

THE IMPORTANCE OF A NATIONAL LAND INFORMATION SYSTEM (NLIS) IN MONGOLIAN LAND PRIVATIZATION

A Case Study of Ulaanbaatar

Master's Thesis by Uurtsaikh Batbayar (Mongolia)

INTRODUCTION

In 2002 the intensification of land reform started. Main objective of the intensified land reform was the privatization of land to Mongolian citizens and put land into economic process. The legislative and institutional frameworks needed to meet the fast growing new demands and requirements of the society and economy. Moreover the land related activities such as hidden land market, rising number and extent of land disputes, shortage of land in some areas (especially in urban areas), lack of cadastral map and surveying, ineffective and inefficient land information system and problems of

tenure insecurity etc. had to be addressed and solved.

This research study intends to propose that to establish and implement *National Land Information System* (NLIS) well fundamental support and tangible contribution will be made to the sustainable development of national economy through development of hypothec market, provision of housing loans to citizens and intensification of land and property market, reducing and preventing land conflicts especially in capital city as well as a gathering land tax and fees well.

RESEARCH HYPOTHESIS AND OBJECTIVES

As guide in the research process, the researcher has formulated the following hypothesis:

- ❖ Ineffective land privatization processes are not only the result of inadequate laws but also inefficiency and ineffectiveness in the Land Administration system.
- ❖ Inadequate collection of land fees and taxes are due to a weak land and property market as well as inadequate Land Information System.

To prove this main hypothesis, the following specific objectives are planned to be achieved:

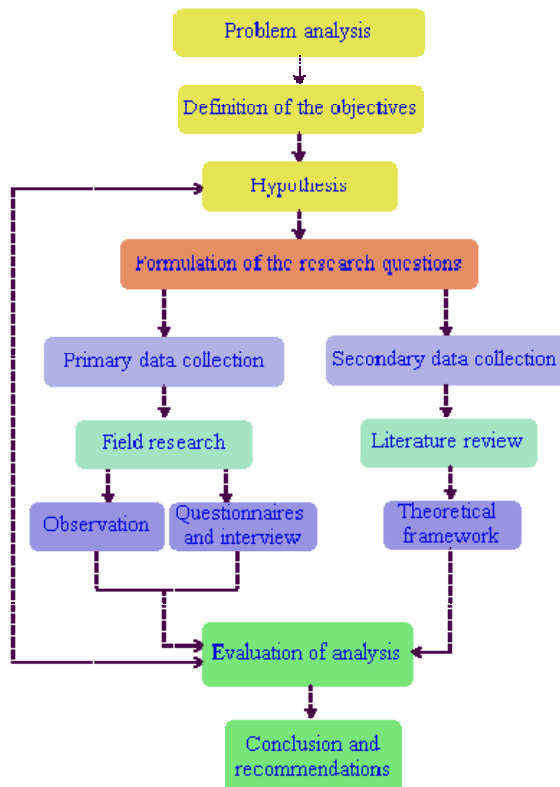
- ❖ To study present problems and future prospects of land privatization in Mongolia.
- ❖ Importance of NLIS to improve the present situation.

METHODOLOGY

The whole research is based on qualitative and quantitative research approaches. A mix of these two approaches is often a good choice for a method of research. During the research work, it's necessary to analyze the existing land privatization

process and land information system development as well as existing organizational structures, its key actors, procedures, objectives, problems within legal, institutional, technical context.

Figure 1. Methodological approach's flow chart



LAND PRIVATIZATION AND LAND ADMINISTRATION IN MONGOLIA

Figure 2. Administrative structure of Mongolia

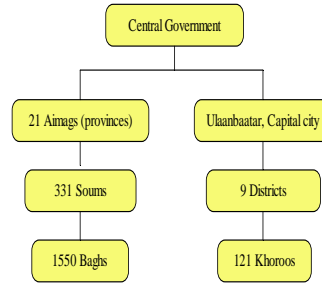
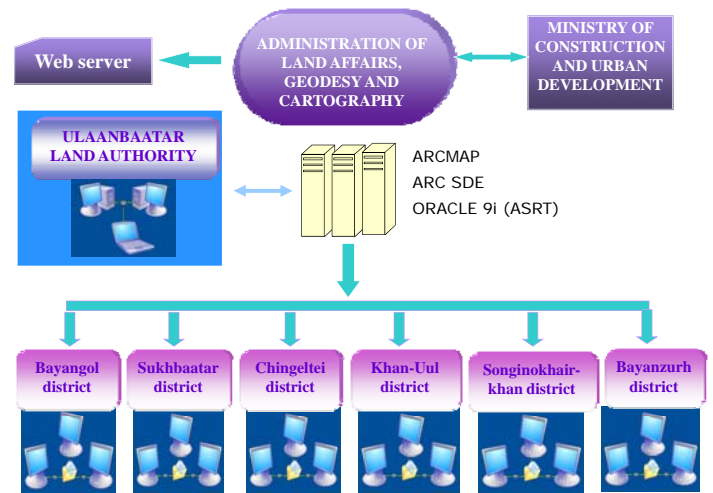


Table 1. Size of land for privatization

No	Location	Size (hectare)
1	Capital city - Ulaanbaatar	Up to 0.07
2	Centers of provinces	Up to 0.35
3	Centers of Municipalities	Up to 0.5
4	Land which is along the main roads connecting the provinces with Ulaanbaatar city	Up to 0.07

Figure 3. Existing cadastral database system in Ulaanbaatar



KEY FINDINGS

Figure 4. Conceptual framework of NLIS



Figure 5. Vision of NLIS



CONCLUSION AND RECOMMENDATIONS

Mongolia has started cadastral surveying recently and aims to provide cadastral maps for the whole area of Mongolia. Basic cadastre database is essential data for well working NLIS. Multi-purpose cadastre is a type of NLIS and helps to reduce and to prevent land conflict, to support a well functioning land market as well as collecting land fee and taxes for the State.

Finally, NLIS is an essential part of the Mongolian land reform, and must be used to ensure public participation in – and support of – the reform. Good land reform must be based on the special conditions – history, tradition, situation – of Mongolia, and privatization of land in Mongolia must be carried out the Mongolian way.

HOW TO CONTACT ME

Uurtsaikh Batbayar
Technische Universität München
Institut für Geodäsie, GIS und LM

Arcisstr. 21
80290 München
Germany

Phone: +49 89 289 25789
Fax: +49 89 289 23933
Email: uurtsaikh@mytum.de