

Digitalization of Land Administration in Lao PDR: Harnessing Korea's Experience and Support

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Background

Enhancing Systematic Land Registration Project (2021-2026)

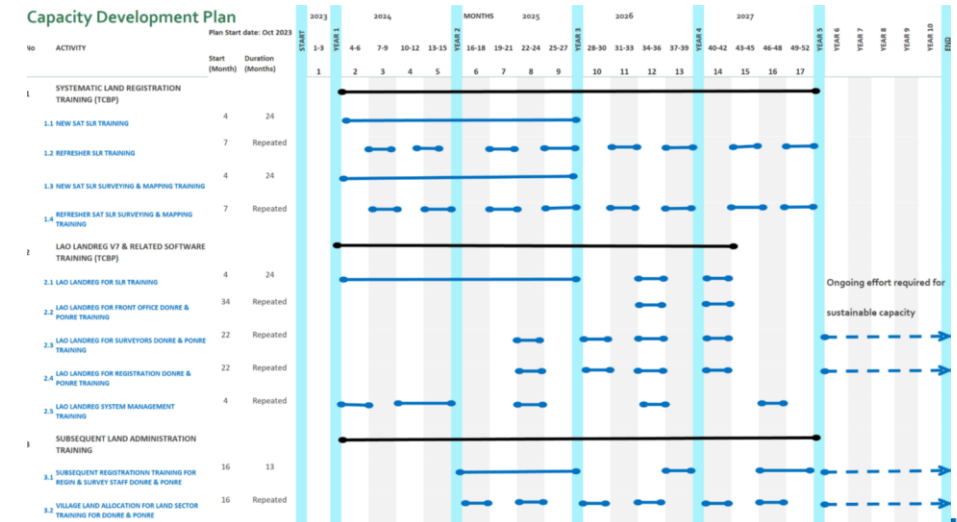
- Implementing Entity
 - Department of Land Administration and Management of Ministry of Agriculture and Environment
- US\$ 31.2 million funding
 - WB IDA \$25 million
 - Swiss Agency for Development and Cooperation \$6.2 million
- Project Development Objective: Enhance tenure security and modernize land administration
- Four Components
 - 1) Scaling-up systematic land registration
 - 2) Modernization of the land administration and service delivery (digitalization of land services)
 - 3) Enhancement of the policy and legal framework
 - 4) Project management



Korea Trust Fund Support: Technical Assistance Reports (APEX and LEI)

- ICT Needs Assessment and ICT Strategy
- Digitalization Technical Assessment and Recommendations
 - Digitalization of the Systematic First-Time Land Registration Process
 - Digitalization and Business Process Re-engineering of Subsequent Land Administration Services
 - Development of the National Land Information System
 - Future Integration of the LIS and Land Administration System to National E-Government System
- Capacity Development Plan for Enhanced Use of Digital Technologies

Task/ Activity	Rec No.	Recommendations (abbreviated)	Start ¹	Notes	Ranking ²
2	1	The DOL ICT Strategy and Action Plan should be endorsed and published to publicize DoL land administration digitalization	Phase 1		1
2	5	The progressive upgrade of Lao Land Reg to meet the functional, non-functional, and other requirements detailed in the ICT Strategy and Action Plan Technical Specification	Phase 1		4
2	6	The upgrade of Lao Land Reg architecture to meet the concerns noted in the ICT Strategy & Action Plan, the Lao Land Reg Technical Audit and ICT Needs Assessment for Digitalization of Land Administration	Phase 1		38
2	4	To undertake a data conversion exercise to create a digital land file for every "live" land title	Phase 1		37
3	4	Adopt an "Agile" methodology for Lao Land Reg software upgrade work	Phase 1		3
3	18	Advocate for the adoption of NLIS standards within e-Government	Phase 1		56
3	13	Consider the adoption of OGC WFS interface standard	Phase 2		55



ICT Strategy

Pillar 1: Project Management

Objective: To establish institutional structure(s) responsible for the implementation, review and sustainability of the ICT Strategy

1. Establish DOL Project Management Unit
 - Establish DOL PMU
 - Conduct Study Tour
 - Manage Projects (WB, SDC, Korean Govt funded.)

