

Rotchana Phouangmanivong 2009: Land Use of Farmers in Acquired Land Certificate in Peri-Urban Xaisettha District, Vientiane Capital City, Lao People's Democratic Republic. Master of Science (Sustainable Land Use and Natural Resource Management), Major Field: Sustainable Land Use and Natural Resource Management, Interdisciplinary Graduated Program. Thesis Advisor: Professor Sopin Thong pan, Ph.D. 96 pages.

The objective of this study were to describe the land use of farmer under land titling project implemented by Lao People's Democratic Republic during the 1997 -2003 , The study chose Peri-urban Xaisettha District , Vientiane Capital City where the project was implemented during 1997-2005 . Field data were collected from 165 samples of farm household in three villages, interviewed was undertaken in early 2008 and collect information in 2007-crop year.

Result from the surveys shown that average land holding from title document was 7.6 rai slightly less than holdings before which average was 9.0 rai. Land use for various purposes from housing site to left vacancy and plant fruit tree, on the average was 8.1 rai compared with 9.4 rai before. Land use for rice planting and vegetable were slightly increase from 6.2 to 6.4 rai for rice and 0.7 rai for vegetable . Land use for other purposes did not change much .Various reasons given by the sample household for not fully use the land : for example, lack of water supply especially in the dry season, lack of farm labor, and capital for farming expenditure for buying from seed to fertilizer, land site is far from the market. Twenty – seven percent of samples engaged in off-farm work. Main factor affecting land use were lacking of capital, shortage labor, distance to the market. However, having an opportunity for off-farm working will increase family land use.

The study is recommended that, to fully benefit from land titling program, the government must pay more attention on infrastructure improvement especially water resource, short term credit and market access by road improvement.