

Land Administration Institutional Development in Mongolia

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SUMMARY

Although the transition from centrally planned economy to market oriented economy has started almost 16 years ago, like many other former socialist countries, Mongolia is still experiencing significant social and economic changes currently. In 1992 the new Constitution laid the fundamentals for the political, social and economic reforms and enabled different forms of property ownership. The Constitution has introduced the bases for reforms in many areas, including the land administration sector. With the principles of the new Constitution the Parliament of Mongolia has adopted the first law on land in 1994 – the Law of Mongolia on Land, which regulates the land tenure by citizens, business entities and organizations and as well as other related relations.

This law was amended in 2002 and the changes concerned mainly the form of allocation of land under the different types of land tenure. Along with the newly amended land law in 2002, the Parliament of Mongolia has directed the Government to intensify the land reform and start the privatization of land to Mongolian citizens. In connection with the intensification of land reform, the Government of Mongolia has made decision to establish one single governmental authority to deal with land related matters – the Administration of Land Affairs, Geodesy and Cartography (ALAGaC) in August 2002. ALAGaC has started to function from January 2003 and it was established by merging three different governmental agencies, namely

- i) Land Management Authority under the Ministry of Nature and Environment,
- ii) State Administration of Geodesy and Cartography under the Ministry of Infrastructure, and
- iii) Real Property Registration Agency under the Ministry of Justice & Internal Affairs.

When the agency was established it was directly accountable to the Prime Minister of Mongolia, but since October 2004 the agency is under the Ministry of Construction & Urban Development. The following are the area of activities of ALAGaC: - geodesy & cartography, - land management, - cadastre (cadastral surveying, mapping and registration) - land (real property rights) registration.

The decision to merge the agencies in charge of the above activities into one organization is due to the strengthening the cooperation and correlation of the land and real property related activities, more effective performance of the work and better service for the public.

ALAGaC's head office is located in Ulaanbaatar, the Capital of Mongolia. It has its branch offices in all 21 provinces of Mongolia and in the Ulaanbaatar city. Also, there is one land officer in each of 331 sub-provinces. Total number of employees is 654.

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