

**YANGON UNIVERSITY OF ECONOMICS
DEPARTMENT OF APPLIED ECONOMICS
MASTER OF PUBLIC ADMINISTRATION PROGRAMME**

**A STUDY ON LAND ADMINISTRATION SYSTEM
UNDER GENERAL ADMINISTRATION DEPARTMENT
IN YANGON REGION
(CASE STUDY: HMAWBI DISTRICT)**

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A thesis submitted as a partial fulfillment towards the requirement for the degree of
Master of Public Administration (MPA)

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This is to certify that this thesis entitled “**A STUDY ON LAND ADMINISTRATION SYSTEM UNDER GENERAL ADMINISTRATION DEPARTMENT IN YANGON REGION (CASE STUDY: HMAWBI DISTRICT)**”, submitted as a partial fulfillment towards the requirements for the degree of Master of Public Administration has been accepted by the Board of Examiners.

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ABSTRACT

This study is conducted to land administration system under Hmawbi District General Administration Department in Yangon Region. The objectives of the study are to study the current situation of land administration system in Myanmar and to examine the issue of land administration system based on Hmawbi District, Yangon Region. A sample of 123 land lease license/grant owner from Htantabin Township and Hmawbi Township chosen a random sampling method. The study found that the respondents comprehend the regulations pertaining to the issued land lease license/grant. The respondents concur that the documents necessary for applying for a land lease license/grant are straightforward and clear. The respondents agree that the General Administration Department provides a comprehensive explanation on how to apply for a land lease license/grant. Regarding the government employee, the grantee benefits from stronger ownership, the ability to conduct business depending on the type of land lease, and stronger evidence of land ownership. There will be benefits that can prevent and resolve disputes. The suggestions can significantly enhance the efficiency, transparency, and accessibility of the Land Administration System in the General Administration Department. By leveraging technology, simplifying processes, and engaging with the community, the General Administration Department can create a more effective and user-friendly system that meets the needs of its citizens.

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LIST OF ABBREVIATIONS

ASEAN	Association of Southeast Asian Nations
CIA	Central Intelligence Agency
EDR	Extract from District Registration
ENAC	Ethnic Nationalities Affairs Center
FAO	Food and Agriculture Organization
GAD	General Administration Department
GDP	Gross Domestic Product
GIA	Gemological Institute of America
KII	Key Informant Interview
LAS	Land Administration System
MAASP	Ministry of Agrarian Affairs and Spatial Planning
MCDC	Mandalay City Development Committee
MOALI	Ministry of Agriculture, Livestock and Irrigation
MOD	Ministry of Development
MOFE	Ministry of Finance and Economy
MOHA	Ministry of Home Affairs
MONREC	Ministry of Natural Resources and Environmental Conservation
MLIS	Myanmar Law Information System
NCDC	Naypyitaw City Development Committee
NLUP	National Land Use Policy
TOL	Temporary Occupation License
UN	United Nation
UNECE	United Nations Economic Commission for Europe
UN-GGIM	United Nations-Global Geospatial Information Management
YCDC	Yangon City Development Committee

CHAPTER I

INTRODUCTION

1.1 Rationale of Study

Land is man's closest and strongest material. People live on land. Based on land and people, a ruler appeared and became a country. In the world, it is generally observed that the countries that can manage the land have good development and the countries that do not have the ability to manage the land have weak development. In order to properly manage the land, we need to strengthen the law. It should be noted that even if the law is strong, it is futile if it cannot be managed in accordance with the law, and the rule of law in land administration is loose, many land problems arise, and the loss of land tax that is appropriate for the country may occur.

People want to own land because land has the ability to meet most human needs. Just as it is necessary to properly manage such a large amount of land resources, the user must also pay the duties to be performed, including fair land tax. One of the key issues in land administration is the security of land tenure rights. Secure land tenure is essential for promoting investment, economic development, and poverty reduction.

Land in Myanmar is considered a vital resource for various purposes, such as agriculture, housing, infrastructure development, and industrial activities. The concept of land in Myanmar also includes its legal and economic dimensions. Landownership and tenure systems in the country are governed by laws, regulations, and institutions that define and enforce land rights, transfer and transactions, and land use planning. These legal frameworks determine who has rights to access, use, and control land, and they play a crucial role in how land is managed and governed in the country.

Effective land administration in Myanmar involves processes and systems for managing land, including land registration, land surveying, land use planning, land valuation, and dispute resolution. The aim is to ensure secure land rights, promote sustainable land use, facilitate land transactions, and address land-related conflicts in a fair.

In section 37(a) of the Constitution of the Republic of the Union of Myanmar, it is

clearly stated that the Union possesses ultimate ownership of all lands and natural resources, whether they are above or below ground, in water, or in the atmosphere within its borders. As per the Constitution, all lands within the state are treated as state-owned. The government is charged with managing land use on behalf of the state, a task that is assigned to various ministries and City Development Committees in accordance with established laws. The state can designate lands for public interest purposes, which may include the development of offices, staff housing, residential areas, and commercial buildings.

Land use can be categorized into five main types: residential, agricultural, recreational, transportation, and commercial. Residential land is specifically designated for housing, whether it be an apartment, townhouse, house, or another dwelling. This thesis will delve into the aspects of residential and commercial land use within the Yangon Region. The Region consists of 14 Districts and 45 Townships. Among these Townships, 33 are overseen by the Yangon City Development Committee (YCDC), while the remaining 12, situated in the outskirts of YCDC, are managed by the General Administration Department (GAD).

The General Administration Department is operating under the Ministry of Home Affairs. This department plays a pivotal role in several important areas. Its main responsibilities include collecting land taxes, generating revenue from exercise, promoting regional development, and creating a uniform administrative framework. A fundamental focus of the Department is land management, which involves strategic land-use planning to ensure that land is utilized in ways that promote positive social and environmental outcomes while optimizing resource use. Governments utilize these planning strategies to guide land development in their regions. The General Administration Department's land management efforts include monitoring and regulating land use.

The primary purpose of this study is to evaluate and enhance the Land Administration System (LAS) under the General Administration Department (GAD) in Hmawbi District, Yangon Region. Land management in Hmawbi District falls under the influence of the General Administration Department (GAD). To ensure the development of the township, it is crucial to maintain structured housing. Hmawbi District is experiencing rapid population growth and urbanization, leading to increased demand for land and housing. An efficient land administration system is crucial to managing these changes effectively. Without proper planning, challenges can arise,

particularly during fire outbreaks, making it difficult to control and extinguish the flames. Addressing the issue of migrants necessitates effective land administration.

Hmawbi District consists of Hmawbi Township and Htantabin Township. Hmawbi Township is made up of 4 quarters, 39 village tracts, and 195 villages, with a population of 242628 and a total of 59007 housing units, all within a land area of 117,619.2 acres (183.78 square miles). On the other hand, Htantabin Township includes 5 quarters, 54 village tracts, and 233 villages, with a population of 200997 and 47873 total housing units, covering a land area of 149,977.6 acres (234.34 square miles) (GAD, 2024). This study is vital for understanding and improving the Land Administration System in Hmawbi District. By addressing the identified challenges and leveraging opportunities for enhancement, the study aims to contribute to a more effective, transparent, and sustainable land administration framework that meets the needs of the community and supports regional development.

1.2 Objectives of the Study

The two main objectives of the study are as follows;

- (a) to study the current situation of land administration system in Myanmar
- (b) to examine the issue of land administration system in Hmawbi District, Yangon Region.

1.3 Method of Study

This thesis is used descriptive method which is based on primary data and secondary data. Primary data is collected with structured questionnaire and Key Informant Interview (KII) from responsible persons of various government departments. A sample of 48 land owners for residential purpose and another 75 for industrial/commercial purpose is selected. Furthermore, questions concerning the handling of land lease license/grant applications were responded by 22 staff members from the General Administration Department, 10 staff members from the Settlement and Land Records Department, 8 staff members from the Yangon City Development Committee, 8 staff members from the Fire Services Department, 3 staff members from the Department of Highways, 6 staff members from the Internal Revenue Department, and 3 staff members from the Ward/Village Administrator Office.

Secondary data is obtained from official documents of Hmawbi District General Administration Department, Settlement and Land Records Department, Yangon City Development Committee and websites.

1.4 Scope and Limitation of Study

The main focus is only on land use management of Hmawbi District General Administration Department. The study does not include the detail facts of land use management in Hmawbi District. The study does not cover the land use management tasks of Hmawbi District. The survey is conducted in June, 2025. The scope of the study is period between 2015 and 2024.

1.5 Organization of the Study

The research has five chapters: introduction, reasoning, aim, technique, scope, limitations, and organization. Chapter two reviews land administration definition and concept, good governance, land administration system, chosen ASEAN nations' land administration systems, and past research. Chapter three covers Land Administration's General Administration Department. Chapter four provides survey analysis, and chapter five concludes with results and suggestions.

CHAPTER II

LITERATURE REVIEW

2.1 Definition and Concept of Land Administration

Land administration helps countries' land sectors run smoothly. A good land administration system may boost sustainable development. Land administration is defined in several ways. The United Nations Economic Commission for Europe (UNECE) defines it as documenting and exchanging land ownership, value, and usage data to achieve goals (UNECE, 1996). This idea was developed by Dale and McLaughlin (1999) to include public sector land administration operations that support land transfer, use, development, and value. The UN Food and Agriculture Organisation (FAO) define land administration as structures and activities that enable successful land tenure (FAO, 2002). The literature also emphasises the regulatory framework for land management, particularly land information (Lyons & Satish, 2001).

Land administration is the practical application of land management and the determination, recording, and dissemination of land ownership, value, and usage information while executing land management policies (UN, 1996). It illuminates land tenure, use, value, and development (UN-GGIM, 2018). This process clarifying the relationship between people and land ensures a responsible approach by matching behaviours and resources with society's evolving requirements (Zevenbergen et al., 2016). Land should include water bodies (rivers, lakes, seas, oceans) and air and subterranean areas (Steudler, 2014).

The legal framework, data, and mechanisms to access and update these data make up land administration. The legal framework preserves private land rights, defines the state's role, governs forced purchase, and resolves disagreements (FAO, 2007). The data includes physical data on the land's actual features, legal data about its rights and duties, and stakeholder data.

Williamson et al. (2010) have described the four functions as follows:

- Land tenure: This function encompasses the mechanisms through which land is owned or access to it is secured. It involves ownership rights, boundary surveys,

dispute management, lending availability concerning land, and defining the legal responsibilities of both owners and users.

- Land value: The land value function pertains to the method of assessing property values to determine appropriate taxation and market valuation.
- Land use: This function involves the processes that dictate how land can be utilized and modified in accordance with laws and regulations, aiming for optimal land usage.
- Land development: This function focuses on the construction of buildings or infrastructure intended for both public and private use (Williamson et al., 2010).

Access to information regarding land tenure, land use, land value, and land development plays a crucial role in unlocking economic opportunities, minimizing disputes related to land (Henssen, 2010), and bolstering food security through practices like subsistence and family farming, as well as enhancing agricultural productivity and urban food availability (Rockson, 2013). For vulnerable and marginalized populations, especially indigenous peoples and women, land is essential for social and economic development, food security, empowerment, and protection from violence and health dangers. When secure, land access allows participation and stabilizes communities in crisis. Lack of access worsens instability. Gender equality in land access, fair working conditions, and inequality reduction typically receive insufficient attention.

Challenges related to land, especially those involving the provision of essential infrastructure and sustainable consumption in urban, rural, and marine environments, require immediate attention. The increasing frequency of natural disasters adversely affects vulnerable populations, who are typically overlooked by existing land administration and management systems, ultimately impacting their resilience (Unger et al., 2017). As populations grow and technology advances, competition for resources intensifies. Governments must address issues of tenure insecurity concerning human displacement, migration, and land use conflicts, and this may require adaptive interventions at the state level (Mitchell, 2011). In contexts of conflict, a good land administration and management system can help prevent land-related disputes, stabilize communities, and promote peaceful, equitable, and inclusive societies. By fostering collaboration among public, private, and civil society sectors, these systems can leverage the experiences and resources of various partnerships to create meaningful solutions.

2.2 Good Governance in Land Administration

Governments control land processes including tenure, usage, value, and development (Williamson et al., 2010). Governance requires policymaking and implementation (Samsudin, 2011). These procedures can happen through official and informal governance. Public participation in these choices emphasizes government accountability and the rule of law (Williamson et al., 2010). Governance is crucial to land administration projects. Good governance is crucial for effective, efficient, and appropriate land management in any nation (Whittal, 2011). Most agree that excellent governance in this industry is based on certain principles (Whittal, 2011). The land tenure and administration systems should incorporate these ideas. Effective land administration depends on excellent governance (Williamson et al., 2008).

Samsudin (2011) evaluated the Malaysian land administration system's organizational architecture to improve governance. The results showed that unclear policies and disorganized organizations cause administrative issues that impede land administration services. To ensure effective and sustained good governance, the research recommended land administration organizational changes (Samsudin, 2011). Good governance standards are commonly used to evaluate land administration governance (FAO, 2007). Evaluation of land administration systems against these principles provides significant information for directing system improvements and adjustments.

Several interrelated factors underpin good land administration governance (Samsudin, 2011). Effectiveness, efficiency, transparency, security, simplicity, clarity, timeliness, fairness/equity, accessibility (including cost), sustainability, completeness, and continuing maintenance are these concepts (Whittal, 2011). A robust land administration system that follows these criteria is excellent land governance.

