



LAO PEOPLE'S DEMOCRATIC REPUBLIC
PEACE INDEPENDENCE DEMOCRACY UNITY PROSPERITY

The President

No. 261/PO
Vientiane Capital, 02 August 2019

DECREE
of the
PRESIDENT
of the
LAO PEOPLE'S DEMOCRATIC REPUBLIC
On the Promulgation of the Amended Land Law

- Pursuant to the Constitution of the Lao People's Democratic Republic (amended in 2015), Chapter VI, Article 67, point 1;
- Pursuant to Resolution No. 14/NA, dated 21 June 2019, of the National Assembly of the Lao People's Democratic Republic regarding the adoption of the Amended Land Law;
- Pursuant to Proposal of the National Assembly Standing Committee No. 24/NASC, dated 19 July 2019,

The President
of the Lao People's Democratic Republic Decrees that:

Article 1. The Amended Land Law is hereby promulgated.

Article 2. This decree shall enter into force on the date it is signed.

**President of the Lao People's
Democratic Republic**

[Seal and Signature]

Bounhang Vorachit



LAO PEOPLE'S DEMOCRATIC REPUBLIC
PEACE INDEPENDENCE DEMOCRACY UNITY PROSPERITY

National Assembly

No. 70 /NA
Vientiane Capital, 21 June 2019

LAND LAW
(Amended)

Part I
General Provisions

Article 1. (amended) Objectives

This Law sets out the principles, regulations and measures on the management and monitoring of land related work. This will ensure the effectiveness of the work to protect, develop and properly use land in accordance with its purpose and to improve people's livelihoods, thus ensuring peace, social order, social security and justice, which will contribute to national socio-economic development in line with the direction towards sustainability with added value to the land, as well as protect the environment, the national borders and territorial integrity of the Lao People's Democratic Republic.

Article 2. (amended) Land

The land of the Lao PDR is the land area which lies within the borders of the Lao PDR and includes the land surface, underground land, mountains, islands and submerged land.

The land of the Lao PDR is a valuable resource and an enormous asset of the nation which constitutes the place of abode of Lao people and is an important means and major factor in production, socio-economic development, national defense and security.

Article 3. (amended) Land Ownership

The land of the Lao PDR is owned by the national community, with the State representing the community's ownership, and it holds and manages the land in a centralized and uniform manner across the country through land allocation plans, land use planning and land development.

The State grants long-term and secure land use rights to Lao citizens as well as legal persons, collectives and organizations of Lao citizens.

The State grants rights to the armed forces, The Party and State organizations, the Lao Front for National Development, the Lao Federation of Veterans and mass organizations to manage and use State land.

Aliens, stateless persons, foreign individuals and foreign nationals of Lao ancestry have the rights to lease, receive concessions of State land or purchase allocated State land use rights with limited term and to lease the land of Lao citizens. Organizations that have been established with the authorization of the State have the right only to lease or receive concessions of State land and lease land of Lao citizens.

The State recognizes the right to use the surface of land only, while all underground and surface natural resources belong to the national community.

The State will re-acquire land use rights back from the users of the land in case of necessity and for national interests by paying compensation for the damage caused by the re-acquisition.

The State will revoke the land use rights without paying any compensation to the users in case of infringement of laws or contracts.

Article 4. (new) Definition of Terms

The terms used in this Law have the following meanings:

1. **Land surface** refers to the surface of all land parcels including trees, non-timber forest products, flora and fauna, water, minerals, etc.;
2. **Underground land** refers to underground layers of land comprised of soil layers, stone layers, underground water, gas, minerals, etc.;
3. **Island** refers to natural or newly emerged land in water areas;
4. **Submerged land** refers to land beneath water, with aquatic animal and plants, mineral, etc.;
5. **Taking possession of land** means unauthorized occupation of land under various forms;
6. **Land encroachment** means the violation of land use rights of the State, individuals, entities and organizations including aliens, stateless persons, foreigners, foreign nationals of Lao ancestry and their organizations by abusing powers, position, authorities or duties for personal benefits;
7. **State land use rights** refers to the land use rights of The Party and State organizations, the Lao Front for National Development, the Lao Federation of Veterans and mass organizations including land which is permanently granted by the State or which are received through purchase of allocated State land use rights with limited term to be used for specific purposes in accordance with State land allocation plans and land use plans;
8. **Individual land use rights** refer to the land use rights of Lao citizens who have a lawful land title for the land;

9. **Land use rights of legal entities and Lao citizens' organizations** refer to the right of legal entities or organizations of Lao citizens to the land for which land titles have been issued in accordance with the laws;
10. **Land use rights of aliens, stateless person, foreigners, foreign nationals of Lao ancestry and their organizations established with the authorization of the State** refer to the land use rights which are acquired through lease, concession or purchase of allocated State land use rights with limited term as a place to reside, make a living or operate a business in compliance with the laws of the Lao PDR;
11. **Land right status** refers to the right of a landowner as recorded in the land register book and land title as to certifying the land ownership, namely properties acquired before marriage or conjugal property or joint land use rights;
12. **Land use certificate** refers to a document that certifies land use rights. It is issued by the relevant State agency in pursuance of the policy on land allocation to Lao people to use for living and farming;
13. **Certificate of land development** refers to the official document issued by the relevant State agency after checking the compliance with criteria as defined in the land use certificate;
14. **Donation of land use right** means giving one's land use rights to another person on conditions agreed prior to or after receiving the rights. The beneficiary will become the owner of the land use rights when the agreed conditions are completely fulfilled;
15. **Degraded forest land** means the forest land areas that have been heavily damaged for many consecutive years and which need decades to be rehabilitated, and in which the canopy coverage does not exceed ten percent and the volume of perennial trees with a diameter of more than ten centimeters does not exceed twenty cubic meters per hectare;
16. **Barren forest land** means forest land areas that have been heavily damaged for many consecutive years. These areas are covered by groves and small plants such as cypress grass, almond grass, broom grass and bush where the trees can neither be self-rehabilitated nor can the forest be regenerated naturally;
17. **Land survey certificate** refers to the document certifying the lawful land use rights. It is issued by the District Office of Natural Resources and Environment following the proper processes of surveying and adjudication of the land;
18. **State land use permit** refers to the document certifying the State land use right. It is issued to individuals, legal entities and organizations to use the land for specific purposes in accordance with the laws;
19. **Energy land area** refers to land areas for the location of dams, power houses, power stations, power transmission lines, corridors for power and gas pipelines and other land areas that are used for the purpose of energy production, transmission and distribution;
20. **Mining land area** refers to land areas for exploration, the location of processing factories, open space or indoors mineral storehouses, wastewater ponds, transport routes, residential areas, office areas, workshops, storehouses for

explosives and chemical substances that are used for exploration and productions purposes;

- 21. Special Economic Zone land area** refers to land areas that have been defined as zones for attracting high-tech and innovative investment in commercial production, clean production that reduces the use of natural resources and energy for sustainable and environmentally friendly development;
- 22. Industry and industrial estate land areas** refer to land areas that have been defined as the location for plants, factories, workers' residences, processing areas for exports, scientific and experimental research institutes or centers, wastewater treatment stations, industrial residue treatment centers, water pipelines and other land areas being used for industrial purposes;
- 23. Maximum national benefits from land** refers to the use of land for specific purposes of socio-economic development, for revenue generation for the State budget, for poverty alleviation of all Lao ethnic peoples, for national defense and security without loss of State land and with minimum adverse impacts on the environment and society;
- 24. Logistic zones** refer to areas with logistics facilities such as goods transport stations, container yards, stations and warehouses;
- 25. Land use fee** refers to an annual obligation on land use to be paid to the State by the owner of the land use right and those who are granted rights to use State land including The Party and State organizations, the Lao Front for National Development, the Lao Federation of Veterans and mass organizations, except lessees and concessionaires of State land, purchasers of allocated State land use rights with limited term and lessees of land from Lao citizens;
- 26. Land related fees** refer to the administrative fees collected from individuals, legal entities and organizations operating social and economic activities that are authorized by State agencies and which issue permits or certificates for the operations;
- 27. Land service fees** refer to the administrative and technical fees collected by relevant government agencies from individuals, legal persons and organizations;
- 28. One door service** refers to the unit at the District Office of Natural Resources and Environment that provides services on land title registration, registration of activities and changes of land use rights;
- 29. Condominium** refers to a multiple-storey building with many apartments. The building is authorized by the State to be constructed on the land that is registered as legal entity land;
- 30. Apartment** refers to a set of rooms in a condominium that may be owned by Lao and foreign individuals, legal entities and organizations;
- 31. New city** refers to modern trade, service and residential infrastructure development zones that are not a city in the administrative system;
- 32. Rights over land** refers to the right of a person to use another person's land within the scope of land use rights over that land parcel for personal benefits by building structures, planting trees, etc. on the land in compliance with a contract or other legal documents.

Article 5. (amended) State Policy on Land

The State encourages individuals, legal entities, government and private organizations, whether Lao or foreign, to contribute to land protection, land development and effective use of land by adopting policies, methods and different measures such as: educational development and training, promotion of investment in labor, production of goods, capital investment, use of technology, infrastructure development and good governance.

The State applies a policy of reduction or exemption of fees on land surveying, registration and titling and the land use fees on paddy land for poor families and in agricultural priority areas including areas declared natural disaster zones.

The State encourages and promotes human resource development, scientific and technological environmentally friendly research and development of national and local know-how for the management, administration, protection, use and development of land and the rehabilitation of degraded land.

The State promotes the ownership and role of the Lao Front for National Development, the Lao Federation of Veterans, mass organizations, civil society organizations, mass media and the public to participate in the management, monitoring and implementation of land related policies, laws and regulations.

Article 6. (new) Principles on Land Activities

Land activities shall accord with the following principles:

1. Conforming with the Constitution, Laws, National Socio-Economic Development Plans, Land Allocation Master Plan, Land Use Strategy and land use plans including the national defense and security aspects;
2. Nationwide centralized and uniform management and guarantee of no loss of State land;
3. Ensuring the maintenance of agricultural land areas as defined in the Land Allocation Master Plan for food security. Of the total national land area, thirty percent will be set for its use and development, and forest land must cover not less than seventy percent;
4. Ensuring that the land management and administration structures are relevant to actual circumstances for the current period with a clear division of responsibilities between the central and local levels;
5. Ensuring coordination mechanisms among sectors, local administrative authorities and all parties for the monitoring, protection, development and use of land in an efficient manner;
6. Ensuring the participation of the Lao Front for National Development, the Lao Federation of Veterans, mass organizations, civil society organizations, mass media and the public in the management, administration, monitoring and implementation of land related policies, laws and regulations.

Article 7. (amended) Protection of the Rights and Interests of the Holders of Land Use Rights

The State protects the rights and lawful interests of the holders of land use rights including assets on the land surface held in an effective, peaceful, regular and long-term manner.

Article 8. (amended) Unauthorized Land Possession and Encroachment

The State does not allow individuals, legal entities and organizations to take possession of or to encroach onto land.

The illegal possession of or encroachment onto land is subject to legal sanctions and confiscation of the land. In case there are buildings or activities on the land, the buildings shall be demolished and the activities shall be terminated without any compensation from the State.

Article 9. (new). Scope of the Law's Application

This Law is applied to individuals, legal entities and organizations including aliens, stateless persons, foreigners, foreign nationals of Lao ancestry and their organizations who reside or operate in the territory of the Lao PDR.

Article 10. (new) International Cooperation

The State promotes international and regional cooperation through exchange of experiences, information, scientific matters, techniques, technologies, training and capacity building to ensure efficiency and to implement the treaties and conventions to which the Lao PDR is a party.

Part II

Land Allocation Master Plan, Land Use Strategy and Land Use Plan

Section 1

Land Allocation Master Plan

Article 11. (new) Land Allocation Master Plan

The Land Allocation Master Plan is a systematic determination of the zones and categories of land consistent with the characteristics and potential of the natural resources, geographical locations and specificities of each locality, with a view to protecting the environment, meeting the needs of the nation's sustainable development direction and the national defense and security tasks.

The Land Allocation Master Plan is comprised of:

1. the National Land Allocation Master Plan;
2. Local land allocation plans.

Article 12. (new) National Land Allocation Master Plan

The National Land Allocation Master Plan defines the zones and categories of land with national strategic characteristics in order to use thirty percent of the country's total territory for socio-economic development and to build residences and production sites; and to manage and preserve protected areas and conserve natural resources with seventy percent forest coverage.

The Ministry of Natural Resources and Environment elaborates the National Land Allocation Master Plan in coordination with relevant ministries, agencies and local administrative authorities and then submits the Plan to the Government for consideration before further submission to the National Assembly for approval.

Article 13. (new) Local Land Allocation Plan

The local land allocation plan is a determination of the local land zones and land categories that comprises plans for land allocation and the use of natural resources at the provincial, district and village levels as well as climate change prone areas in conformity with the National Land Allocation Master Plan, land use strategies and sectoral land use plans, characteristics and potential of natural resources, geographical location of each locality and national defense and security tasks.

The Provincial Department of Natural Resources and Environment prepares the local land allocation plan in coordination with sectors and relevant district and village administrative authorities and then submits the plan to the provincial administrative authorities for consideration and further submission to the Provincial People's Assembly for endorsement.

Section 2 Land Use Strategy and Land Use Plan

Article 14. (new) Land Use Strategy

The land use strategy is the fundamental policy on the management, protection, development and land use planning for each land category in conformity with the National Land Allocation Master Plan and is part of the National Socio-Economic Development Plan.

The land use strategy is comprised of central and provincial land use strategies.

