International Seminar on Land Administration Trends & Issues in the Asia Pacific Region

Land Administration in Cambodia

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LAND ADMINISTRATION IN CAMBODIA

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I. INTRODUCTION

- Population: ~14 million
  - Urban: 15.7%
  - Rural: 84.3%
  - Annual growth 2.5%
- Total area: 181,035 sq-km
- Capital: Phnom Penh
  - 21 provinces and 3 municipalities
  - 185 districts
  - 1,621 communes
  - 13,406 villages
Estimates of land type and use (1998):
Forest concessions 8 million ha
Protected areas 3.3 million ha
Cultivated areas 2.7 million ha
Fishing lot (concessions) 1 million ha
Towns, infrastructure, waterways 1 million ha
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
II. LAND ADMINISTRATION ORGANIZATION IN CAMBODIA

1. Organizational Structures of the Ministry of Land

- MINISTER
  - LMAP
  - STATE SECRETARY
    - Cabinet
    - UNDER STATE SECRETARY
      - GD of Land Management
      - GD of Administration
      - GD of Cadastre & Geography
      - GD of Construction
      - 24 Prov. LMUPCC
        - Dist. LMUPCC
      - LAB
        - TRAINING CENTER
        - INSPECTION
        - Financial Internal Control

CLP  NCC  NSLC
II. LAND ADMINISTRATION ORGANIZATION IN CAMBODIA

2. Organizational Structures of General Department of Cadastre & Geography
III. LAND POLICY

The Vision of Cambodia’s Land Policy

There are 3 pillars of the land policy development:

1- Land Administration: focusing on an effective land titling programs in systematic and sporadic, dispute resolution, land market orientation

2- Land Management: focusing on sustainable development by developing of zoning, land use planning, NSDI....

3- Land Distribution: Designing to provide residential and farming land to the poor landless and land poor households.
III. LAND POLICY

Development of Policies and Regulations Framework Regarding to Land Issues

- Implementing through Council for Land Policy (CLP) comprising of 22 governmental institutions, that was established to coordinate with inter-ministerial functions and other concerned stakeholders & donor community relating to land and natural recourses management issues.

- CLP implements its duty with supporting by its Secretariat located in the Ministry of Land Management, that focuses on the main tasks regarding to: proposing draft policies, laws, regulations & strategies regarding land and make consultation process to all stakeholder to find consensus.
III. LAND POLICY

Land Policy Outputs

The CLP has accomplished its work on:
- Interim Strategy of Land Policy Framework,
- Sub-decree on Social Land Concessions
- Sub-decree on Economic Land Concessions
- Sub-decree on The Cadastral Commission
- Sub-decree on the Sporadic of Land Registration
- Sub-decree on the Systematic Land Registration
- Sub-decree on State Land Management

And Other Implementing Instructions.

Issues under development:
- Condominiums and other co-owned properties,
- Land Management Policy
- Registration of land rights of indigenous communities,
- National Housing Policy, and
- Comprehensive of Land Policy
IV. 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…
IV. LAND REGISTRATION IN CAMBODIA

Systematic Land Registration Procedure:
1. Preparation step
2. Technical Operation
3. Public Display
4. Approval Cadastral Document
5. Title Delivering
IV. LAND REGISTRATION IN CAMBODIA

Sporadic Land Registration

Systematic Land Registration

No Cadastral Index Map

Cadastral Index Map

Land Book

Land Book
IV. LAND REGISTRATION IN CAMBODIA

Sporadic Land Title Certificate

Possession & Ownership Title

Systematic Land Title Certificate

Ownership Title
EXISTING GROUND CONTROL SURVEYS

The Regional Geodetic Working Group of the Permanent Committee on GIS Infrastructure for Asia and the Pacific (PCGIAP), where Cambodia belongs to, decided to adopt International Terrestrial Reference Frame (ITRF) system and GRS80 ellipsoid as the fundamental datum parameters for regional applications. Five stations in Cambodia belonging to APGRP98 have accurate ITRF coordinates on GRS80 (= WGS84) ellipsoid, and they form the Primary National Geodetic Network of Cambodia.

Horizontal Datum:
- Reference Frame: ITRF2000
- Epoch: 1998.90
- Ellipsoid: GRS80
- Semi-major Axis: 6,378,137.000 meters
- Inverse Flattening: 298.257222101
In order to support the mapping and survey requirements the plan to provide an accurate and homogeneous horizontal geodetic network over the whole country has been prepared. This network shall further develop the official Cambodian Geodetic Datum based on the results of the Asia Pacific Regional Geodetic Project of 1998.

The Government of Cambodia intends to use resources from different sources for establishment of first order horizontal network and vertical network over the whole Cambodia. The project is called *Ground Control Survey Project in Cambodia*. The work will be carried out under supervision of the General Department of Cadastre and Geography of MLMUPC according to national standards and specifications of Cambodia.
V. TECHNICAL MATTERS

CADASTRAL SURVEY AND MAPPING

Three different surveying methods:

- Photo interpretation using 1:1000 orthophoto map
- Photo interpretation combined with simple tools (steel tape, range poles, right-angle prism or compass)
- Total station or GPS surveys
V. TECHNICAL MATTERS

CADASTRAL SURVEY AND MAPPING (Cont.)

- Textual data: MS Access Database
- Graphical data: ArcGis 8.3, upgraded to 9.0 and further upgrading
- Linked by Unique Parcel Reference Number (UPRN)
VI. CHALLENGES

- Upgrading and increasing the staff
- Master plans and official land use planning system still at early stages
- Land valuation development still at early stages
- National Spatial Data Infrastructure (NSDI) still at planning stage
- One-Window Cadastral Services not yet established, planning started
THANK YOU FOR YOUR ATTENTION