Land rights and access to land survey in Timor-Leste - a tool for evidence-based policy and advocacy
Problematic expropriation
Failed attempts to register land
No recognition of customary rights
Unclear legal framework
Unresolved past disputes
Land rights and access to land survey in Timor-Leste

- Land Law Package
- Legislating ‘in the dark’
- Evidence-based policymaking
- Specially developed questionnaire
- 126 questions
- Household survey in 3 districts
- 1152 interviews
Academic research and evidence-based policies | Van Vollenhoven Institute
Legal Framework

Law 1/2003
Individual/Family Ownership

Dili: 87%
Ermera: 97%
Ainaro: 100%
## Legal Tenure (In)Security

<table>
<thead>
<tr>
<th></th>
<th>Dili</th>
<th>Ermera</th>
<th>Ainaro</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loose Int.</td>
<td>46%</td>
<td>84%</td>
<td>82%</td>
</tr>
<tr>
<td>Strict Int.</td>
<td>91%</td>
<td>99%</td>
<td>92%</td>
</tr>
</tbody>
</table>
New Land Law

Portuguese/Indonesian Land Titles

Long term customary tenure

Special adverse possession (before 1999)
Impact of the new Land Law

DILI

28% remain unprotected
Is it difficult to get more land?

<table>
<thead>
<tr>
<th>Location</th>
<th>Percentage</th>
<th>YES/NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dili</td>
<td>80%</td>
<td>YES</td>
</tr>
<tr>
<td>Ermera</td>
<td>89%</td>
<td>YES</td>
</tr>
<tr>
<td>Ainaro</td>
<td>78%</td>
<td></td>
</tr>
</tbody>
</table>
Expropriation Law
Replacement house/land

- Dili: 96%
- Ermera: 69%
- Ainaro: 69%
Conclusions