Article 15. (new) Central Land Use Strategy

The ministry responsible for the sectoral management of its respective land category elaborates the land use strategy for the land under its responsibility as part of the sector's socio-economic development plan in conformity with the National Land Allocation Master Plan and in coordination with the Ministry of Natural Resources and Environment, relevant sectors and local administrative authorities.

The Government approves the land use strategy for each respective land category based on the proposal of the relevant ministry.

Article 16. (new) Provincial Land Use Strategy

The provincial department responsible for the management of its respective land category elaborates the land use strategy for the land under its responsibility as part of the provincial socio-economic development plan in conformity with the provincial land allocation plan for the current period and with the sectoral land use strategy and in coordination with the Provincial Department of Natural Resources and Environment, relevant sectors and district administrative authorities.

The provincial administrative authorities approve the land use strategy for their respective land category based on the proposal of the responsible department.

Article 17. (new) Contents of Land Use Strategy

A land use strategy contains:

1. The overall direction for the management of each land category in each zone which is included in the socio-economic development plan for the current period;
2. The overall goals and targets of the strategy;
3. Focused tasks in the management, safeguarding and use of land in each zone;
4. Policies, mechanisms and measures for the implementation of land related activities;
5. Land related programs, projects and activities.

Article 18 (new) Land Use Plan

The land use plan defines the target for the use of each land category in each area as stipulated in the National Land Allocation Master Plan and land use strategy including the land conversion plan and is part of the socio-economic development plan for the current period.

Sectors that manage the respective land use categories shall elaborate the land use plan under their responsibility to be consistent with Land Allocation Master Plan and the land use strategy for the respective land category and in coordination with the Natural Resources and Environment sector and relevant local administrative authorities.

The land use plan for each respective land category at the central level is approved by the Government based on the proposal of the relevant ministry.

The land use plan for each respective land category at the local level is approved by the provincial administrative authorities based on the proposal of the relevant line department.

Article 19. (new) Land Use Purposes

Each category of land shall be used for the following purposes:

1. Conservation purposes, which include protection forest areas, conservation forest areas, production forest areas, wetland areas and other categories of land that are preserved by the State to protect the ecosystem and environment, including the protection of border land areas;
2. Development purposes, which are areas used for agricultural production for food security and zones designated as areas of construction, industry, energy, mining, Special Economic Zones, communications, culture, tourism, national defense and security, etc.

Part III

Classification of Land Regions and Land Categories, Land Survey, Land Protection and Development, and Conversion of Land Use

Section 1

Classification of Land Regions and Land Categories

Article 20. (amended) Classification of Land Regions

Land in the whole country is divided into the following three regions:

1. Plain regions;
2. Plateau regions;
3. Mountainous regions.

Plain region refers to areas with flat or uneven surfaces where there is a slight difference between the elevated and lower areas and which are not higher than 100 meters above sea level.

Plateau region refers to flat areas of land elevated above the surrounding areas. Most plateau regions are large areas with the difference between the lower and higher areas of more than 150 meters and with altitudes from 100 to 1500 meters. Plateau regions have steep hills or cliffs on at least one side or are adjacent to a mountain chain on one side.

Mountainous region refers to areas of land higher than the surrounding areas and which are comprised of cliffs and hills. Mountainous regions have similar landscapes but with different levels of slope. The mountains are higher than 500 meters and mountain slopes are between 150 to 500 meters high.

Article 21. (amended) Classification of land Categories

Land is classified into the following categories:

- Agricultural land;
- Forest land;
- Water area land;
- Industrial land;

- Communication land;
- Cultural land;
- Land for national defense and security purposes;
- Construction land.

Section 2

Land Survey, Protection and Development

Article 22. (amended) Land Survey

Land survey refers to the collection of data about land, namely land areas, land use status, soil quality and changes in land category by using appropriate techniques for land use planning in conformity with the National Land Allocation Master Plan and local land allocation plan.

Article 23 (amended) Protection of Land and the Environment

Individuals, legal entities and organizations including aliens, stateless persons, foreigners and foreign nationals of Lao ancestry and their organizations shall protect their land to ensure that they are in a good condition, to prevent soil erosion, land subsidence and soil degradation so as to maintain the quality of the land suitable for each land category, and to ensure that the area of each land category is not reduced in line with the Land Allocation Master Plan and current sectoral land use plans.

Land shall be used in such a way that ensures minimum impacts on the environment, society and nature.

Article 24. (new) Land Development

Land development is the change of land, improvement and rehabilitation of land quality with added value and with a balanced ecosystem in each area and for each land category for effective land use that conforms with the Land Allocation Master Plan, land use strategy and sectoral and local land use plans for the current period.

Section 3

Conversion of Land Category

Article 25. (amended) Conversion of Land Category

The conversion of land use from one land category to another can be made only if it is considered to be necessary to use the land for another purpose to maximize the benefits and to improve people's livelihood in line with the Land Allocation Master Plan, land use strategy and sectoral and local land use plans which are part of the National Socio-Economic Development Plan and with minimum negative impacts on society and the natural environment, and requires prior approval of the concerned management authorities as prescribed in Articles 28, 29 and 30 of this Law and in other relevant laws.

The person who receives permission to convert the land use category shall be responsible for paying the administrative and technical costs, rehabilitation fees and the conversion fees in accordance with the laws.

Article 26 (new) Types of Land Conversion

There are two types of land conversion: temporary and permanent.

Temporary land conversion refers to the change of land use from one category to another with a view to carrying out a certain activity and when the activity is completed, the converted land shall be re-converted back to its original category such as conversion of forest land into industrial land for mining.

Permanent land conversion refers to the change of land use from one category to another for a long-term purpose such as conversion of forest land into communication land for road construction.

Article 27. (new) Competent Agencies that Approve Land Use Conversion

The agencies that have the authority to decide on the conversion of land are the following:

1. The National Assembly;
2. The Government;
3. Provincial People's Assemblies.

Article 28. (new) Decision by the National Assembly

The National Assembly makes decisions on the conversion of national protection forests, national conservation forests, provincial production and protection forests and provincial conservation forest to other land categories based on the proposal of the Government.

Article 29. (new) Decision by the Government

The Government decides on the conversion from one land category to another following consideration of the proposal of the Ministry of Natural Resources and Environment based on collaboration and mutual agreement between relevant ministries and local administrative authorities as follows:

1. Conversion of agricultural land into another land category from fifty hectares to one hundred hectares for one project;
2. Conversion of degraded forest land [that cannot be self-rehabilitated] into another land category from one hundred hectares to one thousand hectares for one project;
3. Conversion of barren forest land into another land category from two hundred hectares to ten thousand hectares for one project;
4. Conversion of industrial land into another land category from fifty hectares to seventy hectares for one project;

5. Conversion of communication land into another land category from fifty hectares to one hundred and fifty hectares for one project;
6. Conversion of cultural land into another land category from twenty hectares to fifty hectares for one project;
7. Conversion of national defense and security land into another land category of less than thirty hectares for one project;
8. Conversion of construction land into another land category from fifty hectares to one hundred hectares for one project;
9. Conversion of natural wetland area classified as protected area from twenty hectares to fifty hectares for one project.

In case of conversion of a land area exceeding the area defined in this Article, approval of the National Assembly shall be obtained based on the proposal of the Government.

Article 30. (new) Decision by Provincial People’s Assembly

The Provincial People’s Assembly decides on the conversion from one land category to another based on the proposal of the provincial administrative authorities as follows:

1. Conversion of agricultural land into another land category of less than fifty hectares for one project;
2. Conversion of degraded forest land [that cannot be self-rehabilitated] into another land category of less than one hundred hectares for one project;
3. Conversion of barren forest land into another land category of less than two hundred hectares for one project;
4. Conversion of industrial land into another land category of less than fifty hectares for one project;
5. Conversion of communication land into another land category of less than fifty hectares for one project;
6. Conversion of cultural land into another land category of less than twenty hectares for one operation;
7. Conversion of construction land into another land category of less than fifty hectares for one project.
8. Conversion of natural wetland area classified as protected area into another land category of less than twenty hectares for one project.

Part IV

Management of Land Use for Each Land Category

Article 31 (amended) Sectoral Management of Respective Land Category

The Government tasks the Ministry of Natural Resources and Environment to centrally manage all categories of land and by delegating the responsibilities to the following sectors for the management of their respective land use categories:

1. Ministry of Agriculture and Forestry manages the use of agricultural land and forest land, including water area land located within the area of these land categories;
2. Ministry of Industry and Commerce manages the use of industrial land and industrial estates, including water area land located within the area of this land category;
3. Ministry of Energy and Mines manages the use of industrial land in the energy and mining areas, including water area land located within the area of this land category;
4. Ministry of Planning and Investment manages the use of industrial land in Special Economic Zones, including water area land located in the area of this land category;
5. Ministry of Public Works and Transport manages the use of construction land and communication land, including water area land located within the area of these land categories;
6. Ministry of Information, Culture and Tourism manages the use of cultural land, including water area land located within the area of this land category;
7. Ministry of Defense and Ministry of Public Security manage the use of national defense and security land, including water area land located within the area of these land categories.

The ministries that manage the use of land as defined in this Article shall issue regulations on the management, protection, development and use of land under their responsibilities in coordination with the Ministry of Natural Resources and Environment, other relevant ministries and local administrative authorities. With respect to land for national defense and security, the decisions are made by the Government.

In addition to the above-mentioned sectors that manage the use of their respective land category, other parties also have the rights to manage and use the land they receive within the areas where the land are used for activities they manage.

Section 1

Management of Agricultural Land

Article 32. Agricultural Land

Agricultural land is land which is determined to be used for cultivation, animal husbandry, fishery, irrigation and agricultural research and experimentation.

Article 33. (new) Survey on Agricultural Land

The Ministry of Agriculture and Forestry, in collaboration with the Ministry of Natural Resources and Environment, other relevant ministries and local administrative authorities takes the lead in conducting surveys on agricultural land with the participation of the concerned local people.

Article 34: Agricultural Land Use Planning

The Ministry of Agriculture and Forestry, in collaboration with the Ministry of Natural Resources and Environment, other relevant ministries and local administrative authorities takes the lead in elaborating the Agricultural Land Use Plan in conformity with the Land Allocation Master Plan and strategy for the management of agricultural land.

Article 35 (new) Protection of Agricultural Land

Agricultural land shall be protected through determination and conservation of land areas for effective use in agricultural activities in accordance with its purpose, by issuing regulations and measures to protect such land in conformity with the National Land Allocation Master Plan, strategy and land use plan of the Agriculture and Forestry sector and local land allocation plan for the current period.

Article 36 (new) Development of Agricultural Land

The Agriculture and Forestry sector, in collaboration with the Natural Resources and Environment sector, other relevant sectors and local administrative authorities develops agricultural land in order to increase agricultural productivity by issuing policies, approaches and measures for maintaining and changing soil properties, improving and rehabilitating soil quality and adding value in conformity with the National Land Allocation Master Plan, land use strategies and land use plan of the Agriculture and Forestry sector and the local administrative authorities for the current period.

In case there is water area land located within the agricultural land development zones, actions shall be taken to ensure the sustainability of the ecosystem, not cause harm to the water quantity and quality, not cause land erosion and not alter the watercourses and water flows without permission.

Article 37 (new) Use of Agricultural Land

Individuals, legal entities or organizations shall use agricultural land in their production according to the purposes and in compliance with the Land

Allocation Master Plan, land use strategy and land use plans based on the existing local land potential and family labor capacity and capital, focusing on productivity increases and gradually moving towards intensive agriculture practices.

Article 38 (new) Determination of Area for Agricultural Land Use

The provincial administrative authorities define the area for agricultural land use within their respective locality in conformity with the Land Allocation Master Plan and Agricultural and Forest sector land use plans, geographical specificities, socio-economic growth plans and population density for the current period and thereafter submit the proposal to the Provincial People's Assembly for approval.

The authorization of use of agricultural land area by individuals, legal entities or organizations shall be based on the actual capacity and relevant laws.

The State recognizes the right of Lao citizens to long-term use of agricultural land by issuing land titles at the office of Natural Resources and Environment where the land is located as prescribed in Article 101 of this Law.

Section 2 Management of Forest Land

Article 39. (amended) Forest Land

Forest land refers to the area of land parcels, with or without forest cover, which have been defined by the State as forest land, including water catchment areas within forest land as prescribed in the Forestry Law.

Article 40. Survey on Forest Land

The Ministry of Agriculture and Forestry, in collaboration with the Ministry of Natural Resources and Environment, other relevant ministries and local administrative authorities conducts surveys on forest land with participation of the concerned local people.

Article 41 (new): Forest Land Management Planning

The Ministry of Agriculture and Forestry collaborates with the Ministry of Natural Resources and Environment, other relevant ministries and local administrative authorities in planning the management of forest land in compliance with the Land Allocation Master Plan and Forest Management Strategy.

Article 42: Protection of Forest Land

The protection of forest land refers to the determination of boundaries of each forest land category and formulation of regulations and measures on the protection and development of forest as prescribed in the Forestry Law and other relevant laws.

Article 43 (new) Development of Forest Land

The Agriculture and Forestry sector is charged with developing forest land by establishing coordination mechanisms among relevant sectors, local administrative authorities and all social strata including the public for their contribution to the development of forest land by issuing policies, approaches and measures on the protection, improvement and rehabilitation of land to create added value and a balance with the forest ecosystem.

In case there is water area land located within the forest land development zones, actions shall be taken to ensure the sustainability of the ecosystem, not cause harm to the water quantity and quality, not cause land erosion and not alter the watercourses and water flows without permission.

Article 44 (amended) Use of Forest Land

Forest land can be used for a public purpose and by families and businesses while ensuring there are no adverse impacts on the forest, soil quality, environment and society.

