

A photograph of a rubber tree tapping scene. Several black rubber cups are attached to the trunks of rubber trees in a lush green forest. The background is filled with dense green foliage and more trees.

December, 2017

Land Used Survey Result

The Situation of Land Using by Rubber Farmers in Ye Township, Mon State

A publishing by Mon Region Land User Network (MRLUN)

About The Publishing

Title	- Land Used Survey Result in Ye Township (Mon State)
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Introduction

Ye township is one of the ten townships of Mon State, located in southern edge of the state. As Myanmar is an agricultural country, most of the population in Yee township is working on the land, surviving as farmers until now. The land conflict in the past of Myanmar has not been solved even at the present.

Currently, each of the Parliaments and the Union Peace conference (21st century Panglong Conference) are preparing to amend the Rule of Land.

Mon Region Land User Network (MRLUN) is formed by Civil Society Organization and individual Land Rights activists from Mon State. In 2017 it carried out field work surveys in 17 villages in Yee Township that depend on farming and rubber plantations to make a living. The goal of the survey is to support the amendment to land rights and law and to be used in sectoral discussions of the Union Peace Conference which contribute to the implementation of a Federal Union.

This survey results may or may not be beneficial to all sectors because results are based on only 518 households at 17 villages, but we believe it could support future surveys.

MRLUN formed in November 2016, surveyed this result for our first process. This survey could not be perfect and might have some weaknesses. Therefore, we request any suggestions or feedback on our survey.



Mon Region Land User Network (MRLUN)

Mon Region Land User Network formed in December, 2016, and is a non-profit group formed by representatives of different Civil Society Organizations and Individual Land Rights Activists. The Main Aim and desires of our network are to boost up cooperation for land issues and land management in the community and to build up a democratic society by completing for justice and peace process.

There are about 20 participants in our network: two negotiators, one finance manager, one accountant, one auditor and the townships' representatives. The leader's responsibilities expire after two years.

Objective of Network

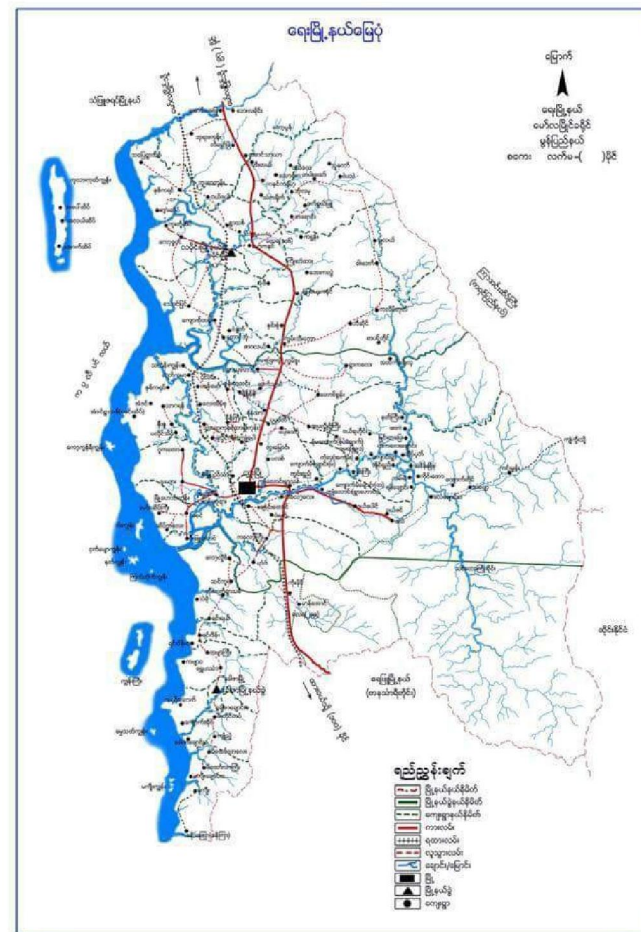
1. To solve in cooperation the land conflicts of land users.
2. To describe the land users rights.
3. To promote the land user's social life and give the long term guarantee of development.

The initial process of the networks

1. Survey about the land conflict in Mon State and reporting to relevant stakeholders.
2. Educate about land rights (land law, land policy, investment law and so on)
3. Connecting with other Land Rights Organizations and cooperation to achieve better land management in Myanmar.

Back ground of land used in Ye Township

Yee is a town that is located in southern Mon State. Their vocations are farming, gardening and fishing since before the rule of British in 1825. Yee was a part of Thanintharyi region before and they survive by traditional careers and rubber plantations after first war of English and Myanmar. At that time, they followed the Land law of British Government. After independence, they cleaned up the forest widely to plan the rubber plantation and much of the farmland was turned into rubber garden. After 2001, most of the land was confiscated by the local army and the land planted with perennial rubbers. Currently, most of the agricultural land in Yee township is growing perennial rubbers. The total rubber planted is over 150000 acres and 110000 acres are used to extract rubber latex in Yee township. Although the weather is nice in Yee township, it is not developed as much as it could be because of the weakness of transportation and technologies. Therefore, they are unable to keep up with other townships.



Map of Ye Township, Mon State

Methodology: The survey process and survey analyze

Introduct with survey process

MRLUN decided to meet with residents from Yee township to get the land information for the survey and to implement their process. They are getting the budget support from Care Myanmar and GRO Myanmar to implement their process

They invited the locals from Yee township and held the introductory process meeting on 31st August, 2017, at PaingKhit Hall, Mawlamyine, to get information and to cooperate to implement the process.

There were 21 representatives from Yee township, 5 representatives from Care Myanmar and GRO Myanmar and 7 representatives from Networks attended that meeting. They discussed their process and got the agreement for land survey.

We confirmed the drafted land survey at that meeting. We confirmed it by discussing with the land experts from Care Myanmar and GRO Myanmar.

Holding the land survey training

We held the "land survey training" on the 7 and 8 of September, 2017 in Yee Town, because they want local youth to know about land and the methods for the survey process. In total there were 28 persons including youth and the elders of the community attended that training.

The training was held for two days. The participants were helped by the two trainers and the network's officialsto know about land rights, and they also helped in planning the necessary parts of their survey.



Project Orientation Meeting for Survey work (Paing Khit Hall, Mawlamyine)



Survey Field Work for Land Using Training for local people (Ye City, Mon State)

The trainers presented to and discussed with local youth and elders of the community within two days of training, to better understanding about land law of 2012, the management law of vacant, fallow and virgin land law of 2012 and land use policy.

Moreover, they discussed about local land conflict and about the procedures, policy and task of the "Committee on Confiscated Farmlands and Other Lands" formed by the current government. They also discussed the topics of peace talk to support the policies proposal for current peace conference. They discussed each with other their field details and the discipline to obey and minimize problems during their work. Base on the survey questions, the trainees made the survey in their neighborhood and with each other for pre-practical.

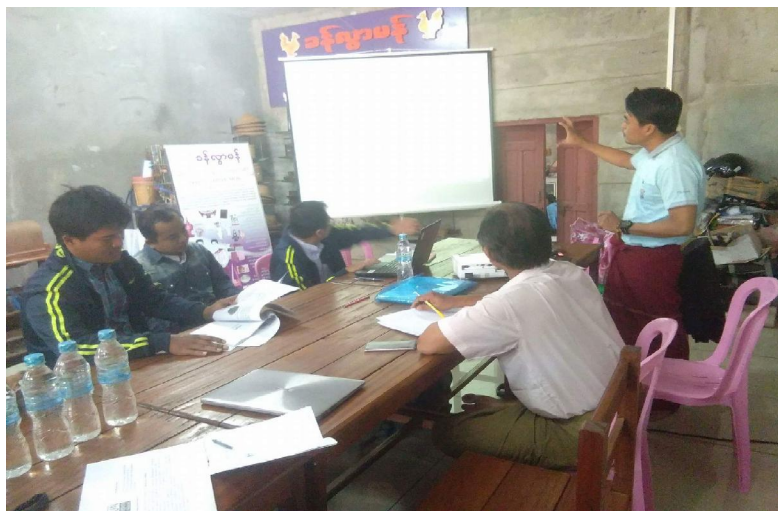
Survey (getting the survey)

The survey field work took place from 10 to 25 of September 2017, for 15 days. The twenty-eight land survey trainees surveyed 518 households at 16 villages including Ye town. The three supervisors helped them on their survey work.

