

NEWSLETTER: LAND MANAGEMENT AND LAND TENURE

NOVEMBER 2006

INSIDE THIS ISSUE:

**THE ART OF
INTRANSPAR-
ENCY** 2

**NEWS FROM:
GEORGIA** 3

**NEWS FROM:
KENYA** 3

**NEW AND FEAT-
TURE TITLES** 4

SPECIAL POINTS OF INTEREST:

- **The Center of Land Tenure and Land Management announces the publication of the Alumni Contact Booklet 2006!**
- **Welcome 2006 intake!**
- **October 2006: Summer School at the Centre of Land Management and Land Tenure.**

NEW STUDENTS OF THE MASTER'S PROGRAM

Every year in October, a new group of students starts the Master's Program Land Management and Land Tenure at the Technische Universität München. This year's batch is composed by 11 students, from 10 different countries, 6 of them are men, and 5 are women. Brazil, Cambodia, Cameroon, Chad, P.R. of China, Guatemala, Kenya, Mongolia, Tanzania and

Uganda are this year's represented countries, which actually adds 5 new countries to the already long list of different nations which have taken part of our program (30 countries).

To all the new students of our program we wish you great success in this new step of your personal and professional lives! Welcome!



The new students of the Master's Program Land Management and Land Tenure.

SUMMER SCHOOL 2006

The Centre of Land Management and Land Tenure intends to maintain a constant professional link with its Alumni and with other members of the "land management community".

Within this context, the Centre was very pleased to host at TUM in Munich, during the second and third weeks of October 2006 (8th till the 21st, 2006), its first Summer School.

The meeting was in many ways a great success as it generated an enabling environment for networking among different batches, with the private sector, and with international institutions of development.

Subjects like vision, mission, objectives and future actions were discussed, and will be duly communicated to our audience in the following issues of our Newsletter.

ALUMNI CONTACT BOOKLET

Five classes already completed the Master's Program Land Management and Land Tenure.

51 professionals, from 22 countries are now part of a worldwide network in the field of land management.

With the purpose of strengthening this network, the Cen-

tre has produced the Alumni Contact Booklet 2006.

This booklet contains contact information on each and every alumnus as well as their Master Thesis' poster and summary.

The Booklet is available on request at the Centre and for download in our website.



The Summer School's participants during a field trip to the National Park Berchtesgaden.



The cover of the Alumni Contact Booklet.

THE ART OF IN-TRANSPARENCY: LAND RELATED FEES IN LAOS BY BABETTE WEHRMANN

Romantic, smooth lime stone mountains, big rivers, huge waterfalls, monks dressed in their traditional orange clothes walking through the many temples... Laos appears like a dream from the affluent times of Indochina. The dream, however, turns into a nightmare when it comes to governance issues in land administration, especially land registration. In other words: a master piece of in-transparency concerning land related fees – maximizing opportunities for corruption. Fees related to land measuring, surveying and registration are regulated in not less than six decrees, notifications, ministerial directions etc. –

there are the amended notary fees from 2006 which entered into force on 1st of October (see table):

Just go ahead. Take a calculator and find out how much you would have to pay. Not possible? That's not surprising. They can definitely not be calculated with an ordinary calculator available in the notary offices in Laos. Even if notaries manage to calculate the fees (which is doubtful), most of the clients will have problems to verify if the amount to pay is correct. But at least, clients in the notary office get informed about how much they have to pay. If you go to a

complain about transaction costs in Laos such as the land registration fee which actually is a land transfer tax which again isn't this easy to be defined: 0.5 – 4% of either the full land value before titling (and valuation) or based on 30-35% of the land value after titling. Alles klar? It takes into consideration the fact that people cheat on values as long as there is no valuation... To sum it up: current transaction costs are high and hinder the development of a formal land market as too many transactions are done informally to avoid transaction costs which has a negative impact on tenure security.

“Just go ahead. Take a calculator and find out how much you would have to pay. Not possible? That's not surprising.”

No	Value declared in the contract	Service fee/set of document	Service fee/page
1	Up to 1,000,000 kips and less	10,000 kips	1,000 kips
2	From 1,000,000 kips up to less than 100,000,000 kips: 10,000 kips + 0.1% of amount exceeded 1,000,000 kips		1,000 kips
3	From 100,000,000 kips up to less than 1,000,000,000 kips: 110,000 kips + 0.05% of amount exceeded 100,000,000 kips		1,000 kips
4	From 1,000,000,000 kips and over: 610,000 kips + 0.02% of amount exceeded 1,000,000,000 kips		1,000 kips

considering only those which are known at the moment: 52/PM includes more than 30 distinct cases of land related fees, 1316/MoF adds some more cases on taxes and revenues from land registration, 1513/MoF focuses on fines for non-registration, 1562/MoF again elaborates on fee rates of land parcel registration for issuing land title, 1959/MoF is a proposed revision of registration and measurement fees (some years old and applied in addition to the other notes), 2232/MoF also defines fee rates of issuing land title, and finally

land registration office, you don't find any fees published anywhere. They can also not give you an overview on fees – in what ever form. Customers even stated in a client survey that they had to come back for the only reason that their fees still had to be calculated. Others simply assumed that the real reason was that they did not pay enough speed-up money, such as the tuk-tuk driver who had already been to the Land Office in Vientiane 18 times for the simple purpose of transferring property.

There is much more to say and

Request: I am currently “collecting” cases of in-transparency that favor corruption and would welcome additional examples from you.

Thanks, Babette.