- (a) Security: It is essential that land administration systems safeguard tenure rights for legitimate landowners, along with ensuring efficient access to land information and backup systems to prevent data loss (Whittal, 2011).
- (b) Clarity and Simplicity: The system and its tools must be easily understandable by users, prioritizing simplicity (Whittal, 2011).
- (c) Timeliness: Good governance stipulates that citizens should have access to timely and current land information (Whittal, 2011).
- (d) Accessibility: Land administration services should be conveniently located for the public (Whittal, 2011).

- (e) Cost: This principle addresses the financial implications of the land administration system (Whittal, 2011).
- (f) Transparency: The policies, processes, and principles of the land administration system need to be open and transparent to all stakeholders (Whittal, 2011).
- (g) Efficiency and Effectiveness: A well-functioning cadaster is vital for driving investment and generating revenue through property taxes, ultimately fostering economic growth. This principle emphasizes completing operations promptly, utilizing minimal resources, and delivering expected outcomes that meet client needs (Whittal, 2011).
- (h) Empowerment: It is important to ensure that marginalized voices within the system are heard. Empowerment can be achieved through effective communication, training, mentorship, and fair compensation (Whittal, 2011).
- (i) Use of Class-World Technology: Best practices in land administration require that technology used within these systems be up-to-date, effective, and appropriately tailored for its specific context (Whittal, 2008).
- (j) Adherence to International Standards: Following international standards can enhance land administration by emphasizing the importance of regulations and audits for performance evaluation and necessary feedback, which are crucial for system improvement (Whittal, 2008).

2.3 Land Administration System

From cadaster and land registration, land administration has grown to protect land rights (Williamson et al., 2010). The global land administration system (LAS) aims to provide infrastructure for sustainable land policy implementation and management. The LAS idea involves recording and sharing land ownership, value, and usage information and resources needed to enforce land management rules (Manzhynski et al., 2016).

According to Lemmen (2012), these processes include defining land rights and key qualities, surveying and documenting them, detailed recordkeeping, and supplying crucial land market information. Numerous research have developed concepts for land information systems inside interoperable infrastructure frameworks due to this scientific change. Institutional arrangements, legal structures, processes, standards, land information, management and dissemination systems, and technologies for

resource allocation, land markets, valuation, regulatory oversight, and property interest management make up each infrastructure.

All these components require a good cadastral system. Land markets, the main economic engine in many nations, are linked to land management systems (Dale and Baldwin, 2000). Real estate market observations reveal that structural changes and property information system evolution depend on real estate information quality and accessibility. The real estate market feeds LAS transaction data and property value changes, which LAS analyzes to create themed databases and manage data (Dawidowicz et al., 2014).

Both systems' performance and interactions affect decision-making. Real estate decisions are more efficient with good data. Land Administration Systems are essential for natural resource management, physical and economic planning, environmental protection, and crisis management (Lemmen, 2012). LAS uses modern technology to provide public and private sectors with detailed land rights and restrictions information, facilitating sustainable development (Enemark et al., 2005). Many nations are developing land administration systems.

2.3.1 Benefits of Good Land Administration System

It is expensive to create and maintain good land administration system, although they produce many benefits (UNECE, 2005) include:

- Establishing land rights and ensuring security of tenure through a juridical cadaster.
- Minimizing disputes over land boundaries.
- Streamlining the conveyancing process, which cuts down on both time and costs associated with land transfers.
- Helping to develop and invigorate formal land markets, including the use of mortgages.
- Regulating land markets, leading to enhanced land improvements and better valuation practices.
- Managing state-owned land effectively.
- Supporting land reform initiatives.
- Providing a robust fiscal cadastral sub-system for the valuation and taxation of land and improvements, aiding in revenue collection.

- Enhancing physical planning for land use and development control.
- Creating a multipurpose cadaster (UNECE, 2005).

Good governance ensures land management success, effectiveness, and competency (UNECE, 2005). It ensures accurate and timely processes, allowing queries to be handled quickly. Highly skilled and motivated employees are crucial, rewarding high performance and punishing underperformance (Williamson et al., 2010). Strong governance provides tenure security, reduces disputes, decreases transaction costs, and boosts investment (FAO, 2007). These advances reduce poverty, boost economic growth, and guide countries toward sustainable development (Samsudin, 2011).

2.4 Land Administration System of Selected ASEAN Countries

Land administration systems, like any complete system, need enough capacity to supply services and goods. Various organizations manage these services and goods, which may have different structures in different nations. Registration, administrative, and legal systems affect how organizations handle functions (Bogaerts & Zevenbergen, 2001). Some governments emphasize land administration organizations on protecting and supplying reliable land information, while others feel they should offer comprehensive land administration services (Agunbiade & Kolawole, 2016).

2.4.1 Land Administration System of Brunei

Brunei is eight times the size of Singapore and covers 5,765 square kilometers on Borneo's north-west coast (CIA, 2020). The Limbang River valley in Sarawak, Malaysia, divides the country into two sections. These regions are now connected by the Temburong Bridge. Brunei has four districts: Brunei-Muara, Tutong, and Belait in the west have steep lowlands, wetlands, and alluvial valleys, while Temburong in the east has Bukit Pagon, the highest peak at 1,850 meters. With 161 kilometers of coastline, Brunei has abundant tropical marine biodiversity (MOFE, 2020). Brunei's vast oil and natural gas resources account for 90% of exports and over half of GDP, making it a high-income country per the World Bank (Müller, 2017).

Although the nation's human rights record is criticized, oil revenue has offered social security and stability (Müller, 2017). Nonetheless, there are ongoing concerns about the risks associated with such heavy dependence on oil and gas. To address these

challenges, the Wawasan Brunei 2035 initiative aims for a more diverse and sustainable economy, which will be achieved by developing a skilled labor force (Shams et al., 2015). Brunei's legal framework is rooted in English Common Law, though Sharia Law takes precedence in various aspects affecting the Islamic population. The 1959 Constitution marked a significant step toward internal self-governance, including land administration (Hussin, 2018).

Torrens land registry, controlled by the 1909 Land Code (Piut, 2019), establishes unambiguous land alienation standards. Land ownership, usage, and planning are strictly governed by the Sultan and his government. Eminent domain is allowed on all state land. Other important land development legislation include:

- The Land Code (Strata) Act (2000, amended 2009), which regulates the subdivision of land into vertical units, thus facilitating the planning of high-rise residential buildings (Hamzah, 2017).
- The Town and Country Planning Act (1972, amended 1984), the primary legislation that governs land use planning and the development system.
- The Land Acquisition Act 1909 (revised 1984), which permits the acquisition of land for public purposes such as the development of residential areas, factories, or public utilities (section 3(1)).

Urban development is guided by master plans, with the most recent being the National Land Use Master Plan 2006-2025 (Hamzah & Urayama, 2017). This plan includes strategies to control urban spatial expansion through high-density housing (Ng et al., 2019). It serves as a framework for activities at both district and local levels, despite its non-statutory nature (Hamzah & Urayama, 2017). Nevertheless, it aligns with Brunei's national vision (Wawasan Brunei 2035), enhancing its legitimacy (Piut, 2019). Almost all land in Brunei is owned by the state, which retains the authority to enforce eminent domain (Becek, 2011). Only about 20% of land is classified as alienated, falling under various tenure classifications:

- The Extract from District Registration (EDR) is a formal freehold title, comprising nearly 6% of all land in Brunei, with 47% of this amount located within Brunei Muara's urban district (MoD, 2020).
- A Temporary Occupation License (TOL), typically valid for five years, permits the use of state land for agricultural, commercial, residential, or industrial purposes. This category encompasses roughly 20% of the nation. TOLs cannot

be sold or subdivided (Becek, 2011). After 1992, it became feasible to upgrade a TOL to a full title for residential status. As of 2008, TOLs are restricted to industrial, commercial, and private school usages (Piut, 2019).

- A commercial lease may be granted for a term of up to 99 years.
- A Strata Title provides leases for units within a building for up to 99 years (Pengiran, 2016).

Brunei has national housing efforts to provide cheap and inclusive housing (Piut, 2019). Home ownership reached 66% in 2019, with 85% by 2035 (target) (MOFE, 2020).

2.4.2 Land Administration System of Indonesia

The population expansion and economic development in Indonesia have allegedly raised land demand year after year (Fulazzaky, 2014). However, this has led to numerous land disputes among communities, primarily due to differing claims of land ownership. Such conflicts are prevalent across almost all regions of Indonesia. The underlying issue stems from the agrarian laws established during colonial times, which possess a dualistic nature (Harsono, 2008). Indonesia's land registration system, characterized by a negative publicity approach, falls short of fulfilling the objectives set by Agrarian Law. This law mandates a comprehensive land registration to ensure legal certainty throughout the nation. Nonetheless, the implementation has not been purely focused on a negative publicity framework (Indiraharti, 2009).

According to Yubaidi (2020), Indonesia's approach to land tenure and ownership, particularly in terms of social justice, has yet to see full implementation. This challenge arises from ongoing issues with overlapping and conflicting agrarian laws and regulations. As a result, addressing these legal overlaps in land management is quite complex, as each sector is bound by its own specific laws, which carry equal weight. One significant issue is the negative perception that arises when a person's name appears as a rightful landholder in official documents, leaving them vulnerable to potential lawsuits from parties claiming ownership of the land (MAASP, 2014). To mitigate this vulnerability, institutions such as the *verjaring acquitieve* (adverse possession) can be employed. Moreover, under Indonesian customary law, there are mechanisms available to address the challenges posed by negative publicity in land registries, such as the agency known as *rechtsverwerking* (Wicaksono & Purbawa,

2018). The creation of a digital base map for land registration, which utilizes precise coordinates for mapping, is also crucial. This map can be manipulated and integrated into Digital Cadastral systems (Zevenbergen, 2004).

To effectively provide base maps alongside land registration, it is essential to allocate adequate time and resources. The focus should be on priority areas that contribute to national development, particularly in border regions and areas designated for cultivation and forestry. The basic maps for land registration must encompass the entire territory of Indonesia without exceptions (GIA, 2013). The government allows individuals to contest information regarding a plot already registered in the land registry system. Verification by the government is crucial to prevent future disputes and to ensure legal certainty regarding land rights through the issuance of certificates to the community. It is important that the certificates accurately reflect the landowners and their respective plots. These land title certificates are stored in the National Land Center's database, enabling right holders to request copies at any time. The certificate details must align with the corresponding information in the national land database. A key requirement is that the applicant must be clearly identified as the legitimate owner in the land database. In cases where the applicant is an heir, a statement from the village head or a court order must be provided to verify their status as the rightful heir (Abdurrahman, 2009). The digitalization of land services is anticipated to resolve ongoing issues related to land ownership regulations (Yubaidi, 2020). Having comprehensive basic information on a single map that includes land ownership and relevant geospatial data is crucial. Numerous land issues that have persisted over time are closely tied to the land administration system (Zevenbergen, 2004).

2.4.3 Land Administration System of Malaysia

Malaysia has Peninsular Malaysia and Sabah and Sarawak. An ethnically and religiously diverse federation of 13 states and three federal territories. East Malaysian states Sabah and Sarawak have different immigration laws. Peninsular Malaysia in the east and Sabah and Sarawak in Borneo in the west forms the Federation. The Federal Constitution gives each state power over land management, but the Federal Government regulates land concerns. State-level governance can lead to variances in land policy implementation, making it difficult to standardize procedures across states, according to Azimuddin (2008).

In Peninsular Malaysia, each state manages its own land problems using the Torrens system of registration controlled by the State District Office and State Department of Land and Mines. The Federal Government designated a Director General of Lands and Mines to coordinate land management between the federal and state governments, even though land is mostly a state affair (Dasimah, 2009). The National property Code of 1965 (Act 56) consolidates property tenure, registration, transfers, leases, charges, easements, and other land development rights (Shukri & Anesh, 2010). Section 14 of the National Land Code empowers state governments to create State Land Rules that comply with the code and outline state-specific land processes. The Sarawak Land and Survey Department, under the State Ministry of Planning and Resource Management, surveys, registers, plans, and values land (Jones, 2010).

Sarawak's land administration is effective due to collaboration, resource sharing, and coordination between surveying and mapping, land registry, cadaster, valuation, and town and country planning sections within a single organizational framework. Since its founding, Malaysia's land management system has changed, affecting Peninsular Malaysia and Sabah and Sarawak. The system is moving away from manual transactions to more effective service delivery. The federation of Malaysia has decentralized land administration since its founding (Shukri, 2010). However, Williamson et al. (2008) noted the absence of cooperation between government levels as a fundamental land administration concern. Peninsular Malaysia and East Malaysia have different land administration institutions, highlighting this difficulty. The State Director of Lands and Mines should oversee these agencies to improve state land administration (Azimuddin, 2008).

2.4.4 Land Administration System of Philippines

Land is essential for economic and social activity. Human development depends on land use and planning (Corpuz, 2013). Thus, a national land use policy is necessary. Land allocation, use, development, and management should follow sustainable development principles. The Philippines has different land use policies. In various national legislation, these policies have existed throughout the country's history. Congress usually supersedes or modifies earlier laws rather than repealing them. This makes the legal system complicated and requires legal skill or lengthy judicial interpretation (Quizon & Pagsanghan, 2014).

