



XXIV FIG International Congress
Facing the Challenges Building the Capacity
Sydney, Australia, 11-16 April 2010



**IMPLEMENTATION AND CONCEPT OF PUBLIC AWARENESS
COMMUNITY PARTICIPATION AND LAND MANAGEMENT FOR
ESTABLISHING CADASTRAL INDEX MAP AND LAND REGISTER
IN CAMBODIA**



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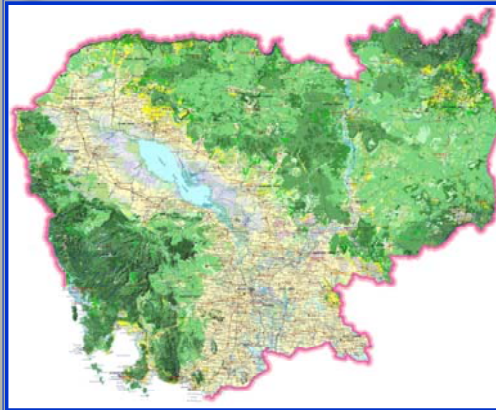
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I. INTRODUCTION



- **Population: 13.5 mill**
 - Urban:15.7%
 - Rural:84.3%
 - Annual growth 2,5%
- **Total area:181 035 sq-km**
- **Total Land Parcels ~ 10mill**
- **Capital: Phnom Penh**
 - 21 provinces and 3 municipalities
 - 186 districts
 - 1.622 communes

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I. INTRODUCTION

Background of the land rights:

- Before French protectorate: all land belong to sovereign (theoretically), used by people
- 1863-1975: private ownership
- 1975-1979: no private land ownership
- 1979-1989: all land belong to the state
- 1989-2001: ownership right to residential land and possession right to agricultural land
- 2001- : New land law considers full ownership right also for agricultural land

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II. LAND REGISTRATION IN CAMBODIA

Land Registration System

- Title Registration System

- **First Registration** through Sporadic and Systematic Land Registration procedures for unregistered land parcel

- **Subsequent Registration:**

- All changes related to the right of the owner and parcels such as whole transfer (buy and sale), subdivision, amalgamation mortgages and physical changes of the parcel...

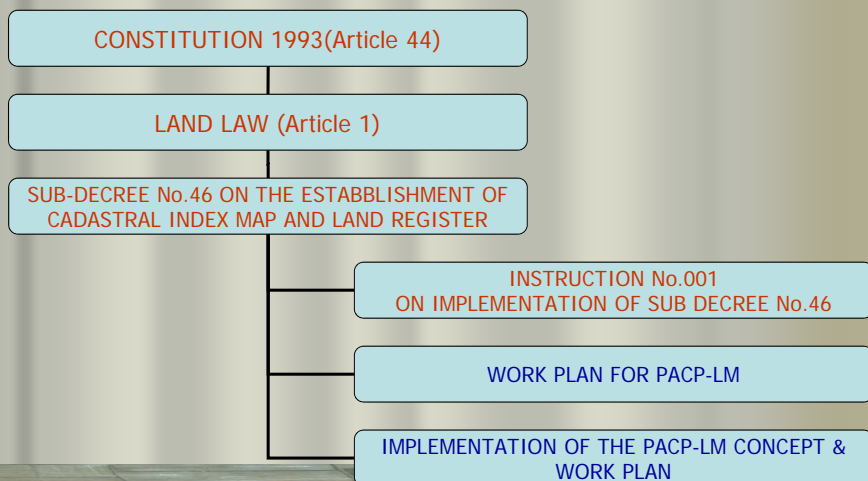
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III. IMPLEMENTATION AND CONCEPT OF PACP-LM

In order to establish a covering Cadastral Index Map and Land Register for the Kingdom of Cambodia after the civil war, during which all cadastral documents were destroyed, it is currently necessary to apply a Systematic Land Registration Procedure for the Title by Registration System to speed up the registration for all land parcels, both private and public, to secure land ownership rights of the Cambodian people and to prevent and solve land conflicts. The developed concept and successful implementation of the Public Awareness, Community Participation and Land Management (PACP-LM) activities to support effectively the on-going systematic land registration work in Cambodia.