The State recognizes the use of land by people who have been living and making their living in forest land before the area is classified as forest land. The Ministry of Agriculture and Forestry is tasked with coordinating with the Ministry of Natural Resources and Environment, other relevant ministries and local administrative authorities to conduct surveys, data collection and re-allocation of the forest land and then issue land use certificates to individuals or families in accordance with the laws; and to encourage them to contribute to the protection of forests as defined in the Forestry Law and other relevant laws.

Section 3 Management of Water Area Land

Article 45. (amended) Water Area Land

Water area land refers to submerged land or land located around wetlands within other land categories such as swamps, ponds, lakes, saturated grass land, water spring land, land at water edges, land in the middle of waters, newly-formed land, land formed when water recedes, land converted by a change or diversion of waterways, natural or human made water storage or waterways, either permanent or temporary.

Article 46 (new) Survey on Water Area Land

The sector that manages the use of its respective land category where there is water area land takes the lead in coordinating with the Natural Resources and Environment sector, other relevant sectors and local administrative authorities to conduct surveys on water area land that is located within the land category under the sector's responsibilities with the participation of concerned local people.

Article 47 (new): Water Area Land Use Planning

The sector that manages the use of respective land category where there is water area land takes the lead in coordinating with the Natural Resources and

Environment sector, other relevant sectors and relevant local administrative authorities in preparing water land use plans for the land located within the land category under the sector's responsibility in conformity with the Land Allocation Master Plan and strategy on the management, administration and use of water and water resources.

Article 48 (new) Protection of Water Area Land

Water area land shall be protected through determination of the area boundaries and reserved areas to ensure the quality and quantity of water and water resources within the water catchment areas and reservoirs in a sustainable manner as prescribed in this Law and the Law on Water and Water Resources and in compliance with the Land Allocation Master Plan, strategy on the management, administration and use of water and water resources and the land use plans from other sectors and local administrative authorities for the current period.

Article 49 (amended) Use of Water Area Land

Individuals, legal entities or organizations wishing to develop and use water area land shall obtain the authorization from the sector responsible for the management of the respective land category and must ensure that no harm is made to the water quantity and quality and ensure the sustainability of the ecosystem.

In using water area land, the following conditions shall be fulfilled:

1. to not cause land erosion;
2. to not cause obstruction of waterways;
3. to not cause water area to become shallow or inundation;
4. to not contaminate water bodies with waste or poisonous materials;
5. to not cut trees or destroy forest in watershed areas;
6. to not excavate and take soil away from swamps or wetlands, or gravel or sand. In the case of necessity to use such land, approval must be obtained from the concerned government agency in accordance with the laws.

Section 4 Management of Industrial Land

Article 50. (amended) Industrial Land

Industrial land refers to land which is determined to be the location of industrial zones, industrial estates, energy, mining, Special Economic Zones and other land that is used for industrial purposes.

Article 51 (new) Survey on Industrial Land

The Ministry of Industry and Commerce, the Ministry of Energy and Mines and the Ministry of Planning and Investment, in coordination with the Ministry of Natural Resources and Environment, other relevant ministries and local administrative authorities take the lead to conduct surveys on industrial land with the participation of the concerned local people.

Article 52 (new): Industrial Land Use Planning

The Ministry Industry and Commerce, the Ministry of Energy and Mines and the Ministry of Planning and Investment, in coordination with the Ministry of Natural Resources and Environment, other relevant ministries and local administrative authorities take the lead in preparing industrial land use plans under their responsibilities in conformity with the Land Allocation Master Plan and the industrial land management strategy.

Article 53 (new) Protection of Industrial Land

Industrial land shall be protected through determination of boundaries of land areas to be used for the purposes of creating industrial zones, industrial estates, energy and mining zones and Special Economic Zones by issuing regulations and measures for the protection of such land in conformity with the National Land Allocation Master Plan, the land use plans from the sectors responsible for the respective land use purpose and local administrative authorities for the current period.

Article 54 (new) Development of Industrial Land

The Industry and Commerce sector, Energy and Mines sector and the Planning and Investment sector coordinate with the Natural Resources and Environment sector, other relevant sectors and local administrative authorities in development of industrial land within their responsibilities by issuing policies, approaches and measures for maintaining and changing soil properties, improving and rehabilitating soil quality and adding value in conformity with the National Land Allocation Master Plan, land use strategies and land use plans of the Agriculture and Forestry sector and the local administrative authorities for the current period.

In case there is water area land located within the industrial land development zones, actions shall be taken to ensure the sustainability of the ecosystem, not cause harm to the water quantity and quality, not cause land erosion and not alter watercourses and water flows without permission.

Article 55. (amended) Use of Industrial Land

Legal entities and organizations can use industrial land for specific purposes in accordance with the sectoral land use strategy and land use plans and local administrative authorities on the condition that the land use shall not cause adverse impacts on society or the natural environment and shall comply with the relevant laws.

Section 5 Management of Communication Land

Article 56. (amended) Communication Land

Communication land refers to land which is used as public roads, public road delimitation areas, earth and gravel ditches, drainage channels, bridge sites,

airports and runways, cargo and passenger transport terminals, tunnels, railways, warehouses, logistics sites, transportation storehouses, telecommunication infrastructure sites and other land used for communication purposes.

Article 57 (new) Survey on Communication Land

The Ministry of Public Works and Transport takes the lead in coordinating with the Ministry of Natural Resources and Environment, other relevant ministries and local administrative authorities to conduct surveys on communication land with the participation of the concerned local people.

Article 58: Communication Land Use Planning

The Ministry of Public Works and Transport takes the lead in coordinating with the Ministry of Natural Resources and Environment, other relevant ministries and local administrative authorities in preparation of communication land use plans in conformity with the Land Allocation Master Plan and the communication land management strategy.

Article 59 (new) Protection of Communication Land

Communication land shall be protected through determination of boundaries to be reserved for use in accordance with their purposes by issuing regulations and measures for the protection of such land in conformity with the National Land Allocation Master Plan, the Public Works and Transport sector's land use plans and local administrative authorities for the current period.

Article 60 (new) Development of Communication Land

The Public Works and Transport sector coordinates with Natural Resources and Environment sector, other relevant sectors and local administrative authorities in development of communication land by issuing policies, approaches and measures for the protection and effective use of the land in conformity with the National Land Allocation Master Plan, land use strategy and land use plans of the Public Works and Transport sector and local administrative authorities for the current period.

In case there is water area land located within the communication land development zones, actions shall be taken to ensure the sustainability of the ecosystem, not cause harm to the water quantity and quality, not cause land erosion and not alter watercourses and water flows without permission.

Article 61. (amended) Use of Communication Land

Legal entities and organizations can use communication land for specific purposes in accordance with the sectoral land use strategy and land use plans and local administrative authorities on the condition that the land use shall comply with the rules on urban planning and relevant laws.

Section 6 Management of Cultural Land

Article 62. (amended) Cultural Land

Cultural land refers to the locations of cultural heritage and is related to historical items, artefact sites, heritage sites, traditional objects, archaeological sites, memorials, temples, religious sites, cultural buildings, including cultural sites, and other places which are classified by the State as cultural land.

Article 63 (new) Survey on Cultural Land

The Ministry of Information, Culture and Tourism takes the lead in coordinating with the Ministry of Natural Resources and Environment, other relevant ministries and local administrative authorities to conduct surveys on cultural land with the participation of the concerned local people.

Article 64 (new): Cultural Land Use Planning

The Ministry of information, Culture and Tourism takes the lead in coordinating with the Ministry of Natural Resources and Environment, other relevant ministries and local administrative authorities to prepare cultural land use plans in conformity with the Land Allocation Master Plan and cultural land management strategy.

Article 65 (new) Protection of Cultural Land

Cultural land shall be protected through determination of boundaries to be preserved and conserved as cultural and historical land by issuing regulations and measures for the protection of such land in line with the National Land Allocation Master Plan, the Information, Culture and Tourism sector's land use plans and local administrative authorities for the current period.

Article 66 (new) Development of Cultural Land

The Information, Culture and Tourism sector coordinates with the Natural Resources and Environment sector, other relevant sectors and local administrative authorities on development of cultural land by issuing policies, approaches and measures for the conservation, protection and rehabilitation of cultural land in line with the National Land Allocation Master Plan, land use strategy and land use plans of the Information, Culture and Tourism sector and local administrative authorities for the current period.

In case there is water land located within the cultural land development zones, actions shall be taken to ensure the sustainability of the ecosystem, not cause harm to the water quantity and quality, not cause land erosion and not alter watercourses and water flows without permission.

Article 67. (new) Use of Cultural Land

Individuals, legal entities and organizations can use cultural land for conservation and tourism purposes in line with the sector's land use strategy and land use plans and the local administrative authorities on the condition that the land

use shall ensure that it does not cause adverse impacts on the land and shall comply with the relevant laws.

Section 7

Management of National Defense and Security Land

Article 68. (amended) National Defense and Security Land

National defense and security land refers to land used for national defence and security work such as: military camps, offices, agencies, army units, academies, residences, schools, military and police training fields, technical training fields, airports, ports, warehouses, hospitals, factories and military and police recreational places; production sites of support forces; defense and security strategic locations; and other land which is used for national defense and security.

Article 69. (amended) Use of Land for National Defense and Security

In case of necessity, the armed forces and security forces can use other land categories including land of individuals, legal entities or organizations for the national defense and security tasks based on the decision of the Government.

When it is no longer necessary to use such land, the land shall be returned to the holders of the land use rights. In case the use of land causes damage to developed land, the State will pay compensation to the right holder in accordance with the laws.

The use of water area land located within the national defense and public security land shall ensure the sustainability of the ecosystem, not cause harm to the water quantity and quality, not cause land erosion and not alter watercourses and water flows without permission.

Section 8

Management of Construction Land

Article 70. (amended) Construction Land

Construction land is land used for development of new towns and the construction of residential places, offices and premises of organizations, public facilities, trade and service facilities and other constructions in allocated zones and in conformity with the urban plans as prescribed by laws.

Article 71. (amended) Categories of Construction Land

Construction land is divided into the following categories:

1. Construction land for public facilities is land used for a public benefit such as public parks, education sites, sports stadiums, hospitals, markets, playgrounds, cemeteries, sacred forests, waste disposals, water supply facilities and other land for public use;
2. Construction land for residential places is land used for building of residences of individuals and families;

3. Construction land for offices and premises of organizations is land used for building offices and premises of The Party and State organizations, the Lao Front for National Development, mass organizations, enterprises, civil society organizations and embassies or international organizations;
4. Construction land for trade and service facilities is land used for building trade and service premises such as condominiums, apartments, housing, hotels, guesthouses, trade centers and shopping malls.
5. State land allocated for sale with limited term.

Article 72 (new) Survey on Construction Land

The Ministry of Public Works and Transport takes the lead in coordinating with the Ministry of Natural Resources and Environment, other relevant ministries and local administrative authorities to conduct surveys on construction land with the participation of the concerned local people.

Article 73 (new): Construction Land Use Planning

The Ministry of Public Works and Transport takes the lead in coordinating with the Ministry of Natural Resources and Environment, other relevant ministries and local administrative authorities to prepare construction land use plans in conformity with the Land Allocation Master Plan and construction land management strategy.

Article 74 (new) Protection of Construction Land

Construction land shall be protected through determination of the land area boundaries and reservation for use according to the purpose of each construction land sub-category by issuing regulations and measures for the protection of such land in conformity with the National Land Allocation Master Plan, the Public Works and Transport sector's land use plans and local administrative authorities for the current period.

Article 75 (new) Development of Construction Land

The Public Works and Transport sector coordinates with the Natural Resources and Environment sector, other relevant sectors and local administrative authorities on development of construction land by issuing policies, approaches and measures for the protection and development of construction land and creating added value in line with the Land Allocation Master Plan, land use strategy and land use plans of the Public Works and Transport sector and local administrative authorities for the current period.

In case there is water area land located within the construction land development zones, actions shall be taken to ensure the sustainability of the ecosystem, not cause harm to the water quantity and quality, not cause land erosion and not alter watercourses and the water flows without permission.

Article 76. (amended) Use of Construction Land

The use of construction land shall not violate the rights and interests of any other person and shall secure legal servitudes. All construction must comply with the town planning, be authorized by the concerned competent authority, fully conform to technical standards to ensure the environment is protected and comply with the relevant laws.

The use of construction land for office premises of The Party and State organizations, the Lao Front for National Development, the Lao Federation of Veterans and mass organizations, in realization of the plan to allocate and grant land use rights by the State, shall strictly follow the regulations on construction land management and other relevant laws.

The State reserves construction land for public purposes to serve the nation's common interests. In case of changes in categories of such land's use, the changes shall also serve the nation's highest common interests and be conducted within the allocated areas and with the approval of the Public Works and Transport sector in coordination with the Natural Resources and Environment sector and relevant local administrative authorities.

Article 77. (new) Scope of Construction Land Use Right

The provincial administrative authorities determine the areas of construction land within their respective localities in line with the Land Allocation Master Plan and land use plans of the Public Works and Transport sector, relevant laws, geographical specificities, socio-economic growth and population density for the current period and submit the proposal to the Provincial People's Assemblies for approval.

The authorization of the use of construction land for individuals, legal entities and organizations shall be based on their actual capacities and comply with the relevant laws.

The State recognizes long-term land use rights on construction land of Lao citizens through the issuance of land titles for the land at the office of Natural Resources and Environment of the district where the land is located as prescribed in Article 101 of this Law.

Part V Land Use Management

Section 1 State Land Use Management

Article 78. (new) State Land

State land refers to all land parcels that are under the use and management of The Party and State organizations, the Lao Front for National Development, the Lao Federation of Veterans and mass organizations, including land that is reserved and preserved by the State.

