

Regulatory Agency of the Government of Mongolia

ADMINISTRATION OF LAND AFFAIRS, GEODESY AND CARTOGRAPHY

LAND PRIVATIZATION IN MONGOLIA

International Seminar on Land Administration
Trends and Issues in Asia and Pacific Region

August 19 - 20, 2008
Kuala Lumpur, Malaysia

Chinzorig Batbileg
Advisor to Director General
chinzorig@mongol.net



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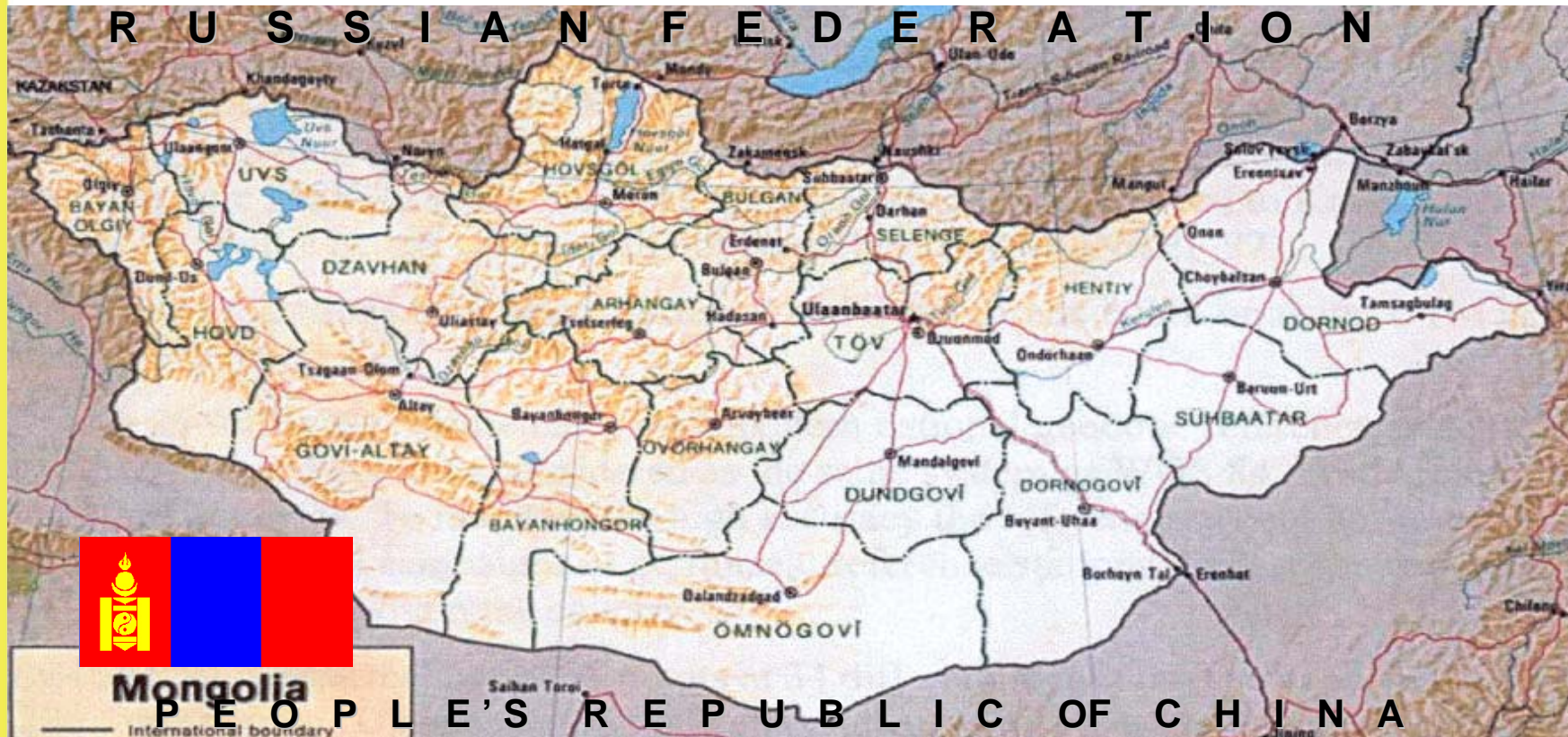
CONTENT

1. Facts about Mongolia
2. Historic background of Land Administration
3. Land Reform
4. Land Privatization
5. Recommendations



MONGOLIA

МОНГОЛЫН БУСГА АЖ АХуй, ТУХАЙ АЖ АХуй, ХАМГААГАХ АЖ АХуй, ХАМГААГАХ АЖ АХуй, ХАМГААГАХ АЖ АХуй



- 1.5 mil. sq. km, average altitude 1580 m, highest 4,374 m, lowest 560 m, continental harsh climate (~ -60°C + 45°C)
- Land locked country with two big neighbors – Russia and China
- 2.6 mil. inhabitants, 2/3 of the population is below 30 years