Agriculture, agricultural reform, local government development, housing, industrialization, and environmental protection are typical sectors covered by these laws. However, disputes can occur when various sectors fight for limited land resources, sometimes even the same plots. Thus, private sector and government supporters typically disagree on land use policy promotion and execution. The government often faces policy dilemmas. It may promote agriculture at times and housing and commerce at others (Llanto & Ballesteros, 2003). Land use categorization is essential to land use planning because it organizes land use. This idea includes both method and results (Serote, 2004).

Private land is owned by individuals or the state as a private enterprise. Eminent domain allows the state to take privately held land for public use with due process and appropriate compensation. While non-disposable resources like natural parks, mineral reserves, and forests cannot be transferred, disposable lands like agricultural sites can be alienated. The state manages land rights through land administration, which includes numerous critical activities. These include (a) recording and registering private rights on state lands; (b) documenting, publicizing, and transferring those land rights through sales, gifts, encumbrances, or subdivisions; and (c) managing land rights-related finances, such as land taxes, valuations for assessments, and compensation for the State's acquisition of private land rights. Land registration is also a judicial or administrative process that verifies a person's ownership of a piece of land and records it in a public registry (Sevidal, 2010).

2.5 Review on Previous Studies

Showaiter (2018) examined Bahrain's land administration. Over the past 80 years, Bahraini land administration has evolved. This industry is about to change with the advent of a Real Estate Regulatory Authority. This assessment included interview data and theme analysis. The policy level contains decision-makers, the management level includes middle management, and the administrative level includes operational staff. The research shows that the survey and land registration bureau is supported by strong laws, strategic strategies, and enough ICT. However, the land administration system may improve in clarifying supportive laws, implementing plans effectively, defining stakeholder policies, and guaranteeing institutional stability.

Khin Htar Nwe (2018) examined GAD land administration in Thanlyin and Kyauktan Townships, Yangon Region. The study aims to identify the Land

Administration of GAD in Thanlyin and Kyauktan Townships, focusing on industrial and commercial leases, and to evaluate its performance. Primary data were gathered from the interviews mentioned earlier, while secondary data came from reviewing existing official and departmental documents. The study reveals that some lands leased for industrial and commercial purposes exhibit monopolistic traits in terms of prior ownership and market value appreciation. The lack of oversight and monitoring by the relevant ministries or departments has contributed to this monopoly, leading to leases being obtained under false pretenses, with intentions that diverge from the initial business proposals. Furthermore, the standard values employed for calculations appear to be outdated and do not align with current market conditions. It is recommended that, apart from the Master Plan of Government or any designated Special Economic Zone projects, large plots of land should not be leased for private use under the guise of industrial and commercial purposes. Additionally, a communication gap exists between applicants and the respective departments. The study also indicates that the leased areas often exceed the actual space required for the businesses, with some applications requesting significantly larger plots than necessary.

Tin Swe Myint (2019) evaluated Kyauktan Township's General Administration Department (GAD) residential land use management and its efficacy. A sample of 300 township inhabitants, land grant holders, and non-grant holders is surveyed. Key informant interviews are also performed with GAD officials. In examining land use administration, it was noted that about half of the residents were unfamiliar with concepts like grants or leases and why land revenue is paid, indicating that they primarily understood only the day-to-day implications. However, over forty percent had a solid grasp of what grants entail. All residents acknowledged that grants were a valuable opportunity, although many expressed a desire for grants without fully understanding their nature. This gap in knowledge indicated a need for reform in land use management. Residents exhibited a positive attitude towards the accountability of the Township GAD, with nearly eighty percent expressing approval for its activities. The land use management involves several departments, including the Housing Department, Yangon City Development Committee, and the Land Record and Registration Department. However, a cumbersome bureaucracy and multiple procedural stages were evident. Within the GAD, monitoring and evaluation of land use management were thorough, ensuring that procedures were checked and verified. Nonetheless, weaknesses in the review processes were apparent, and certain

management practices remained unaddressed. GAD has not revised its procedures and lacks initiatives for improvement, which raises concerns about its adaptability.

Land tenure management of Yangon City Development Committee was researched by Aung Naing Win Thaung (2022). The paper examines Myanmar's land management system and land use administration and YCDC's land ownership application issues. This descriptive research used primary and secondary data. This study revealed that a significant number of respondents who are aware of their land type and ownership understand the necessary documentation required for registering land ownership and recognize their rights as landowners. Most respondents were also cognizant of the need to sign a registration contract upon purchasing land. However, the findings indicate that while some regulations are clearly communicated to households applying for land ownership, numerous complexities still exist. Many respondents expressed confusion when asked about specific aspects of land ownership. For instance, a large portion was unaware of the various types of land licenses, the categories of land eligible for registration, the tax rates for land tax and rent determined by district and ownership type, as well as the conditions surrounding land lease contracts. Additionally, questions emerged regarding their actual ownership rights over the land they intended to purchase, the qualifications required to issue land lease contracts, and the ongoing eligibility to apply for land grants, including ancestral and religious land grants.

CHAPTER III

AN OVERVIEW OF LAND ADMINISTRATION SYSTEM IN MYANMAR BY GENERAL ADMINISTRATION DEPARTMENT

3.1 Brief History of Land Administration

Like many developing countries, Myanmar also faces many land issues. Myanmar has undergone many political, economic and social changes throughout its history, and these changes have had significant impacts on the country's land sector. To better understand the changes in Myanmar's land sector, the following is a brief overview of the land laws and institutional frameworks that have been used in Myanmar over the years, as well as the impact on land tenure and rights.

3.1.1 Pre-independence period (Before 1948)

Myanmar was under the rule of the British government and the fascist Japanese during the period before independence from 1824 to 1948. Although many land laws and regulations were enacted during the British period (1824-1942 and 1945-1948), no land law was enacted during the fascist Japanese period (1924-1945). The land laws enacted in pre-independent period were the Land Sale Act (1861), the Land Grant Act (1865), the Lower Burma Land and Revenue Act (1876), the Upper Burma Land and Revenue Regulations (1880), the Land Acquisition Act (1894), and the Lower Burma Towns and Villages Act (1898) (MLIS, 2025).

The land laws and regulations enacted during the British period have both advantages and disadvantages. Among the advantages, the Lower Burma Land and Revenue Act of 1876 granted private property rights to those who had worked the land for (12) consecutive years, including the right to inherit and trade land (ENAC, 2020). In addition, it allowed the implementation of customary land and forest management systems in the hilly areas of Myanmar. Similarly, the 1894 Land Acquisition Act only affected the plains of Myanmar, and did not affect the freedom of traditional land and forest management systems and tax exemptions of ethnic groups in the mountainous regions of Myanmar. At the same time, the British also drafted laws to protect the rights

of farmers, laying the foundation for the land administration mechanisms currently in use in Myanmar.

During the British period, export-oriented development strategies were adopted to increase the production of rice and other crops and to collect revenue from the land sector, which required the acquisition of large areas of land. The British government therefore enacted land laws to manage land and expand the area available for cultivation. The Land Acquisition Act of 1894 allowed the government to acquire land from private landowners on the grounds that it was in the public interest. Although the Land Acquisition Act did not affect the hilly areas of Upper Burma, it did significantly disrupt the customary land administration that had been practiced for many years in the lower plains of Burma. The biggest loss was the sovereignty of the state, and many other rights, including land, were lost under the laws enacted by the British government.

3.1.2 Post-independence Period (1948-2010)

After gaining independence in 1948, Myanmar enacted its own constitution once in 1974 and once in 2008. Under successive governments, including the Parliamentary Democracy Government (1948-1962), the Revolutionary Council Government (1962-1974), the Myanmar Socialist Party Government (1974-1988), and the Military Government (1988-2010), political, economic, and social changes have also led to reforms in the land sector.

After independence, Myanmar's land administration system continued to apply some of the land and forest laws enacted during the British era until recent years. The land laws used the Revolutionary Council Government and the Myanmar Socialist Party Government. For example, the Land Acquisition Act of 1894 remained in force. In addition, successive governments of Myanmar have enacted various new land and forest laws. These are the Farmland Nationalization Act (1963), the Farmland Nationalization Regulations (1964), and the Forest Laws (1992) (MLIS, 2025). The centralized laws threatened the security of indigenous peoples' customary lands, farmlands, and forests, and gave rise to a number of land issues, including legal and illegal land confiscations, forced evictions, landlessness, and land ownership disputes (ENAC, 2020).

Although the land laws and regulations enacted between 1948 and 2010 provided for individual and collective ownership of land, the 2008 Constitution states that the original owner of all land and resources in the country is the State. However,

Article 47 of the 2008 Constitution stipulates that the State means the institution or person exercising legislative or executive authority under this Constitution, and therefore refers to the Parliament and the Government.

3.1.3 First Civilian Government Period (2010-2015)

According to the 2008 Constitution, only the Union Government has the right to enact land laws, while the State/Region Government has the right to enact land tax laws. In practice, some States/Regions, even after enacting land tax laws, still need to obtain permission from the Union Government to implement those laws. In addition, when the State Government wants to expand the municipal boundaries in the State in line with the changes and developments of the times, it must apply to the Union Government and only with the Union Government's permission can it expand. This means that according to Article 54 of the 2008 Constitution and the existing land laws, the State Government has the right to manage the lands in the State only with the permission of the Union Government.

The first civilian government (2010-2015) that came to power in 2011 implemented a number of political and economic reforms at a rapid pace. In the land sector, efforts were made to resolve the land disputes that arose during the previous government's tenure and the current land disputes by enacting land laws and regulations and establishing relevant land committees. At the same time, the civilian government enacted the Special Economic Zones Law (2014) and the Foreign Investment Law (2016) to encourage economic development and to invite foreign investment. These laws, along with the Land Acquisition Act of 1894, enacted by the British government, have changed the land use patterns of Myanmar.

The government enacted the Vacant, Fallow and Virgin Lands Management Law of 2012. This law aims to identify large areas of unused land and prepare it for large-scale domestic and foreign investment projects. Vacant, fallow, and waste land are allowed to be leased for up to 5,000 acres for 30 years. One of the unique features of this law is that it can designate lands that are not registered under the Farmland Law as vacant or fallow lands. This has implications for the security of tenure of lands that are not registered as farmland under the law and customary lands (ENAC, 2020).

3.1.4 Second Civilian Government Period (2016-2020)

The second civilian government (2016-2020) also carried out some land reform work. The National Land Use Policy (NLUP), which was initially drafted during the first civilian government, was approved during the second civilian government. However, the NLUP is not a law but only a guiding framework for Myanmar's future land administration system.

Another land law that was attempted during the second civilian government was the Land Acquisition Law. In addition, the government enacted the National Land Use Law (2016), the Forest Law (2018), and the Land Acquisition, Resettlement, and Rehabilitation Law (2019) (MLIS, 2025). The government attempted to pass the Land Acquisition Bill in 2017, but it was not enacted due to public opposition. However, a law amending the Vacant, Fallow and Virgin Lands Management Law of 2012 enacted in (2011-2016), was amended in (2016-2018) and enacted on September 12, 2018. The law has more weaknesses than strengths and threatens the security of the traditional customary land system, leading to persistent calls by land organizations, civil society organizations, political parties, and ethnic armed organizations to repeal the law. However, the government has ignored these demands to date and continues to implement the enacted land laws.

3.2 Land Administration System by Ministries

The government of Myanmar manages land through the appropriate ministries based on the land's classification. The General Administration Department, part of the Ministry of Home Affairs, oversees town and village lands. This includes issuing land grants, providing leases, facilitating land transfers, and managing village common lands whether that means establishing, maintaining, or canceling these areas. The relevant legislation guiding these activities includes the Land and Revenue Act of 1876, the Upper Burma Land and Revenue Act of 1889, the Lower Burma Town and Village Lands Act of 1898, and the Land Acquisition Act of 1894 (GAD, 2024).

Farmland management falls under the authority of the Ministry of Agriculture, Livestock, and Irrigation, following the guidelines set forth in the Farmland Law and Rules established in 2012. The ministry also oversees vacant land, fallow land, and waste land as per the Vacant Land, Fallow Land and Waste Land Management Law and its 2018 amendments. Canals are regulated according to the Canal Act of 1905 and its updates from 1998, along with associated rules. Moreover, embankment land is

managed in line with the amendments to the Embankment Act of 1989 and related regulations. Fisheries and aquaculture, which encompass freshwater fisheries, are managed by the Ministry of Agriculture, Livestock, and Irrigation. This is established through the Fisheries Act of 1989 and the Freshwater Fisheries Act of 1991 (MLIS, 2025).

Ministry of Natural Resources and Environmental Conservation manages forest lands according to the Forest Law and Regulations of 2018. Additionally, they enforce regulations pertaining to the protection and conservation of natural areas, as outlined in the Natural Areas, Fauna and Flora Protection and Conservation of Natural Areas Law. Areas designated as mineral zones are governed by the Mining Law and Regulations of 1994, while gemstone regions fall under the Myanmar Gems and Jewelry Law of 1995. Salt lands are regulated according to the provisions established in the Salt Industry Law of 1992 (MLIS, 2025).