Article 79 (new) Acquisition of State Land

The State acquires State land through one of the following instances:

1. The State has allocated and reserved the land as State land;
2. Individuals, legal entities or organizations lose their land use rights as prescribed in Article 144 of this Law;
3. Cessation of land use rights of individuals, legal entities or organizations as prescribed in Article 147 of this Law except for case No. 4;
4. Voluntary transfer of the land use rights to the State;
5. Other cases as prescribed by laws.

Article 80. (new) State Land Use Management

The Natural Resources and Environment sector plays a central role in managing the use of State land by drawing up an inventory and issuing land titles for land the use of which is under the management of The Party and State organizations, the Lao Front for National Development, the Lao Federation of Veterans, mass organizations and local administrative authorities including individuals, legal entities and collectives that use State land; and the land seized by court decisions to become State assets or managed by the State.

Article 81. (new) Use of State Land for Collective Purposes

The use of State land for collective purposes is the granting of State land use rights to the villagers in one or more villages to collectively use the land in accordance with the local land allocation plans and the laws. This land includes cemeteries, sacred forest, common ponds, temples, schools, health centers, village administrative office and village markets.

State land use rights for collective purposes comprise the rights to protect and utilize the land for collective interests of the villagers from one or more villages with no rights to transfer, sell, exchange or lease the land use rights, nor granting of concessions or use of the right as a share in a joint venture or as collateral.

Article 82 (New) Inventory of State Land

The Party and State organizations, the Lao Front for National Development, the Lao Federation of Veterans and mass organizations managing and using State land shall compile an inventory of all categories of State land under their management and then submit the inventory to the Natural Resources and Environment sector for consolidation into a centralized inventory.

Article 83 (new): Allocation of State Land for Residences and for Sale with Limited Term

The provincial administrative authorities coordinate with relevant sectors, district administrative authorities and village administrative authorities to allocate State construction land for construction of buildings or housing development as

residences of Lao citizens such as civil servants, military personnel, police personnel and the general public through lease or sale in accordance with the regulations and sale of allocated State land use rights with limited term, and then submit the proposal to the Provincial People's Assemblies for approval.

Article 84 (new): Reclamation and Cancellation of State Land Occupation

The provincial administrative authorities coordinate with relevant sectors, district administrative authorities and village administrative authorities to inspect and reclaim State land that has been illegally occupied and encroached on and to revoke the land use rights granted to individuals, legal entities and organizations. In case the occupation and the granting have documents certifying the land, a proposal shall be submitted to the provincial governor or Mayor of Vientiane Capital to cancel those documents.

The Ministry of Natural Resources and Environment is tasked with coordinating with other relevant ministries and local administrative authorities to inspect and reclaim State land that has been illegally granted and revoke the land use rights illegally granted by an organization. In case the land certification documents have been illegally issued by ministries or provincial administrative authorities, the Government will cancel those documents based on the proposal of the relevant ministry or authority.

Section 2

Management of Land of Lao Citizens

Article 85 (new) Land Use Management

The State manages the use of land of individuals, legal entities and organizations by making land records, certifying the land use, issuing land titles and registering activities and changes of land use rights in order to recognize the land use rights and to monitor the activities and changes of the land use rights in accordance with the laws.

Article 86 (new) Land Use

Individuals, legal entities and organizations who are granted land use rights shall use their land in accordance with its purpose and in conformity with the Land Allocation Master Plan, land use strategy and land use plans adopted by the State for the current period.

Section 3

Management of Land Use of Aliens, Stateless Persons, Foreigners, Foreign Nationals of Lao Ancestry and their Organizations

Article 87. (new) Land Use Management

The State recognizes and manages land use by aliens, stateless persons, foreigners and foreign nationals of Lao ancestry as well as their organizations established in the Lao PDR with the authorization of the State; and the State issues land use certificates or State land titles in accordance with contracts and the relevant laws to those who have been legally living, making their living and doing

business in the Lao PDR for a long time through leasing, concessions of State land or purchase of allocated State land use rights with limited term.

The State recognizes the right to legally lease the land of Lao citizens.

Article 88. (new) Land Use

Aliens, stateless persons, foreigners and foreign nationals of Lao ancestry as well as their organizations established in the Lao PDR with the authorization of the State shall use their land in accordance with its purpose, the lease agreements, the land concession agreements and the purchase of allocated State land use rights with limited term in conformity with the Land Allocation Master Plan, land use strategy and land use plans adopted by the State for the current period.

Part VI Land Administration

Article 89 (new) Land Administration

Land administration consists of:

1. Land information system;
2. Land registration system;
3. Land registration for condominium construction;
4. Land valuation;
5. Land transactions;
6. Revenue generated from land.

Section 1 Land Information System

Article 90. (new) Land Information System

The land information system is a fundamental and necessary tool that uses modern technology for the management and administration of land in order to ensure the quality, convenience, efficiency, promptness and accuracy of land information for the effective use of that information in land related works.

The Ministry of Natural Resources and Environment is responsible for the development, improvement and use of the national land information system as the basis for land revenue collection by the financial sector and to connect the system to the National Statistic System in coordination with other line ministries, agencies and local administrative authorities.

The Natural Resources and Environment sector at the local level is responsible for establishing databases under their responsibilities as the basis for land revenue collection by the financial sector and to connect the system to the National Land Information System in coordination with other concerned local line agencies.

The sectors managing sectoral land use are responsible for the development, improvement, management and use of their respective land use database which is connected to the National Land Information System in coordination with the Natural Resources and Environment sector, relevant sectors and local administrative authorities including the provision of their land use data to the Natural Resources and Environment sector.

Article 91. (new) Access to and Use of Land Related Information

Individuals, legal entities or organizations can access and use land information in the National Land Information System subject to payment of service fees in accordance with the regulations.

Relevant sectors shall be responsible for the provision of land related data to individuals, legal entities or organizations in accordance with the regulations.

Section 2
Land Registration System

Article 92. (new) Land Registration System

The land registration system consists of:

1. Land record registration;
2. Land title registration;
3. Registration of activities related to land use rights;
4. Registration of changes of land use rights.

Article 93. (new) Land Record Registration

Land record registration is the collection of statistics on different land categories into the Land Record Book and land record database in order to monitor the activities and changes of land use purposes. Land records are to be used as the basic information for land title registration and for payment of land use fees in accordance with the laws.

The District Office of Natural Resources and Environment coordinates with village administrative authorities to establish land records for each land category.

Article 94. (new) Land Title Registration

Land title registration is the issuance of the first edition of land titles to individuals, legal entities and organizations for certifying their legal rights to use different land categories and for facilitating the management and protection of land in a uniform manner across the country.

The component parts of land title registration are:

1. Individual land parcel plan;
2. Cadastral map;

3. Land register and land register book;
4. Land parcel register index;
5. Land title.

All land parcels shall be registered and titled at the District Office of Natural Resources and Environment in accordance with the allocation, zoning and classification of land as prescribed in Article 101 of this Law.

Article 95. (new) Individual Land Parcel Plan

The individual land parcel plan is a geometry of a land parcel that has been surveyed. It contains the following information: reference number of the cadastral map, land parcel number, scale, land location, land parcel dimensions, boundary markers' numbers and numbers of adjacent land parcels, adjoining roads and drains.

Article 96. (new) Cadastral Map

The cadastral map is a map combining many land parcels into one map sheet that contains the following information: reference number of the cadastral map, reference number of each land parcel and locations of land boundaries, roads and drains.

Article 97. (amended) Land Register and Land Register Book

The land register is a document that records information from land title registration in sequential order with the signature and seal of the head of the District Office of Natural Resource and Environment as prescribed in Article 101 of this Law.

The land register book is a book that compiles the land registers of the land for which land titles have been issued in each village and which might have more than one book depending on the number of land parcels.

The Ministry of Natural Resource and Environment is tasked with defining the detailed content and format of the land register and land register book.

Article 98. (new) Land Parcel Register Index

The land parcel register index is a systematic consolidation of all land register books for each village into one book with a view to monitoring the changes of land areas and boundaries, land parcel numbers and land title numbers.

Article 99. (amended) Land Title

A land title is the unique document providing evidence for a land use right. It is identically copied out of the land register and only one original copy shall be given to the land use right holder as permanent evidence until there is a change according to the conditions prescribed in the laws.

There are two types of land titles: State land title and land title of individual, legal entity and organization.

The Ministry of Natural Resource and Environment is tasked with defining the detailed content and format of the land title.

Article 100. (amended) Documents for Land Title Registration

The issuance of a land title requires the following documents:

1. Certificate of acquisition of the land use rights such as: certificate of land granted by the State; agreements of transfer, donation, sale or certificate of inheritance; land survey certificate; certificate of land development; certificate of land guarantee;
2. Photocopy of ID card or residency certificate and family book; for legal entity or civil society organization: photocopy of business license, business register or authorization letter for the establishment of the civil society organization;
3. Declaration of payment of land use fee.

Article 101. (amended) Procedures for Land Title Registration

Land title registration shall be performed at the one door service unit of the District Office of Natural Resources and Environment through the following processes:

1. The District Office of Natural Resources and Environment in coordination with the relevant village authorities conducts adjudication and data collection on how the land use right has been acquired and takes measurements [survey] of the parcel in the presence of the owners of the adjacent land parcels or their delegated representative, who also certify the survey. The land parcel survey plan and land file for each parcel are created thereafter for land title registration. All these steps must be completed within fifteen days.
2. The District Office of Natural Resources and Environment issues public announcements in the media and posts an announcement at the village authority office where the land is located for public review and possible objection. The notification period is thirty days from the day on which the notification is issued.
3. If there are no objections or the objections have been addressed, the competent District Office of Natural Resources and Environment shall issue land titles within five working days.
4. In case there is an objection, conflict or pending issue about the land parcel, the issue shall be settled in accordance with the laws before the District Office of Natural Resources and Environment can complete the land title registration for that land parcel.

After the completion of land title registration for each parcel of land, a report must be submitted to the district administrative authorities and Provincial Department of Natural Resources and Environment.

The Ministry of Natural Resources and Environment is tasked with issuing the regulations on the land title registration processes.

Article 102. (new) Land File

The land file is the consolidation of all documents related to land title registration and the registration of activities and changes of the land use rights such as land right acquisition document, copy of family book or ID cards, residency certificate, business license and technical forms.

For land title registration of each land parcel, it is required to create a land file as permanent evidence and to safely keep it in the database system. The land file allows periodic monitoring of the activities and changes of the land use rights.

Article 103. (amended) Issuance of Copy of Land Title

The issuance of a copy of a land title is the re-issuance of the land title to replace a lost or damaged land title.

Individuals, legal entities or organizations wishing to apply for re-issuance of their land titles shall submit their application to the District Office of Natural Resources and Environment where the land is located, using the standard application form.

On receipt of the application, the District Office of Natural Resources and Environment shall examine the case, collect evidence and background information on the causes of the loss or damage of the land title and then submit a summary with comments within fifteen days from the day that the application is received. If the land title has been damaged with remaining parts that can be used as evidence, the application can be submitted to the District Office of Natural Resource and Environment for re-issuing a copy of the land title to the applicant. If the land title is lost or destroyed without any trace of evidence that can certify the land title, the District Office of Natural Resources and Environment will hand the investigation document to the applicant for submission to the court to consider certifying the loss of the land title before a copy of the land title can be issued.

The Ministry of Natural Resources and Environment is tasked with issuing the regulations on evidence and remaining parts of the lost or damaged/destroyed land titles.

Article 104. (amended) Registration of Activities of Land Use Rights

The registration of activities of land use rights is recording and certifying land use rights where the land use right holder assigns the rights through lease, mortgage, sale with redemption right, legal servitude by contract, rights over the land and other activities.

The registration of activities of land use rights shall be undertaken at the District Office of Natural Resources and Environment where the land is located in the presence of the contracting parties and land officers.

In case a land title is used as collateral with one mortgagee, following the mortgage registration, the owner of the land use right shall give the original land title to the mortgagee to keep. In case a land title is used as collateral with many mortgagees, following each mortgage registration, the original of the land title will be kept with one of the mortgagees according to the agreement among the mortgagees.

The District Office of Natural Resources and Environment shall complete the registration of the activities of land use rights within three working days from the day that the application is received and issue a certificate to the mortgagee and the mortgagor, acknowledging that the land title is used as collateral for a loan according to the contract.

The District Office of Natural Resources and Environment has the duties and responsibilities to accurately, transparently and strictly manage the information and documents on the land titles that are registered with activities of the land use rights in accordance with the regulations.

In case of a direct objection by a stakeholder or the grantee of a land use right as prescribed in Article 126 of this Law, the registration of activities of land use right shall be suspended until the issue is settled according to the laws.

The Ministry of Natural Resources and Environment is tasked with issuing a regulation on the registration of activities of land use rights.

Article 105. (amended) Registration of Changes of Land Use Rights

The registration of the changes of land use rights is recording and certifying changes of the land use rights from the original owner to another person by issuing a new land title as a result of such assignments as inheritance, sale, use of land use rights as a share in a joint venture, handover or donation of land use rights, exchange, revocation or re-acquisition of the land use right, legal servitude or court decision.

The registration of the changes of land use rights shall be undertaken at the District Office of Natural Resource and Environment in the presence of the contracting parties and land officers for the case of sale, use of the land use right as a share in a joint venture, handover or donation of a land use right and exchange of land use rights.

The District Office of Natural Resource and Environment shall proceed with the registration of the changes of land use rights within five working days from day that the application is received from the land use right holder.