Pillar 2: Enhanced Digital land registration system

Objective: Establish a fully digital land registration system that is workflow driven and able to process all types of First and Subsequent Registrations

2. Fit-For-Purpose Systematic Registration (survey and adjudication)
 - Establish fit-for-purpose systematic registration
3. Roll Out of LLReg 7
 - Deploy LLreg 7
 - Establish / Upgrade Network and Communications Infrastructure
 - Deploy/Upgrade Hardware and Software Equipment (Phase 1: Regional Centralization)
 - Deploy/Upgrade Hardware and Software Equipment (Phase 2: National Centralization)
 - Improve PONRE/DONREoffice environments
 - Establish backup and recovery site.
4. Digitize core land records in PONRE/DONRE archives
 - Conduct data conversions etc. from paper archives
5. Enhance Land Registration System Phase 1
 - Enhance LLReg's Core Technical Specifications and User Experience
 - Implement Integration of LLReg with LUIS, LCIS, Field Data Collector
6. Enhance Land Registration System Phase 2
 - Implement Extended Technical Specifications of LLReg
 - Implement Integration of LLReg with External Systems (Banks and eGov)
7. Enhance Land Registration System Phase 3
 - Implement technical specs of LLReg for building valuation
8. Establish National Land Information Centre (NLIC)
 - Establish National Land Information Centre (NLIC)

Pillar 3: Build Human Capacity

Objective: Build the human resource capacity within DoL to a level to enable it to both implement and utilize ICT competently and efficiently

9. Build Human Resource Capacity
 - Increase Systematic Registration Capacity
 - Build Human Resource Capacity for User/Customer Support Centre
 - Build Capacity and Conduct Knowledge and Technology Transfer to Local Experts
 - Build Capacity for Re-Engineered Business Process
 - Build Human Resource Capacity for NLIC
10. Improve Customer Support
 - Establish user/customer support centre
 - Run operations of user/customer support centre

Pillar 4: Improved Service Delivery

Objective: Utilize ICT upgrade to provide improved service delivery and customer experience

11. Roll Out DOL Portal
 - Enable Core Registration Services Online
12. Improve Customer Service Areas
 - Based on Pilot Results: Roll out OSSCs and/or Establish/Improve Customer Service Areas in DONRE/PONRE
13. Raise Public Awareness
 - LLReg v7 roll out
 - DOL Portal roll out
 - Establishment of User/Customer Support Centre
 - Enhanced Systematic Registration;
 - Implementation of Enhanced LLReg (Phase 1)
 - Improved In-Person Customer Service Experience
 - Implementation of Enhanced LLReg (Phase 2)
 - Establishment of NLIC
 - Implementation of Enhanced LLReg (Phase 3)

Pillar 5: Updated Legal and Policy Framework

Objective: Review legal and policy framework to remove impediments to e-service delivery via a fully digitized land administration service

14. Implement required legislations and regulations supporting the strategy
 - Enable Legislative and Regulatory Support for Strategy

