

3RD FIG Regional Conference
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Community Participation Supporting Cost Effective Surveying Methods

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1

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

2

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

3

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 are to reduce poverty, promote social stability, and stimulate economic development.

The specific objectives of the project are to improve land tenure security and promote the development of efficient land markets.

4

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.

5

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

6

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

7

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**

8

Systematic Land Registration; Component 3
Public Awareness and Community Participation

The LMAP disseminates public information through :

- mass media (TV, Radio, Newspapers)
- leaflets
- posters
- meeting(village level, commune level)
- drama

9

Systematic Land Registration; Component 3
Public Awareness and Community Participation

- Administrative commission meeting
- Public Information meeting



Systematic Land Registration; Component 3
Demarcation, Surveying and Adjudication

- ✓ demarcation



11

Systematic Land Registration; Component 3
Demarcation, Surveying and Adjudication

Three different surveying methods:

- Photo interpretation using 1:1000 orthophoto map
- Photo interpretation combined with simple tools (steel tape, range pole, right-angle prism or compass)
- Total station or GPS survey



12

Systematic Land Registration; Component 3 *Demarcation, Surveying and Adjudication*

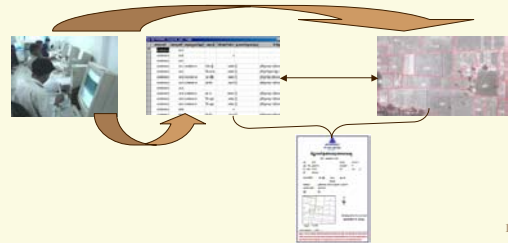
- ✓ adjudication



13

Systematic Land Registration; Component 3 *Documentation*

- ✓ Textual data: MS Access Database
- ✓ Graphical data: ArcGis 8.3 (9.0)
- ✓ Unique Parcel Reference Number (UPRN)



14

Systematic Land Registration; Component 3 *Public Display*

The Public Announcement through:

- Mass Media (television, radio, newspapers)
- Posters, Megaphone
- Meeting



15

Systematic Land Registration; Component 3 *Public Display*

Public display activity



16

Systematic Land Registration; Component 3 *Land Title Delivery*



17

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

18

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

19

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)

20

Thank You !

21