Education, Property Valuation and Taxation Capacity in Developing Countries: The Example of Cambodia

Dr. Fabian Thiel (CIM/GIZ)
Faculty Advisor and Senior Lecturer
Faculty of Land Management and Land Administration,
Royal University of Agriculture (RUA), Phnom Penh

Kingdom of Cambodia
Land Sector

LAMDP
Land Administration, Management and Distribution Program

- Development of Land Policy and Regulatory Framework
- Institutional Development
- Land Titling Program and Development of a Modern Land Registration System
- Strengthening Mechanisms for Dispute Resolution
- Land Valuation and Land Market Development

Selected Land Prices in Asia
(Source: www.globalpropertyguide.com/Asia/square-meter-prices)

<table>
<thead>
<tr>
<th>Pos.</th>
<th>Town/Country</th>
<th>Land value per m² (US$)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Hong Kong</td>
<td>15.424</td>
</tr>
<tr>
<td>2.</td>
<td>Japan</td>
<td>13.814</td>
</tr>
<tr>
<td>3.</td>
<td>Singapore</td>
<td>11.324</td>
</tr>
<tr>
<td>4.</td>
<td>India</td>
<td>9.542</td>
</tr>
<tr>
<td>5.</td>
<td>Taiwan</td>
<td>3.919</td>
</tr>
<tr>
<td>6.</td>
<td>China</td>
<td>2.834</td>
</tr>
<tr>
<td>7.</td>
<td>Cambodia</td>
<td>2.495</td>
</tr>
<tr>
<td>8.</td>
<td>Thailand</td>
<td>1.939</td>
</tr>
<tr>
<td>9.</td>
<td>Malaysia</td>
<td>1.366</td>
</tr>
<tr>
<td>10.</td>
<td>Indonesia</td>
<td>1.287</td>
</tr>
</tbody>
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## Curriculum

- **Land and Real Estate Markets I**  
  Basic knowledge about the land and real estate market, their structure, components, and operating mechanisms in general.

- **Land and Real Estate Markets II**  
  Specific knowledge about the land and real estate market, their structure, components, and operating mechanisms in the Cambodian reality.

- **Land and Real Estate Valuation I**  
  Importance of land and real estate valuation in Cambodia and discuss real problems against the background of the settlement of land disputes, land and real estate markets.

- **Land and Real Estate Valuation II**  
  Land valuation methods and land taxation including awareness of the necessary political, legal and institutional framework conditions.

## Taxation and Valuation Capacity

- “Cooling down” land speculation
- Massive competition for land (FDI)
- Complicated institutional arrangements: MLMUPC vs. MEF
- Appraisal and assessment
- Land value increment taxation?
Thank you!

Questions, please?

www.fabian-thiel.de