Analyzing the survey

They analyzed the data relevant to survey questions sector they got from 518 households based on the data from field work. The member of network put that data to online survey system, analyzed the questions connected to quantity and reviewed the data from survey respondents after their field work.

The network members held the orientation meeting in December 19, 2017 and confirmed the data analysis, proposals and published the survey research book.



MRLUN's working team analyzing meeting
for Survey Result

The Objective of Survey

- (1) To collect the facts about community land resources management and social life of rubber farmers' land user.
- (2) To learn the land use rights, land laws, the land use policy's effect, about land grabbing in the past and the justice activities of the locals.
- (3) To investigate the proposals and the policiesto support the peace sector after meeting and getting the data from grass roots.
- (4) To submitt and negotiate with the locals about requirements and the main problems about the land rights.

Part - 1

The social information relative to survey respondents

The survey analysis results

When we went for survey field work, we divided Yee Township into four parts such as east, west, south and north. We chose 17 villages from these parts for our survey. This survey results incorporate gender equality, because 53 percent male and 45 percent female were included in the survey. We asked 55 percent of middle-aged (from 36 to 55) who could own the land and work on it. Therefore, their answers are almost correct for the data about land using.

This survey is focused on people who make a living with rubber plantation and also learned about some part of their life styles. According to their traditional custom, most of the family heads in Mon State are male, and the women get the chance to become family head when their husband passes away. The public in that region are working as farmers.

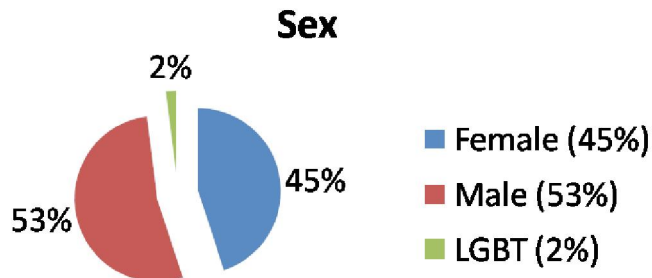
The surveyed regions

This survey was based in 17 villages in Yee township and we asked them 30 average copies of survey questions and we surveyed 518 households.

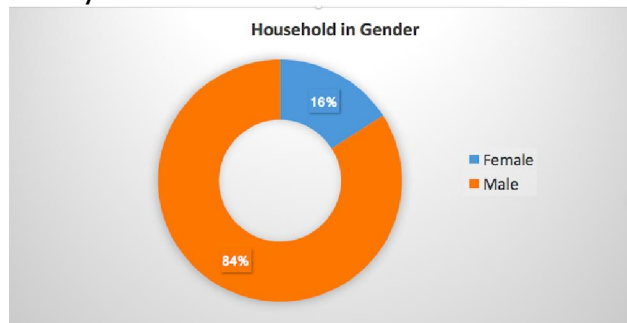
No	Village Name	Amounts of Responses
1	Kon Du village	28
2	Hnit Ta Yoak village	29
3	KyaungYwar village	30
4	Koe Maing (9 miles) village	30
5	Kalaw village	30
6	Paw Htaw village	30
7	Wae Zin village	30
8	Yee town	30
9	Tuu Myaung village	31
10	Kan Hla village	31
11	Kabyarwa village	32
12	Khow Zar village	32
13	A paw village	33
14	Mawkanin village	36
15	Ann Din village	40
16	Yae Paw Thaung village	19
17	Ar Yu Thaung village	27
	Total	518

The Gender in survey

We focused on gender equality in our survey. We asked 45 percent of women, 53 percent of Man and 2 percent of LGBT for our survey.

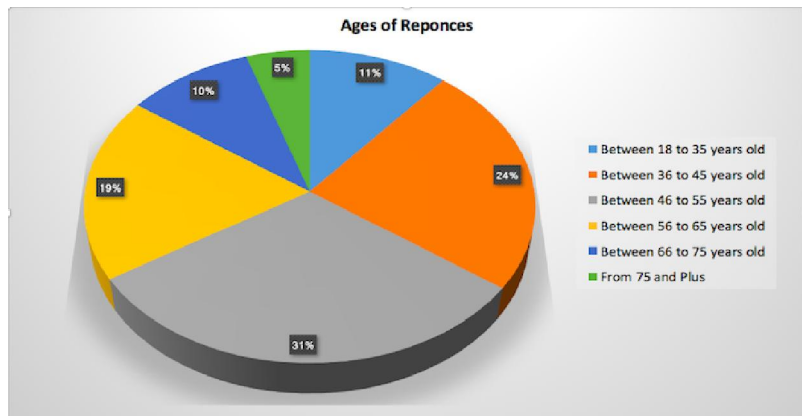


There are 84 percent male family heads of household and 16 percent female family heads of household, according to our survey result.



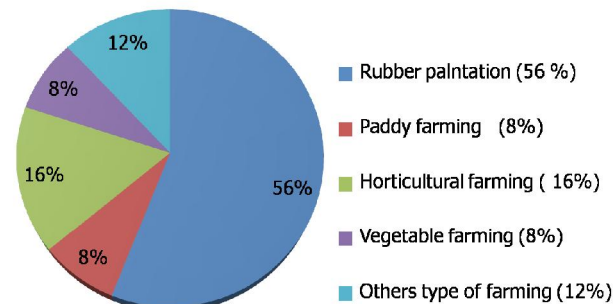
The percent of responses based on ages

We did the survey questions with various ages to know the land user's opinions and voices. They are as follows:



Asking the survey question to a local woman

The vocational of respondents



We highlighted doing the survey with 56 percent rubber plantation, 8 percent to paddy farming, 16 percent to horticultural farming and 12 percent to vegetable farming.

The 12 percent of other types of farming are following.

- (1) Rubber plantations (rent)
- (2) Agriculture employee (rent)
- (3) Peanut and bean selling

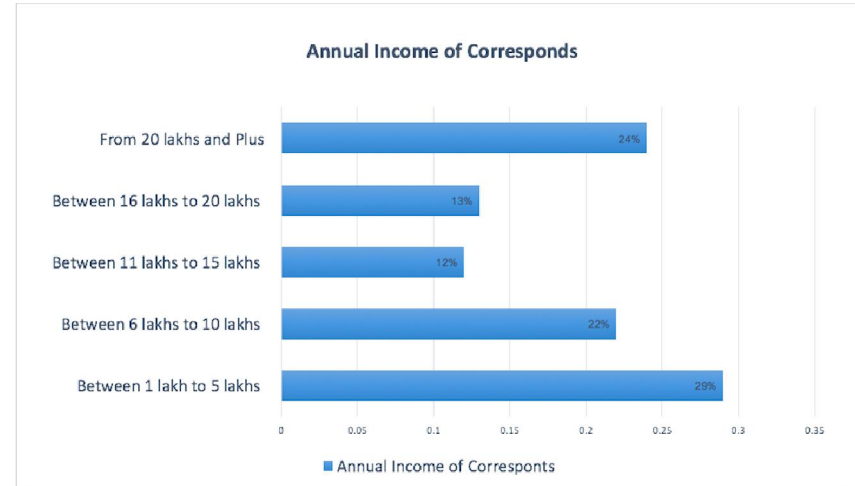


Asking survey question to Nipa gardener

- (4) Fishery
- (5) cultivation of vegetable
- (6) Grocery store
- (7) The sale of meat and accessories
- (8) The sale of hardware and products
- (9) The sale of agriculture and commercial
- (10) The sale of cosmetics
- (11) The sale of freshwater fish, prawn and snail
- (12) Government office stuff
- (13) Government stuff (Retired)



Asking survey question petulnet gardener



Part 2

The questions about land ownership

The analysis of survey results

They focused on asking questions to people made up of about 75 % small-scale agricultural and owners owning from 1 to 10 acres. Some people answered that they did not know how the government divided the kind of land, except the military land and department owned land. There are some people who have no idea about what kind of land they own.