MONGOLIA

- **Parliamentary type of Government, President second in authority to Parliament**
- **Administratively divided into the Capital City – Ulaanbaatar (9 districts) and 21 provinces (329 sub-provinces)**
- **Capital city – Ulaanbaatar (1.3 million inhabitants)**

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HISTORIC BACKGROUND OF LAND ADMINISTRATION

دائرة التخطيط العمراني والبناء
وزارة التراب والعمارة والتعمير
مجلس الوزراء
الجمهورية العربية السورية

Until the mid of 20th century:

- Nomadic way of life – main source of livelihood was pastoral live-stock production
- Only few settlements, very little agricultural/crop production
- Proprietary rights and mentality related to land ownership are much different compared to the settled way of life
- Attachment to particular piece of land is rather abstract then proprietary and economic



NOMADIC FAMILY IN THE COUNTRYSIDE

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УЛАМ
СЭЛЭГ
МОНГОЛ
УЛАМ
СЭЛЭГ



Today the nomadic traditions are still very strong. Maintaining this way of life is very important for Mongolians.



LAND REFORM

Legislative Framework:

- **First Land Law in 1994, amended in 2002**
 - Allowed the different forms of land tenure, i.e. land ownership, land possession and land use rights
 - One of the far reaching & most important laws

- **Following the Land law there were number of laws adopted and relevant regulations and resolutions issued:**
 - Law on Land fee (1997) and Governmental Resolution determining the value zones and fee rates (1997)
 - Law on Cadastral survey and land cadastre (1999)
 - Law on Allocation of land to Mongolian citizens for ownership (2002, last amended in 2008)



LAND REFORM

Institutional Framework:

- **Administration of Land Affairs, Geodesy & Cartography (ALAGaC) established in Jan 2003**
 - by merging 3 different organizations i) State Administration of Geodesy & Cartography, ii) Land Management Authority and iii) Real Property Registration Authority
 - Real Property Registration is separated from ALAGaC in Sept 2006 and formed Administration of State Registry of Titles (ASRT)
 - Both ALAGaC and ASRT report to the Ministry of Construction & Urban Development
- **Other Ministries**
 - Mining Cadastre - Ministry of Industry & Trade
 - Agricultural and pasture land – Ministry of Food & Agriculture
 - Protected areas, forest and water resources – Ministry of Nature & Environment



LAND REFORM

Institutional Framework:

■ ALAGaC's activities

- Geodesy & cartography – mapping the country
- Land management, land use planning
- Cadastral surveying & mapping
- NLIS (and NSDI)



LAND REFORM

Institutional Framework:

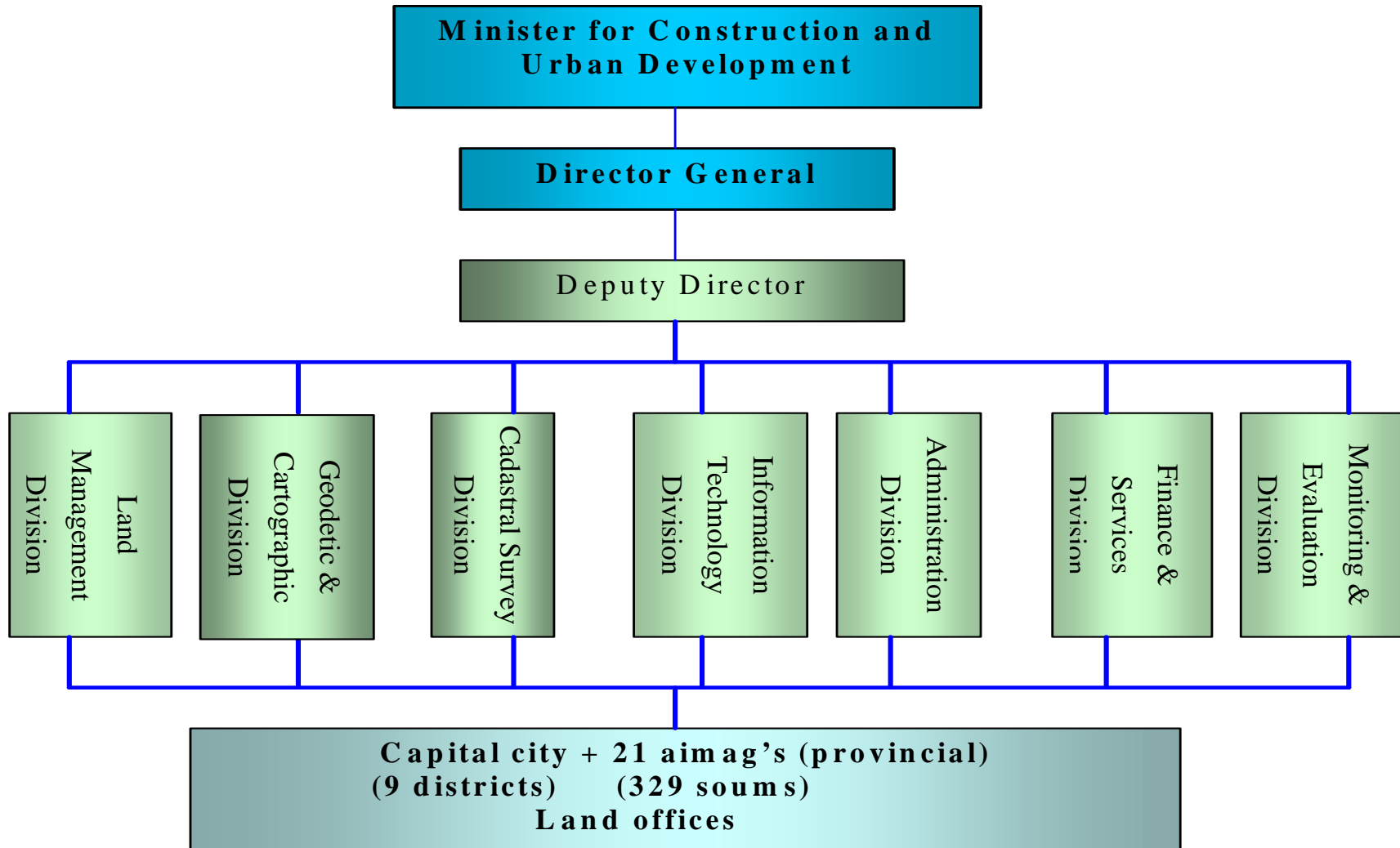
■ ALAGaC:

