Community Participation Supporting Cost Effective Surveying Methods
Davuth LOR, Cambodia
Pertti ONKALO, Finland

Cambodia: Geography and Fact
- Population: 12 millions
- Annual growth 2.5%
- Capital: Phnom Penh
- Total area: 181,035 sq.km
- 24 provinces / municipalities
- 185 districts
- 1,621 communes

Background of Land Right in Cambodia
- Before a French colonial: all land belong to sovereign (theoretically), used by people
- 1863-1975: private ownership
- 1975-1979: no private land ownership (Khmer Rouge)
- 1979-1989: all land belong to the state
- 1989-2001: ownership right to residential land & possession right to agricultural land
- New land law 2001 full ownership

Land Management and Administration Project (LMAP)
Goals and Objectives
- The Multi-Donors Project
  - World Bank, Germany, Finland and Cambodia
  - First 5-years project phase (2002-2007)
- The Overall Goals of the project
  - to reduce poverty, promote social stability, and stimulate economic development.
- The specific objectives of the project
  - to improve land tenure security and promote the development of efficient land markets.

Land Management and Administration Project (LMAP)
Goals and Objectives
- These objectives will be achieved through:
  a) Development of national policies, the regulatory framework, and institutions for land administration;
  b) Issuance and registration of titles in urban and rural areas; and
  c) Establishment of an efficient and transparent land administration system.

Land Management and Administration Project (LMAP)
Project Components/ Integrated Approach
- The LMAP Project Components:
  1. Development of land policy and regulatory framework
  2. Institutional development
  3. Land titling program and development of a land registration system
  4. Strengthening mechanisms for dispute resolution
  5. Land management
Land Management and Administration Project (LMAP)
Sub-Component 3

1-Information Dissemination and Community Participation
2-Systematic Land Titling
3-Sporadic Land Titling
4-Development of Modern Land Registration System

Systematic Land Registration in Cambodia
Principles

✔ Cost effective
✔ minimum inconveniences to the people
✔ go to the local level, meet the people
✔ one parcel - one visit
✔ people’s rights protected by free access, transparency and appeal process

The LMAP disseminates public information through:
- mass media (TV, Radio, Newspapers)
- leaflets
- posters
- meeting (village level, commune level)
- drama

Systematic Land Registration; Component 3
Public Awareness and Community Participation

Systematic Land Registration; Component 3
Demarcation, Surveying and Adjudication

✔ demarcation

Three different surveying methods:
- Photo interpretation using 1:1000 orthophoto map
- Photo interpretation combined with simple tools (steel tape, range pool, right-angle prism or compass)
- Total station or GPS survey
Systematic Land Registration; Component 3
Demarcation, Surveying and Adjudication
✔ adjudication

Systematic Land Registration; Component 3
Documentation
✔ Textual data: MS Access Database
✔ Graphical data: ArcGIS 8.3 (9.0)
✔ Unique Parcel Reference Number (UPRN)

Systematic Land Registration; Component 3
Public Display
The Public Announcement through:
- Mass Media (television, radio, newspapers)
- Posters, Megaphone
- Meeting

Systematic Land Registration; Component 3
Public Display
Public display activity

Systematic Land Registration; Component 3
Land Title Delivery

Systematic Land Registration for Cambodia
Key of Successful Implementation
✔ Community participation
- Right and duty
- Publicity and equity
- Guarantee transparency and quality control

✔ Mobilization of villagers
- Minimum inconveniences to the people
- Demarcation, surveying and adjudication simultaneously
- Effective
- Save time and minimize cost
Systematic Land Registration in Cambodia

Results

- ✔ In most villages participation close to 100%
- ✔ 96% of titles collected in two days
- ✔ Low fee justified by participation of owners
  - 1 riels/sq.m (0.025 cent) for rural agricultural land
  - 100 riels/sq.m (2.5 cent) for Phnom Penh city

Systematic Land Registration for Cambodia

Cost

- ✔ The cost for land registration per parcel is USD 15 (2004 September)
- ✔ Compare with WB project in region:
  - USD 30 - 33 (Thailand)
  - USD 20 - 25 (Indonesia)
  (World Bank, PAD)

Thank You!