In case of a direct objection by a stakeholder or the grantee of a land use right as prescribed in Article 126 of this Law, the registration of changes of land use rights shall be suspended until the issue is settled according to the laws.

Section 3

Registration of Land for Condominium Construction

Article 106. (new) Registration of Land for Condominium Construction

Individuals or legal entities wishing to build condominiums shall apply for an authorization to operate a condominium business at the one stop investment service office as defined in the Law on Investment Promotion, shall apply for a construction permit from the Public Works and Transport sector and shall apply for registration of the land for condominium construction at the Provincial Department of Natural Resources and Environment.

The Ministry of Natural Resources and Environment is tasked with issuing regulations on the registration of land for condominium construction.

Article 107. (new) Documents for Registration of Land for Condominium Construction

The documents for registration of land for condominium construction are as follows:

1. land title of individual, legal entity;
2. business register;
3. construction permit;
4. plan [design] of the condominium;
5. feasibility study;
6. socio-environmental impact assessment;
7. by-laws of the legal entity;
8. other relevant documents.

Additional documents required in case the land for condominium construction is being leased from the State or from an individual or legal entity are as follows:

1. title for the State land or for the individual's or legal entity's land;
2. lease agreement.

Article 108. (new) Consideration on Registration of Land for Condominium Construction

The Provincial Department of Natural Resources and Environment must complete registration of the application for condominium construction land for the legal entity within ten working days from the day that the application is received.

In case the land is being leased from the State, an individual or legal entity, it shall be registered for the condominium construction but the lessor must remain as the holder of the land use right on the land title.

Section 4 Land Valuation

Article 109. (new) Land Valuation

Land valuation is the determination of the value of land in each locality based on the geographical specificities, infrastructure and the level of socio-economic growth for the current period.

Land valuation is undertaken for the following purposes:

1. Calculation of fees for registration of activities and changes of land use rights;
2. Implementation of the policy on State land conversion;
3. Payment of compensation from re-acquisition of land use rights;
4. Sale of land use rights following a court's decision;
5. Sale or exchange of land use rights and use of land as a share in a joint venture or as collateral.

The provincial governor or Mayor of Vientiane Capital submits a proposal to the Provincial People's Assembly for approval of land valuation to serve the purposes as indicated in points 1, 2 and 3 of this Article.

For the land valuation purpose indicated in point 4 of this Article, the provincial governor or Mayor of Vientiane Capital appoints a land valuation committee in accordance with the regulations. With regard to land valuation for the purposes of sale, exchange of land use rights, use of land as a share in a joint venture or use of land as collateral, the legal entities authorized to operate land related businesses as prescribed in Article 156 of this Law are tasked with conducting the land valuation.

The Ministry of Natural Resources and Environment is tasked with issuing specific regulations on the processes of land valuation for each land category.

Article 110. (new) Land Re-valuation

Land re-valuation must be conducted every three years. If deemed necessary, the re-valuation can be conducted earlier than this timeframe.

Section 5 Land Transactions

Article 111. (new) Land Transactions

A land transaction is an activity and a change of land use rights of an individual, legal entity or organization such as the sale of land use right, exchange of land use rights and use of a land use right as a share in a joint venture, or as collateral.

Article 112. (new) Land Transaction Services

The District Office of Natural Resources and Environment has the duty to provide land transaction services to create enabling conditions and facilities for the activities and changes of land use rights such as sale of land use rights, exchange of land use rights and use of a land use right as a share in a joint venture or as collateral.

The Ministry of Natural Resources and Environment is tasked with issuing regulations on land transaction services.

**Section 6
Land Revenue Collection**

Article 113. (new) Land Revenue

Land revenue is revenue generated from land use fees, lease proceeds, concession proceeds, taxes, sale of allocated State land use rights with limited term, fines and land related fees and technical fees in accordance with the laws and regulations.

Article 114. (new) Land Revenue Collection

The finance sector collects land use fees, land related taxes, land lease and concession proceeds, sale and conversion of land use rights fees, land use conversion fees and land related fines, fees for land title registration and registration of subsequent land transactions and land related fees in accordance with the laws and regulations.

The Natural Resources and Environment sector is tasked to collect land related service fees in accordance with the laws and regulations.

Land revenue shall be collected by using modern technology to ensure transparency, efficiency and accuracy. The land revenue shall be handed to the national budget as defined in the relevant laws.

Article 115. (new) Determination of Land Related Fees

The Government formulates the land use fees, land related fees and technical charges in line with socio-economic growth for each period, applying the policy of reduction or exemption of fees for survey measurement services, land title registration and paddy land use for poor families and for those using land in priority agricultural production areas, including the declared natural disaster zones, and makes proposals to the National Assembly Permanent Committee for consideration.

Part VII
Land Lease and Concession and
Sale of Allocated State Land Use Rights with Limited Term

Section 1
Lease of Land from Lao Citizens, Lease and Concession of State Land

Article 116. (new) Land Lease

Land lease is an agreement concluded between the lessee and the lessor to use the land for specific activities in accordance with the agreement and laws in the fields of trade, services, residences, tourism, sports, diplomatic missions and international organizations.

Article 117. (amended) Lease of Land from Lao Citizens

A land lease between Lao citizens including legal entities or organizations of Lao citizens is concluded on the basis of mutual agreement of the parties and certified by the village administrative authorities or notary and registered as an activity of the land use right at the District Office of Natural Resources and Environment where the land is located.

Aliens, stateless persons, foreigners, foreign nationals of Lao ancestry who legally reside in the Lao PDR and their organizations that have been established with the authorization of the State can lease land from Lao citizens including legal entities or organizations of Lao citizens for a period not exceeding thirty years with the option of renewal as agreed by the contracting parties and subject to approval of the provincial administrative authorities based on the proposal of the Provincial Department of Natural Resources and Environment. The land lease agreement shall be certified by the village administrative authorities or notary and registered as an activity of the land use right at the District Office of Natural Resources and Environment where the land is located.

Article 118. (new) Land Concession

A land concession is the authorization by the State for the concessionaires to use State allocated land in certain areas to conduct concession investment activities in accordance with the contract and the laws, for example in the sectors of agriculture, tree plantations, tourist sites, industrial zones or industrial estates, Special Economic Zones, development of new cities, development of power sources and mining.

In case the concession area covers the national defense and security zones, the concession will be feasible only if an approval is obtained from the Central National Defense and Security Committee.

Article 119. (new) Lease or Concession of State Land

The lease or concession of State land shall go through an auction process and take place within land areas allocated by the State. The lessee or concessionaire shall conduct an environmental impact assessment including the elaboration of

social and natural environment management and monitoring plans as prescribed in the laws and regulations.

After the Government or provincial administrative authorities grant the lease or concession of State land to individuals, legal entities or domestic and foreign organizations, the Department of Natural Resources and Environment of the province where the land is located will issue the State land title to the lessee or concessionaire within five working days in accordance with the lease or concession terms.

State land lease or concession is defined in a separate regulation.

Article 120. (amended) Terms of Lease or Concession of State Land

The terms of State land lease or concession operated by individuals, legal entities or domestic and foreign organizations shall be based on the characteristics, size and conditions of the intended operations. The period shall not exceed fifty years and may be extended by the decision of the Government or the National Assembly or Provincial People's Assemblies based on the evaluation of the project activities or operations and the decision of the Government or provincial administrative authorities.

Lease of State land by embassies or international organizations is based on the mutual agreement between the Government of the Lao PDR and the government of the concerned countries or the international organizations for a period not exceed ninety-nine years and can be extended based on the proposal of the Ministry of Foreign Affairs in coordination with the Ministry of Natural Resources and Environment and relevant provincial administrative authorities. In addition to the lease of State land, the Government allows foreign embassies to use land in the Lao PDR through exchange or transfer of land based on the agreement between the Government of the Lao PDR and the governments of the concerned countries.

Section 2

Rights and Obligations of Lessee or Concessionaire

Article 121. (amended) Rights of Lessee or Concessionaire

The lessee or concessionaire has the following rights:

1. to use the land; to own the property including buildings, premises and other structures on the land the subject of the lease or concession; to transfer the property to Lao nationals or foreigners in accordance with the laws and regulations;
2. to use the assets related to the land lease or concession as collateral with a domestic bank or financial institution, if approved by the Government or the provincial administrative authority within its jurisdiction in accordance with the provisions of the finance sector, with the exception of a lease of land from a Lao citizen;
3. to use the assets related to the land lease or concession as collateral with foreign banks or financial institutions if approved by the Government based

on the proposal of the Ministry of Finance, with the exception of a lease of land from a Lao citizen;

4. to sub-lease the land use right with the consent of the lessor, and the sub-lease term must not extend beyond the term of the head lease;
5. to transfer to other individuals the lease or concession rights, partly or wholly, within the remaining term of the agreement and in accordance with the contract and laws;
6. to receive incentives according to the investment promotion policy as prescribed in the Investment Promotion Law and other relevant laws;
7. to enjoy an exemption from land use fees;
8. to leave by inheritance the land lease or concession agreement according to the contract terms and the laws;
9. to use the lease or concession agreement as a contribution to the capital of a joint venture with another person, subject to the approval of the concerned government authorities;
10. exercise other rights as prescribed in the laws.

Article 122 (amended) Obligations of the Lessee or Concessionaire

The lessee or concessionaire has the following obligations:

1. to use the land in accordance with its purposes;
2. to completely and in a timely manner pay the rent or concession fees, royalties, taxes, duties, service fees and other obligations in accordance with the relevant laws;
3. to pay compensation to those affected by their operations;
4. to strictly fulfill environmental obligations in accordance with the laws and regulations;
5. to not violate the rights and interests of other persons;
6. to comply with legal servitude in accordance with the laws;
7. to fulfill other obligations as prescribed in the laws and the agreement terms and conditions.

Section 3

Sale of Allocated State Land Use Rights with Limited Term

Article 123. (amended) Sale of Allocated State Land Use Right with Limited Term

The sale of allocated State land use right with limited term is the sale of the land use right by the State to Lao citizens, aliens, stateless persons, foreigners or foreign nationals of Lao ancestry for development of new cities and construction of condominiums, apartments and housing developments with a term not exceeding fifty years from the date the sale contract is signed. The land use rights can be sub-purchased based on the agreement of the relevant State agency. The buildings on the land can be sold or leased to other persons or legal entities.

The buyer of a building on the land is the owner of the building during its remaining term and has the right to sell, transfer or leave the building by inheritance. The lessee of the building on the land has the rights and obligations as defined in the agreement with the lessor.

On the expiration date of the sale as defined in paragraph one of this Article, the land use right of the land on which the building is constructed will become State property again. Nevertheless, the buyer or lessee of the building can continue to use the State allocated land in the form of a purchase with limited term or lease the State land.

The calculation of the State land area for the buyer or lessee of each building type is defined in a separate regulation.

Article 124 (new) Rights and Obligations of Buyers of Allocated State Land Use Right with Limited Term

In addition to the rights prescribed in Article 133 of this Law, the buyer of allocated State land use right with limited term also has the following rights:

1. to own the land use right; to own the property he has built on that land such as buildings and constructions;
2. to transfer, sell and lease the land use right for the remaining term to individuals, legal entities and domestic or foreign organizations;
3. to exchange, mortgage and use the property as a share in a joint venture for the remaining term with individuals, legal entities and domestic or foreign organizations;
4. to leave the land use right by inheritance for a period not exceeding the remaining term;
5. to sell or lease the property of the built assets to individuals, legal entities and domestic or foreign organizations;
6. to enjoy an exemption from land use fees;
7. to receive incentives according to the investment promotion policy as prescribed in the Investment Promotions Law and other relevant laws;
8. to exercise other rights in accordance with the laws.

For the case of transfer, sale, use as loan collateral, use as a share in a joint venture and inheritance of the land use right, the Government and provincial administrative authorities must be informed in advance.

The buyer of allocated State land use right with limited term has the following obligations:

1. to use the land in accordance with its purpose;
2. to protect and keep the land in good condition, to not cause land erosion or soil degradation, to preserve the quality of the land and to not cause negative effects to society and the natural environment;
3. to not violate another person's rights and interests;

4. to pay income taxes from the sale of the land use right and the buildings and pay land related fees and service charges in accordance with the laws;
5. to fulfill other obligations as prescribed in the laws and regulations

Article 125 (new): Competent Authority to Make Decisions on Sale of Allocated State Land Use Right with Limited Term

The Government makes decisions on the sale of allocated State land use right with limited term for the land area of more than one hundred and fifty hectares to Lao citizens, aliens and stateless person; and decisions on the sale of allocated State land use right with limited term to foreigners and foreign nationals of Lao ancestry.

Provincial administrative authorities make decisions on the sale of allocated State land use right with limited term for land areas not exceeding one hundred and fifty hectares but only where the sale is to Lao nationals, aliens and stateless persons.

District administrative authorities, village administrative authorities and other authorities do not have the right to make decisions on the sale of allocated State land use right with limited term

The sale of allocated State land use right with limited term must be registered as a change of the land use right at the Department of Natural Resources and Environment of the province where the land is located, and the land title must be subsequently issued to the buyer once the sale value is fully paid to the State by the buyer of the allocated State land use right with limited term, except as otherwise specified in the contract.

The sale of allocated State land use right with limited term shall be conducted by means of auction.

Part VIII
Acquisition of Rights, Rights and Obligations, Loss of Rights
and Cessation of Land Use Rights

Section 1
Acquisitions of Land Use Rights

Article 126 (amended) Acquisition of Land Use Rights of Lao Citizens

Lao citizens including Lao legal entities and organizations will acquire land use rights on one of the following bases:

1. Allocation by the State;`
2. Transfer;
3. Inheritance;

4. Sale of allocated State land use rights with limited term as prescribed in Article 123 of this Law.

Article 127. (new) Allocation by the State

Land allocated by the State is when the State grants State land use rights to become land use rights of Lao citizens including legal entities and organizations to use the land for a specific purpose in accordance with the Land Allocation Master Plan and the government land use plans as prescribed in the laws, including customary land use rights.

