CONTENT

I. INTRODUCTION

II. LAND REGISTRATION IN CAMBODIA

III. IMPLEMENTATION AND CONCEPT OF PACP-LM

IV. THE SYSTEMATIC LAND REGISTRATION IN CAMBODIA
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 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...

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.
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.
CHART ON CONCEPT OF COMMUNITY PARTICIPATION

PARTICIPATION OF

PUBLIC/BENEFICIARY ON

AUTHORITY A.C ON

LAND REG. TEAM. ON

AWARENESS

SUPPORT

TECHNICAL WORK

LAND REGISTRATION PROCEDURE

LEGAL

TECHNICAL

FIRST REGISTRATION

SUBSEQUENT

SYSTEMATIC

SPORADIC

SYSTEMATIC LAND REGISTRATION STRUCTURE

OBJECTIVE

Right

Duty

Participation

Benefit of LT

Village Map

DISSEMINATION

Land Law

LR Procedure

PUBLIC/BENEFICIARY

Local Authority

Administrative

Commission

Land Registration

Team (LRT)

Execution: What??

Support: How??

Awareness or Why??

LEGAL

TECHNICAL

FIRST REGISTRATION

SUBSEQUENT REGISTRATION

SPORADIC

SYSTEMATIC

TASK & ROLE

- Field Manager
- Infor/Dissem.
- Demarcation
- Survey
- Adjudication
- GIS

PACP-LM Concept for XXIV FIG Congress
Sydney, Australia, 11-16 April 2010
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

PACP-LM WORK PLAN IN THE ADJUDICATION AREA

<table>
<thead>
<tr>
<th>Event</th>
<th>Duration</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Meeting and Training of the Admi. Com. members</td>
<td>2 days</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>
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<tr>
<td>Village Land Profile Preparation</td>
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<tr>
<td>- Interview &amp; Group Discussion</td>
<td></td>
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<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>
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<tr>
<td>Men + Women meeting with Questions/Answers, Final Report</td>
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</tbody>
</table>
IV. THE SYSTEMATIC LAND REGISTRATION IN CAMBODIA

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

SYSTEMATIC LAND REGISTRATION ACTIVITIES

- Demarcation
- Surveying
- Adjudication
- Public Display Cadastral Documents
APPROVAL CADAstral DOCUMENTS AND LAND TITLE CERTIFICATE DELIVERY

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

1.3 Million Land Titles were Delivered

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

20% - 25% Wife Property

10% - 20% Husband Property

LAND TITLE CERTIFICATE ARE READY TO SECURE YOUR RIGHT ON YOUR LAND

THANK YOU FOR YOUR ATTENTION