Implementation and Concept of Public Awareness, Community Participation and Land Management for Establishing Cadastral Index Map and Land Register in Cambodia

Sopha SUON, Cambodia
Davuth LOR, Cambodia
Dr. Sam Ell MEACH, Cambodia

Key Words: Land Administration, Systematic Land Registration, Public Awareness, Community Participation, Cambodia

SUMMARY

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. This paper presents 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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1. INTRODUCTION OF THE LEGAL BASE FOR IMPLEMENTATION AND CONCEPT OF PUBLIC AWARENESS COMMUNITY PARTICIPATION AND LAND MANAGEMENT (PACP-LM)

Base on the article 1 of Land Law stipulate: “This law has the subject to determine the regime of ownership for immovable properties in the Kingdom of Cambodia for guaranteeing the right of ownership and other rights related to immovable property, according to provision of 1993 Constitution of the Kingdom of Cambodia.

LAND REGISTRATION IMPLEMENTATION PLAN

1-PACP-LM work plan in the Adjudication area and in the village
2-PACP-LM activities in the village
3-Schedule for PACP-LM team in Adjudication area
4-Agenda for PACP-LM activities in each village
5-Questionaire for Interview with Village Leaders for VLP preparation

2. THE OBJECTIVE OF PACP-LM
The overall objective the PACP-LM is to ensure the full participation of national, provincial, and local administration, and all villagers in the adjudication areas. The basic premise of the strategy is that all members of the community need to know that they have an Obligation to participate in the Land Registration Process.

3. THE DEFINITION OF THE SYSTEMATIC LAND REGISTRATION PROCEDURE

The Systematic Land Registration is the procedure of the land registration apply for all parcels including (Public and Private) existing in the Adjudication areas.

There are 5 steps of the Systematic Land Registration Procedure by the Circulation no 001.

Step 1: The Preparation
Step 2: The Technical Operation
Step 3: The Public Display (30 days)
Step 4: The Judgment on Report (Decision)
Step 5: The Registration and Issue Title

Note that, for our work plan on the PACP-LM activities, we will concentrate on the Step 1: The Preparation.

According to the article 6 of Sub Decree 46 of PSLR:

Article 6:

The Provincial/Municipal Governor shall send an official letter describing and authorizing the systematic adjudication procedure to regional and local authorizing of the adjudication area at least 15 days before the opening meeting.

The Provincial/Municipal shall publicly inform about the time and venue of the opening meeting. The announcement will be placed for the public to see at least 7 days before the opening meeting in a prominent place in the village or in the adjudication area in question. The announcement must be, in co-operation with local authorities, spread widely and effectively in the adjudication area.

At the public opening meeting of the systematic adjudication, which shall be held in the adjudication area, the Field Manager or the representative of the Administrative Commission shall explain the procedure, clarify legal matters and answer any raising question related to the adjudication.
Additional meeting at the village level shall be arranged if the Field Manager or the local authorities consider this necessary.

4. WORK PLAN: (See Annex1)

According to this article explain table by table of the 4 mains topics enumerated below to know:

Table 1: PACP-LM Work Plan in the Adjudication area,  
Table 2: PACP-LM Activities in the village,  
Table 3: Schedule of the PACP-LM team in the Adjudication area, and  
Table 4: Agenda for PACP-LM activities in the village

5. QUESTIONS FOR INTERVIEW: (See Annex 2)

“The Questionnaire for Interview with Village Leader”: Ask participant to read the questionnaire, question by question and ask him if there are any questions. Request participants to prepare the answer during the interview of the PACP-LM

6. CONCLUSIONS:

- Questions and Answers,  
- Thanks to Participants,  
- Believe and Hope their Contribution and their Support for the success of Land Management and Administration Project (LMAP). Note that, their SUPPORT is the main Mandate and Role of the Administrative Commission (AC) Member.
Structure of the Systematic Land Registration
Land Registration Team (LRT)  Local Authority Administrative Commission (A.C)  Public/Beneficiary

Execution  Support  Awareness on Why??
What??  How??  Rights  Duty

LAND REGISTRATION PROCEDURE

LEGAL

TECHNICAL

FIRST REGISTRATION  SUBSEQUENT REGISTRATION  SPORADIC  SYSTEMATIC

Objective  Dissemination
Rights  Land Law  Process of LR
Duty  Participation  Benefit of LT
Village Map

-Information  -Demarcation  -Survey  -Adjudication  -GIS  -FM

TASK & ROLE

What??  How??
7. DEFINITION AND OBJECTIVE OF THE PACP-LM

7.1 Definitions:

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

7.2 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.

8. PACP-LM ACTIVITIES IN THE VILLAGE:

Two (2) mains activities of five (5) days in each village are:

8.1 Village Land profile (2days)

- Interview with village leader
- Focus group discussion
- Demarcation of the village boundaries

8.2 Information dissemination (3days)

- Information session men group, women group and special group
- Information session men+ women with showing village map (orthophoto)
- Questions and answers from the floor.
- Final Village Land Profile report

The table 2 below indicates the five (5) days of PACP LM activities in the village.
### PACP-LM WORK PLAN IN THE ADJUDICATION AREA

