May 2023: The approved regulations and studies include:

- Instruction on Land Title Registration No. 0500/MONRE including guidance for customary tenure registration.

Project Management

► Project Management rated as Satisfactory (Yes/No, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No	No	No	Yes
Date	30-Jul-2021	22-Jun-2022	30-Dec-2022	31-Jul-2026

Comments: This indicator measures the rating of project management
May 2023: The Project continues to have multiple shortcomings in project management: agreed actions are delayed, as are the payments, recruitments, and contract extensions, while the quality of progress reports is low.

Performance-Based Conditions

Data on Financial Performance

Disbursements (by loan)

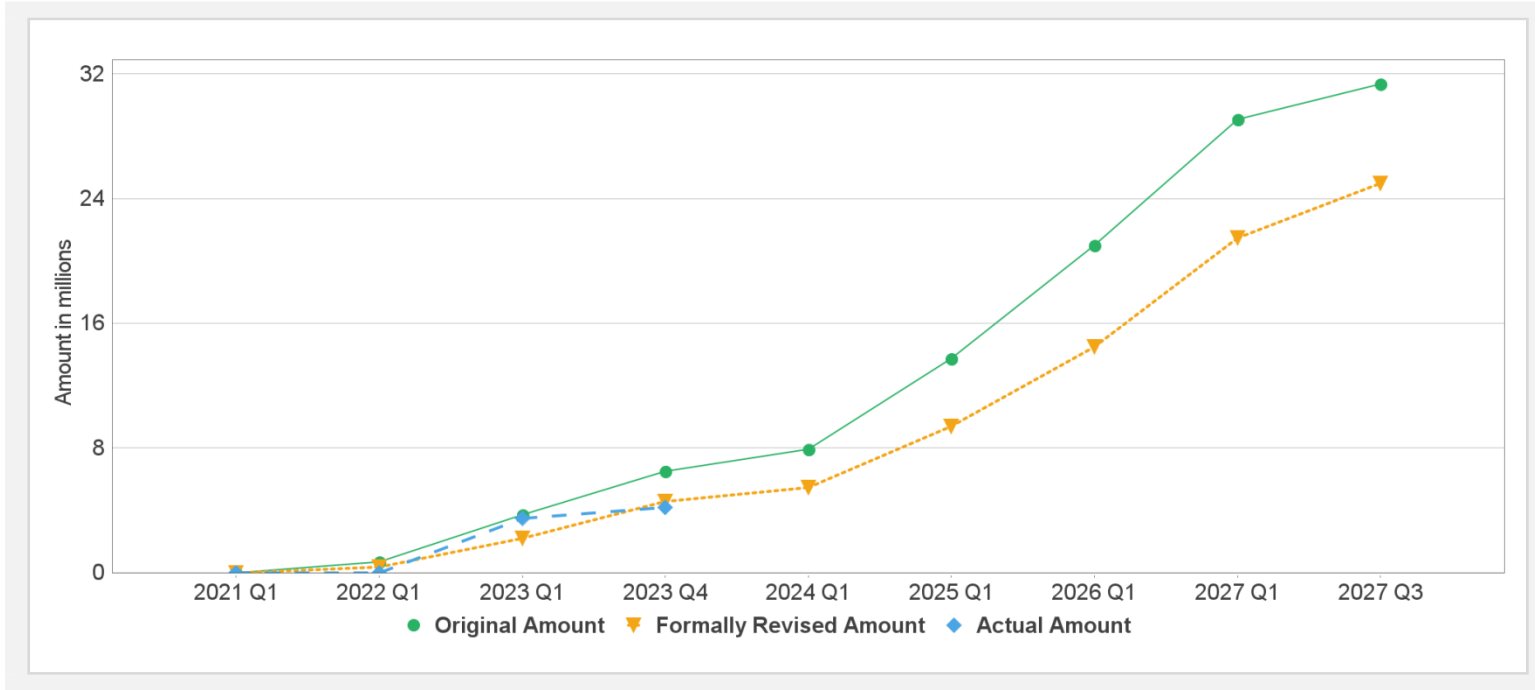
Project	Loan/Credit/TF	Status	Currency	Original	Revised	Cancelled	Disbursed	Undisbursed	% Disbursed
P169669	IDA-69820	Effective	USD	25.00	25.00	0.00	3.40	20.00	15%
P169669	TF-B6525	Effective	USD	1.70	1.70	0.00	0.78	0.92	46%

Key Dates (by loan)

Project	Loan/Credit/TF	Status	Approval Date	Signing Date	Effectiveness Date	Orig. Closing Date	Rev. Closing Date
P169669	IDA-69820	Effective	02-Sep-2021	21-Oct-2021	16-Mar-2022	30-Sep-2026	30-Sep-2026
P169669	TF-B6525	Effective	02-Sep-2021	21-Oct-2021	16-Mar-2022	30-Sep-2026	30-Sep-2026



Cumulative Disbursements



Restructuring History

There has been no restructuring to date.

Related Project(s)

There are no related projects.