Most locals from Yee township owned the land without getting any document because there was no government control in their area before. Therefore they did not know how to apply it. They just have to rely on documents from the Armed group.

After the land law PyiThaung Su Hluttaw was enacted for the first time in 2012, the people who applied for land mandates increased by about 49 percent. Because of this new law, people experience slightly increased protection from land-grabbing, although it is not yet satisfactory.

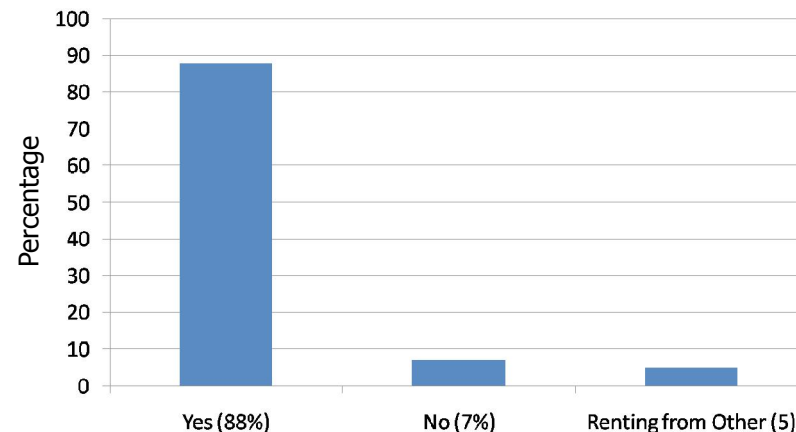
The government office staff and administrators help people who applied for documents. However, 50% or respondents answered it is easy and 50% answered that it was difficult for apply to get the permit for farming. There are the highest level who said it is inefficient or delay to get the documents.



Asking the survey questions to local people who owned small-scale gardener

The situation of land ownership

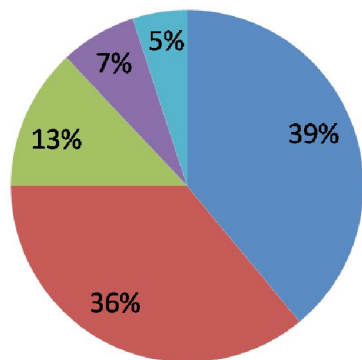
They surveyed the land owners as well as people who farm as non-owners, including renters. The people who did not have the land used to own the land but it has been grabbed, forcing them to do other work for their livelihoods. People who rent the land for farming have also had their land grabbed, and some of them rent the rubber gardens, some of them are farming by renting and some are cultivating on the land that was grabbed. According to the survey research, 88% of respondents own the farmland, 7 percent who did not own the land and 5 percent who rent other land for cultivation.



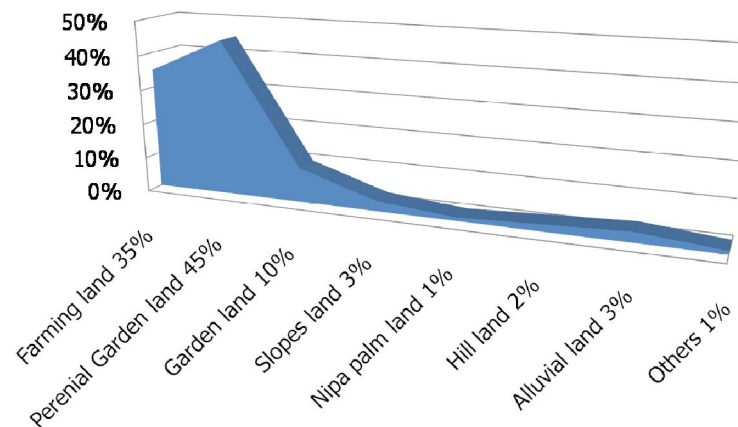
The type of farm land and amount of land ownership

39 percent of respondents owned land from 1 to 5 acres for their livelihood and 36 percent who owned land from 6 to 10 acres for their small business. Only 13 percent owned land from 11 to 20 acres and only 5 percent owned land 21 acres or more. Therefore, it is just a few people who can do agriculture as a business.

- 39% between 1 to 5 acres. ■ 36% between 6 to 10 acres.
- 13% between 11 to 15 acres. ■ 7% between 16 to 20 acres.
- 5% from 21 acres and plus.



In Yee township, 35 percent of the land is paddy land, 45 percent is perennial garden land (Rubber plantation) and 10 percent is horticultural land. In addition, we observed land growing rubber along the slopes after cutting the bushes, land planted with nipa palm and growing in nature along the streams, land growing vegetables after cutting the wild shrubs and alluvial land.



The condition of agricultural Land

Even though some local people were certain about their type of land, some were not. But most land owners owned their land by heritage and some of them owned the land from other people they bought it from. There are a few people who work on the land after cleaning the vacant, fallow, virgin land and some of them work on the land that they purchased from the government or armed groups.

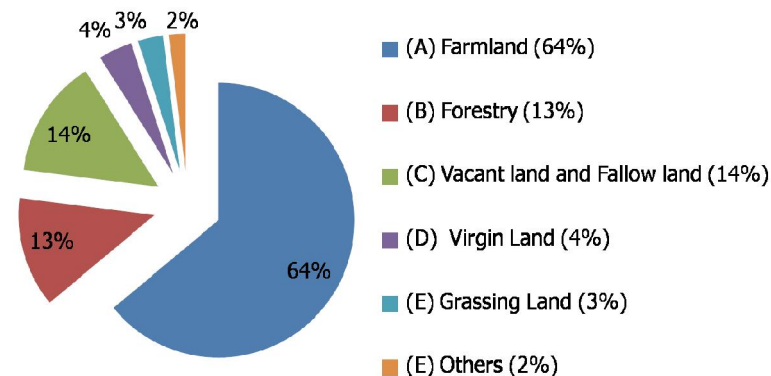
Although the locals from eastern and southern Yee township have been farming on their land for a long time, they did not know about that their land falls in forest areas. When some people discovered their land is listed as vacant,



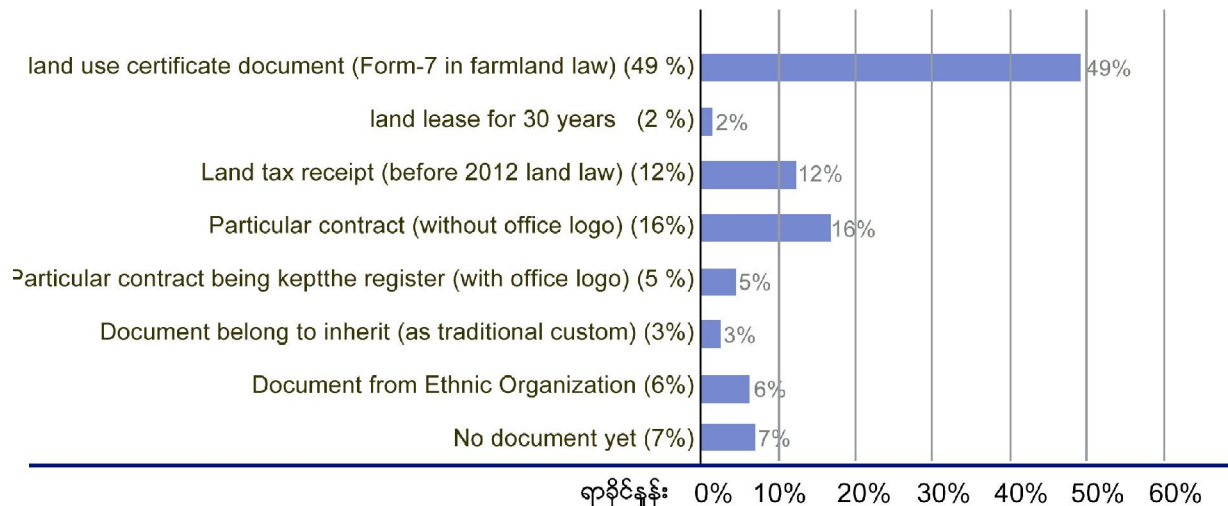
Asking survey question to land owner

fallow and virgin land in current land law, they felt miserable and became worried about the guarantee of their land. Some land owners have applied for to become landlords at forest department because their land falls in the forest area under current land law. Some land owners have applied for use of land because their land falls under the control of armed groups.

