



FIG Working Week 2011

Bridging the Gap Between Cultures

TS04H - Management of State and Public Sector Land

Friday, 20 May, 11-12.30, Reda 2



Land Distribution in Cambodia – Experiences and New Approaches for State Land Management

- 1 Basic Facts about Cambodia
- 2 Challenge of Land Distribution
- 3 Solutions: Partnership Approach



Basic Facts about Cambodia (1)

Kingdom of Cambodia



- BIP p.c. = 667 US\$ (WB 2009)
- HDI = 124 (UNDP 2010)
- 13,4 Mio (Census 2008)
- 80.5% rural population
- of which 72.3% ag sector (Yearbook 2008)
- 85% farmers own less 1 ha
- Landless: ca. 20%
- Food insecure: ca. 30%



Modern Land Rights between Colonialism, Communism and Market Economy

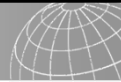


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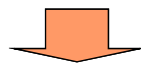
- French Cadastre from 1920ies
- Khmer Rouge 1975-79
- Vietnamese 1979-1989
- Private Possession 1986
- Private Property 1989
- Land Law 1992
- End of Civil War 1997
- Land Law 2001:
systematic registration, Economic Land Concessions, Social Land Concessions



Khmer Rouge Dam Project in 1976



Cambodian Land Administration, Management & Distribution Program 2002-2017



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| LAND ADMINISTRATION | Policy & Legal Framework
Institution Building
Land registration system
Resolution of land disputes |
| LAND MANAGEMENT | Policy & Legal Framework
Institution Building
Spatial planning
Urban informal settlements |
| LAND DISTRIBUTION | Policy & Legal Framework
Institution Building
Social Land Concessions
Partnership with Investors |

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Basic Facts about Cambodia (4)

a central and populated Cambodia
 12.1 millions inhabitants
 > 200 inhab./km²
 agriculture > 55 % of the territory

a peripheral and sparse Cambodia
 1.3 millions inhabitants
 < 15 inhab./km²
 agriculture < 5 % of the territory

75 % of the farms < 1,0 ha
 80 % farms not connected to market

Economic land concessions (ELC)
 Great variety of soils

Subsistence farming in the populated area

Commercial farming and pressure on natural resources in the sparse area

Source: AFD-Cambodia, February 2011

Dr. Franz-Volker Müller, GIZ-Cambodia

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Challenge of Land Distribution (1)

Land distribution results in Cambodia (April 2011)

- 147 Economic Land Concessions distributed: 1.400.000 ha
 - Economic Concession size mostly 1000 ha to 10.000 ha.
- 1614 Community-based Social Land Concessions : 6.277 ha
 - Social Concession size 1ha to 3 ha.

IMPACT: Land tenure security for 147 Concessions and for 1614 landless HH

NEED: minimum 100.000 Landless and Land Poor HH need land

Dr. Franz-Volker Müller, GIZ-Cambodia

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Art. 2 Sub-decree on ELC: *Economic Land Concession refers to a mechanism to reclassify public to private state land and grant a specific economic land concession contract to a concessionaire to use for agricultural and industrial-agricultural exploitation.*



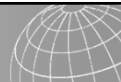
Allocative efficiency
= land is allocated in a way which maximizes the total national welfare



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- land concentration
- land underutilization
- lack of workers
- environmental impact



Art. 2(a) Sub-decree on SLC: *Social land concession is a legal mechanism to reclassify public to private state land for social purposes for those poor who lack land for residential and/or family farming purposes.*



Distributive justice = land is distributed to those most in need of it



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- lack of capital (debts)
- lack of technology
- lack of good agricultural practices
- lack of market access



Competition between ELC and SLC

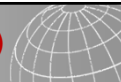


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- National and international investors have
 - strong financial basis
 - strong political backing through government and party
 - Simple, intransparent processes to follow to get the land
- Communes / small holders have
 - No financial means
 - No or weak political backing
 - Difficult, transparent processes to follow to get the land

IMPACT: Communes /Small Holders Lose against Investors

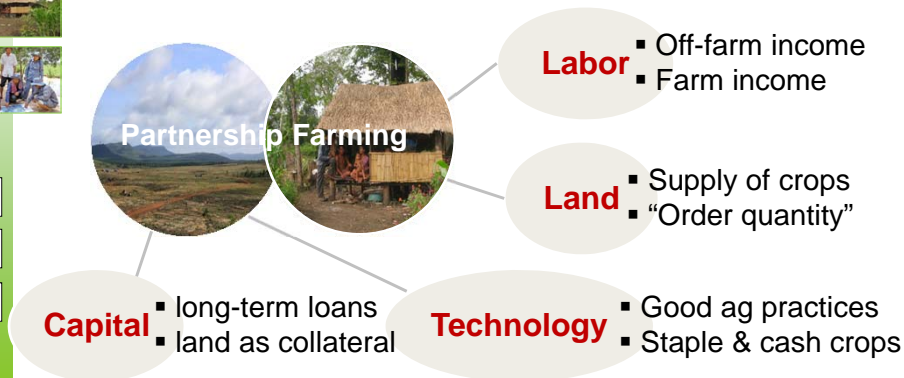
TARGETED SOLUTION: Create Win-Win Situation



Vision: “[...] Land distribution shall ensure equity, social stability, food security and facilitate investment based on the natural characteristic, type and quality of soil for sustainable socio-economic development, prevent land concentration and promote productive and effective use of land.” (Land Policy Declaration 2009)

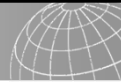


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 1 2 3	<p>1. Regularization</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Informal SH</p> <p>ELC</p> </div> <div style="text-align: center;"> <p>Formal SLC/SH</p> <p>ELC</p> </div> </div> <p>“Grandis Timber”</p>	<p>2. Land Adjustment</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Informal SH</p> <p>ELC</p> </div> <div style="text-align: center;"> <p>Formal SLC/SH</p> <p>ELC</p> </div> </div> <p>“Cambodian Investor”</p>
	<p>3. Nucleus/Plasma</p> <div style="text-align: center;"> <p>ELC</p> </div> <p>“European Investor”</p>	<p>4. Community Title</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Informal SH</p> <p>ELC</p> </div> <div style="text-align: center;"> <p>Formal SLC/SH</p> <p>ELC</p> </div> </div> <p>“Future Model”</p>



Many thanks for your attention!



Dr. Franz-Volker Müller / Poch Sophorn
 GIZ-Cambodia, Land Rights Program
Franz-Volker.Mueller@giz.de / Sophorn.Poch@giz.de