THAILAND LAND ADMINISTRATION

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International Seminar on Land Administration Trends and Issues in the Asia and Pacific Region
19-20 August 2008 - Kuala Lumpur, Malaysia
Background

- Private rights in land introduced in 1872
- Land titles/DOL established in 1901
- Law consolidated into a Land Code in 1954
- Land Code recognize range of documents
- Services provided through a network of Provincial/Provincial Branch/District Land Office
- Land registration system a manual system
- Registration on the day of application
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Background

DOL difficulties:

- Major inconsistencies in the control
- Insufficient control for title issuance
- Lack of up-to-date cadastral map sheets
- Inconsistencies in Province/District records
- Land records degrading
- Limited systematic registration capacity
  (200 years to complete task)

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Land Titling Project (1985-2004)

- 20 year plan - 4 five year phases
- World Bank/ Australian Government support


Objectives

- To accelerate the issuance of title deeds to eligible land holders throughout Thailand in 20 years
  (13 Million Title Deeds, 31.2 Million Acres)
- To produce cadastral maps in rural and urban areas in a uniform mapping system showing all land parcels
  (80,000 Map Sheets, 1:4,000 in rural area
  7,000 Map Sheets, 1:1,000 in urban area)
<table>
<thead>
<tr>
<th>Land Titling Project</th>
<th>Target</th>
<th>Output</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Issuance Title Deeds</td>
<td>13 mil.</td>
<td>11.2 Mil.</td>
<td>86.1</td>
</tr>
<tr>
<td>Establishment of Land Offices</td>
<td>300</td>
<td>345</td>
<td>115</td>
</tr>
<tr>
<td>Rural Map Sheets</td>
<td>80,000</td>
<td>105,101</td>
<td>131</td>
</tr>
<tr>
<td>Urban Map Sheets</td>
<td>7,000</td>
<td>38,290</td>
<td>547</td>
</tr>
</tbody>
</table>

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Success Factors

- Clear vision for project and long-term plan
- Commitment of RTG and key stakeholders
- Strong policy, legal and institutional framework
- Well developed registration procedures
- Procedures were efficient and responsive to public demand
- Public confidence and active participation
- DOL was a strong organization

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Socio-Economic and Environmental Studies

- Titled land was 75-197% more valuable
- Access to institutional credit increased by 27%
- The incidence of land transactions increased for titled land
- Increased use of farm inputs on titled land
- Production value/ha and yield/ha increased for titled land
- LTP led to an increase in cultivated areas

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Cadastral System

- Land Registration
- Cadastral Surveying
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LAND TYPE

- STATE LAND
- PUBLIC LAND
- PRIVATE LAND

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Department of Lands (DOL) is the only govt. org. in charge of cadastral system of the country
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Cadastral Surveying

- Mapping Datum
- Coordinates System
- Map sheet numbering
- Cadastral Map sheet & Scale
- Control Marks
- Surveying

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Problems

- Conversion problems
- Man Power
- Government change/Policy change
- IT/Technology change rapidly
- Security/disaster recovery
- Legal and Technology
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Thank you for your attention