The Ministry of Construction oversees significant roadways in accordance with the Highways Act of 2000, manages expressways under the Highways Act of 2015, and is responsible for urban land in line with the Yangon Development Trust Act of 1920. Additionally, it administers public housing rehabilitation and development initiatives as outlined in the State Public Housing Rehabilitation and Town and Village Development Act of 1951. Ministry of Transport and Communications is responsible for managing railway lands in accordance with the Railway Transport Law of 2016, as well as overseeing riverbanks and coastal areas under the Myanmar Port Authority Law of 2015.

Ministry of Religion and Culture handles the conservation of cultural heritage lands, such as ancient monuments, site zones, and protected areas, in line with the Cultural Heritage Areas Protection and Conservation Law of 1998 and its associated regulations. Oil fields are managed by the Ministry of Energy, in accordance with the Petroleum Act of 1918 and the Petroleum Exploration Act of 2017.

The City Development Committees are responsible for overseeing various types of land, including state-owned and government-managed properties, land owned by government organizations, tax-exempt lands designated for religious purposes, and properties under the control of the Development Committee. This includes farmland, vacant land, fallow land, and other types of unused land. Additionally, they manage lands transferred in accordance with the law, private properties, and those under private or lease agreements, as well as land lease licenses and development permits within their

jurisdiction. Specifically, the Nay Pyi Taw Development Committee manages land as outlined by the Union Law of 2009 and their own development law. The Yangon City Development Committee oversees land in line with the Yangon City Development Committee Law of 2018 and the law from 2014. Similarly, the Mandalay City Development Committee is in charge of land according to the Law Amending the Mandalay City Development Committee Law of 2016 and the laws from 2014.

Table (3.1) Land Administration System by Ministries

Land Types	Ministries
Farmland, vacant land, waste land, canal land, embankment, pond, lake	Ministry of Agriculture, Livestock and Irrigation
Forest land, mining land, treasure land, salt land	Ministry of Natural Resources and Environmental Conservation
Main road land	Ministry of Construction
Airfield land, railway land, river and underwater land	Ministry of Transport and Communications
Oil field	Ministry of Energy
Cultural heritage area	Ministry of Religion and Culture
Pastureland, village land, land that cannot be classified	Ministry of Home Affairs
City land, religious/cemetery land and other building land	Ministry of Home Affairs Nay Pyi Taw, Yangon and Mandalay City Development Committees

Source: U Moe (2019)

3.3 Land Administration Departments and Functions

The management of the land sector in Myanmar is managed by various administrative departments and functions. Control and administration of land are handled by the relevant ministries, along with city development committees. The General Administration Department of the Ministry of Home Affairs, the Department of Agricultural Land Management and Statistics of the Ministry of Agriculture, Livestock, and Irrigation, the Forest and Survey Departments of the Ministry of Natural

Resources and Environmental Conservation, and the City Development Committees of the State/Region Government provide land sector services.

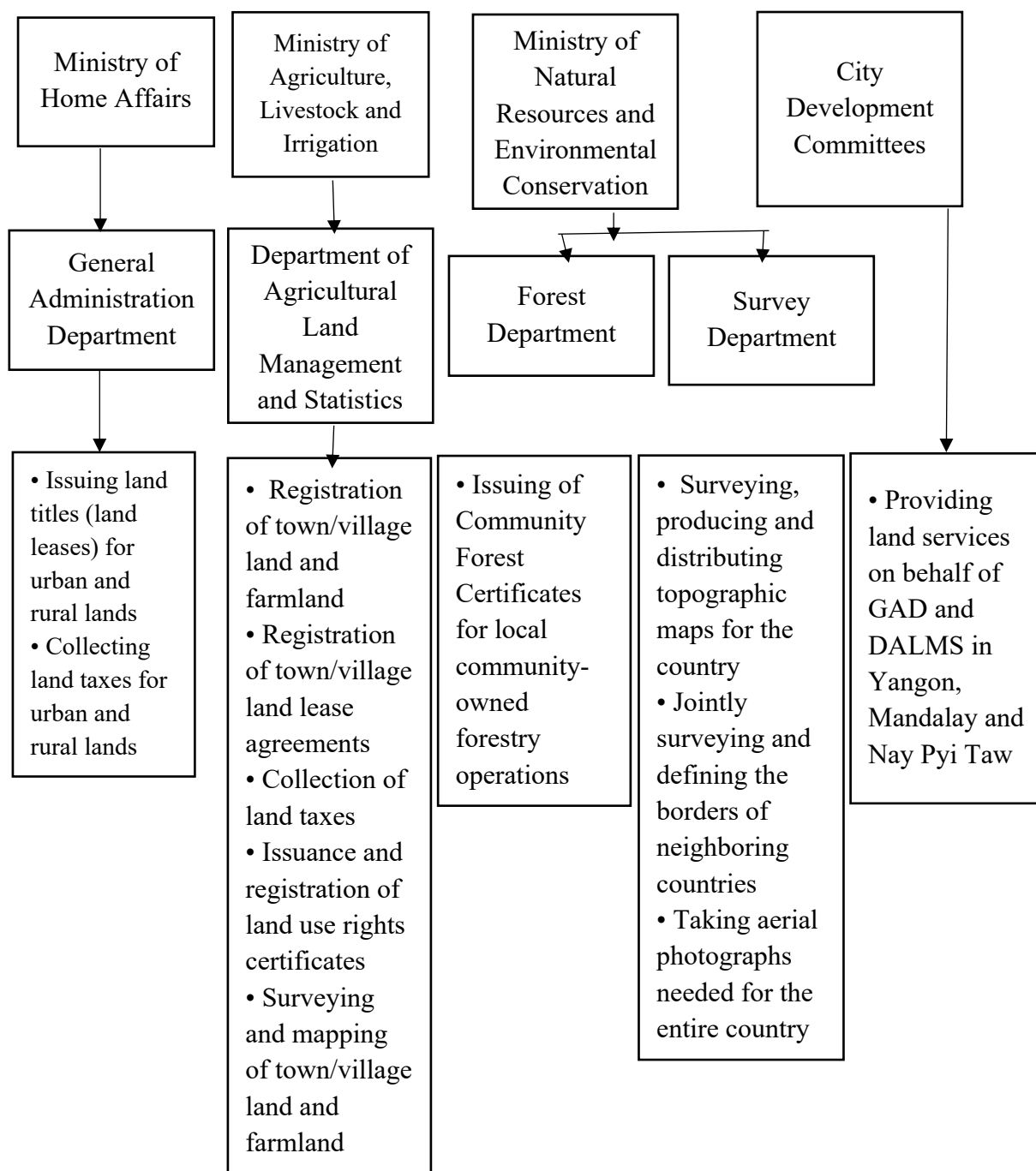
The Ministry of Agriculture, Livestock, and Irrigation manages farmland, vacant land, fallow land, and wasteland, administering land and agricultural policy (excluding forest land), and plans land use, settlement, inventory, and other matters. The Union Minister for Agriculture, Livestock, and Irrigation chairs the Farmland Management Board and the Central Committee for the Management of Vacant, Fallow, and Wasteland, established under the 2012 and 2018 laws, respectively. The Ministry of Agriculture, Livestock, and Irrigation's Department of Agricultural Land Management and Statistics implements the 2012 Farmland Law (MOALI, 2024). Land surveying, mapping, and land dispute resolution are its duties. The Department of Agricultural Land Management and Statistics handles land registration, tax collection, and inventory.

The Ministry of Natural Resources and Environmental Conservation's Forest Department manages forest areas under the Forest Law 2018 (MONREC, 2024). The Forest Law 2018 gives State/Regional Forest Departments several forest-related powers. Mapping, drafting, and other mapping support are handled by the Ministry of Natural Resources and Environmental Conservation Survey Department. The Forest Department has been introducing Community Forest Certificates and forest rights for 30 years, while the Survey Department maps, surveys, and supports mapping.

The Ministry of Home Affairs maintains urban, village, religious, riverside, lake, cemetery, village common, and grazing land. The General Administration Department of the Ministry of Home Affairs oversees most Ministry-managed lands. The General Administration Department focuses on land management. The General Administration manages land through leases. These include private, governmental, industrial, tax-exempt religious, and Buddhist land leases.

Outside the metropolitan municipality limits, the Nay Pyi Taw, Yangon, and Mandalay City Development Committees do not control the lands. The General Administration Department also collects land, embankment, mineral, and excise taxes. The General Administration Department grants urban and rural land leases and land management committee chairmanships. The City Development Committee offers land services for the General Administration Department and Agricultural Land Management and Statistics in Yangon, Mandalay, and Nay Pyi Taw. Figure 3.1 displays Myanmar's land administration organizations and functions.

Figure (3.1) Land Administration Departments and Functions



Source: World Bank (2018)

3.4 Land Administration System of General Administration Department

The General Administration Department (GAD) is vital to Myanmar's public administration. GAD connects Nay Pyi Taw to wards and village tracts countrywide by coordinating and communicating with Union government departments. Under the Ministry of Home Affairs (MOHA), the GAD manages the country's hierarchical and geographically defined public administrative systems.

GAD serves as the civil service backbone for the 14 state and regional governments, with the executive secretary of each state or region serving as a senior civil servant and a deputy director general of the GAD. Below the state and regional levels, local GAD officers are tasked with managing township offices, which are fundamental to the functioning of Myanmar's governmental framework. These township administrators also guide the activities of village tract and ward administrators, highlighting the interdependent nature of local governance. The GAD's significance extends beyond its direct control; it is marked by its pervasive influence and its crucial role in coordinating various government entities.

The General Administration Department (GAD) oversees the management of state land available for government use. In the realm of managing town and village lands, the department is responsible for various functions, including issuing licenses, leasing land on a short-term basis without renewal options, and granting leases with renewal rights for up to 90 years (GAD, 2024). Additionally, GAD handles grants of land for religious and public purposes, issues Buddha-Thein grants, manages the allocation of grazing grounds, and facilitates land transfer and acquisition when deemed necessary by the president of the union. These activities are conducted in compliance with the following laws, rules, and regulations:

- i. The Land and Revenue Act of 1876, along with associated rules, notifications, and directions.
- ii. The Upper Myanmar Land and Revenue Regulation of 1889, inclusive of relevant rules, notifications, and directions.
- iii. The Land Acquisition Act of 1894, along with its rules and directions.
- iv. The Lower Burma Towns and Village Lands Act of 1898, including relevant rules, regulations, and directions.

The General Administration Department is managing the following activities in accordance with the existing Upper Myanmar Land and Tax Regulations, Land and Tax Act, Lower Myanmar Town and Village Land Act, rules and regulations, and orders in relation to granting citizens the right to possess and use the types of land it manages: (a) issuance of land lease license and (b) issuance of land leases (short-term leases 10 years, long-term leases 30 years) (GAD, 2024).

The following services are provided in the urban land management to enable citizens to live, construct building and conduct commercial and industrial activities: (a) issuance of land lease licenses for a period of 1 to 3 years, (b) short-term leases for a

period of 10 years for land without permanent structures, (c) long-term leases for a period of 30 years for the construction of permanent structures, and (d) issuance of industrial/commercial land leases for a period of 30 years for commercial and industrial activities (GAD, 2024).

Annual land revenue is set at 6% of the land value zone rate for residential use or 75% of the similar land rent and for industrial/commercial land leases for commercial and industrial use, the land value zone rate is set at 6% to 12% land value zone rate.

The following guidelines must be followed by the Department/GAD when issuing land leases in villages:

1. The Collector or District Administrator is authorized to grant leases for land under government jurisdiction within the designated village boundaries as outlined by the Ministry of Home Affairs. This includes land available for agricultural use, in accordance with the farmland law (2012) Section 3-(4) within village tract areas.
2. The District Administrator may not lease land in a village for residential purposes to individuals who are not residents of that particular village tract. Leases for industrial or commercial purposes should be restricted to applicants who actively engage in such activities.
3. No leases shall be granted to foreigners or individuals classified as foreigners under the Myanmar Citizenship law.
4. The Collector or District Administrator cannot lease any land that is currently under dispute in court.
5. Disputed land claims shall not be leased for possession or land tenure.
6. The Collector shall not lease any land that measures less than 0.0275 acres (20 feet by 860 feet).
7. Only land with clearly defined boundaries will be eligible for lease; it cannot be vague or undefined.
8. The Collector will not lease any land that lacks a direct access route.
9. Leases will not be granted for land unless there are buildings already erected on the property.
10. Land located directly across from a lake, stream, or river is not eligible for leasing.

11. Leasing is prohibited for land situated within the vicinity of railroads, major roads, or highways.
12. Land within the National Grid for Electricity is not available for lease.
13. Any land set aside for government use, restricted, or that faces objections from any government department under current laws will not be leased.

The Land, Excise, and Revenue Division is fundamentally focused on managing land and excise, as well as overseeing four key types of taxation: land, excise, mineral, and irrigation. The General Administration Department (GAD) plays a crucial role in managing town lands and is responsible for the granting of leases and licenses for various uses, including residential, industrial, and commercial purposes. The department also works to facilitate land acquisition for the public good, which might involve establishing schools, building roads, or creating economic opportunities through special economic zones. Additionally, the division plays a part in resolving land disputes.

In terms of land administration, GAD carries out its responsibilities across the entire country; however, for lease grants, GAD oversees regions that are not governed by the Yangon City Development Committee (YCDC), Mandalay City Development Committee (MCDC), or Naypyitaw City Development Committee (NCDC). The respective Township Land Administration and Record Departments are tasked with producing land maps and maintaining land history records (Forms 105 & 106) for effective land administration.

