

Registering Property – Time, Costs and Number of Procedures

Case assumptions

Parties	<ul style="list-style-type: none">❖ The buyer and seller are local limited liability companies located in Vientiane.❖ They are owned by private nationals (with no foreign or state ownership) and perform general commercial activities.
Property	<ul style="list-style-type: none">❖ The property consists of land and a 2-story building (warehouse): the land area is 557.4 square meters (6,000 square feet), and the warehouse has a total area of 929 square meters (10,000 square feet).❖ The value of the property is LAK 914,417,149 (equivalent to USD 107,500), equal to 50 times income per capita.❖ The property is registered in the land registry; it is free of title disputes and has no mortgages attached to it.❖ The seller company has owned the property for the past 10 years.
Transaction	<ul style="list-style-type: none">❖ The seller company has accepted the buyer company's offer to purchase the property.❖ The parties will undertake every procedure that is officially required or needed in practice to transfer the ownership of the property.

Registering Property – Quality of Land Administration Index

Reliability of infrastructure index (2-8)	Answer	Score
What is the institution in charge of immovable property registration?	Department of Natural Resources and Environment – at the provincial level	
In what format are the majority of title or deed records kept in the largest business city—in a paper format or in a computerized format (scanned or fully digital)?	Paper	0.0
Is there an electronic database for checking for encumbrances (liens, mortgages, restrictions and the like)?	Yes	1.0
Institution in charge of the plans showing legal boundaries in the largest business city:	Department of Natural Resources and Environment – at the provincial level	
In what format are the majority of maps of land plots kept in the largest business city—in a paper format or in a computerized format (scanned or fully digital)?	Paper	0.0
Is there an electronic database for recording boundaries, checking plans and providing cadastral information (geographic information system)?	No	0.0
Is the information recorded by the immovable property registration agency and the cadastral or mapping agency kept in a single database , in different but linked databases or in separate databases?	Separate databases	0.0
Do the immovable property registration agency and cadastral or mapping agency use the same identification number for properties ?	Yes	1.0

Registering Property – Quality of Land Administration Index

Transparency of information index (0.5–6)	Answer	Score
Who is able to obtain information on land ownership at the agency in charge of immovable property registration in the largest business city? (accessible to the public or restricted)	Only intermediaries and interested parties	0.0
Is the list of documents that are required to complete any type of property transaction made publicly available—and if so, how? (online/public board or not available/obtained only in person)	Yes, in person	0.0
Is the applicable fee schedule for any property transaction at the agency in charge of immovable property registration in the largest business city made publicly available —and if so, how?	Yes, on public boards	0.5
Does the agency in charge of immovable property registration commit to delivering a legally binding document that proves property ownership within a specific time frame—and if so, how does it communicate the service standard?) (Online/public board or Not available/only in person)	Yes, in person	0.0
Is there a specific and separate mechanism for filing complaints about a problem that occurred at the agency in charge of immovable property registration? (Separate mechanism or General mechanism/no mechanism.)	No	0.0

Registering Property – Quality of Land Administration Index

Transparency of information index (0.5–6) continued	Answer	Score
Are there publicly available official statistics tracking the number of transactions at the immovable property registration agency? (Published or Not publicly available)	No	0.0
Who is able to consult maps of land plots in the largest business city? (Accessible to the public or Restricted)	Only intermediaries and interested parties	0.0
Is the applicable fee schedule for accessing maps of land plots made publicly available—and if so, how? (Online/public board or Not available/only in person)	Yes, in person	0.0
Does the cadastral or mapping agency commit to delivering an updated map within a specific time frame—and if so, how does it communicate the service standard? (Online/public board or Not available/only in person)	No	0.0
Is there a specific and separate mechanism for filing complaints about a problem that occurred at the cadastral or mapping agency? (Separate mechanism or General mechanism/no mechanism)	No	0.0
Geographic coverage index (4–8)	Answer	Score
Are all privately held land plots in the economy formally registered at the immovable property registry?	No	0.0
Are all privately held land plots in the largest business city formally registered at the immovable property registry?	Yes	2.0
Are all privately held land plots in the economy mapped ?	No	0.0
Are all privately held land plots in the largest business city mapped ?	Yes	2.0

Registering Property – Quality of Land Administration Index

Land dispute resolution index (4–8)	Answer	Score
Does the law require that all property sale transactions be registered at the immovable property registry to make them opposable to third parties?	Yes	1.5
Is the system of immovable property registration subject to a state or private guarantee ?	Yes	0.5
Is there a specific compensation mechanism to cover for losses incurred by parties who engaged in good faith in a property transaction based on erroneous information certified by the immovable property registry?	No	0.0
Does the legal system require a control of legality of the documents necessary for a property transaction (e.g., checking the compliance of contracts with requirements of the law)?	Yes	0.5
If yes, who is responsible for checking the legality of the documents?	the Registrar	
Does the legal system require verification of the identity of the parties to a property transaction?	Yes	0.5
If yes, who is responsible for verifying the identity of the parties?	the Registrar	
Is there a national database to verify the accuracy of identity documents ?	No	0.0

Registering Property – Quality of Land Administration Index

Land dispute resolution index (4–8) continued	Answer	Score
For a standard land dispute between two local businesses over tenure rights of a property worth 50 times gross national income (GNI) per capita and located in the largest business city, what court would be in charge of the case in the first instance?	People's Court Vientiane Capital	
How long does it take on average to obtain a decision from the first-instance court for such a case (without appeal)?	Between 2 and 3 years	1.0
Are there any statistics on the number of land disputes in the first instance?	No	0.0

Equal access to property rights index (0–0) (from -2)	Answer	Score
Do unmarried men and unmarried women have equal ownership rights to property ?	Yes	
Do married men and married women have equal ownership rights to property ?	Yes	0.0

ຂອບໃຈ

Thank you!