There are two types of allocation by the State:

1. Definite assignment is the allocation of the land use right as compensation for compulsory acquisition, recognition of customary land use right or implementation of a policy on conversion of State land use rights, etc. in which the recipient has the rights of protection, use, benefit, transfer and right related to inheritance of the land use right;
2. Indefinite assignment is the allocation of the land use right as a place for living, for making a living or implementation of a policy on conversion of State land use rights, etc., in which the recipient has the same rights as indicated in point 1 of this Article, except for transfer of the land use right and some cases of the right to benefit from the land such as lease and mortgage.

The State recognizes the allocation of State land use rights to individuals with outstanding merits during the revolution and those who have made great contributions to the nation to use the land as a place of residence and the land use rights can be transferred to private land use rights of the recipients in accordance with the laws.

Article 128. (new) Transfer

Transfer is the change of the land use right through sale, exchange, assignment or donation of the land use right and the use of the land use right as a share in a joint venture.

Article 129. (new) Inheritance

Inheritance is the assignment of the land use right [of the deceased] to an eligible heir according to the law or a will.

Persons eligible to inherit land use rights are only Lao citizens who permanently reside in the Lao PDR.

If the person who is eligible to inherit a land use right has not reached the age of eighteen years old or lacks capacity to act, the name of the heir shall be kept on the land title, but a trustee of the land shall be appointed to guarantee the best interests of the person who is eligible to inherit as prescribed in the Civil Code.

Article 130. (new) Acquisition of Customary Land Use Rights

The acquisition of customary land use rights is the acquisition by Lao citizens of the land that they occupy and use through clearance, development, protection and regular use of the land for more than twenty years before this Law becomes effective and without a document certifying the acquisition of the land but subject to certification from the village administrative authorities and the owners of the adjacent land parcels regarding the continuous land occupation and use without any disputes or with disputes which have been already settled.

While land registration has yet to be conducted for issuance of individual land titles, the State recognizes and protects the customary land use right of the person and proceeds with land title registration in accordance with the laws.

Article 131 (new) Acquisition of Land Use Rights by Aliens, Stateless Persons and Foreigners

Aliens, stateless persons, foreigners, foreign nationals of Lao ancestry and their organizations who receive authorization from the State to legally reside, invest or operate businesses in the Lao PDR are granted the right to use land through lease or concession of State land or through the purchase allocated State land use rights with limited term.

Aliens, stateless persons and their organizations who receive authorization from the State to permanently and legally reside in the Lao PDR are granted the right to use land through lease of land use rights from Lao individuals and legal entities and organizations of Lao citizens.

Article 132. (new) Acquisition of Land Use Rights through Purchase of Apartments in Condominiums

Buyers of apartments in condominiums who hold Lao nationality have the land use right on the land at the ratio of the apartment's area per square meter in the condominium construction land that is identified in the economic-technical feasibility study of the condominium and have the ownership of the apartment according to the contract.

Aliens, stateless persons, foreigners and foreign nationals of Lao ancestry who buy apartments in condominiums have only the long-term ownership of the apartment with the same term as the lifespan of the building. The land use right on the land on which the condominium is built remains the property of the legal entity that owns the land use right.

In case it is State land, the buyers of apartments in condominiums, whether they are Lao citizens, aliens, stateless persons, foreigners or foreign nationals of Lao ancestry have only the right to collectively use the State land.

The owners of the apartments shall register their ownership with the Natural Resources and Environment sector.

Section 2

Rights and Obligations of Holders of Land Use Rights

Article 133. (amended) Rights of Holders of Land Use Rights

The holders of land use rights have the following rights:

1. the right to protect the land;
2. the right to use the land;
3. the right to gain benefits from the land;
4. the right to transfer the land use right;
5. the right to leave the land use right by inheritance.

Aliens, stateless persons, foreigners and foreign nationals of Lao ancestry and their organizations who have been established with the authorization of the State will obtain those rights as provided in Article 131 of this Law.

Article 134. (amended) Right to Protect the Land

The right to protect the land is the right to manage and protect the land with a view to using it for a specific purpose.

Article 135. (amended) Right to Use the Land

The right to use the land is the right to use land for a specific purpose in order to meet the needs of the holder of the land use right, in accordance with the land allocation plan of the State and laws without any adverse impact on society or the natural environment.

Article 136. (amended) Right to Benefit from the Land

The right to benefit from the land is the right to harvest crops or collect income generated from the land that one uses, such as the produce, rent or use as collateral for a loan.

Article 137. (amended) Right to Transfer Land Use Rights

The right to transfer the land use right is the right to give the land use right to another person by sale, transfer or exchange of land use right and the use of land as collateral or as a share in a joint venture.

Article 138. (amended) Right of Inheritance of Land Use Rights

The right of inheritance of the land use right is the right to receive the land use right of a deceased person according to law or will.

Article 139: Right to Use Land Use Rights as Shares

Individuals, legal persons and organizations with Lao citizenship can use their land use rights as a share in a joint venture with Lao or foreign investors registered as legal entities in accordance with the laws of the Lao PDR through land valuation and the registration of the changes of land use right as prescribed in Article 105 of this Law. The land use right obtained from purchase of an allocated

State land use right with limited term can also be used as a share in a joint venture with Lao and foreign enterprises.

For the procedures, approach and settlement of issues related to the use of land use rights as a share in a joint venture with Lao and foreign entities as prescribed in this Article, the Law on Enterprise and other relevant laws shall be applied.

Article 140. (amended) Rights of Holders of State Land Use Rights

The Party and State organizations, the Lao Front for National Development, the Lao Federation of Veterans and mass organizations including collectives that are granted State land use rights have only the right to protect and to use the State land under their management but do not have the right to transfer, right related to inheritance, right to lease or grant concession or right to use the land as collateral. The Ministry of Finance decides to allow State-owned enterprises to use State land use rights as a share in a joint venture or collateral for a mortgage with banks or other financial institutions legally operating in the Lao PDR based on the agreement of the Ministry of Natural Resources and Environment and relevant local administrative authorities within the limited period as authorized by the Government.

Article 141. (amended) Obligations of Holders of Land Use Rights

The holders of land use rights including The Party and State organizations, the Lao Front for National Development, the Lao Federation of Veterans and mass organizations have the following obligations:

1. to develop and use the land in accordance with the Land Allocation Master Plan, land use strategy and respective land use plan;
2. to use the land according to its objective. In case there is a need to convert the land use category, prior approval from the relevant sectors is required;
3. to protect and keep the land in good condition; to not cause erosion, soil subsidence or soil degradation; to maintain the quality of the soil; to not cause adverse impacts on society or the natural environment; and to prevent the area of each land category from being reduced without authorization;
4. to not violate the rights and interests of other persons;
5. to comply with legal servitudes as prescribed in the laws;
6. to pay taxes, land use fees, land related fees and service fees in accordance with the laws and regulations;
7. to fulfill other obligations in accordance with the laws.

Article 142. (amended) Legal Servitude

Legal servitude is an unavoidable circumstance that occurs by nature and is defined in the laws, contract or other legislation.

Legal servitude by nature and by laws is the utilization or use of another person's land to bring about benefits to one's land in the form of passageways, installation of power transmission lines over or under the land and drains.

Legal servitude by contract or other legislation is the utilization or use of another person's land to increase benefits for one's land for the purpose defined in the agreement or the legislation. This legal servitude is created from the moment it is properly registered as prescribed in the Civil Code and other relevant laws.

The registration of legal servitudes and other rights over the land shall follow a specific regulation in relation to the registration of the activities and the changes of land use rights as prescribed in Articles 104 and 105 of this Law

Article 143 (new) Creation of Passageway, Installation of Transmission Lines and Creation of Drains

An individual possessing a house surrounded by houses or land under the land use rights of other individuals without passageway to the road has the right to request a passage from the neighboring land use right holder closest to the road. The land use right holder who has been requested must authorize a passageway but is entitled to ask for reasonable compensation for the damage incurred to plants or constructions in using the land as a passageway

When the installation of power transmission lines or telephone cables, the digging of water canals or the laying of culverts or public water pipes pass through the land of individuals that cause destruction or damage to trees or crops, the land use right holder may request compensation for the damage inflicted by such acts. In case the land use right holder benefits from the activity, no compensation will be paid.

Any individual needing to drain water from their place of residence has the right to request the passage of a drain through the land of the neighbor living right behind or near canals. The land use right holder who has been requested must authorize such work but is entitled to ask for compensation for the damage inflicted on crops or constructions. The person benefiting from the drain must maintain the cleanliness and proper condition of the drain.

Section 3

Loss, Revocation and Cessation of Land Use Rights

Article 144. (amended) Loss of Land Use Rights

The holders of land use rights will lose such rights in any of the following cases, where:

1. they have not paid land use fees for three consecutive years;
2. they have not developed or used the land for production from the second year after receiving the land use rights. In addition to paying the full land use fees, the holders will be subject to a written warning. In the third year, the holders will be fined fifty percent of the land use

fee amount. In the fourth year, the holders will be fined a hundred percent of the land use fee amount. In the fifth year, the holders will be fined five percent of the land value based on the land valuation rates in the area. In the sixth year, the holders will lose the land use rights if no actions are taken.

3. they have not paid for the lease or concession of State land fees according to the contract for two consecutive years;
4. they have used allocated State land not in accordance with the objectives, after a written warning;
5. they have failed to claim the land use rights within the terms allowed to make their claim;
6. the land use rights are lost by court decision;
7. cases as prescribed in Article 147 of this Law and other cases.

Article 145. (amended) Loss and Revocation of State Land Use Right

The Party and State organizations, the Lao Front for National Development, the Lao Federation of Veterans, mass organizations including collective organizations and State-owned enterprises which have been granted State land use rights but do not make a land use plan, do not use the land in accordance with its objectives or do not pay land use fees for three years will lose the land use rights.

The Government makes the decision to revoke land use rights of the Party and State organizations, the Lao Front for National Development, the Lao Federation of Veterans, mass organizations including collective organizations and State-owned enterprises at the central level based on the proposal of the Ministry of Natural Resources and Environment.

The provincial governor or Mayor of Vientiane Capital makes the decision to revoke land use rights of The Party and State organizations, the Lao Front for National Development, the Lao Federation of Veterans, mass organizations including collective organizations and State-owned enterprises at the local level based on the proposal of the Provincial Department of Natural Resources and Environment.

With respect to the revocation of State land use rights from individuals, legal entities or organizations who have not actually used the land; have used the land not in accordance with the laws or the contract; have not paid land use fees; or have, sold, leased or granted a concession of the land use right without permission, the Ministry of Natural Resources and Environment shall investigate the case and submit a proposal to the Government or provincial administrative authorities for further consideration to revoke those rights based on the common agreement with sectors and relevant local administrative authorities.

Article 146. (amended) Revocation of Land Use Rights

Only the court can make decisions on revocation of land use rights except for the cases defined in paragraphs two, three and four of Article 145 of this Law.

Article 147 (amended) Cessation of Land Use Rights

Land use rights of the land use right holders will cease in the following cases:

1. Voluntary relinquishment of the land use rights;
2. Re-acquisition of the land by the State for public purposes or for State development projects;
3. Revocation of the land use rights in accordance with Articles 145 and 146 of this Law;
4. Transfer of the land use rights to another person;
5. Loss of Lao nationality;
6. Death without any heir;
7. Transfer of the land use rights by the Government or local administrative authorities to people during the period of country's struggle for liberation;
8. The holders of land use rights who did not claim their rights before the year 1994 according to the Decree of the Council of Ministers on the Land and House of the former regime personnel subjected to court decision, the Lao who fled the country and those sent to reeducation No 129/PM dated 18 November 1989; and before 1996 according to Prime Minister's Decree on Land No 99/PM dated 19 December 1992;
9. The holders transferred their rights to become collective property during the period of the country's struggle for liberation as well as during the current time;
10. The holder has not claimed the rights from the person who has honestly, openly, peacefully and continuously occupied the land for more than 20 years from the date of the occupation.

Part IX

Compensation for Loss of Land Use Rights

Article 148. (new) Compensation

Compensation is an indemnity of damage [and losses] for those who are impacted by violation of laws, legal servitude and re-acquisition [expropriation] of land use rights. Compensation is implemented in the form of provision of a new parcel of land, materials or money and other means based on a land valuation undertaken in each region and for each land category.

Article 149. (amended) Reasons for Compensation

The reasons for paying compensation are as follows:

1. loss caused by violation of laws;
2. loss caused by legal servitude;
3. loss caused by the re-acquisition [expropriation] of land use rights.

Article 150. (amended) Compensation for Losses Caused by Violation of Laws

Individuals, legal entities or organizations who use their land and thereby cause damage to another person or to the public shall pay compensation for the damage resulting from their acts.

Article 151. (amended) Compensation for Losses Caused by Legal Servitude

Where individuals, legal entities or organizations who benefit from legal servitude granted by other persons for passageways or drains and thereby cause losses to the crops or constructions of the persons or the public, then the individuals or organizations shall pay appropriate compensation for such losses.

Article 152. (amended) Compensation for Losses Caused by Land Re-acquisition

Compensation for losses caused by land re-acquisition comprises:

1. Compensation for loss caused by public purpose projects;
2. Compensation for loss caused by State investment projects.