3.5 Hmawbi District Land Administration System by General Administration Department

Hmawbi District was established during a significant reorganization of the subdivisions in the Yangon Region on April 30, 2022. The previous North Yangon District, along with three others, was expanded into a total of 14 districts by the government. Hmawbi District shares its northern border with Taikkyi District and its eastern border with Hlegu District. To the south, it connects parts of Yangon City, including Insein District and Mingalardon District. Hmawbi District contains Hmawbi

Township and Htanta Bin Township. The following Table (3.1) shows the population, wards, village tracts and villages in Hmawbi District.

Table (3.2) Population, Wards, Village Tracts and Villages of Hmawbi District

Hmawbi Township		Htantabin Township	
Particular	Number	Particular	Number
Male	114186	Male	96886
Female	128442	Female	104111
Total	242628	Total	200997
Wards	4	Wards	5
Village Tracts	39	Village Tracts	54
Villages	195	Villages	233
Houses	59007	Houses	47873
Households	63371	Households	48143

Source: Hmawbi District General Administration Department (2024)

The topography of Hmawbi District is characterized by uneven highlands in the north and south due to the low hills and small mountain ranges that descend from the Bago Yoma in the northeast, and the Yangon-Pyika Road that passes through Hmawbi Township descends to the west. At the northern end of the boundary is the Hlaing River. Hmawbi Creek, Dun Tapa Creek, and Myaung Ta Ka Creek flow into the Hlaing River. Most of the land remained devoted to agriculture. Alongside farming activities, the primary sources of employment included factory jobs, seasonal manual labor, positions in civil service, and various roles in small to medium-sized businesses. The following Table (3.3) shows type of land in Hmawbi District.

Table (3.3) Type of Land in Hmawbi District

Hmawbi Township		Htantabin Township	
Type of Land	Acre	Type of Land	Acre
Net Cultivated Land	62851	Net Cultivated Land	99805
Freehold Land	1578	Freehold Land	11786
Pasture Land	5695	Pasture Land	4556
Industrial Land	4120	Industrial Land	100
Town Land	1193	Town Land	496
Village Land	3450	Village Land	2012
Other Land	882	Other Land	92
Protection Forest	630	Protection Forest	0
Wilderness	4621	Wilderness	7146
Not Cultivated Land	32599	Not Cultivated Land	23986

Source: Hmawbi District General Administration Department (2024)

3.5.1 Issuing a Lease of Land for Residential Purpose

If there is an application for building, residential, or industrial purposes other than cultivation and breeding on state land and government land outside Nay Pyi Taw, Yangon and Mandalay City Development Committees are issuing short-term leases without renewal power, leases of town lands with renewal power up to 90 years, and land types as per the proposed house.

Contact the Collector or District Administrator to temporarily use unproductive state land for agriculture or other purposes. After performing any relevant inquiries, the Collector may approve the application and issue a license to occupy the land for up to three years at the current rental rate for nearby properties.

A lease for land intended for building purposes is typically granted for a period of ten years and does not include renewal options. For substantial buildings, leases are generally issued for at least thirty years and must include provisions for renewal upon the lease's expiration, unless specified otherwise by the Financial Commissioner or Director General for special cases, including perpetual agreements. In the context of industrial zones and economic areas, the Government Administrative Department (GAD) offers industrial and economic grants, setting rental rates between 6% and 12% of the land's market value. Anyone interested in leasing government land for residential

or industrial purposes should submit a written application to the Deputy Commissioner of the relevant district or the officer in charge of the subdivision or township where the land is located.

The Deputy Commissioner or District Administrator can approve leases under the following conditions: (i) independently for areas up to one acre, (ii) with prior approval from the Commissioner of the division for areas exceeding one acre but not over five acres, and (ii) with prior approval from the Financial Commissioner for areas greater than five acres.

Write to the District Administrator or Deputy Commissioner of the District for a land, grant, or license lease. The application must include these details;

1. The name, NRC number, address, and designation of the applicant.
2. The quarter, road, or locality where the land is located.
3. The defined boundaries of the land.
4. An estimate of the size of the building to be constructed along with the materials to be used.
5. The intended use of the lease (e.g., for building, residential, or industrial purposes).
6. A statement confirming that the land has been demarcated.
7. Two maps indicating the area of the land and its four boundaries, with one map needing to be stamped (300 Kyat) and registered with the Department of Land Management and Statistics (Form -105).
8. A land record (Form -106) showing an excerpt from the Registration Book (1-A) of the Department of Land Management and Statistics.
9. Two photographs of the building plans to be constructed on the land (front elevation and side elevation).
10. If applying for a new grant, include a notification that proves acquisition, along with a stamped copy of the relevant instrument.
11. If the plot was purchased, provide a stamped copy of the purchase instrument.
12. The application for a grant, lease, industrial lease, or license must include an official revenue stamp.
13. If the land is classified as cultivation land, permission to utilize the farmland for other purposes, according to section 30 (a) and (b) of the farmland law (2012), must be included.

14. For renewing a land lease, the original lease contract must accompany the application form.
15. If applying for a lease of land by re-assignment, both the original lease contract and the official transfer instrument from the original applicant to the new applicant, or the purchase instrument, should be submitted as evidence.

After the District Administrator of the General Administration Department checks the application for information, it will be recorded in the proceeding books if no other elements are needed. The Deputy Commissioner or District Administrator may reject the application at any time and must explain why. Proceeds will be sent to the Township Administrator for land verification.

The Township Officer must transmit the proceedings to the Township Department of Statistics and Land Management to check the following land facts:

1. The area and boundaries of the land applied for.
2. Confirmation that the land is under government jurisdiction.
3. Verification of whether the land is allocated for government purposes.
4. Determining if the land is occupied without title, which includes land not documented where landholder rights have not been established. In such cases, entries will be marked as Squatter, and the date of squatting initiation should be recorded.
5. Checking if the land is held under license, grant, or lease, including the lease number, year, duration, and governing rules.
6. Verification if the land has had maps extracted by parties other than the applicant.
7. Identification of any buildings present on the land applied for.
8. The full letting value for the application must represent at least 75% of that of similar private sites.
9. The application should reflect 6% of the selling or market value for the land and similar private sites (if it is for industrial purposes, it should be 12% of the selling or market value).
10. The rent for the applied land is to be determined or specified.

After the rental terms have been established, or if there is an interim rental situation pending approval from a higher authority for the lease, the Deputy Commissioner or District Administration, or the Sub-Divisional Officer will announce

that an application has been submitted. This public notice will set a date at least fifteen days from the notice publication, allowing any interested party to present their reasons to the Deputy Commissioner, the Sub-Divisional Officer, or another designated official, as to why the lease should not be granted. The notice will also indicate that if no objections are raised and the required approval is secured, the lease will proceed.

If any objections are filed within the fifteen-day window, the notice will also invite others, aside from the applicant, who might want to apply for the lease to submit their written applications to the Deputy Commissioner or Sub-Divisional Officer within that same timeframe. They should indicate whether they are willing to pay a premium, and if so, the amount, to secure the lease on the terms provided. In cases where any part of the land for which a lease has been requested is already occupied by someone listed in the latest map, register of holdings, assessment roll, or by someone reported by the revenue surveyor as being in actual possession, a copy of the objection notice must be served to that individual following the same procedure used for summonses in civil suits.

The Deputy Commissioner has the authority to grant a lease to one person or a group of individuals up to one acre without needing further approval. With division commissioner's permission, the Deputy Commissioner can lease more than one acre but not more than five acres. The Ministry of Home Affairs' Director General of the General Administration Department must approve leases beyond five acres. After Ministry of Home Affairs approval, the Collector (District Administrator) may award the lease or grant it under UBLR Rule 51.B (c) and LBT&VL Rule-9 (c). The following Table (3.4) is issuing leases of land for residential purpose in Hmawbi District.

Table (3.4) Issuing Lease of Land for Residential Purpose

Year	Hmawbi Township		Htantabin Township	
	Number	Acre	Number	Acre
2015	15	1.85	0	0
2016	39	37.49	6	1.559
2017	22	2.78	3	0.374
2018	12	2.63	0	0
2019	10	1.41	1	0.027
2020	14	2.58	1	0.082
2021	15	1.33	0	0
2022	11	2.23	0	0
2023	9	1.11	0	0
2024	7	0.468	1	0.083

Source: Hmawbi District General Administration Department (2024)

3.5.2 Issuing Lease of Land for Industrial and Commercial Purpose

Rule 11 of the Lower Burma Town and Village Land Act, 1907 requires applicants to submit a formal application form with an official stamp to the District Administrator or Deputy Commissioner for industrial and commercial leases. According to Rule 12 of the same Act, the application must include a certified land map, land history records (Forms 105 & 106) prepared by the Township Farmland Management and Record Department, a site plan of the proposed building, and land ownership documentation. Remember to include land documentation with your application. Using paddy land (low land) requires permission under article 30 (a). Other farmland requires provision 3 (b) permission.

The District Commissioner checks the application for all needed documentation. The District Commissioner will send these documents to the subdivision when the application is finalized. The appointed personnel will record and file the application in the registration book. Following this, the Township Administrator or assistant collector must check the land's information per Rule 14 of the Act. After receiving the file, the assistant collector will send it to the Township Farmland Management and Record Department for a land map, history, and income calculation table. This department verifies numerous land-related aspects: (a) the land's history,

(b) whether the applied land is available for government allocation, (c) any encroachment on adjacent properties, (d) other land map applications (noting lease case numbers), (e) structures on the land (and any applied permissions), and (f) the land revenue calculation table required for granting the land lease. The Township Farmland Management and Record Department will give the Assistant Collector the land map, history records (Forms 105 and 106), and land revenue calculation table if the land is available and under government control, per Rule 17 of the Lower Myanmar Town and Village Land Act, 1907.

The Assistant Collector will then issue a notice providing 15 days for land application objections under Rule 19 of the same Act. The land, nearest market, ward or village administration office, township general administration department office, and district general administration office shall publish this notification. If no objections are received after 15 days, the Assistant Collector will survey the land and verify the application with the Township Farmland Management and Record Department. The land history record will be signed after ensuring the facilities are safe from health, security, and fire threats. The case file will also include non-objection statements from nearby residents, letters of non-objection from the ward or village administration and township development department, surrounding and location maps, and a Road Department recommendation that the land does not encroach on roadways.

After verifying that the site's building has reached 50% construction as per the Yangon Region Government's December 13, 2016, instruction, the applicant assesses whether the planned aims and business operations meet the requirements. Verifying land ownership papers and including non-objection letters from relevant Ministries or Departments is also crucial. After these tests, an application response letter is written. A journal records details regarding the applied land, and the case files and documentation are returned to the District Commissioner. Following the assistant collector's report, the District Commissioner, or collector, will check the diary entries and verify the facts and documentation. We survey the land with the Township Farm Land Management and Record Department officials to verify the application form. The District Commissioner will set lease terms based on building conditions. Using the information and facts, a letter is written to address the application.

The district commissioner sends land applications above one acre to the regional general administration department. Completed case files are submitted to the cabinet for approval. After approval, the district commissioner can award industrial or

commercial leases. The district commissioner can award a short-term lease of up to 10 years for properly maintained structures. Request this lease renewal from the district commissioner. Rule 26 of the Lower Burma Town and Village Land Act of 1907 governs the short-term lease type. If the facility is stable, the district commissioner may choose a 90-year lease. However, this 90-year lease is divided into three 30-year periods.

When the land area surpasses 5 acres, the commissioner sends the case file to the finance commissioner with cabinet permission. The finance commissioner can approve the district commissioner to prepare a 30-year industrial or commercial lease if the case file is full and fits their standards. These documents and information are needed to complete the industrial or commercial leasing case file:

1. A personal application letter from the applicant.
2. A land map and land history record (forms 105 & 106) that includes the names, personal identification numbers, dates, and signatures of the assistant collector (township administrator) and the district commissioner.
3. A layout plan and surrounding map.
4. A permit to use the farmland for other purposes (form 15 or 15(a)).
5. A recommendation and acknowledgment letter from the respective village administration officer.
6. A calculation table indicating land revenue at 12% of the land's value.
7. A notice for objections.
8. Non-objection statements from surrounding stakeholders in all four directions.
9. A statement from the applicant, along with a surrounding map and location map, as well as non-objection letters from the township development department.
10. A recommendation for the land area that complies with road management department regulations.
11. Non-objection letters from the relevant Ministry or Department concerned with the business.
12. Photographic records of the land and a field report from the township administrator.
13. A field report from the district commissioner.
14. A statement regarding whether any building has been constructed, and if so, details about the construction type.

15. Four side views of the building, including the names, dates, and signatures of both the township administrator and district commissioner.

16. Documentation proving land ownership.

Table (3.5) is issuing lease of land for industrial and commercial purpose in Hmawbi District.