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LEGAL SUPPORT FOR LAND REGISTRATION IMPLEMENTATION PLAN



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DEFINITION AND OBJECTIVE OF PACP-LM

A- Definitions:

P	: Public	P	: Participation
A	: Awareness	L	: Land
C	: Community	M	: Management

To make somebody aware of something
The formula to make aware:

TO MAKE AWARE =TO INFORM + TO EDUCATE + TO PROMOTE +TO PERSUADE + TO ADVOCATE

B- Objectives:

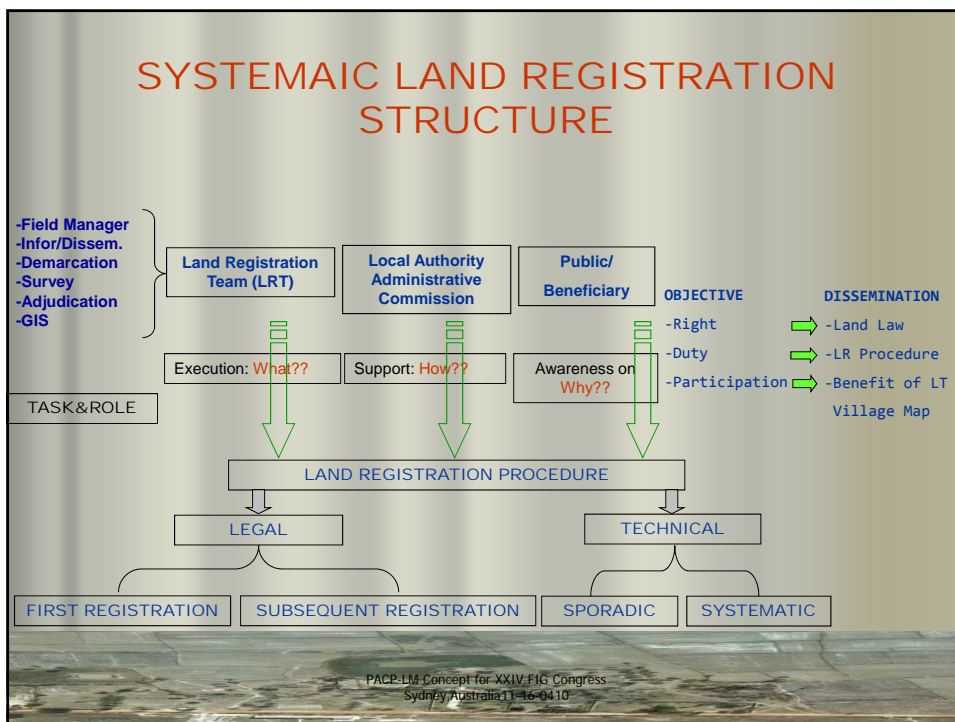
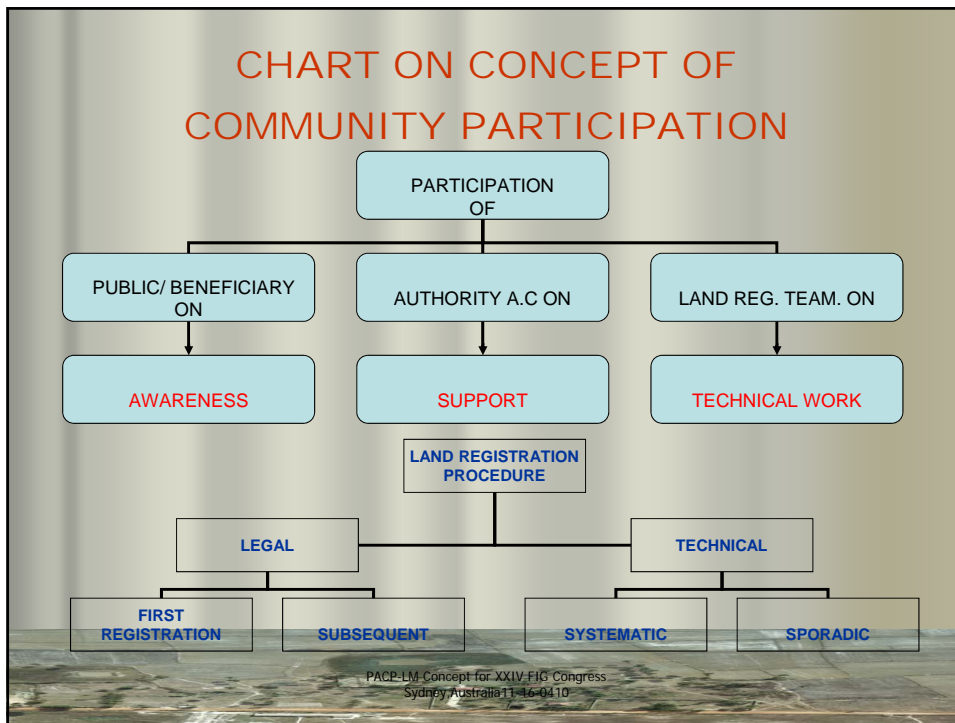
1) - Immediate Objective:

Ensure the full participation of national, provincial and local administrations, and all villagers in adjudication areas. The basic premise of the strategy is that all members of the community need to know that they have the right to receive a title and have an obligation to participate in the land registration process.

2) - Final and Development Objective:

People understand Why the Land Registration? Finally, they adopt the Culture of the Land Registration.

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THE SYSTEMATIC LAND REGISTRATION STEPS

1. PREPARATION STEP
 - DECLARATION OF AN ADJUDICATION AREA
 - ESTABLISHMENT AND TRAINING THE ADMINISTRATIVE COMMISSION(AC)
 - PUBLIC INFORMATION, DISSIMINATION
 - **PUBLIC AWARENESS COMMUNITY PARTICIPATION(PACP)**
2. TECHNICAL OPERATION
 - FIELDWORK(DEMARCATION, SURVEYING,ADJUDICATION)
 - OFFICE WORK(DATA ENTRY, DIGITISING)
3. PUBLIC DISPLAY OF CADASTRAL DOCUMENTS (LIST OF OWNER,CIM)
4. APPROVAL OF CADASTRAL DOCUMENTS (BY AC)
5. ESTABLISHMENT OF THE LEGAL LAND REGISTER BOOK AND FINAL CIM
6. LAND TITLE CERTIFICATE DELIVERY

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PACP-LM WORK PLAN IN THE ADJUDICATION AREA

First Meeting and Training of the Admi. Com. members 2 days	●●			
Preparation the Ceremony of the Opening Meeting (al. 15days)				
Selection & Location for OMC in the adjudication areas(al.7days)				
Public information on Ceremony of the opening meeting (al. 7days)				
Ceremony of the opening meeting in the Adjudication Are (1day)				●
Village Land Profile Preparation -Interview & Group Discussion -Group Discuss & Draft Report				●● ● ●
Public Land Information in the village (3days)				●●●
-Men & Special Group meeting				●
-Women/Special Group meeting				●
Men+ Women meeting with, Questions/Answers, Final Report				●

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IV. THE SYSTEMATIC LAND REGISTRATION IN CAMBODIA

- Land Registration Team(26 staff)
- Local Authority (Administrative Commission)
- Public/Beneficiary (Land Owners)

Land Registration Team

Administrative Commission

Public/Beneficiary



SYSTEMATIC LAND REGISTRATION ACTIVITIES



Demarcation



Surveying



Adjudication



Public Display Cadastral Documents

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APPROVAL CADASTRAL DOCUMENTS AND LAND TITLE CERTIFICATE DELIVRY



ARCHIVEMENT DUE PROJECT
IMPLEMENTATION(2002-2009)

~ 1000 Land Registration Staff Trained
and Refreshed (~200 Contractual
Staff)

~8000 Administrative Commission
Member were trained

1.8 Million Land Parcels Adjudicated

1.3Million Land Titles were Delivered

63% Common Property(HUSBAND &
WIFE) husband and wife

20% -25% Wife Property

10%-20% Husband Property

- **CADASTRAL INDEX MAP & LIST OF OWNER ARE APPROVED BY
PROVINCIAL GOVERNOR**
- **LAND TITLE CERTIFICATE ARE READY TO SECURE YOUR RIGHT ON YOUR
LAND**

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