They tried to get the land ownership documents from local armed groups and land used certificate document (Form-7 in farmland law) from government to get the guarantee for their land ownership.



Land Ownership document Received condition and officials



The total people responding to the survey are 518 households and when we analyzed the land ownership documents 456 households (88%), only 49 percent of households applied and got the farmland work permit (form-7 in current farmland law enacted in 2012). There were only 2 percent of the households who applied for rent land lease for 30 years for the land that fell in forest area.

The remaining families said that they owned the recognized document for the farmland by land tax receipt (before 2012 land law), by particular sale contract with no of-

fice logo, by particular contract being kept register with office logo, by document belong to inherit as traditional custom or by the document from ethnic organization.

The 36 households from 518 households told that they were working the farmland for along time without getting any recognize documents. Because of not getting any recognize document (current 2012 farm land law), they are concerning for the guarantee of land ownership.

The condition of getting documents of land ownership and Gender equality

According to the survey information, 16 percent of the land ownership documents are in men's names and 10 percent are in women's names. 74 percent of the ownership documents included both a man and woman's name, because their regional traditional custom is that both wife and husband can own the family's properties, according to the survey result. They believed either men or women could own the properties, meaning that all the family members could get the right to own the titles. And when they share the family's properties, both sons and daughters get the items equally.

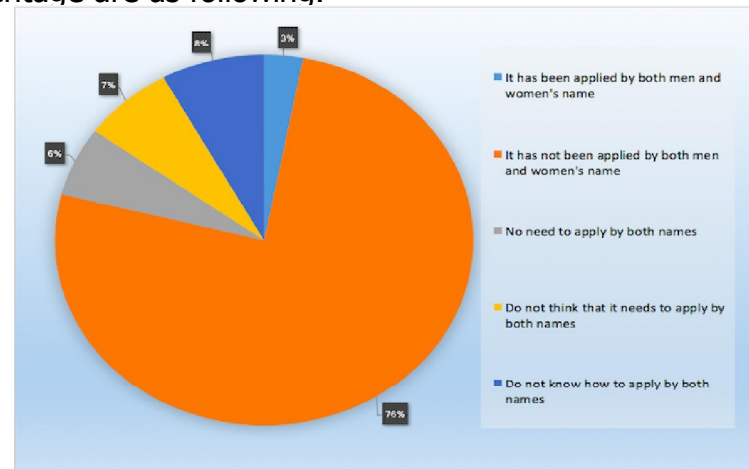


Applying for form-7 farmland law by gender equality

They only have the chance to put the name of the person who applies for the use of land certificate and then they have to write down all the family's name who are related to this person, according to 2012 farmland law.

If the man were the family head, they applied by his name. It is rare to see both man and woman's name on the certificate because they think it is unnecessary to apply with both names and they do not know how to apply with both names.

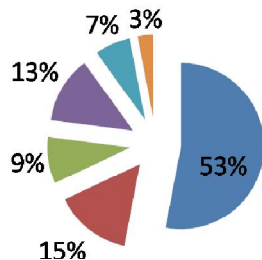
The survey result of use of land certificate by percentage are as following.



The applied conditon of form-7 farmland law

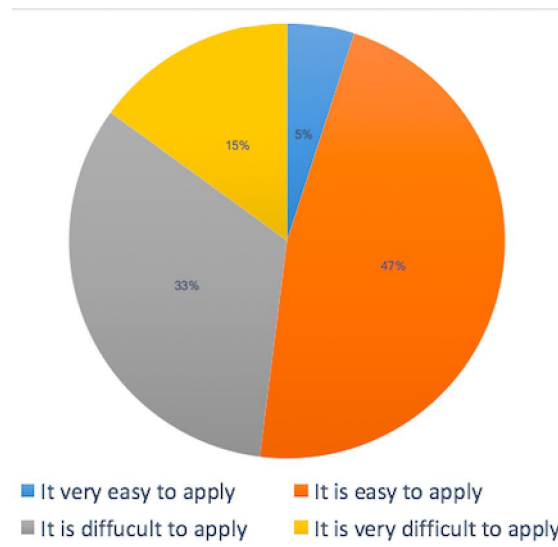
After the government enacted the 2012 farmland law, most locals started to apply for the form-7 farmland law, but some of them did not apply yet and some did not think that was necessary to apply. Moreover, their ancestors belong to that land and passed it on to their generation and they recognized to among each other that they own the land.

- The person got after applied (53%)
- The person did not get after they applied (15%)
- The person did not apply (9%)
- The person who did not know how to apply (13%)
- The person who did not know about that is necessary to apply (7%)
- The person who did not think that is was necessary to apply (3%)



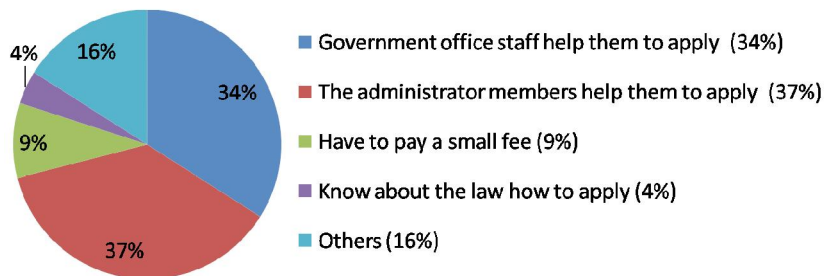
The condition they have faced while they apply for form-7 as farmland law

There are 353 households of 518 households who answered the survey questions about the experience they had applying for form-7 farmland law. They answered the following



The reasons why it is easy to apply for form-7 as farmland law

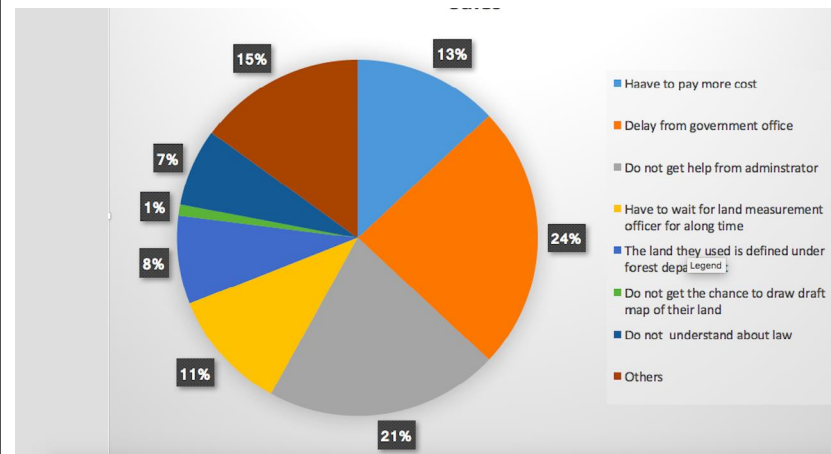
There are 269 people who answered that was easy to apply for form-7 farmland law, the reason being that government office staff helped them to apply, the administrator members helped them to apply it, they had to pay a small fees and they knew about the law how to apply.



The others reasons are, they familiarity with government office staff, that they got help form them to apply the certificate and even though some of them have to wait for many months, it was not difficult.

The reasons why it is difficult to apply for form-7 farmland law

210 people answered that they faced difficulty in applying for a use of land certificate (2012 farmland law). The people who farmed by renting land could not answer exactly about their opinions and they continued that it needs to get the guarantee from government for the land they are working currently. The reasons it is difficult are as following.