1 Column = 1 week, 1 Point = 1 day

<table>
<thead>
<tr>
<th>Activity</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Meeting and Training of the Admi. Com. members 2 days</td>
<td>⚫⚫</td>
</tr>
<tr>
<td>Preparation the Ceremony of the Opening Meeting (al. 15 days)</td>
<td></td>
</tr>
<tr>
<td>Selection &amp; Location for OMC in the adjudication areas (al. 7 days)</td>
<td></td>
</tr>
<tr>
<td>Public information on Ceremony of the opening meeting (al. 7 days)</td>
<td></td>
</tr>
<tr>
<td>Ceremony of the opening meeting in the Adjudication Area (1 day)</td>
<td>⚫</td>
</tr>
<tr>
<td>Village Land Profile Preparation</td>
<td>⚫⚫</td>
</tr>
<tr>
<td>- Interview &amp; Group Discussion</td>
<td>⚫</td>
</tr>
<tr>
<td>- Group Discuss &amp; Draft Report</td>
<td></td>
</tr>
<tr>
<td>Public Land Information in the village (3 days)</td>
<td>⚫⚫⚫</td>
</tr>
<tr>
<td>- Men &amp; Special Group meeting</td>
<td>⚫</td>
</tr>
<tr>
<td>- Women/Special Group meeting</td>
<td>⚫</td>
</tr>
<tr>
<td>Men &amp; Women meeting with Questions/Answers, Final Report</td>
<td>⚫</td>
</tr>
</tbody>
</table>

OMC: Opening Meeting Ceremony
## AGENDA OF THE PACP-LM ACTIVITIES IN THE VILLAGE

**Duration:** 5 Days

**Province:** ............................................. **District:** .............................................

**Commune:** ............................................. **Village:** .............................................

<table>
<thead>
<tr>
<th>DATE</th>
<th>ACTIVITIES</th>
<th>PARTICIPANTS</th>
<th>DOCUMENTS USING</th>
<th>REMARK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Day 1</td>
<td>Interview with Village Leaders</td>
<td>Village Leaders and PACP LM</td>
<td>Questionnaire for Interview</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Village Boundaries</td>
<td>Village leader with LM</td>
<td>Village Orthophoto</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Men Focus Group Discussion</td>
<td>6 to 8 Men Elders in the village</td>
<td>Focus Group Discussion Guide, Note taking form</td>
<td></td>
</tr>
<tr>
<td>Day 2</td>
<td>Woman focus group discussion</td>
<td>6 to 8 women Elders in village</td>
<td>Focus group discussion Guide, Note taking form</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Village Boundaries</td>
<td>Village leader with LM</td>
<td>Village orthophoto</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Draft village land profile report</td>
<td>PACP-LM team</td>
<td>Village land profile form and orthophoto</td>
<td></td>
</tr>
<tr>
<td>Day 3</td>
<td>Men Group Information Session</td>
<td>All men villagers</td>
<td>-Land Law -Registration Procedure -Benefit of Land Titling -Poster-Par Form-Map</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Special group information session</td>
<td>Widows, Women headed household Disabled, Illiterate and Poor People</td>
<td>-Land Law -Registration Procedure -Benefit of Land Titling -Poster-Par Form-Map</td>
<td></td>
</tr>
<tr>
<td>Day 4</td>
<td>Women Group Information Session</td>
<td>All women villagers</td>
<td>-Land Law -Registration Procedure -Benefit of Land Titling -Poster-Par Form-Map</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Special group information session</td>
<td>Widows, Women headed household Disabled, Illiterate and Poor People</td>
<td>-Land Law -Registration Procedure -Benefit of Land Titling -Poster-Par Form-Map</td>
<td></td>
</tr>
</tbody>
</table>
| Day5 | Women+Men Group Information Session Question/Answers | All villagers | -Land Law  
-Registration Procedure  
-Benefit of Land Titling  
-Poster-Par Form-Map |
|------|----------------------------------------------------|---------------|--------------------------------------------------|
|      | Final Village land Profile (VLP) Report            | PACP LM Teams | VLP Report Form  
-Village Data Summary  
-Village Orthophoto Map |

Women+Men Group Information Session Question/Answers

All villagers

- Land Law
- Registration Procedure
- Benefit of Land Titling
- Poster-Par Form-Map

Final Village land Profile (VLP) Report

PACP LM Teams

VLP Report Form
- Village Data Summary
- Village Orthophoto Map
REFERENCES

Constitution of Kingdom of Cambodia, 1993
Land Law, 2001
Sub-decree 46 on The Establishment of Cadastral Index Map and Land Register, 2002
Instruction on Implementation of Systematic Land Registration, 2002

BIOGRAPHICAL NOTES

Suon Sopha is the Director of the Land Administration Department of the General Department of Cadastre and Geography (GDCG) of the Ministry of Land Management, Urban Planning and Construction (MLMUPC) of the Royal Government of Cambodia (RCG) and the Deputy Project Director of the former multi-donor Land Management and Administration Project (LMAP 2002-2009) and the current multi-donor Land Administration Sub Sector Program (LASSP 2009-2012).

Lor Davuth is the Director of the Technical Department of the General Department of Cadastre and Geography (GDCG) of the Ministry of Land Management, Urban Planning and Construction (MLMUPC) of the Royal Government of Cambodia (RCG).

Dr Sam Ell Meach is a Participation and Gender Advisor at FM-International Oy FINNMAP, supporting the Ministry of Land Management, Urban Planning and Construction (MLMUPC) of the Royal Government of Cambodia (RCG) in the former multi-donor Land Management and Administration Project (LMAP 2002-2009) and the current multi-donor Land Administration Sub Sector Program (LASSP 2009-2012).

CONTACTS:

Mr Suon Sopha
Director of Land Administration Department / Deputy Director, LASSP
General of the General Department of Cadastre and Geography (GDCG)
Ministry of Land Management, Urban Planning and Construction (MLMUPC)
Phnom Penh
CAMBODIA
Tel. +855 12 969448
Email: sopha_lmap@camnet.com.kh