Table (3.5) Issuing Lease of Land for Industrial and Commercial Purpose

Year	Hmawbi Township		Htantabin Township	
	No.	Acre	No	Acre
2015	6	9.44	1	13.1
2016	12	45.87	7	35.8
2017	4	7.41	3	17.59
2018	4	31.83	4	34.11
2019	6	29.44	1	4.6
2020	14	37.5	17	77.55
2021	2	2	4	11.775
2022	5	20.15	1	2.54
2023	3	33.04	0	0
2024	1	3.08	2	2.14

Source: Hmawbi District General Administration Department (2024)

3.5.3 Residential, Industrial and Commercial Land Lease Revenue

The General Administration Department has established land lease agreements for either a duration of 10 years or 30 years. The annual lease fee for land is determined at a rate of 6% of the land's value for residential purposes and 12% for industrial and commercial use. The revenue officer is responsible for assessing land revenue on all lands subject to these rates, following the guidelines set forth by the financial commissioner. The financial commissioner has the authority, as granted by the government, to approve deviations from the standard rates, but only for a period of one year. Additionally, the township administrator is responsible for collecting taxes and ensuring the funds are deposited into the General Administration Department's bank account. Information regarding the leased residential land's area and revenue by year can be found in Table (3.6).

Table (3.6) Residential Land Lease Revenue

Year	Hmawbi Township		Htantabin Township	
	Acre	Kyat	Acre	Kyat
2015	1.85	1357100	0	0
2016	34.70	3239155	1.56	565725
2017	2.78	322060	0.374	156675
2018	2.63	415530	0.00	0
2019	1.41	209700	0.027	8285
2020	2.58	430500	0.082	9840
2021	1.33	459450	0.00	0
2022	2.23	1210500	0	0
2023	1.11	305100	0	0
2024	0.468	150660	0.083	22410

Source: Hmawbi District General Administration Department (2024)

Industrial and commercial land leases in the Hmawbi District are utilized for a variety of activities, including livestock farming, brick production, banking, rice milling, garment manufacturing, hospitality services, gas stations, vehicle repair and maintenance, as well as wood processing. Table (3.6) presents the details of the land area and revenue generated from these industrial and commercial leases on an annual basis.

Table (3.7) Industrial and Commercial Land Lease Revenue

Year	Hmawbi Township		Htantabin Township	
	Acre	Kyat	Acre	Kyat
2015	9.44	2938073	13.1	11790000
2016	45.87	8160610	35.80	12676800
2017	7.41	1549800	17.59	6332400
2018	31.83	7954200	34.10	22932000
2019	29.44	13855800	4.6	8280000
2020	37.5	23214600	77.55	34356000
2021	2.00	1440000	11.78	5305950
2022	20.15	10035000	2.54	2286000
2023	33.04	29736000	0	0
2024	3.08	2772000	2.14	1926000

Source: Hmawbi District General Administration Department (2024)

The main reason for the decline in land rent/subsidy in Hmawbi District is the lack of new residential land lease license/grant applications and the lack of renewals of residential land lease license/grant applications. In addition, businesses are facing difficulties due to the Covid-19 pandemic, resulting in fewer business people coming to Mawby District to apply for industrial/commercial land lease licenses/grants.

CHAPTER IV

SURVEY ANALYSIS

4.1 Survey Area Profile

(A) Htantabin Township

Htantabin Township is located in the Hmawbin District, Yangon Region. It is situated between North Latitude 95 degree to 96 degree and East Longitude 17 degree to 18 degrees. The township area is East to West 16 miles and South to North 38 miles with 234.34 square miles. Htantabin Township is bordered by Hmawbi Township and Shwe Pyi Tha Township to the East, Hlaing Tharyar Township (West) and Tawntay Township to the South, Nyaung Tone Township to the West, Taikgyi Township to the North.

The landscape of Htantabin Township is a flat, plain area with abundant rivers, streams, and lakes. The climate is characterized as tropical, with distinct wet and dry seasons. Temperatures can soar as high as 38°C and dip to a minimum of 30°C, while the township is positioned at an elevation of 22 feet above sea level. According to the General Administration Department of Htantabin Township (2024), the population stands at 200997, with approximately 190020 (94.5%) residing in rural areas, and 10977 (5.5%) in urban settings. The township comprises 233 villages, 54 village tracts, and 5 wards detailed in Table (4.1).

Table (4.1) Information of Htantabin Township

Particular	Urban (No.)	Rural (No.)
No. of House	2431	45442
No. of Household	2486	45657
No. of Wards	5	-
No. of Village Tracts	-	54
No. of Villages	-	233
Total Population	10977	190020

Source: Hmawbi District General Administration Department (2024)

The local people in Htantabin Township are mainly engaged in agriculture and their main product is paddy. Most of the agriculture products are exported to Yangon and other regions. This township is located on the Yangon to Patheingyi highway, so transportation is good and economically developed.

(B) Hmawbi Township

Hmawbi Township is located in the Hmawbin District, Yangon Region. It is situated between North Latitude 17 degree 30 minutes to 17 degree 29 minutes and East Longitude 95 degree 29 minutes to 96 degree 54 minutes. Hmawbi Township is bordered by Hlegu Township to the East, Mingaladon Township to the South, Htantabin Township to the West, Taikgyi Township to the North. The landscape of Hmawbi Township has uneven highlands in the north and south due to the hills and small mountain ranges that descend from the Bago Plateau in the Northeast. The climate is characterized as tropical, with distinct wet and dry seasons. Temperatures can soar as high as 39°C and dip to a minimum of 10°C, while the township is positioned at an elevation of 27 feet above sea level.

According to the General Administration Department of Hmawbi Township (2024), the population stands at 242628, with approximately 216915 (89.4%) residing in rural areas, and 25713 (10.6%) in urban settings. The township comprises 195 villages, 39 village tracts, and 4 wards detailed in Table (4.2).

Table (4.2) Information of Hmawbi Township

Description	Urban (No.)	Rural (No.)
No. of House	6010	52997
No. of Household	6590	56781
No. of Wards	4	-
No. of Village Tracts	-	39
No. of Villages	-	195
Total Population	25713	216915

Source: Hmawbi District General Administration Department (2024)

The local people in the township mainly involve in agriculture and livestock farming. The main product is rice, which is exported to Yangon Region and other

regions, making it an economically developed township with good transportation connections.

4.2 Survey Design

The survey for this study is conducted to land administration system under Hmawbi District General Administration Department in Yangon Region. A sample of 123 respondents of land lease license/grant owners and 60 employees of various government departments from Htantabin Township and Hmawbi Township chosen a random sampling method as shown in Table (4.2). In-person interviews were used to collect primary data. The survey questionnaire was designed to characteristics of respondents, land lease license/grant information, the respondent’s knowledge on applying land lease license/grant and the respondent’s opinion on land lease license/grant. The respondents evaluated these impacts using a 5-point Likert scale to capture their experiences, while the open-ended questions provided an opportunity for richer insights. The face-to-face interviews took place in June, 2025 to ensure thorough and detailed information collection.

Table (4.3) Sample of Respondents

Description	Hmawbi Township (No.)	Htantabin Township (No.)	Total (No.)
Respondents of Land Lease License/Grant	71	52	123
Employees of Government Departments	39	21	60

Source: Survey data, 2025

4.3 Survey Results

This section presented information of 123 respondents such as location, gender, age level, educational qualification, occupation, religious, nationality, marital status, monthly income details in Table (4.4).

Table (4.4) Characteristics of Land Lease License/Grant Owners

Description	No. of Respondents	%
Location of land lease license/grant		
Hmawbi Township	71	57.7
Htantabin Township	52	42.3
Total	123	100
Gender		
Male	88	71.5
Female	35	28.5
Total	123	100
Age Group (Years)		
Under 30	8	6.5
31 to 40	24	19.5
41 to 50	25	20.3
51 to 60	37	30.1
Above 60	29	23.6
Total	123	100
Educational Qualification		
Primary school	1	0.8
Middle school	8	6.5
High school	30	24.4
Graduate	83	67.5
Postgraduate	1	0.8
Total	123	100
Occupation		
Government employee	6	4.9
Private employee	32	26.0
Own business	76	61.8
Other	9	7.3
Total	123	100
Religious		
Buddhist	111	90.2
Christian	7	5.7

Hindu	1	0.8
Islam	4	3.3
Total	123	100
Nationality		
Kachin	2	1.8
Kayin	4	3.3
Chin	1	0.8
Mon	3	2.4
Myanmar	86	69.9
Rakhine	2	1.6
Shan	8	6.5
Other	17	13.8
Total	123	100
Marital Status		
Single	14	11.4
Married	109	88.6
Total	123	100
Monthly Income (Kyat)		
Less than 500,000	37	30.1
500,000 to 1,000,000	21	17.1
More than 1,000,000	65	52.8
Total	123	100

Source: Survey data, 2025

According to Table (4.3), among the 123 respondents, 71 respondents (57.7%) reside in Hmawbi Township, while 52 respondents (42.30%) are from Htantabin Township. The majority of respondents were male, totaling 88 respondents (71.5%), whereas females represented 35 respondents (28.5%). In terms of age distribution, the largest demographic group was those aged between 51 to 60 years, consisting of 37 respondents (30.1%), followed by 29 respondents (23.6%) who were over 60 years old, 25 respondents (20.3%) aged between 41 to 50 years, 24 respondents (19.5%) who were aged between 31 to 40 years, and 8 respondents (14%) who were under 30 years of age. Regarding educational qualifications, the largest segment was at the graduate level, with 83 respondents (67.5%), followed by high school graduates at 30 respondents

(24.4%), and middle school graduates at 8 respondents (6.5%). Additionally, primary school graduates accounted for 1 individual (0.8%), and postgraduate level also had 1 individual (0.8%). Consequently, business owners formed the largest occupational group, comprising 76 respondents (61.8%). Other occupations included private employees, totaling 32 respondents (26.0%), government employees at 6 respondents (4.9%), and other professions at 9 respondents (7.3%). The majority of respondents identified as Buddhist, Myanmar nationals, and married respondents. In the analysis of monthly income, 37 respondents (30.1%) earned less than Kyat 500,000, 21 respondents (17.1%) earned between Kyat 500,000 and Kyat 1,000,000, while 65 respondents (52.8%) were in the higher income brackets.

The following Table (4.5) shows 123 respondents have purposed of applying for land lease license/grant in survey area.

Table (4.5) Purpose of Applying for Land Lease License/Grant

Description	No. of Respondents	%
Residential	48	39.0
Industrial/Commercial	75	61.0
Total	123	100

Source: Survey data, 2025

According to Table (4.5), 48 respondents (39.0%) have purpose of applying for land lease license/grant and 75 respondents (61.0%) have industrial/commercial.

Table (4.6) Type of Land Lease License/Grant

Description	No. of Respondents	%
Land license for a period of 1 to 3 years	5	4.1
Short-term land leases for lands without permanent structures for a period of 10 years	21	17.1
Long-term land leases for permanent structures for a period of 30 years	82	66.7
Industrial/commercial land leases for commercial and industrial purposes for a period of 30 years	15	12.2
Total	123	100

Source: Survey data, 2025

According to Table (4.6), 82 respondents (66.7%) possess long-term land leases for permanent structures, valid for a duration of 30 years. Additionally, 21 respondents (17.1%) hold short-term land leases for properties without permanent structures, which are valid for 10 years. Furthermore, 15 respondents (12.2%) have industrial or commercial land leases intended for commercial and industrial use, also for a period of 30 years. Lastly, 5 respondents (4.1%) possess land licenses that are valid for a duration ranging from 1 to 3 years.

Table (4.7) Land Lease License/Grant Holder

Description	No. of Respondents	%
Myself	97	78.9
Family member	4	3.3
Organization	10	8.1
Other	12	9.8
Total	123	100

Source: Survey data, 2025

According to Table (4.7), 97 respondents (78.9%) are land lease license/grant holder, 4 respondents (3.3%) are family member, 10 respondents (8.1%) said that land lease license/grant holder is their organization and 12 respondents (9.8%) said that land lease license/grant holder is their organization

Table (4.8) Land Lease License/Grant Status

Description	No. of Respondents	%
Land lease license/grant name change		
Yes	28	22.8
No	95	77.2
Total	123	100
Land lease license/grant renewal		
Yes	34	27.6
No	89	72.4
Total	123	100

Applying new land lease license/grant		
Yes	5	4.1
No	118	95.9
Total	123	100

Source: Survey data, 2025

According to Table (4.8), among 123 respondents total of 28 respondents reported a change in the name of their land lease license/grant, while 34 respondents indicated that they have renewed their land lease license/grant. Furthermore, 5 respondents have submitted applications for a new land lease license/grant. Additionally, the remaining 56 respondents stated that they have not experienced any changes in their land lease license/grant name, nor have they renewed or applied for a new land lease license/grant.

Table (4.9) Duration of Land Lease License/Grant Used

Description	No. of Respondents	%
1 Year to 3 Years	6	4.9
10 Years	19	15.4
30 Years	94	76.4
60 Years	4	3.3
Total	123	100

Source: Survey data, 2025

According to Table (4.8), 94 respondents (76.4%) have got 30 years land lease license/grant, 19 respondents (15.4%) received 10 years, 6 respondents (4.9%) got 1 year to 3 years and 4 respondents (3.3%) got 60 years respectively.

Table (4.10) Land Lease License/Grant Area

Description	No. of Respondents	%
Under 1 Acre	62	50.4
1 Acre – 5 Acre	41	33.3
5 Acre – 10 Acre	11	8.9
Above 10 Acre	9	7.3
Total	123	100

Source: Survey data, 2025

According to Table (4.10), 62 respondents (50.4%) have under one acre of land lease license/grant area, 41 respondents (33.3%) have one acre to five acre, 11 respondents (8.9%) have five acres to ten acre and 9 respondents (7.3%) have above ten acres.