- Local offices in all 21 provinces + in the capital city - Ulaanbaatar
- 646 employees



LAND REFORM

ALAGaC's Organizational Structure



МОНГОЛ УЛАСЫН
УРЬСЭЛЭН
ХӨДӨӨ АЖ АХУЙН
ТӨСӨВ

LAND PRIVATIZATION



МОНГОЛЫН
СЭЛЭГЭЭНИЙ
МОНГОЛ
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МОНГОЛ

Historic decision to privatize land only to the citizens of Mongolia was made in 2002.

LAND PRIVATIZATION

Privatization of State properties:

- Started in 1991
- Via vouchers given free of charge – small commercial properties, medium & big enterprises, live stock, farms and cooperatives
- Free of charge privatization of apartments to its residents in 1997



LAND PRIVATIZATION

Privatization of State properties:

- Successfully established the private sector in very short time
- People benefited from the privatization of small commercial properties, live stock and apartments
- Privatization of medium and big enterprises were not successful, only few people benefited from it
- Privatization of state properties continues



LAND PRIVATIZATION

- From May 1, 2003 – May 1 2013 (*initially for 2 years, but prolonged for another 3 years, i.e. until May 1, 2008 and then until 2013*)
- One time free of charge
- Privatize only to the ones who were married before June 2002, but this restriction is removed in June 2005
- Stage by stage privatization – to the residents of ger area, to the ones who do not currently hold land possession or use rights etc.





LAND PRIVATIZATION

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АЖААХИЙ, ХИЙСЭЛЭМ
АЖААХИЙ, ХИЙСЭЛЭМ
МОНГОЛ УЛАСЫН



Ger area and average land parcel for privatization

LAND PRIVATIZATION

- Privatization is for every Mongolians, previously it was only for the family not for individuals
- Privatization is voluntary
- Restrictions on the land location for privatization:
 - The residents of Ulaanbaatar city, enjoy the right to privatize land everywhere in Mongolia
 - Others can privatize land everywhere except in Ulaanbaatar



LAND PRIVATIZATION

- Size of the land parcel for privatization is different depending on the location

Size and location of land parcels for privatization

Location		Size (hectares)
1	Capital city – Ulaanbaatar	up to 0.07
2	Centers of Provinces	up to 0.35
3	Centers of Sub-provinces and villages	up to 0.5
4	Land along the main roads connecting the provinces with Ulaanbaatar city	up to 0.07



LAND PRIVATIZATION

- As of June 2008, 7% of 2.6 Million, or 183,251 Mongolians have privatized land
- The total land to privatized to Mongolians free of charge is less than 1% of entire territory
- More active privatization in big cities
- In rural areas people show little interest to privatize land, but it depends on the regions



RECOMMENDATIONS

- Once the privatization objectives are set by the politicians the process should be free of political interference
- Make it as simple as possible; it should give clear and easy answer to questions like where, what, who, when and how. Where the privatization will take place, what is the size of land for privatization, who are eligible, the duration of the privatization and how privatization will work etc.





Regulatory Agency of the Government of Mongolia
Administration of Land Affairs, Geodesy and Cartography

THANK YOU

chinzorig@mongol.net

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