Part 3

Land conflict and Seeking Justice

The survey analysis

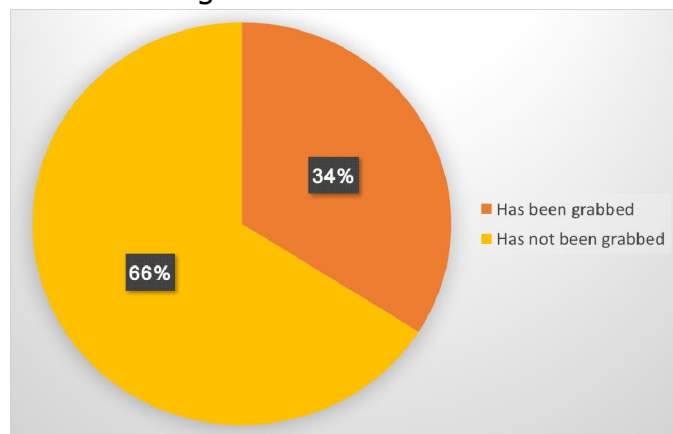
The most grabbing happened at the east side of Mawlamyine-Ye union main roads in Mon State. The grabbing began in 1993 and continued until the present. The most grabbing happened in 2011 by the army to build their local army camp. Moreover, they gave the reason of needing the land to get enough provisions, but they grabbed more land than was needed, they grabbed the rubber plantations and also gave some land to their acquaintances to farm.

The land owners got just a little money for compensation for the land that grabbed because they didn't have any land ownership documents. They had to accept only 100 kyat per acre, even though they did not agree and were forced to sign the agreement.

Some people submitted complaints 4 times to give back their lands, but some of them gave up complaining because they were unable to afford it. There are many people who complained via Hluttaw representatives. But only a few people got back their land that had been grabbed.

Land Confiscation

Among 339 household, the 102 households described their land being confiscated. According to the survey, 30 percent answered about that their land was confiscated and 70 percent answered that their land was not confiscated. The survey results are as following.

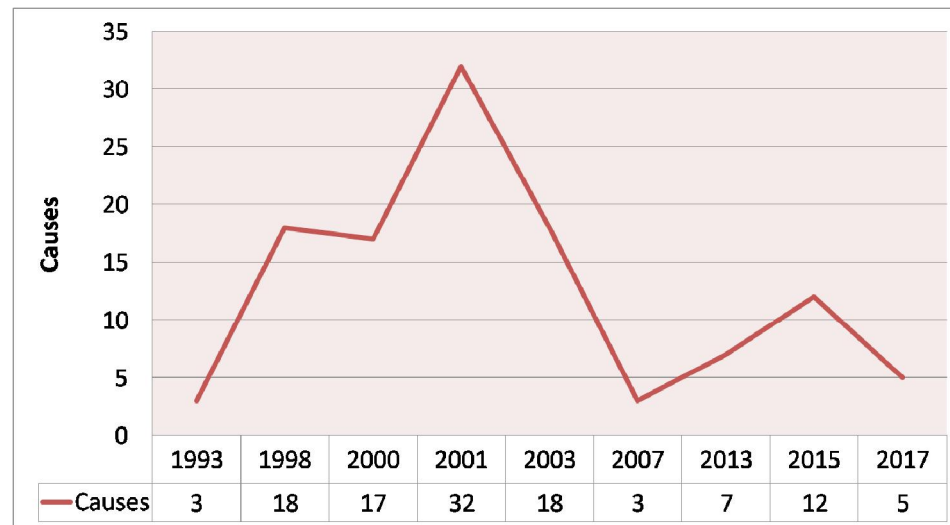


This percentage does not represent the whole of Yee township's land confiscation issues as this survey's results come from just 102 households of 339 households.

Years of Land Grabbing happening

According to the answer of people who had their land grabbed, the grabbing began in 1993 and still happens in 2017 in their regions. The most land grabbing happened from 1998 to 2003 when the military was taking the position of the government and again from 2013 to 2015 when U Thein Sein was taking the position of the Government. In current President U Htin Kyaw's government, there

The bar graph of land grabbing happening years by years



are 5 households that have had their lands grabbed. We have analyzed as following.

List of Village of land grabbing victims

Only 339 of 518 families answered about land grabbing. According to the answers of 339 households, 30 percent of all households' lands were grabbed and the remaining 70 percent of households answered that their land was not grabbed. We can see the survey list as below.

The people who grabbed the lands are...

1- battalions based in local area

2- government departments

3- local and foreign investors

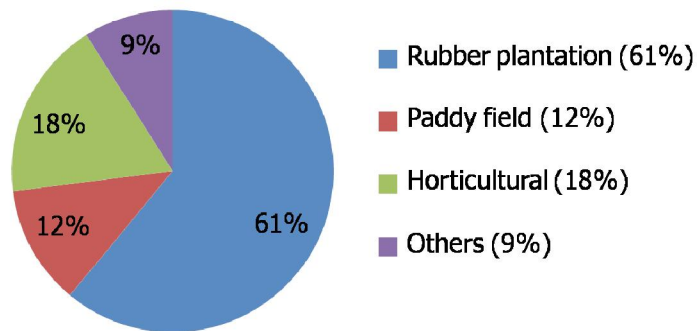
And also the members of small ethnic arm group (Including Border Gurad Force) who signed the peace agreement after 2010 with government and the administrators' family members. Before 2010, the local battalions grabbed the land to build local camps and to get enough provisions of their battalion's families. Some of the government officers and the administrators grabbed the land near the villages and sold them to outsiders. After 2010 the businessmen (investors) and former armed groups grabbed the land.

List of land victims's village and number of household who lost the land

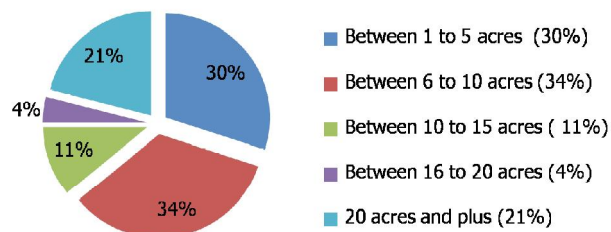
No	Village Name	Household Numbers
1	Khaw zar	8
2	Koe Minles (9 miles)	7
3	Kyoung Ywor	14
4	Arr Yu Taung	12
5	Maw Ka Nin	9
6	Ka Law	12
7	Kun Du	14
8	Too Myaung	13
9	Ye	6
10	Kan Hla	8
11	Kabyawa	3
12	Kyon Paw	9
	Total	115

The type of land that was grabbed and amount of acres

According to our survey results, the grabbed land was 61 percent rubber plantations, 12 percent paddy field, 18 percent horticultural land and 9 percent mixed cultivation of farm land.



Most of the people who were grabbed from owned from 1 acre to 10 acres and some of them lost over 21 acres.



Number of Plantation that confiscated

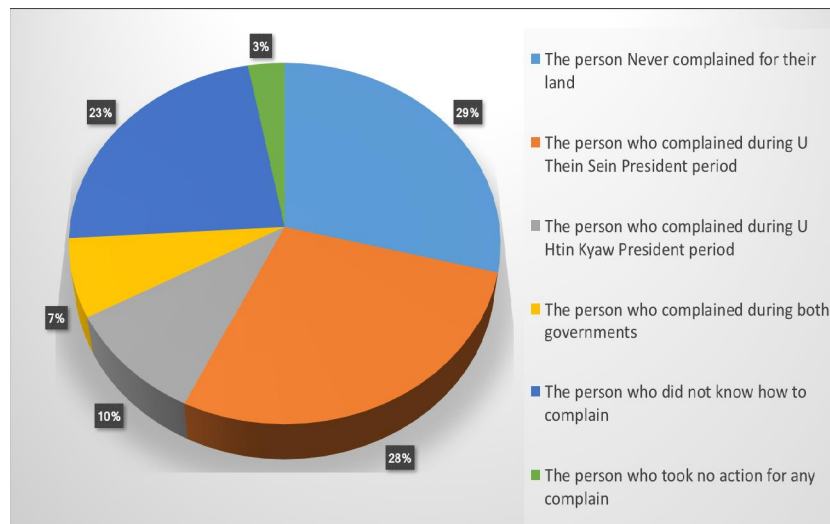
The families who had lost their land and also lost many plants that were grown in their land. As survey result, 102 household are losing rubber plantation among the 115 land victims. 54 households have lost over 1001 rubber plants. Other 13 families are losing land and paddy plant.