At first glance transparent, however, when it comes to payments: separate rooms and no overview on fees exposed...



NEWS FROM: GEORGIA BY LIKA TCHANTURIA (M.SC. TUM)

Land Management issues became important in Georgia in the 1990s, when the implementation of the first international projects began. Land management, like any other new initiative, was accompanied by many problems, especially the lack of qualified personnel.

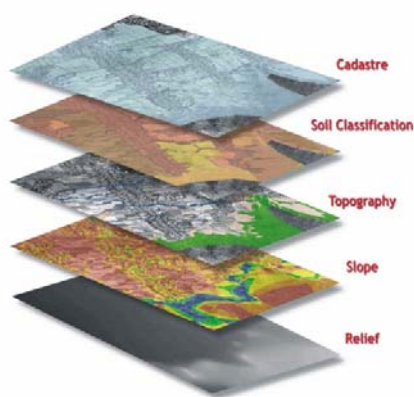
Therefore, the foundation of the Master's program at the Technical University of Munich was of the greatest importance. I was the representative of Georgia in its first year.

After coming back to my country, I began working at one of the biggest projects in the field of land management ongoing in Georgia, "Cadastral and Land Registration Project" co-financed by the German Government, in particular by the KfW. I am the coordinator to the management of this project.

Within the Land Consolidation Component of the Project, the Georgian Soil Atlas and Land Use Plans were elaborated for several rural communities with

a participatory approach.

This is the biggest and most successful project in post-soviet countries, which envisions the establishment of modern cadastral and land registration system throughout Georgia on the basis of new technologies.



But, I would like to note, that the biggest result, to which the opening of the Master's Program in Munich led to, was the foundation of the Master's Program at the Tbilisi State University in the field of Land

Management, which was established under the guidance of Mr. Joseph Salukvadze, in the faculty of Social and Political Sciences.

Mr. Salukvadze is an invited lecturer of the TUM Master's Program and the head of the Master's Program at Tbilisi State University, I'm an invited lecturer and teach two subjects to the students: Basics of Land Tenure and Land Market and its Components.

It is noteworthy to state that the foundation of this program received a very large audience in Georgia. First year graduates are already actively participating in various government and international organizations working in the field of land management.

In my opinion, the training of the new generation is the most significant result, which is necessary for sustainable development of the country.

NEWS FROM: KENYA; OAKAR SERVICES LTD

BY ERIC NYADIMO (M.SC. TUM)

Eric Nyadimo (batch 2004 - 2006) is the Training and Professional Services Manager of Oakar Services Ltd. This company, a leading GIS consulting firm in Kenya, was established in 1998 and is the official ESRI Distributor for Eastern Africa and an authorized distributor for Leica Geosystems Geospatial Imaging (LGGI). ESRI is the world's market leader in GIS technology. Oakar Services Ltd. has also recently signed up as a reseller of ArcFM UT software with AED-SICAD a leading German based GIS company. Since its establishment, Oakar Services has been instrumental in the spread of GIS technology to governments, conservation groups, international bodies and training institutions by offering innovative solutions that help clients to create, visualize, analyze and present spatial information better

and more clearly. As part of its corporate social responsibility, Oakar Services donated a copy of ArcView 3 software to the Ugunja Community Resource Centre (UCRC) in 2004. UCRC is a community development NGO located in Western Kenya serving the area of Siaya District and neighbouring communities to promote sustainable development, and em-

power communities through increasing access to information. Oakar Services is dedicated to the application of GIS within Eastern Africa and measures its success by the success of its clients.

For more information please visit the homepage of Oakar Services Ltd. at: <http://esria.co.ke/beta/>.



ESRI's Mike Phoenix (back row 2nd from left), Oakar Services' MD Willy Simons (back row 2nd from right) and members of UCRC.

We are on the web!

<http://www.landmanagement-master.de>

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CENTRE OF LAND MANAGEMENT
AND LAND TENURE
NEWSLETTER

NEW AND FEATURE TITLES:

PRESERVATION, TOURISM AND NATIONALISM

One of the activities of the Summer School 2006 was a cultural tour to the town Rothenburg ob der Tauber, a remarkably well preserved Bavarian town with a long and interesting history in terms of development, preservation, and culturally driven/enabling land management.

Since its discovery by German romantics and nationalists, Rothenburg has been an established icon of the German nation and its medieval past. By tracing Rothenburg's historical development as a place of national importance, the book "Preservation, Tourism and Nationalism" examines the cultural politics of historical preservation and tourism in general.

In exploring the shifting practice and importance of tourism in Rothenburg and how

this relates to broader debates about German culture and identity, the book offers an important and original perspective on the changing dynamics of romanticized historical landscapes and how events are used to further national, cultural and political agendas. The book also analyses the changing practices of historical preservation, and in particular, how historic preservation in Rothenburg reflects a desire to make it more historic, more medieval, more German.

With important insights into what it means to be German, how Germans relate to the past and how the answers to these questions have changed over time; this richly illustrated and detailed volume offers an important narrative of the rise, evolution and contestation of memory in German culture.

The author, Dr. Joshua Hagen, is Assistant Professor at the Department of Geography at Marshall University, USA. His research interests include historical preservation and places of memory; geographies of national identity and territoriality; and architecture, urban design, and political authority.

This book is a "must" not only for people who have had the chance of visiting Rothenburg, but also to all those who seek to understand better an important part of the German culture and how it is linked with the marvellous heritage that the history has provided them with.

More detailed information may be found at the publisher's homepage (<http://www.ashgate.com/>).