Table (4.11) Building in Residential Land Lease License/Grant Area

Description	No. of Respondents	%
Free Land	1	2.1
Wooden House	5	10.4
Brick Nogging	1	2.1
One Story	29	60.4
Two Story	11	22.9
Three Story	1	2.1
Total	48	100

Source: Survey data, 2025

According to Table (4.11), most of the residential land lease owner said that they are built one story building in residential land lease license/grant area.

Table (4.12) Building in Industrial/Commercial Land Lease License/Grant Area

Description	No. of Respondents	%
Plot Land	6	8.0
Concrete Building	29	38.7
Fish Farming Pond	2	2.7
Warehouse	35	46.6
One Story	1	1.3
Two Story	2	2.7
Total	75	100

Source: Survey data, 2025

According to Table (4.12), most of the industrial/commercial land lease owner said that they built warehouse in industrial/commercial land lease license/grant area.

Table (4.13) Business in Industrial/Commercial Land Lease License/Grant Area

Description	No. of Respondents	%
Bank	1	1.3
Brik Industry	1	1.3
Chicken Farming	1	1.3
Construction Equipment	1	1.3
Fish Farming	2	2.7
Food Industry	6	8.0
Fuel Tank	23	30.7
Gas Station	6	8.0
Hotel	1	1.3
Industrial/Commercial	18	24.0
Paper Warehouse	1	1.3
Pier	1	1.3
Sand and Gravel	1	1.3
Sewing	9	12.0
Steel Equipment	1	1.3
Warehouse Land	2	2.7
Total	75	100

Source: Survey data, 2025

According to Table (4.13), most of the industrial/commercial land lease owner are fuel tank in industrial/commercial land lease license/grant area because Hmawbi District is located close to Yangon, making it easy to distribute fuel.

Table (4.14) Knowledge on Applying Land Lease License/Grant

Description	Yes	No
About the types of land lease license/grant.	115 (93.5%)	8 (6.5%)
Documents required to apply for land lease license/grant.	110 (89.4%)	13 (10.6%)
Legal regulations for applying for land lease license/grant.	109 (88.6%)	14 (11.4%)
Department to apply for land lease license/grant.	118 (95.9%)	5 (4.1%)
Departments are involved in applying for land lease license/grant.	100 (81.3%)	23 (18.7%)
Duration of land lease license/grant.	115 (93.5%)	8 (6.5%)
Information required to extend the term of land lease license/grant.	98 (79.7%)	25 (20.3%)
There is a difference between residential and industrial/commercial land lease license/grant applications.	118 (95.9%)	5 (4.1%)
The land tax/land rent rate on residential land lease license/grant.	100 (81.3%)	23 (18.7%)
The land tax/land rent rate on industrial/commercial land lease license/grant.	101 (82.1%)	22 (17.9%)

Source: Survey data, 2025

According to Table (4.14), most of the respondents have knowledge on applying land lease license/grant. It includes about the types, documents required to apply, legal regulations, department to apply and departments are involved in applying for land lease license/grant, duration of land lease license/grant, information required to extend the term, difference between residential and industrial/commercial land lease license/grant applications, land tax/land rent rate on residential and industrial/commercial. Despite the fact that 23 respondents (18.7%) lacked knowledge regarding the departments involved in the application process for land lease licenses/grants, 25 respondents (20.3%) were unaware of the information necessary to extend the term of a land lease license/grant. Additionally, 23 respondents (18.7%) did

not possess knowledge about the land tax or land rent rates applicable to residential land lease licenses/grants. Furthermore, 22 respondents (17.9%) were not informed about the land tax or land rent rates concerning industrial or commercial land lease licenses/grants.

Table (4.15) Opinion on Applying Land Lease License/Grant

Description	Mean	S.D
Understand the issued land lease license/grant regulations.	3.92	0.522
The documents required to apply for land lease license/grant are easy and clear.	3.61	0.720
The General Administration Department thoroughly explains how to apply for land lease license/grant.	3.88	0.795
There are difficulties in applying for land lease license/grant.	3.34	0.756
There are difficulties in changing the name and renewing for land lease license/grant.	3.23	0.733
Households are allowed to live with the land lease license/grant area.	3.98	0.558
Business is doing in the land lease licensee/grant area.	3.90	0.579
Get a loan by securing the land lease license/grant with bank.	3.98	0.528
Land lease license/grant is a tangible asset.	4.28	0.541
Overall Mean Value	3.79	

Source: Survey data, 2025

According to Table (4.15), a mean value of 3.92 suggests that the respondents comprehend the regulations pertaining to the issued land lease license/grant. A mean value of 3.61 indicates that the respondents concur that the documents necessary for applying for a land lease license/grant are straightforward and clear. A mean value of 3.88 reveals that the respondents agree that the General Administration Department provides a comprehensive explanation on how to apply for a land lease license/grant. A mean value of 3.34 reflects that the respondents maintained a neutral stance regarding the challenges faced in applying for a land lease license/grant.

Additionally, a mean value of 3.23 signifies that the respondents also held a neutral position concerning the difficulties associated with changing the name and renewing the land lease license/grant. A mean value of 3.98 shows that the respondents agree that households are permitted to reside in the area. A mean value of 3.90 indicates that the respondents concur that their business operations are conducted within the land lease license/grant area. A mean value of 3.98 reveals that the respondents agree they can secure a loan by using the land lease license/grant as collateral with a bank. Finally, a mean value of 4.28 suggests that the respondents agree that the land lease license/grant is considered a tangible asset.

4.4 Government Employee Perception on Land Lease License/Grant Application

This section presents the government employee perception on land lease license/grant application in Hmawbi District, Yangon Region.

Table (4.16) Characteristics of Government Employee

Description	No. of Respondents	%
Township		
Hmawbi Township	39	65.0
Htantabin Township	21	35.0
Total	60	100
Gender		
Male	25	41.7
Female	35	58.3
Total	60	100
Age Group (Years)		
Under 30	9	15.0
31 to 40	16	26.7
41 to 50	23	38.3
51 to 60	12	20.0
Total	60	100
Educational Qualification		
High school	3	5.0

Graduate	56	93.3
Postgraduate	1	1.7
Total	60	100
Department		
General Administration Department	22	36.7
Settlement and Land Records Department	10	16.7
Yangon City Development Committee	8	13.3
Fire Services Department	8	13.3
Department of Highways	3	5.0
Internal Revenue Department	6	10.0
Ward/Village Administrator Office	3	5.0
Total	60	100
Position		
Administrator	2	3.3
Officer	28	46.7
Other level	30	50.0
Total	60	100
Monthly Salary (Kyat)		
Less than 200,000	13	21.7
Less than 300,000	29	48.3
Less than 500,000	18	30.0
Total	60	100

Source: Survey data, 2025

According to Table (4.16), 39 government employees (65.0%) are from Hmawbi Township, while 21 government employees (21.0%) are from Htantabin Township. Among the 60 respondents, 25 (41.7%) are male and 35 (58.3%) are female. The majority of respondents hold graduate degrees. In terms of departmental affiliation, 22 respondents (36.7%) are employed in the General Administration Department, 10 respondents (16.7%) work in the Settlement and Land Records Department, 8 respondents (13.3%) are associated with the Yangon City Development Committee, another 8 respondents (13.3%) are part of the Fire Services Department, 3 respondents (5.0%) are employed in the Department of Highways, 6 respondents (10.0%) work in the Internal Revenue Department, and 3 respondents (5.0%) are affiliated with the

Ward/Village Administrator Office. Regarding their positions, 2 respondents (3.3%) serve as administrators, 28 respondents (46.7%) hold officer positions, and 30 respondents (50.0%) occupy other levels across various departments.

The following Table (4.17) shows the government employee action on land lease license/grant application.

Table (4.17) Employee Action on Land Lease License/Grant Application

Description	Yes	No
The person concerned personally visit the department regarding the land lease license/grant application.	57 (95.0%)	3 (5.0%)
Land lease license/grant applicants understand the land lease license/grant application process, laws, and procedures.	41 (68.3%)	19 (31.7%)
Regarding land lease license/grant applications, is there an explanation of the process, laws, and procedures related to the land lease license/grant application to the applicant (the public).	55 (91.7%)	5 (8.3%)
It is possible to process the land lease license/grant application process according to the deadline set by the department.	47 (78.3%)	13 (21.7%)
It is possible to submit the necessary information and documents for the case in most land lease license/grant applications.	55 (91.7%)	5 (8.3%)
Regarding land lease license/grant applications, is there cooperation from related departments on the land lease license/grant process.	59 (98.3%)	1 (1.7%)
There is any on-site verification when issuing recommendations.	57 (95.0%)	3 (5.0%)
Comfortable talking/interacting with land lease license/grant applicants.	56 (93.3%)	4 (6.7%)
Liaising with other departments involved in the process regarding the land lease license/grant application.	54 (90.0%)	6 (10.0%)
There is a need to amend the laws that apply to land lease license/grant applications.	6 (10.0%)	54 (90.0%)

Source: Survey data, 2025

According to Table (4.17), 57 respondents (95%) concurred that the individual in question should personally visit the department concerning the land lease license/grant application. Meanwhile, 41 respondents (68.3%) acknowledged that the applicants comprehend the land lease license/grant application process, including the relevant laws and procedures, whereas 19 respondents (31.7%) disagreed. Additionally, 55 respondents (91.7%) affirmed that there is a clear explanation of the process, laws, and procedures associated with the land lease license/grant application provided to the applicants. Furthermore, 47 respondents (78.3%) agreed that the land lease license/grant application process adheres to the deadlines established by the department, while 13 respondents (21.7%) did not concur. Moreover, 55 respondents (91.7%) agreed that the necessary information and documents are typically submitted for most land lease license/grant applications. An overwhelming 59 respondents (98.3%) confirmed that there is collaboration from relevant departments regarding the land lease license/grant process. In terms of on-site verification during the issuance of recommendations, 57 respondents (95.0%) agreed that such verification occurs. Additionally, 56 respondents (93.3%) expressed comfort in communicating and interacting with land lease license/grant applicants. Lastly, 54 respondents (90.0%) agreed on the importance of coordinating with other departments involved in the land lease license/grant application process, while 54 respondents (90.0%) disagreed on the necessity to amend the laws governing land lease license/grant applications.

Key Informant Interview of Government Employee Perception on Land Lease License/Grant Application

Q1. Describe the most difficult and inconvenient aspect of the land lease license/grant application process and explain why.

A1. If the information required for the land lease application is complete and correct, it is convenient. If there is incomplete information, we will clarify it so that you can submit it with correct information.

Q2. Is it possible to process the land lease license/grant application process within the specified deadline set by the department? (If there is a reason why the deadline should be extended, please explain and provide a reason.)

A2 Completion is done on time within the specified period.

Q3. How to resolve objections if they arise?

A3. There were no objections submitted when the objections were called for during the land lease application. If there are objections, we will investigate and resolve them by examining land history, transfer issues, ownership documents, and environmental conditions.

Q4. What benefits can land lease license/grant recipients receive regarding the issuance of the guarantee?

A4. Upon issuance of a land lease, the grantee benefits from stronger ownership, the ability to conduct business depending on the type of land lease, and stronger evidence of land ownership. There will be benefits that can prevent and resolve disputes.

Q5. Is there a need/necessity to amend the applicable laws regarding the application for a grant? (If so, please reveal.)

A5. There is no need to amend the laws that apply to land lease applications. A law should be drafted to provide land leases for those who purchase permit land.

Q6. If there are any legal or procedural difficulties with the application for a land lease license/grant, please explain the reasons.

A6. There are no issues that arise due to laws and procedures regarding land lease applications. A law should be drafted to provide land leases for those who purchase permit land.

Q7. Regarding renewal or new application for land lease license license/grant, please indicate the maximum number of years allowed (e.g. 30 years, 60 years, 90 years).

A7. The maximum period allowed for land lease renewals and new applications is 30 years.

CHAPTER V

CONCLUSION

5.1 Findings

This study is conducted to land administration system under Hmawbi District General Administration Department in Yangon Region. The General Administration Department (GAD) is responsible for managing land by issuing various types of leases. These include private and departmental land leases, industrial land leases, tax-exempt religious land leases, and Buddhist land leases. The lands are not managed by the Nay Pyi Taw, Yangon, and Mandalay City Development Committees, specifically those located outside the metropolitan municipality boundaries. In addition, the GAD also collects land tax, embankment tax, mineral tax and excise tax. The GAD has established land lease agreements for either a duration of 10 years or 30 years. The annual lease fee for land is determined at a rate of 6% of the land's value for residential purposes and 12% for industrial and commercial use.

Hmawbi District was established during a significant reorganization of the subdivisions in the Yangon Region on April 30, 2022. Hmawbi District contains Hmawbi Township and Htantabin Township. Industrial and commercial land leases in the Hmawbi District are utilized for a variety of activities, including livestock farming, brick production, banking, rice milling, garment manufacturing, hospitality services, gas stations, vehicle repair and maintenance, as well as wood processing. A sample of 123 land lease license/grant owner from Htantabin Township and Hmawbi Township chosen a random sampling method. Within 123 respondents, 48 respondents (39.0%) have purpose of applying for land lease license/grant and 75 respondents (61.0%) have industrial/commercial. 82 respondents (66.7%) possess long-term land leases for permanent structures, valid for a duration of 30 years. Additionally, 21 respondents (17.1%) hold short-term land leases for properties without permanent structures, which are valid for 10 years. Furthermore, 15 respondents (12.2%) have industrial or commercial land leases intended for commercial and industrial use, also for a period of 30 years. Lastly, 5 respondents (4.1%) possess land licenses that are valid for a duration ranging from 1 to 3 years.