No	Number of losing plants	Number of land victims families
1	From 1001 and plus	54
2	Between 901 and 1000	8
3	Between 801 and 900	4
4	Between 701 and 800	7
5	Between 601 and 700	5
6	Between 501 and 600	2
7	Between 401 and 500	7
8	Between 301 and 400	10
9	Between 201 and 300	6
10	Between 101 and 200	9
11	Between 91 and 100	3
	Total	115

Most of the plants are rubber plants and others are horticultural

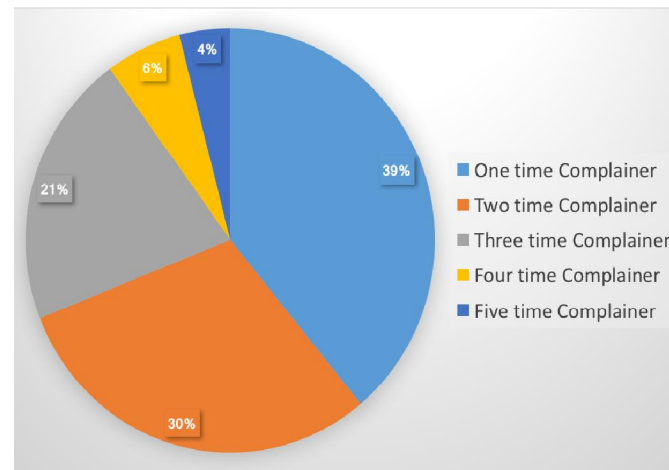
The situation of complaint letters for justice and returning of grabbed land

According to the survey result, there are only 71 families of 102 families who had their land grabbed, complained and submitted petitions. They submitted their complaints when former President U Thein Sein and current president U Htin Kyaw were taking positions of Government. They complained during both these two government periods. The people did not know how to complain and some of them took no action to get their land back. Those results are as following.



The Frequency of complaining to get justice and to return grabbed lands

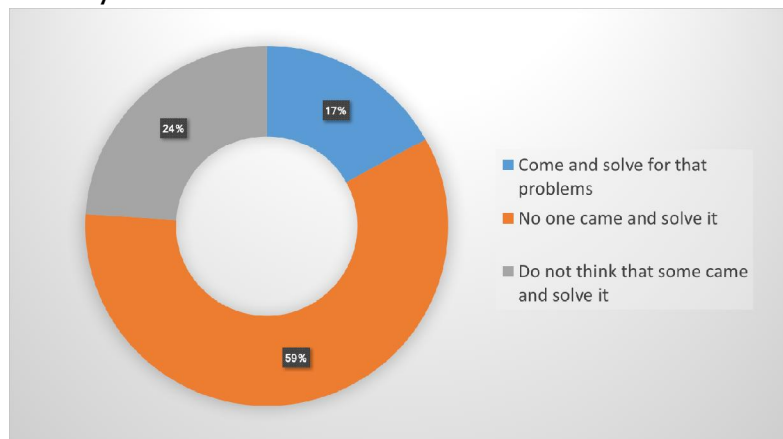
6 families sent complaint letters and petitions four times and 4 families sent them five times to get their land back. 39% of people complained only one time, 32 percent two times, 21 percent three times. The percentages are as follows.



They sent the complaint letters and petitions to Farmland investigation commissions, the land confiscation review committee, local Hluttaw representatives, relevant officials from battalion and the land record Department.

Action taken by officials in solving complaint letters and petitions

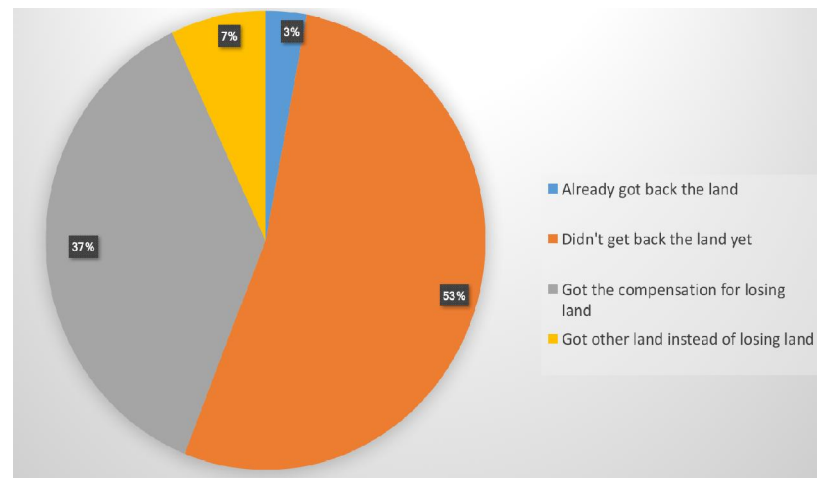
71 families submitted complaint letters and petitions to get their land back among 115 families. 13 percent of respondents answered the relevant officer came and solved for their problems, 44 percent of respondents said that no one came and solved and 43 percent of respondents said that they will never come and solve it.



Someone came and solved the conflict means someone from "Farmland investigation commissions", "land confiscation review committee" and "local Hluttaw representatives" came and inquired about their problems.

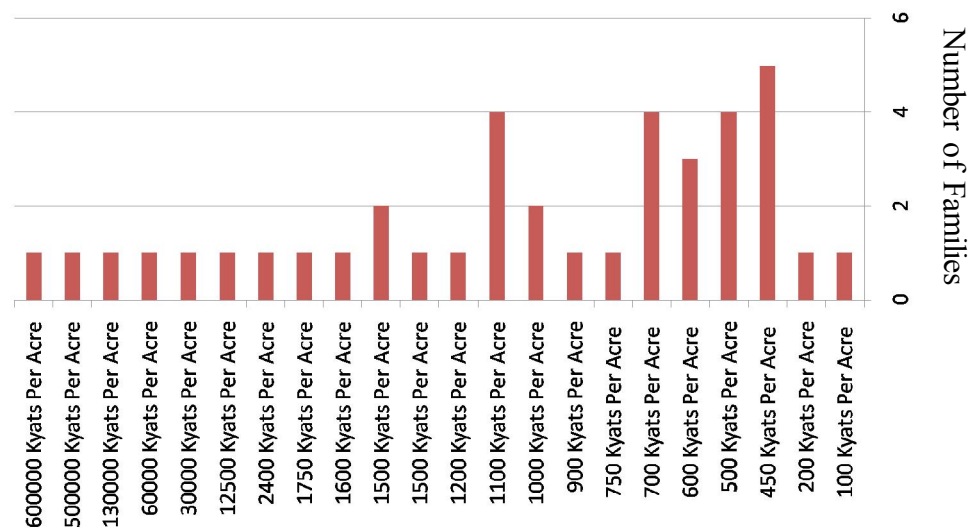
Success in getting back grabbed lands after submitting complaint letters and petitions

When we asked 201 families about their losing land, they all answered that their land had been grabbed. 3 percent of respondents answered that they got back their lands, 53 percent of respondents answered that they did not get them back, 37 percent answered that they got compensation and 7 percent answered that they were given other land instead. They added that even though they got the little compensation, they had no reason to complain about it.



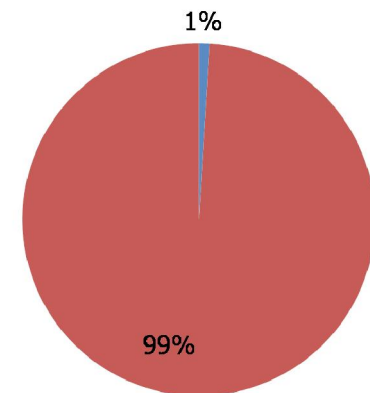
No satisfaction on the amount of compensation for their land

According to our survey, the 39 of 102 families answered they got compensation for their land. Some of them got only 100 kyats per acre and some of them got 640000 kyats per acre. 32 people answered that they got around 1000 kyats per acre, 3 people said that they got around 10000 kyats per acre and only 4 people said that they got over 1 lakh per acre.



Only 1 percent of land victims satisfied for compensation

■ Satisfied 1% ■ Unsatisfied 99%



Only 1 percent of locals answered that they were satisfied with the compensation and 99 percent of victims answered that they were not satisfied with compensation according to respondents.

The place and acres they received for replacement of their grabbed land

10 of 115 families got the replacement for their grabbed land. The acres amounts of land and number as below are as following.