Article 153. (amended) Compensation for Loss Caused by Public Purpose Projects

When it is necessary to use land of individuals, legal entities or organizations for public purposes such as roads, schools, hospitals, public parks, airports, transmission line corridors, drainage, irrigation, water pipes or waste disposal, the State will re-acquire the land use rights but shall pay compensation for the damage to the land use right holders.

For the compensation, a committee shall be established to assess the damage to property on the land and the land value as prescribed in Article 109 of this Law and with the participation of the holder of the land use right.

Article 154. (new) Compensation for Loss caused by State's Investment Projects

When it is necessary to use land of individuals, legal entities or organizations for State investment projects, land lease or concession in line with the National Socio-Economic Development Plan such as for agriculture, tree plantations, mining exploitation, development of power sources, roads, industrial zones, industrial estates or Special Economic Zones, the State will re-acquire those land use rights but shall pay compensation to the right holders.

For the compensation, a committee shall be established to assess the damage to property on the land and the land value as prescribed in Article 109 of this Law. The committee shall comprise relevant sectors with the participation of the sectors responsible for the projects, projects owners, the holder of the land use right and relevant local administrative authorities.

Article 155. (new) Determination and Payment of Compensation for Damage caused by Re-acquisition of Land Use Rights

The compensation for damage caused by re-acquisition of land use rights for public purposes and investment projects as prescribed in Articles 153 and 154 of this Law shall be determined by the provincial governors or Mayor of Vientiane Capital based on the endorsement of the Provincial People's Assemblies.

The payment of compensation for damage caused by re-acquisition of land use rights shall be paid before the re-acquisition has taken place based on the valuation of the land and assets on the land.

**Part X
Land Related Businesses**

Article 156. (new) Land Related Businesses

Land related businesses comprise surveys, measurements, land valuation, sale of allocated State Land with limited term and other land related services.

Article 157. (new) Criteria for Land Business Operators

Land business operators shall meet the following criteria:

1. Hold Lao nationality for a business related to sale-purchase of land use rights;
2. Meet all criteria as prescribed in the Law on Enterprises and other relevant laws;
3. Have competent and technical staff with at least three years of experience with certified practical land related work.

Article 158 (new) Land Business Operations

Individuals, legal entities or organizations wishing to operate land businesses shall submit their application together with supporting documents to the relevant sectors as indicated in the Law on Investment Promotion and shall request technical authorization from the Natural Resources and Environment sector.

**Part XI
Prohibitions**

Article 159. (new) Prohibitions for Individuals, Legal Entities or Organizations

Individuals, legal entities or organizations are prohibited from the following behavior:

1. encroaching or settling down in areas of protection forest land, conservation forest land or preserved watershed;

2. falsifying land titles, seals, signatures and other documents related to land;
3. using land not in accordance with its objectives and laws;
4. moving, altering and destroying land boundary markers;
5. illegally selling and purchasing land use rights;
6. illegally using State land including village collective land for leasing, exchanging, selling, using land as collateral or transferring the land without authorization;
7. converting the land category and changing land use purposes without authorization;
8. infringing a land use right sale contract, land lease or concession agreement; avoiding payment of rents or land concessions fees, royalties, land use fees, taxes or service fees;
9. using violence against or threatening officials or civil servants;
10. refusing to cooperate or obstructing a land dispute settlement;
11. having other behavior that is in violations of the laws.

Article 160. (new) Prohibitions for Responsible Officials and Civil Servants

Officials and civil servants are prohibited from the following behavior:

1. abusing their power, position, duties for personal gains or for the interests of family, friends and relatives;
2. requesting or asking for and receiving bribes;
3. abusing rights and duties causing prejudice to the State's interests, collective groups' or people's legitimate interests or domestic and foreign investors;
4. neglecting their duties, spreading disinformation or holding back and delaying the consideration of land related documents;
5. authorizing activities or changes of land use rights of disputed land;
6. issuing duplicate land titles, illegally issuing certification on land use rights to individuals, legal entities or organizations for water area land, cultural land, protection forest land, conservation forest land, production forest land or areas prohibited by the State;
7. performing duties in an unjust manner or not being impartial in dealing with people, legal entities, organizations or collectives;
8. acting as an agent or consultant for individuals, legal entities or organizations in relation to land;
9. disclosing confidential information without authorization;
10. falsifying land documents, signatures or seals;
11. destroying evidence, land documents or moving, altering or destroying land boundary markers;
12. other behavior in violation of the laws.

Part XII Settlement of Land Issues and Land Disputes

Article 161 (amended) Settlement of Land Issues with an Administrative Nature

The settlement of land issues with an administrative nature is the settlement of issues related to the use of land without authorization or use of land that is not in line with its purpose, failure to use land after it has been granted, failure to pay taxes or land use fees, land boundary disputes and other issues having an administrative nature according to the laws.

If a land issue or conflict with an administrative nature occurs within a locality or sector, the District Office of Natural Resources and Environment of that locality in collaboration with the sector managing the land use rights shall take the lead in examining and addressing the issue by collecting detailed information and coordinating with the relevant sectors and relevant local authorities and then submit the case to the district administrative authorities to make a decision based on the laws.

In case one of the parties is not satisfied with the decision of the settlement of the land related dispute with an administrative nature, the party has the right to request the provincial administrative authorities to examine, inspect and settle the issue or dispute according to the laws, with the Provincial Department of Natural Resources and Environment playing the central role in coordinating with the relevant sectors and district administrative authorities. If one of the parties is still not satisfied with the decision made, the provincial administrative authorities shall notify the conflicting parties in writing to lodge the case with the People's Court for proceedings and making of a decision according to the laws.

Article 162 (new) Forms of Land Dispute Settlement

A land dispute can be settled through the following means:

1. compromise or mediation;
2. arbitration by the Economic Dispute Resolution Organization;
3. lodging a complaint to the court;
4. international settlement.

Article 163. (new) Compromise or Mediation

When there is a land conflict, the parties can negotiate to reach a compromise or seek mediation on the basis of mutual benefits that are reasonable and fair for both parties.

Article 164. (new) Dispute Settlement by the Organization of Economic Dispute Resolution

In case a land dispute is related to business operations, the parties can lodge an application with the Organization for Economic Dispute Resolution for consideration and making of a decision.

Article 165. (amended) Complaint to the Court

In case of a land dispute that cannot be mediated or a compromise cannot be reached, the parties can refer the dispute to People's Court for consideration in accordance with the laws.

Article 166. (new) International Settlement

An international settlement shall comply with international treaties and conventions to which the Lao PDR is a party.

**Part XIII
Land Management and Inspection**

**Section 1
Land Management**

Article 167. (amended) Land Management Agencies

The Government is in charge of the management of land in the whole country in a centralized and uniform manner in which the Government directs the Ministry of Natural Resources and Environment to assume direct responsibilities and to take the lead in coordinating with the Ministry of Agriculture and Forestry, the Ministry of Industry and Commerce, the Ministry of Planning and Investment, the Ministry of Post and Telecommunication, the Ministry of Public Works and Transport, the Ministry of Information, Culture and Tourism, the Ministry of National Defense and the Ministry of Public Security, other line ministries, organizations and local administrative authorities.

Land management agencies are comprised of the:

1. Ministry of Natural Resources and Environment;
2. Provincial Department of Natural Resources and Environment;
3. District Office of Natural Resources and Environment;
4. Village Unit of Natural Resources and Environment, which is the same as the Village Economic-Finance Unit.

Article 168. (amended) Right and Duties of the Ministry of Natural Resources and Environment

In managing land related tasks, the Ministry of Natural Resources and Environment has the following rights and duties:

1. to elaborate policies, the Land Allocation Master Plan, strategies, land use plans and related laws and regulations;
2. to translate policies, the Land Allocation Master Plan, strategies, land use plans, land related laws and regulations into detailed plans, programs and projects for implementation;

3. to carry out advocacy, dissemination of information and education on policies, the Land Allocation Master Plan, strategies, land use plans, land related laws and regulations;
4. to coordinate with line ministries and local administrative authorities to conduct surveys and data collection on each land category in each locality under the land use management of the ministries, ministry-equivalent agencies and local administrative authorities, and thereafter to consolidate the information into a report for the consideration and approval of the Government;
5. to assess the results of the implementation of strategies and land use plans in line with the Land Allocation Master Plan of relevant ministries and local administrative authorities including the review of the implementation of the Land Allocation Master Plan every five years and then report to the Government;
6. to examine the proposals for conversion of one land category to another in order to ensure the nation's maximum benefits and the people's livelihood in conformity with the laws, the Land Allocation Master Plan, strategies and sectoral and local land use plans, and to minimize the adverse impacts on society and the natural environment;
7. to make proposals to the Government with respect to the sale of allocated State land use rights with limited term to Lao citizens, aliens, stateless persons, foreigners and foreign nationals of Lao ancestry as prescribed in Article 125 paragraph one of this Law;
8. to coordinate with the relevant sectors and local administrative authorities in elaborating and implementing the Land Allocation Master Plan, strategies and local land use plans across the country;
9. to supervise land title registration, to issue land use certificates and land development certificates, land category conversion, creation of the land record books, land valuation, registration of activities and changes of land use rights and registration of land for condominium construction;
10. to monitor and inspect the land uses and land related businesses;
11. to receive requests or suggestions and to resolve land issues with an administrative nature by coordinating with other relevant ministries, organizations and local administrative authorities;
12. to train, build and upgrade the personnel's capacity and to manage and use personnel in land related work;
13. to interact with foreign countries and enhance regional and international cooperation;
14. to regularly prepare and submit reports on land related activities to the Government;
15. to exercise other rights and perform other duties as prescribed by laws.

Article 169. (new) Rights and Duties of Provincial Department of Natural Resources and Environment

In managing land related tasks, the Provincial Department of Natural Resources and Environment has the following rights and duties according to the scope of its responsibilities:

1. to carry out advocacy, dissemination of information and education on and implementation of policies, the Land Allocation Master Plan, strategies, land use plans and land related laws and regulations;
2. to prepare land allocation plans and local land use plans that are consistent with the Land Allocation Master Plan and National Socio-Economic Development Plan for the current period by coordinating with the relevant sectors and district administrative authorities;
3. to elaborate, manage and use a local land database in order to connect it with the National Land Information System;
4. to coordinate with other sectors and district administrative authorities for the protection, development and inspection of land use and to participate in dispute settlement in their respective locality;
5. to conduct surveys and measurement of State land areas and issue land survey certificates and land use permissions for leases and concessions;
6. to examine and propose to the provincial governors or Mayor of Vientiane Capital on the granting or revocation of land use rights in accordance with the land allocation plan and sectoral land use plans;
7. to make proposals to the provincial governors or Mayor of Vientiane Capital with respect to the sale of allocated State land use rights with limited term to Lao citizens, aliens, stateless persons, foreigners and foreign nationals of Lao ancestry as prescribed in Article 125 paragraph two of this Law;
8. to supervise the surveys, measurement and adjudication of land use rights for land title registration, the issuance of land use certificates and land development certificate, the creation of land record books and the registration of activities and changes of land use rights;
9. to examine and make proposals to the provincial administrative authorities with respect to the conversion of land categories;
10. to investigate and determine applications for land title registration, registration of changes of land use rights and registration of land for condominium construction, and to issue technical authorizations for land related business operations;
11. to conduct land valuation in their respective locality by coordinating with the line departments and district administrative authorities and thereafter submit the valuation to the provincial governor or Mayor of Vientiane Capital for approval following the endorsement of the concerned Provincial People's Assembly;
12. to calculate and collect service fees in accordance with the laws and regulations;
13. to monitor the use of land such as the conversion of land category or change of land use objective;

14. to receive requests or suggestions and to resolve land related issues with an administrative nature according to the laws by coordinating with the relevant departments and district administrative authorities;
15. to promote, maintain, build and upgrade the personnel's capacity and to manage and use the personnel in land related work;
16. to interact with foreign countries and enhance regional and international cooperation as assigned by higher authorities;
17. to regularly prepare and submit reports on land related activities to the Ministry of Natural Resource and Environment and the provincial governor or Mayor of Vientiane Capital;
18. to exercise other rights and perform other duties as prescribed by laws.

Article 170. (new) Rights and Duties of District Office of Natural Resources and Environment

In managing land related tasks, the District Office of Natural Resources and Environment has the following rights and duties under its responsibilities:

1. to disseminate information and implement policies, the Land Allocation Master Plan, strategies, land use plans and land related laws and regulations;
2. to establish, manage and use a land database in their respective localities;
3. to coordinate with other [district] line offices and village administrative authorities for the protection, development and monitoring of land use rights, and to participate in land dispute settlement in their respective localities;
4. to conduct surveys and adjudication of land use rights for land title registration, issuing land use certificates and land development certificates and creation of the land record book;
5. to conduct land title registration and to register the changes of land use rights including the subdivision and consolidation of land parcels, [and] to register the activities of land use rights;
6. to calculate and collect service fees from registration of the land use right activities and changes in accordance with the laws and regulations;
7. to monitor the use of land such as conversion of land category and change of land use objectives;
8. to receive requests or suggestions and to resolve land related issues with an administrative nature according to the laws by coordinating with the relevant offices and village administrative authorities;
9. to promote, build and upgrade the personnel's capacity and to manage and use the personnel in land related work;
10. to regularly prepare and submit reports on land related activities to the Provincial Department of Natural Resource and Environment and district administrative authorities;
11. to exercise other rights and perform other duties as prescribed by laws.

Article 171. (new) Rights and Duties of Village Unit of Natural Resources and Environment

In managing land related tasks, the Village Unit of Natural Resources and Environment has the following rights and duties under its responsibilities:

1. to implement policies, laws and regulations related to land;
2. to collect data on land records or statistics on land use within the village;
3. to certify the origins of land, documents, contracts and other land related documents;
4. to participate in land dispute settlement;
5. to monitor land use rights such as the conversion of land category and change of land use objectives;
6. to regularly prepare and submit reports on land related activities to the District Office of Natural Resource and Environment and district administrative authorities;
7. to exercise other rights and perform other duties as prescribed by laws.