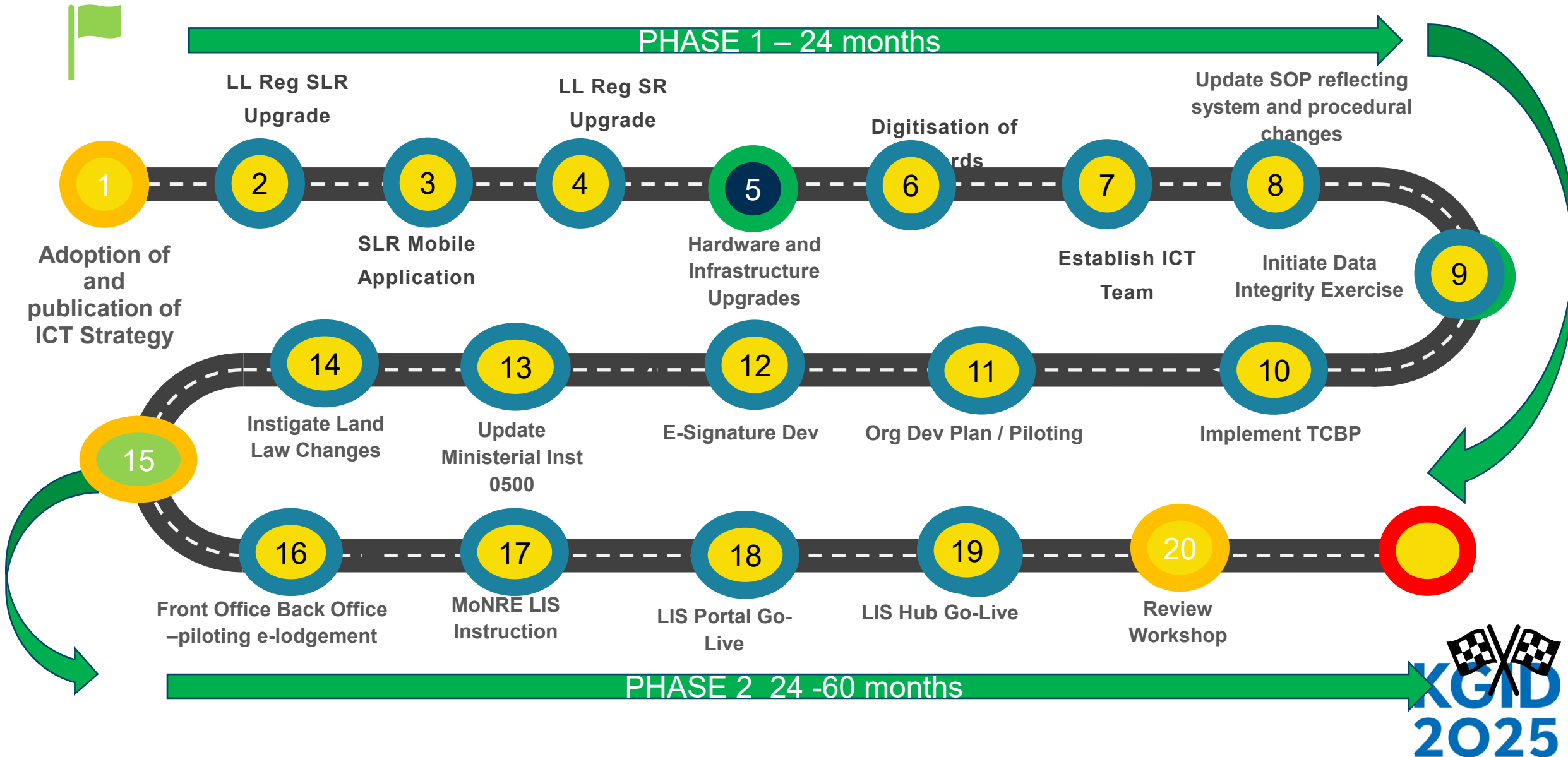


Digitalization of Land Administration Workshop October 2023

Discussed recommended ICT Strategy and roadmap:

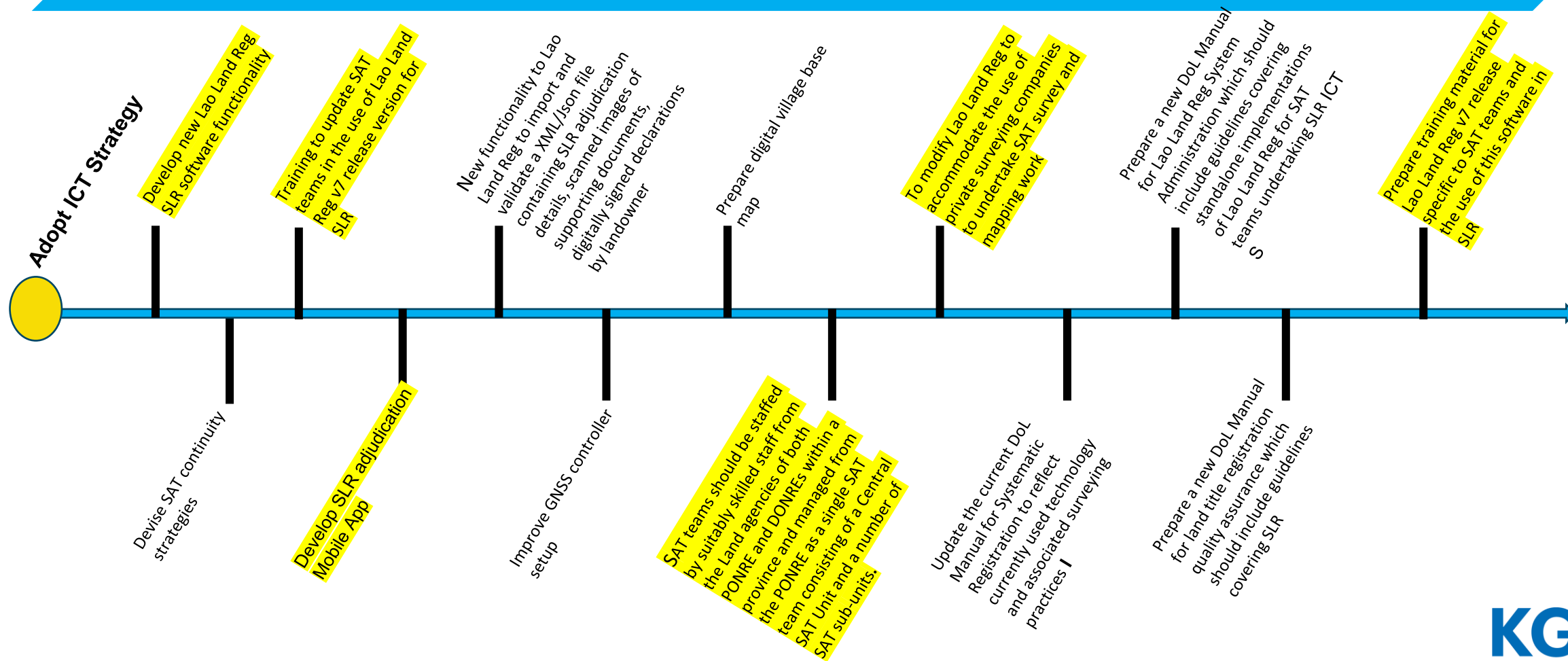
- Digitalization of first-time registration and subsequent registration
- Land information system development
- Integration of land information to e-government
- Building ICT capacities at DOL

Digitalization Roadmap



Digitalization of Systematic Land Registration

Phase 1



Digitalization of Land Administration: Results

- **Overall:** Identified scope of investments and facilitated government buy-in to new digital strategies
- **Lao LandReg upgrades and rollout** active in 8 provinces with 10 more planned by June 2026
- **Pilot Service Centers** design : endorsed by the Minister in June 2025
- **Digitization of Records:** 430,000+ paper land files scanned in Vientiane, with 95,000 entries digitized and planned completion April 2026. Revising SOP based on Vientiane with planned expansion in 2 more provinces 2026 and plans to digitize records nationwide by 2030.
- **Centralized ICT Infrastructure:** Decision made to centralize Lao LandReg system and host it at government data center. Kick-off with contractor in November 2025 with planned completion 2026
- **New ICT equipment** procured and delivered for all land offices nationwide
- **Cybersecurity:** new cyber software and administrative access rights established in June 2025; additional GSCP cyber assessment
- **E-services:** Tax payments already established

**Next steps: Korea-funded land valuation and taxation assessment informing future lending*



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