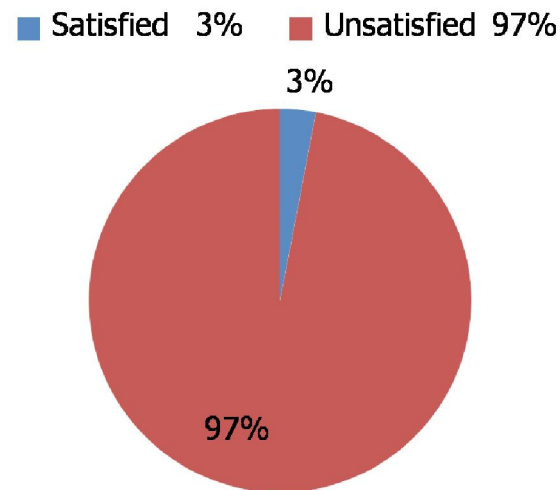
Amount of acres	Number of respondents
2 acres	4 Families
3 acres	5 Families
4 acres	1 Families
5 acres	1 Families
Total	11 Families

The place of the land for replacement are...

- (1) A family got at Kan Hla village group
- (2) A family got at Mi Tine Tat village, Kyone Nyae village tract
- (3) A family got near Kaw Zar.
- (4) 4 families got at Shwe Hin Thar village, Kabyawa village group.

Satisfaction with compensation of the land that previously confiscated

3 percent of the people replied that they are satisfied and 97 percent of people answered that they are not satisfied with their compensation.



Part 4

The current farmland law and the law of management of vacant, fallow and virgin land, and the land management policy of ethnic armed organization

The survey analysis

The residents lack knowledge about the law and feel that going to the government office is a burden according to the field work survey.

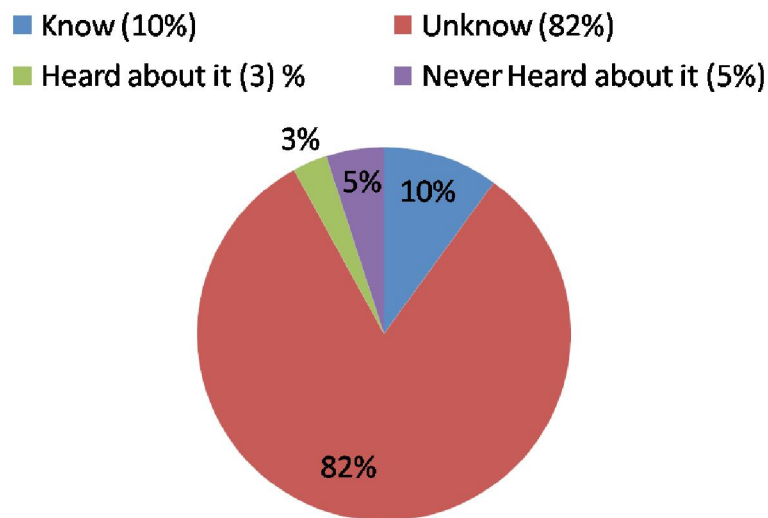
There are few people who know about the 2012 land law, management law of vacant, fallow and virgin land and the land management policies of ethnic armed organization



Asking survey questions to the locals

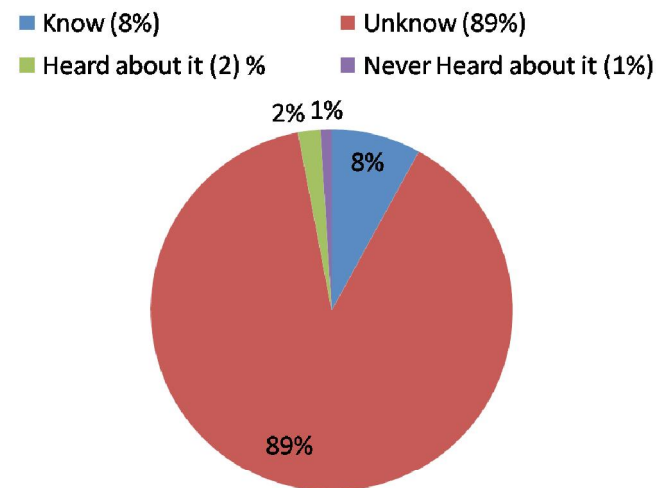
Do you know about the farmland law of 2012?

When we ask to residents about the farmland law, they responded as the following. Based on the 344 respondents, most of villagers do not know about the farmland law that is corroborated in 2012.



Do you know the vacant, fallow and virgin lands management law (2012)?

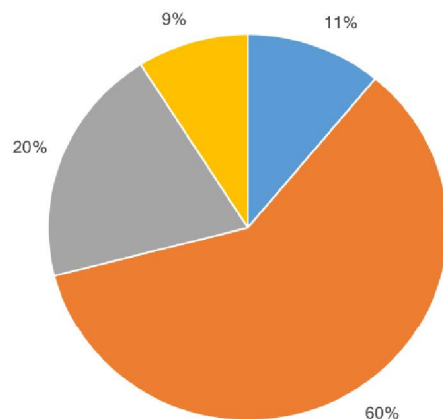
When we ask to residents about the Vacant, Fallow and Virgin land management law, almost 90 Percent of villagers do not know about it. But most of their land are using as customary in the region. Some of local survey respondents there is no vacant and fallow land in their areas.



Do you know the local armed group's land terms and management systems?

The two hundred households who live under the control of Ethnic armed groups answered the survey questions. But some local people do not know about the law of how ethnic armed group's administration are managing the land in their areas in detail. Because the use of land is under the control of armed group, the crop taxes were paid annually and also they had to give the taxes to the Government Department. Therefore, their yearly income decreased.

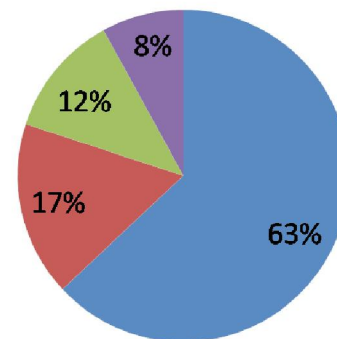
■ Yes, I know ■ No, I do not know
■ Heard about it ■ Never heard about it



What kind of systems do you use when you transfer inherited land in your region?

We asked 344 residents regarding with this question and following are results.

- (A) As community customary Systemen (63%)
- (B) Practices the existing government law (17%)
- (C) Practices the EAOs land management system (12%)
- (D) Community agreement document (Unofficial) (8%)



Part 5

National Land Used Policy and Policy Recommendation to Peace Talk Process

Survey analysis

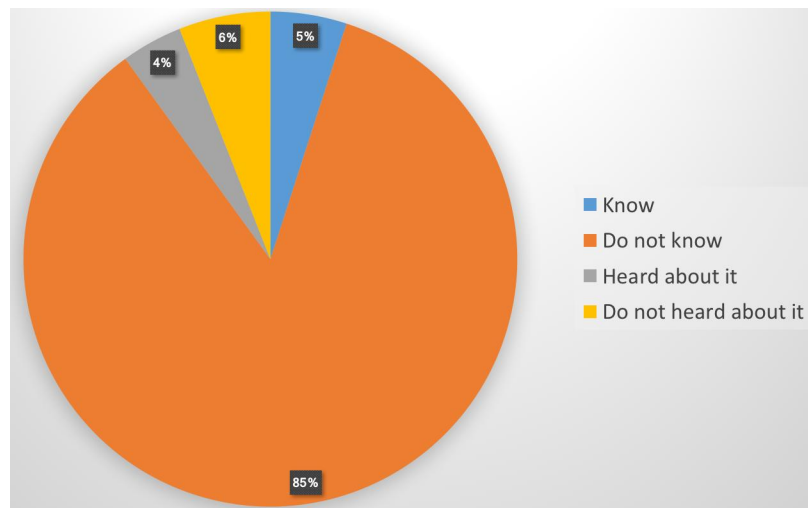
According to the survey, the residents are lack in the law and policies, they are concerning for their land would confiscate in the future. The want them to educate about the land law and policies deeply.

Because of large-scale investment, land confiscating, buying the land secretly, accessing the land for the projects without open minded, therefore there were implicated (complicated) to residents and broke their trust each other.