Article 172. (new) Rights and Duties of the Ministry of Agriculture and Forestry

The Ministry of Agriculture and Forestry has the rights and duties to manage the use of agricultural land and forestry land including water area land located in the land categories under the sectors' responsibilities by coordinating with the Ministry of Natural Resources and Environment, relevant ministries, agencies and local authorities; to take the lead in elaborating strategies, land use plans and regulations on land use management under its responsibilities; to establish databases and provide land information to the Ministry of Natural Resources and Environment; to monitor the use and conversion of agricultural and forestry land; and to exercise other rights and duties as prescribed by laws.

Article 173. (new) Rights and Duties of the Ministry of Industry and Commerce

The Ministry of Industry and Commerce has the rights and duties to manage the use of industrial land in industrial zones and industrial estates including water area land located within the land categories under the sector's responsibilities by coordinating with the Ministry of Natural Resources and Environment, relevant ministries, agencies and local authorities; to take the lead in elaborating strategies, land use plans and regulations on land use management under its responsibilities; to establish databases and provide land information to the Ministry of Natural Resources and Environment; to monitor the use and conversion of industrial land; and to exercise other rights and duties as prescribed by laws.

Article 174. (new) Rights and Duties of the Ministry of Energy and Mines

The Ministry of Energy and Mines has the rights and duties to manage the use of industrial land in energy and mining development areas including water area land located within the land categories under the sectors' responsibilities by coordinating with the Ministry of Natural Resources and Environment, relevant

ministries, agencies and local authorities; to take the lead in elaborating strategies, land use plans and regulations on land use management under its responsibilities; to establish databases and provide land information to the Ministry of Natural Resources and Environment; to monitor the use and conversion of industrial land in energy and mining areas; and to exercise other rights and duties as prescribed by laws.

Article 175. (new) Rights and Duties of the Ministry of Planning and Investment

The Ministry of Planning and Investment has the rights and duties to manage the use of land in Special Economic Zones including water area land located within the land categories under the sector's responsibilities by coordinating with the Ministry of Natural Resources and Environment, relevant ministries, agencies and local authorities; to take the lead in elaborating strategies, land use plans and regulations on land use management under its responsibilities; to establish databases and provide land information to the Ministry of Natural Resources and Environment; to monitor the use and conversion of industrial land in Special Economic Zones; and to exercise other rights and duties as prescribed by laws.

Article 176. (new) Rights and Duties of the Ministry of Public Works and Transport

The Ministry of Public Works and Transport has the rights and duties to manage the use of construction land and communication land including water area land located in the land categories under the sectors' responsibilities by coordinating with the Ministry of Natural Resources and Environment, relevant ministries, agencies and local authorities; to take the lead in elaborating strategies, land use plans and regulations on land use management under its responsibilities; to establish databases and provide land information to the Ministry of Natural Resources and Environment; to monitor the use and conversion of construction and communication land; and to exercise other rights and duties as prescribed by laws.

Article 177. (new) Rights and Duties of the Ministry of Information, Culture and Tourism

The Ministry of Information, Culture and Tourism has the rights and duties to manage the use of cultural land including water area land located within the land categories under the sector's responsibilities by coordinating with the Ministry of Natural Resources and Environment, relevant ministries, agencies and local authorities; to take the lead in elaborating strategies, land use plans and regulations on the land use management under its responsibilities; to establish databases and provide land information to the Ministry of Natural Resources and Environment; to monitor the use and conversion of cultural land; and to exercise other rights and duties as prescribed by laws.

Article 178. (new) Rights and Duties of the Ministry of National Defense and Ministry of Public Security

The Ministry of National Defense and the Ministry of Public Security have the rights and duties to manage the use of land for national defense and security

purposes including water area land located within the land categories under the sectors' responsibilities by coordinating with the Ministry of Natural Resources and Environment, relevant ministries, agencies and local authorities; to take the lead in elaborating strategies, land use plans and regulations on land use management under its responsibilities; to establish databases and provide land information to the Ministry of Natural Resources and Environment; to monitor the use and conversion of national defense and security land; and to exercise other rights and duties as prescribed by laws.

Article 179. (new) Rights and Duties of Local Administrative Authorities

The local administrative authorities have the rights and duties to manage the use of each land category within the scope of their responsibilities as follows:

- a. The provincial administrative authorities have the following rights and duties:
 1. to study and elaborate local land allocation plans, strategies and the land use plan under their responsibilities and in conformity with the Land Allocation Master Plan and Social-Economic Development Plan for each period, strategies and sectoral land use plans, the potential and specificities of each locality in terms of natural resources, geographical location and for national defense and security purposes, and to make submissions to the Provincial People's Assembly for consideration and approval as well as to reports to the Government;
 2. to conduct surveys and data collection on land in each locality, on each land category under their responsibility and to use it as a reference for the formulation of strategies, land allocation plans and land use plans in order to achieve the objectives and targets as defined in the Land Allocation Master Plan;
 3. to establish databases on land and provide information on land in each locality and on land categories under land use management by respective departments, district administrative authorities, municipalities, cities and village administrative authorities to the Ministry of Natural Resources and Environment for consolidation and further report to the Government;
 4. to monitor and assess the results of the implementation of the land allocations plans, strategies and land use plans of sectors, district administrative authorities, municipalities, cities and village authorities every five years and thereafter report to the Provincial People's Assemblies and the Government;
 5. to coordinate with relevant ministries and provincial administrative authorities on the management and protection of each land category, as well as to enhance monitoring and inspection efforts and to impose strict measures on individuals, legal entities and organizations who violate the laws and regulations;
 6. to undertake periodic land valuation and the conversion of land categories, to make decisions on granting or revoking land use rights and to lease or grant concessions of land in accordance with their role by coordinating with relevant sectors;

7. to make decisions on the sale of allocated State land use rights with limited term specifically to Lao citizens, aliens and stateless persons, as prescribed in Article 125 paragraph two of this Law;
 8. to take the lead in the monitoring [and inspection] of land leases of concession projects;
 9. to take the lead in the monitoring [and inspection] of the management of land use in each locality and for each land category by coordinating with the Ministry of Natural Resources and Environment and other relevant ministries as well as to impose strict measures on individuals, legal entities and organizations who illegally occupy and take possession of land and to settle land disputes under their responsibilities in the locality;
 10. to re-inspect and improve the organization and personnel who perform the duties indicated in points 1 to 9 of this Article with the aim of ensuring quality and achievement of the standards;
 11. to inspect and assess the coordination mechanisms among line departments of the province, Vientiane Capital and district administrative authorities, municipalities, cities and village authorities and to ensure the participation of all relevant parties and local people in the management of land;
 12. to organize awareness-raising campaigns for dissemination of information on land management works to all social strata and the public in order to build a good understanding and ensure strict compliance with the laws.
- b. the district administrative authorities have the following rights and duties:
1. to participate in land allocation and local land use planning;
 2. to conduct surveys and data collection on land in each locality and each category under the responsibilities of the districts, municipalities and cities, and to submit reports to the provincial administrative authorities as reference information for the formulations of strategies, land allocation plans and land use plans in order to achieve the objectives and targets as defined in the Land Allocation Master Plan;
 3. to establish databases and provide information on land at each locality and on each land category under the management and use of the offices within the district administrative authorities, municipalities, cities and village authorities to the provincial administrative authorities for consolidation and further report to the Government;
 4. to coordinate with provincial departments and village administrative authorities in the management and protection of each land category as well as to enhance monitoring and inspection efforts and to impose strict measures on individuals, legal entities and organizations who violate the laws and regulations;
 5. to periodically participate in land valuation and the conversion of land categories according to their roles;
 6. to participate in the monitoring [and inspection] of land leases and concession projects that have been authorized by the central and local sectors;

7. to take the lead in monitoring [and inspection] of the management of land use at each locality and of each land category by coordinating with the Provincial Department of Natural Resources and Environment and other relevant agencies as well as to impose strict measures on individuals, legal entities and organizations who illegally occupy and take possession of land and to settle land disputes under their responsibilities in the locality;
 8. to organize awareness-raising campaigns for dissemination of information on land management works to all social strata and the public in order to build a good understanding and ensure strict compliance with the laws;
- c. in addition to exercising the rights and performing the duties as defined in Article 171 of this Law, the village administrative authorities also have the following rights and duties:
1. to participate and to cooperate with district administrative authorities in the elaboration and implementation of the Land Allocation Master Plan to be successful according to the plan and targets;
 2. to provide information on land under the management and use of individuals, legal entities and organizations within the village to the District Office of Natural Resources and Environment for consolidation and further report to the district administrative authorities;
 3. to encourage all social strata and the villagers in the village to gain an understanding of, to make a contribution to and to participate in the management, protection, development and use of land in accordance with the set objectives and to fulfill their obligations for their land use in accordance with the laws.

Article 180. (new) Rights and Duties of Other Sectors and Agencies

The other sectors and agencies have the rights and duties to protect, develop and elaborate land use plans including data collection and preparing the land inventory under their responsibilities and to coordinate and cooperate with the Natural Resources and Environment sector and other relevant sectors that manage the use of each land category for the management, monitoring and implementation of land related work in accordance with their respective roles.

Article 181. (new) Land Officers

Land officers are civil servants based at the Natural Resources and Environment sector who are appointed to perform the duties of land use inspection and other duties as mandated.

Land officers have the following rights and duties:

1. to demand and examine documents needed for land use inspection from individuals, legal entities or organizations;
2. to inspect the area and location of land;
3. to advise land users;

4. to propose the suspension or cessation of land use that does not comply with a contract and the laws;
5. to request the competent authorities to consider revoking land use rights in accordance with the laws;
6. to interact and cooperate with other agencies;
7. to regularly prepare and submit reports on land related activities to their respective authorities;
8. to exercise other rights and perform other duties as prescribed by laws.

Section 2 Land Inspection

Article 182. (new) Land Inspection Agency

The Land Inspection Agency comprises the:

1. Internal inspection agency which is the same as the Land Management Agencies as defined in Article 167 of this Law;
2. External inspection agencies which are the National Assembly, Provincial People's Assemblies, Government Inspection Agency, State inspection agencies at all levels, State Audit Organization, the Lao Front for National Development, mass organizations and the media.

Article 183. (amended) Elements of Inspection

Land inspection has the following elements:

1. The implementation of policies, strategies, the Land Allocation Master Plan, land use plans and land related laws and regulations;
2. The organization and operations of the Land Management Agency;
3. The exercise of the rights, the performance of duties and the application of legal measures against violators.

Article 184. (new) Forms of Inspection

There are three forms of inspections:

1. regular inspections;
2. inspections with prior notice;
3. ad hoc inspections.

Regular inspections are inspections that are conducted on a regular basis with a clearly defined timeframe at least twice a year.

Inspections with prior notice are inspections conducted when complaints are lodged and inspection is deemed necessary, and the subject of inspection shall be notified at least twenty-four hours in advance.

Ad hoc inspections are inspections conducted in complex situations and when it is deemed necessary to take urgent measures without notifying the subject of inspection in advance.

Inspection shall include both inspection of documents and of actual practices at the workplaces.

Part XIV

Policies towards Persons with Outstanding Performances and Measures Against Violators

Article 185. (amended) Policies towards Persons with Outstanding Performance

Any individual, legal entity or organization with outstanding performance in implementing this Law regarding the management, protection, development and use of land in accordance with its purposes in an effective manner will receive formal appreciation or other benefits in accordance with the regulations.

Article 186. (amended) Measures against Violators

Any individual, legal entity or organization who violates this Law shall be subject to corrective education, a warning, disciplinary measures, a fine, payment of compensation for damage or criminal sanctions in accordance with the laws.

Any individual who commits acts of or is a party to falsifying land titles or issuing double or duplicated land titles will be subject to a fine at double the amount of the damage and will be subjected to criminal sanctions according to the laws.

In case individuals, legal entities or organizations are found to sell land use rights to aliens, stateless person, foreigners and foreign nationals of Lao ancestry and their organizations who have been established with the authorizations of the State, by registering the land in their name or without the name of a Lao citizen, will not only be subject to measures of punishment as prescribed in paragraph one of this Article but the land in question will also be confiscated by the State.

Part XI

Final Provisions

Article 187. (New) Implementation

The Government of the Lao PDR implements this Law.

Article 188 (amended) Effectiveness

This Law enters into force three hundred and sixty-five days after the President of the Lao PDR issues a Presidential Decree on the Promulgation of this Law and after it is published in the Official Gazette for fifteen days.

This Law supersedes Land Law No. 04/NA dated 21 October 2003.

The investors or developers who signed land related contracts with the Government or provincial administrative authorities under the 2003 Land Law can still implement their contracts until the contracts expire. If the investors or developers wish to adhere to the provisions of this Law, they have the right to submit their application to the relevant sector within a hundred and twenty days and the relevant sector shall notify the applicant to implement any change accordingly.

Aliens, stateless persons, foreign individuals, foreign nationals of Lao ancestry and their organizations who have been holding land use rights in the past are required to make arrangements in compliance with this Law within a period of three years commencing from the date this law enters into force in the form of land lease from the State. Beyond this period, the concerned persons will lose their land use rights unless the Government makes a decision on specific cases. Regarding the land of embassies and international organizations, the decision shall be made by the Government.

Regulations and provisions which are in contradiction with this Law shall be repealed.

President of the National Assembly

[seal and signature]

Pany Yathotou

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