



Why Copying LIS from a Developed Country does not work for a Developing Country?

Tran Nhu Trung, Vietnam
Don Grant, Australia



Problem Introduction

- ◆ The need for LA and LIS in a developing country.
- ◆ The failure when copying from developed country.
- ◆ Researchers offer answers as to WHY, & blame
 - ◆ the unclear land policy,
 - ◆ the need for a sound institutional arrangement
 - ◆ well educated staff and those other assets claimed to exist in a developed country.



The Approach to answer WHY & the Presentation Structure

- ◆ Describe the system in developed & developing countries (Australia/Vietnam)
- ◆ Analyze & answer question WHY because of 3 main reasons:
 - Differences in political situation, legal, framework and institutional arrangements,
 - Differences in business scope & priority,
 - Differences in technical aspects.
- ◆ Conclusion & Further Research



LIS & LA In developed country – an Australian case

- ◆ Torrens System in 1859 introduced to be more *appropriate and relevant* to an emerging society,
- ◆ Lack of any direct control by the National Gov. over LA,
- ◆ The LA situation in Australia has been fragmented & cooperation usually achieved by voluntary agreements between the stakeholders,
- ◆ The LA institutional arrangements have been specific to each State,
- ◆ Little early coordination of LIS direction or systems between States and National Government,
- ◆ Most States, until recently, centralized operations for land registration whilst the mapping and surveying were usually decentralized.



LIS & LA in developing country – a Vietnam case

Land Policy & Legal Framework:

- Land law 1993 recognized the five rights of land use for people. Then land law & its legal documents have being updated in 1998, 2001, 2003. It is a “work-in progress” year by year.

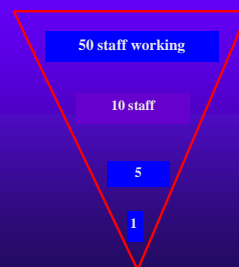
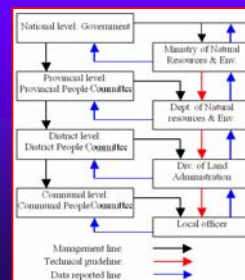
Significant results from these changes:

- a) Poverty from 58% (1993) down to 29% (2002),
- b) From a food importer to 2nd country for rice exportation.



LIS & LA in developing country – a Vietnam case

Institutional & Organizational structure at 64 provinces, 615 districts and 10,000 communes



LIS in Vietnam

- ◆ LIS have been developed by both national & international consultants,
 - By Vietnamese: Famis – CaDB (1997), ViLIS (2002),
 - By International: PLIS (2002), ELIS (2005, on going),
- ◆ Objectives: include for national scope, for provincial scope, for land registration, and as a GIS.

Failure 1

Different Legal Framework & Institutional Arrangements

- One working in a mature legal environment, one is “Work-in-Progress” with the need to adapt to the rapidly changing needs of society.
- Institutional arrangement is in change. In some current arrangements even existing manual systems do not work.
- LIS needs to work in a *dynamic/floating* legal environment instead of a relatively static regime.

Failure 2

Different Scope & Business area of LIS

- The needs for many other urgent socio-economic development strategies, such as poverty alleviation, minority & ethnic people & Env. issues.
- The diversity of geographical, natural and social conditions lead to the scope of LIS being very different from area to area.
- Land market, urban land is only some of LIS needs.
- LIS are considered as land infor. sources for all land relevant decision making activities, e.g.. Land use planning, land allocation, forestry management, etc.
- Unclear objectives of LIS in a developing country

Failure 3

Different technical characteristics – Many kinds of spatial unit in developing country LIS

- Land use plan unit,
- Man. land use unit (used for admin. needs),
- Geographical name land use unit (more used in public),
- Land use unit for community (unclear boundary in between users),
- Sub-Parcel unit.

Sub-parcels:

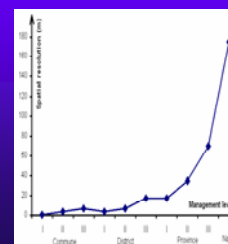
- Boundary is not surveyed
- Area is defined
- Land user is defined
- To be registered

100m ²	200m ²	100m ²
300m ²	800m ²	200m ²
600m ²	400m ²	1100m ²

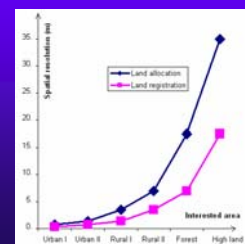
- Boundary is surveyed
- Not to be registered
- But the general diagram to be used in land title


Multi-resolution required for spatial units in developing LIS

Different spatial resolution required by different land management level



Different spatial resolution required by different land application






Conclusions

- ◆ LA & LIS depend on many societal aspects of a:
 - 1) Political status,
 - 2) Institutional arrangements,
 - 2) Legal conditions, and
 - 3) User demands.
- ◆ For Vietnam:
 - LIS is a multi-faceted SDI instead of a parcel base system (single-resolution),
 - LIS is not only used for land registration and land market but as a land policy monitoring system



Unresolved Issues & Further Research

- ◆ Developing country may be less developed in economic terms and yet may require a more complex LIS than developed country.
- ◆ Where is the solution for Vietnam? & How to copy successfully to ensure that the result is:
 - ◆ **Appropriate and Relevant**



Thank for your attention

- ◆ **Questions?**
- ◆ P.S. Don Grant, my co-author, sends best regards to his many international Colleagues!!