Most of the residents gave their opinions that it needs to form the Natural Environment conservations organization included the locals to ensure sustainability. To enact the land policy attitude about the land law from government without deviations to the traditional custom of using the land in future and to protect land using in ethnics area by law.

The percentage of the person who did not know National land used policy enacted in 2016

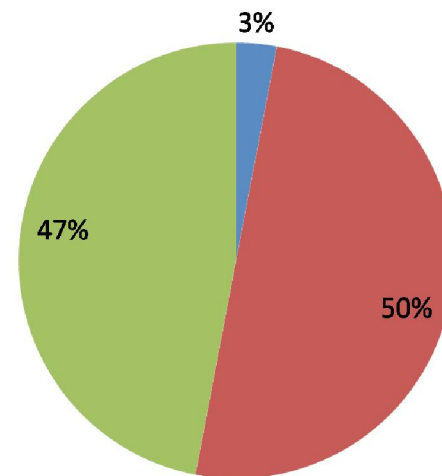
In Yee township we asked the questions to 500 households' locals that "Do you know the land using policy that the government enacted in 2016?" 5 percent answered they know, about 85 percent answered that they did not know, 4 percent who added that they have heard about it and 6 percent answered that they have never heard about it. The results are as following.



The locals' perceptions about the 2016 land using policy whether they get the guarantee or not

We surveyed the local's opinions about 2016 land using policy, 3 percent think that they could get the guarantee, 50 percent do not think they could get and 47 percent answered that they have no idea about it.

■ (A) Yes (3%) ■ (B) No (50%) ■ (C) No Opinions (47%)



The land issues residents would like to discuss in relation to the Peace process

When we went to Yee township, we asked them if you get a chance to participate in a peace conference as the public, what kind of questions you want to submit or discuss connected with the land sector to support peace process?

According to the survey questions results, they said that if they get a chance to attend that conference, they might discuss about the land as follows

- 1 - To not accept the investments that destroy the environment and the land and similar kinds of planning.
- 2 - To give the land back to the land owners that the armed group confiscated that is unneeded.
- 3 - To give compensation to the land owner or to give a good price for their land if the military group doesn't give the land back.
- 4 - To give permission to grow other fruit in the land that they could not plant rice.
- 5 - To be open-minded and resist corruption when they make certificates for land form no-7.
- 6 - To provide sufficient financing support for agriculture.
- 7 - To not follow the English government land law policy and to enact the land law policy that fosters justice and security for local communities.



Asking to local people, what they have opinion for Land Policy Recommendation to present in Peace Talk

- 8 - To get permission to plan their own land law policy for their townships and divisions.
- 9 - To publish the land law to the public, to describe in Media, to educate by giving training and teaching about it in school as a lesson.

Local peoples' suggestions for solving the land conflict currently

When we surveyed the locals, we asked them "how can the land conflict currently be solved, what will you suggest to the government?". Their answers are as following

1 - The government should prepare the National land using policy and should solve by expressing or planning the land policy and the land law that ethnic groups can completely guarantee



Asking to local land owner what they opinions for solving land conflict

2 - To give back the land that was grabbed quickly to the right land owner

3 - To solve the land conflict by cooperation and let the grass roots level public participate in it.

4 - The state officer and relevant official should go to the field to solve the land conflict without corruption or delay and to solve in a judicial and open manner.

5 - To cooperate in drawing a National land law after military and ethnic armed group have signed the NCA.

6 - To train farmers to use land law to escape the control (monopoly) of Business men (investors) and Government officers

7 - To preserve the traditional agriculture practices and to compensate land owners if the government confiscates land for the road area.

8 - If it is mandatory for the authorities to confiscate the land of the public, they should confiscate it only after checking, only after getting agreement from the locals and should not confiscate it if they have the form-7 farmland law.

9 - Not to allow investors from foreign country to buy land from local ethnic groups, because they will lose their traditional ownership of the land.

Local perceptions on the foreign direct investment using the land

When we asked the locals the question “How do you want the land to be used if big investment comes to your region?” and they answered the following.

- 1 - They want them to build on separate ground (at vacant, fallow and virgin land) without effecting agricultural land.
- 2 - They want to get the investment without effecting natural resources and social environment; only want to get investment for the locals to get the jobs and develop the human capacity.
- 3 - They cannot solve the problem with current investors, and they want to use the land as the locals wish.
- 4 - Not to give ownership of land to company and agree on a joint venture instead.
- 5 - It should only be agreed after they get the compensation, both company and locals have to cooperate and should be part of the public system.
- 6 - Do not want to affect traditional growing methods.
- 7 - Welcome small projects but do not want to allow big projects which could affect them and want to fight monopoly by the big investment.

- 8 - Want to draft the land law to lend their land to company, want to meet the local organizations and public and want to allow for projects after getting an agreement with the locals.
- 9 - Want government monitoring at the local level to ensure that the company is performing according to the agreement, and to take action against them if they are not.



Asking to local head of village regarding with National land used policy

The opinion on the long term land management and conservation of environment

When we surveyed the locals we asked them “How do you want to manage the land use to conserve to your local environment?” and their answers are as follows.

- 1 - To not effect the environment when they construct big factories in local areas and to not allow construction of projects that would be toxic such as coal power plant.
- 2 - To manage the type of land use to protect the environment.
- 3 - Want government control of using chemical pesticides and chemical fertilizers.
- 4 - Want government help with the technology and advice to protect Areca nuts from damage.
- 5 - To plan more mangrove to protect the paddy from damage by salty water.
- 6 - Government should allow for certificates and documents to protect the region's mangrove themselves.
- 7 - To prohibit cutting down trees and to regrow the plants to protect from natural forest extinction.
- 8 - To reduce the stone mining project and to allow them only inunpopulated areas.
- 9 - To manage trash and waste systematically.



Asking for local people, what they have opinions for long term land management and conservation of environment

The local people's opinion about the use of land in the future of Mon State

When we made the survey research about using land, we asked them " What should we do about the land use management system for the future of Mon State?" their answers are as follows:

- 1 - To make the management system for Mon State government to manage the land owned by Mon State's public.
- 2 - To do only allow investment projects after getting the agreement from the locals.
- 3 - To draft the Mon State land law matching with the local's ethnic traditions and not to be top-down
- 4 - To form the land organization by locals to solve conflicts and protect land
- 5 - For government and authorities to help and maintain conservation of the environment including streams and rivers.
- 6 - For government to get the evidence of contract and landlord ownership of the farmland for peasants.
- 7 - The government should give training so the public knows about the law and by-law of land.
- 8 - To make the policy by public vote including civil society to get the optimal land management system and use of land for future with guarantee.



Meeting for land survey project

The suggestions to relevant department

(1) We never get peace until we could not solve the land conflict in Myanmar.

(2) As Myanmar is a country based on agricultural, it is primary importance for survival of public. Therefore, it needs to protect the land ownership completely with guarantee.

(3) To be open minded in large scale investment and need to focus in performing the realistic planning to protect and decrease the local's concerning.

(4) Should protect the traditionally land transfer and emphasis to the local grievance.

(5) Recommend to the Paralegal and Legal Aid organizations that working for land issues to make the rule of law and to promote their work in Yee Township.

(6) The residents and the land owner should include in drafting the land law.

(7) Should protect the land rights with Countermeasures law who is farming in the land under the control of the ethnics armed group.

(8) To enact the policies and laws forward to peace and federal system for land using in the future, to implement by-law and protect the publics' properties.

(9) Because Mon State is a region based on rubber plantation for their livelihoods, the government should give the guarantee for land ownership.

Conclusion

This survey got by the residents' cooperation in August, 2017. Because of the people who surveyed were not educated person. Therefor this survey analysis might have weakness.

Moreover, we got this survey only from 17 villages in Yee Township, therefore it is unable to cover the all data from Ye Township but this survey base on the strong selected Random.

Special thanks

We would like to say special thanks to the residents from Ye Township who helped us for survey, Care Myanmar (GRO Myanmar) who supported the finance, Human Rights Foundation of Monland (HURFOM) that helped for along our process, the members of Mon Region Land User Network, the youth and locals who helped for survey, the general administrator of Yee Township and the relevant village administrators.

Mon Region Land User Network

End_



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