Within 123 respondents, 94 respondents (76.4%) have got 30 years land lease license/grant, 19 respondents (15.4%) received 10 years, 6 respondents (4.9%) got 1 year to 3 years and 4 respondents (3.3%) got 60 years respectively. Most of the residential land lease owner said that they are built one story building in residential land lease license/grant area and most of the industrial/commercial land lease owner. said that they built warehouse. Most of the industrial/commercial land lease owner are fuel tank in industrial/commercial land lease license/grant area. A mean value of 3.92 suggests that the respondents comprehend the regulations pertaining to the issued land lease license/grant. A mean value of 3.61 indicates that the respondents concur that the documents necessary for applying for a land lease license/grant are straightforward and clear. A mean value of 3.88 reveals that the respondents agree that the General Administration Department provides a comprehensive explanation on how to apply for a land lease license/grant.

Land administration is a critical component of governance that affects economic development, social equity, and environmental sustainability. In Hmawbi District, Yangon Region, the General Administration Department (GAD) plays a pivotal role in managing land resources. However, several issues hinder the effectiveness of the land administration system in this district. Many citizens are unaware of their land rights and the processes involved in land administration, which can lead to exploitation and misuse of land resources. The absence of clear guidelines and procedures can lead to confusion and mistrust among the public regarding land ownership and rights. Many land records are outdated or incomplete, making it difficult to ascertain ownership and land use rights. This can lead to disputes and conflicts among land users. The land registration process is often slow, leading to frustration among landowners and potential investors. Lengthy procedures can deter investment and economic growth. The GAD in Hmawbi District may be understaffed, leading to an inability to effectively manage land administration tasks. Staff may lack the necessary training and skills to handle modern land administration challenges, including the use of technology in land management.

5.2 Suggestions

There is creating an effective Land Administration System (LAS) under the General Administration Department in Myanmar necessitates several important considerations. Below are some suggestions to improve the system;

Digitalization of Land Records: Implement a digital platform to store all land records, including ownership, transactions, and land use. This will improve accessibility and reduce the risk of loss or damage to physical documents. Utilize Geographic Information Systems (GIS) to map land parcels accurately. This can help in visualizing land use patterns and managing resources effectively.

User-Friendly Interface: Create a user-friendly online portal where citizens can access land information, apply for land registration, and check the status of their applications. Develop a mobile application to facilitate easy access to land information and services, especially for rural populations.

Streamlined Processes: Review and simplify the land registration process to reduce bureaucratic hurdles. Clear guidelines and checklists can help applicants understand the requirements. Establish one-stop service centers where citizens can complete all land-related transactions in one location, reducing time and effort.

Capacity Building and Training: Conduct regular training sessions for staff involved in land administration to ensure they are up-to-date with the latest technologies and best practices. Educate the public about their land rights and the processes involved in land administration through workshops and informational materials.

Legal Framework and Policy Development: Assess and update existing land laws and policies to ensure they are aligned with current needs and international best practices. Involve local communities in the development of land policies to ensure they reflect the needs and rights of all stakeholders.

Data Security and Privacy: Ensure that the digital land records system has robust security measures to protect sensitive information from unauthorized access and cyber threats. Develop clear privacy policies to inform citizens about how their data will be used and protected.

Monitoring and Evaluation: Conduct regular audits of the land administration system to identify areas for improvement and ensure compliance with established policies. Establish channels for citizens to provide feedback on the land administration process, which can help identify issues and improve services.

Collaboration with Other Departments: Foster collaboration between the General Administration Department and other relevant departments to ensure a holistic approach to land management. These suggestions can significantly enhance the efficiency, transparency, and accessibility of the Land Administration System in the General Administration Department. By leveraging technology, simplifying processes, and engaging with the community, the General Administration Department can create a more effective and user-friendly system that meets the needs of its citizens.

CHAPTER V

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User-Friendly Interface: Create an online portal where residents may see land information, apply for registration, and monitor application status. Create a mobile app to make land information and services accessible to rural communities.

Streamlined Processes: Review and simplify the land registration process to reduce bureaucratic hurdles. Clear guidelines and checklists can help applicants understand the requirements. Establish one-stop service centers where citizens can complete all land-related transactions in one location, reducing time and effort.

Capacity Building and Training: Train land administration workers on new technology and best practices regularly. Workshops and materials may enlighten the public on land rights and management.

Legal Framework and Policy Development: Assess and update existing land laws and policies to ensure they are aligned with current needs and international best practices. Involve local communities in the development of land policies to ensure they reflect the needs and rights of all stakeholders.

Data Security and Privacy: Protect sensitive data from unwanted access and cyberattacks in the digital land records system. Provide explicit privacy rules to notify citizens about data usage and protection.

Monitoring/Evaluating: Audit the land administration system regularly to find improvements and assure policy compliance. Establish mechanisms for citizen feedback on land administration to identify concerns and enhance services.

Collaboration with Other Departments: Promote coordination between the General Administration Department and other relevant departments for holistic land management. These proposals can boost the General Administration Department's Land Administration System's efficiency, openness, and accessibility. Technology, process simplification, and community engagement can help the General

Administration Department establish a more efficient and user-friendly system that fulfills residents' demands.

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APPENDIX I
SURVEY QUESTIONNAIRE
(Land Lease License/Grant Owner)

I am studying for a Master of Public Administration degree at the Yangon University of Economics. The questionnaire is designed for a thesis, which is an essential part of my master's degree. All responses will be kept confidential and no personal information will be disclosed. This questionnaire will take approximately 20 minutes to complete. Please read the questions and mark your answer in the box provided. Thank you for participating.

Part (A) Characteristics of Respondent

1. Gender (a) Male (b) Female
2. Age (Years)
(a) Under 30 (b) 31 – 40 (c) 41 – 50 (d) 51 – 60 (e) Above 60
3. Educational Qualification
(a) Primary school (b) Middle school (c) High school (d) Undergraduate
(d) Graduate (e) Postgraduate
4. Occupation
(a) Government employee (b) Private employee (c) Own business (d) Other
5. Religious
(a) Buddhist (b) Christian (c) Islam (d) Hindu
6. Nationality
(a) Kachin (b) Kayar (c) Kayin (d) Chin (e) Mon (f) Myanmar
(g) Rakhine (h) Shan (i) Other
7. Marital Status
(a) Single (b) Married (c) Other
8. Monthly Income (Kyat)
(a) Less than 500,000 (b) 500,000 – 1,000,000 (c) More than 1,000,000
9. Current Living Place
(a) Yangon Region (b) Other States/Regions
10. Location of land lease license/grant
(a) Hmawbi Township (b) Htan Ta Pin Township

Part (B) Information of Land Lease License/Grant

1. Purpose of applying for a land lease license/grant

(a) Residential (b) Industrial/Commercial

2. Type of land lease license/grant

(a) Land license for a period of 1 to 3

(b) Short-term land leases for lands without permanent structures for a period of 10 years

(c) Long-term land leases for permanent structures for a period of 30 years

(d) Industrial/commercial land leases for commercial and industrial purposes for a period of 30 years

3. Land lease license/grant holder

(a) Myself (b) Family Member (c) Organization (d) Other

4. Land lease license/grant name change

(a) Yes (b) No

5. Land lease license/grant renewal

(a) Yes (b) No

6. Applying new land lease license/grant

(a) Yes (b) No

7. Duration of land lease license/grant used

(a) 1 Year – 3 Years (b) 10 Years (c) 30 Years (d) 60 Years (e) 90 Years

8. Land lease license/grant area

(a) Under 1 Acre (b) 1 Acre – 5 Acre (c) 5 Acre – 10 Acre (d) Above 10 Acre

9. Type of building in land lease license/grant area _____

10. Type of business in land lease license/grant area _____

11. Annual land lease license/grant fees (_____) Kyat

Part (C) Knowledge on Applying Land Lease License/Grant

No.	Description	Yes	No
1.	Do you know about the types of land lease license/grant?		
2.	Do you know the documents required to apply for land lease license/grant?		
3.	Do you know the legal regulations for applying for land lease license/grant?		
4.	Do you know which department to apply for land lease license/grant?		
5.	Do you know which departments are involved in applying for land lease license/grant?		
6.	Do you know duration of land lease license/grant?		
7.	Do you know the information required to extend the term of land lease license/grant?		
8.	Do you know that there is a difference between residential and industrial/commercial land lease license/grant applications?		
9.	Do you know the land tax/land rent rate on residential land lease license/grant?		
10.	Do you know the land tax/land rent rate on industrial/commercial land lease license/grant?		

Part (D) Opinion on Applying Land Lease License/Grant

(1 = Strongly disagree, 2 = Disagree, 3 = Neutral, 4 = Agree, 5 = Strongly agree)

No.	Description	1	2	3	4	5
1.	Understand the issued land lease license/grant regulations.					
2.	The documents required to apply for land lease license/grant are easy and clear.					
3.	The General Administration Department thoroughly explains how to apply for land lease license/grant.					
4.	There are difficulties in applying for land lease license/grant.					
5.	There are difficulties in changing the name and renewing for land lease license/grant.					
6.	Buildings are permitted to be constructed within the land lease license/grant area.					
7.	Households are allowed to live with the land lease license/grant area.					
8.	Business is doing in the land lease licensee/grant area.					
9.	Get a loan by securing the land lease license/grant with bank.					
10.	Land lease license/grant is a tangible asset.					

APPENDIX II

SURVEY QUESTIONNAIRE

(Department)

I am studying for a Master of Public Administration degree at the Yangon University of Economics. The questionnaire is designed for a thesis, which is an essential part of my master's degree. All responses will be kept confidential and no personal information will be disclosed. This questionnaire will take approximately 20 minutes to complete. Please read the questions and mark your answer in the box provided. Thank you for participating.

Part (A) Characteristics of Respondent

1. Sex (a) Male (b) Female

2. Age (Years)

(a) Under 30 (b) 31 – 40 (c) 41 – 50 (d) 51 – 60 (e) Above 60

3. Educational Qualification

(a) Primary school (b) Middle school (c) High school (d) Undergraduate

(e) Graduate (e) Postgraduate (g) Others

4. Department

(a) General Administration Department (b) Settlement and Land Records Department

(c) Yangon City Development Committee (d) Fire Services Department

(e) Department of Highways (f) Internal Revenue Department

(g) Ward/Village Administrator Office

5. Position

(a) Administrator (b) Officer (c) Other Level

6. Monthly Salary (Kyat)

(a) Less than 200,000 (b) Less than 300,000 (c) Less than 500,000

Part (B) Action on Land Lease License/Grant Application

No.	Description	Yes	No
1.	Does the person concerned personally visit the department regarding the land lease license/grant application?		
2.	Do land lease license/grant applicants understand the land lease license/grant application process, laws, and procedures?		
3.	Regarding land lease license/grant applications, is there an explanation of the process, laws, and procedures related to the land lease license/grant application to the applicant (the public)?		
4.	Is it possible to process the land lease license/grant application process according to the deadline set by the department?		
5.	Is it possible to submit the necessary information and documents for the case in most land lease license/grant applications?		
6.	Regarding land lease license/grant applications, is there cooperation from related departments on the land lease license/grant process?		
7.	Is there any on-site verification when issuing recommendations?		
8.	Are you comfortable talking/interacting with land lease license/grant applicants?		
9.	Are you liaising with other departments involved in the process regarding the land lease license/grant application?		
10.	Is there a need to amend the laws that apply to land lease license/grant applications?		

Part (C) Perception on Land Lease License/Grant Application

1. Describe the most difficult and inconvenient aspect of the land lease license/grant application process and explain why.

If the information required for the land lease application is complete and correct, it is convenient. If there is incomplete information, we will clarify it so that you can submit it with correct information.

2. Is it possible to process the land lease license/grant application process within the specified deadline set by the department? (If there is a reason why the deadline should be extended, please explain and provide a reason.)

Completion is done on time within the specified period.

3. How to resolve objections if they arise?

There were no objections submitted when the objections were called for during the land lease application.

If there are objections, we will investigate and resolve them by examining land history, transfer issues, ownership documents, and environmental conditions.

4. What benefits can land lease license/grant recipients receive regarding the issuance of the guarantee?

Upon issuance of a land lease, the grantee benefits from stronger ownership, the ability to conduct business depending on the type of land lease, and stronger evidence of land ownership. There will be benefits that can prevent and resolve disputes.

5. Is there a need/necessity to amend the applicable laws regarding the application for a grant?
(If so, please reveal.)

There is no need to amend the laws that apply to land lease applications. A law should be drafted to provide land leases for those who purchase permit land.

6. If there are any legal or procedural difficulties with the application for a land lease license/grant, please explain the reasons.

There are no issues that arise due to laws and procedures regarding land lease applications. A law should be drafted to provide land leases for those who purchase permit land.

7. Regarding renewal or new application for land lease license license/grant, please indicate the maximum number of years allowed (e.g. 30 years, 60 years, 90 years).

The maximum period allowed for land lease renewals and new applications is 30 years.