



**KINGDOM OF CAMBODIA**

**Ministry of Land Management, Urban Planning and Construction**

# **OUTLOOK FOR LAND POLICY** **IN CAMBODIA**

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*Along the NR 5, in Kampong Chhnang*



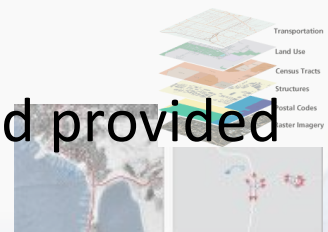
Ministry of Land Management  
Urban Planning and Construction  
General Department of Cadastre and Geography



# 1. Introduction

## • History of land tenure in Cambodia

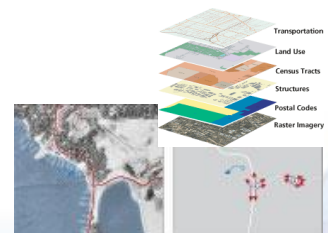
- *Democratic Kampuchea (1975-1979)*: the land tenure and cadastral records were destroyed and private property was abolished. All land belonged to the State organization.
- *People's Republic of Kampuchea (1979-1989)*: From January 1985, land reform started by keeping only collective group No 3 and the rest moved to individuals by share cropping.
- Post 1989 (1989-present): Instruction No. 3 on Land Management Policy established:
  - all land rights established prior to 1979 were null and void, and
  - all land belonged to the State
  - The right to occupy and use land and to sell the land provided by the State for resident and farming



# 1. Introduction (cont.)

## • Challenges related to land

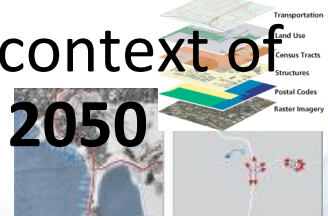
- Encroachment on rural state land
- Temporary settlements in urban state land cause a conflict, due to development needs
- State land has not yet been demarcated and registered.
- Land registration is not yet complete.
- Landless and land-poor issues



## 2. Vision and Overall Objective

### Comprehensive Land Policy or “Land White Paper”

- Statement of Land Policy in May 2001
  - The Strategic Framework of Land Policy (2002)
  - The Declaration of RGC on Land Policy (2009)
  - Comprehensive Land Policy
- **The vision of Comprehensive Land Policy** is land management, use, distribution in an equitable, transparent, effective, and sustainable manner in order to achieve national goals on poverty reduction, ensuring food security, environmental and natural resources protection, national defense and socio-economic development in the context of market economy **(by 2030 out of poverty and by 2050 developed country)**.



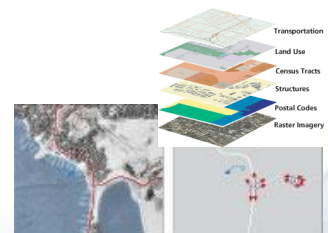


## 2. Vision and Overall Objective (cont.)

Comprehensive Land Policy covers **Land Administration Sub-sector**, **Land Management Sub-sector**, **Land Distribution Sub-sector** and other important policies.

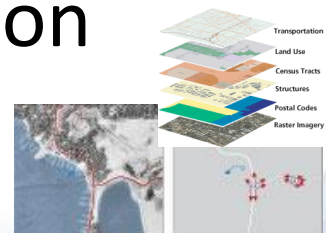
### • Overall Objective:

- To strengthen security of land tenure to ensure confidence and efficiency of land markets;
- To guarantee the management, protection, and use of land and natural resources in a transparent and effective manner to ensure balanced sustainable development; and
- To provide a clear direction in transparent and equitable distribution and use of state land for public and private purposes.



### 3. Integration of Sector Policy

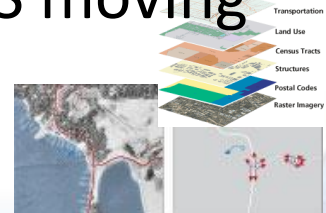
- Managing Agricultural Land
- Forest Management
- Water Resource Management
- Management of Fishery Domain
- Environment and Natural Protected Areas
- Tourism, Heritage and Natural Resources
- Land Use for Development of Transport Infrastructure
- Land Use and Mineral Resource Exploitation



# 4. Land Administration Sub-sector

## Land Administration Sub-Sector

- The objectives of land administration are to **register** ownership and other **rights**, to **prevent** and **resolve** land **disputes** in order to strengthen **land tenure security**, and ensure reliability and efficiency of **land market**.
- LA covers (1) framework of land tenure, (2) land registration (first and subsequent) (3) development of an inventory of state immovable property, (4) Demarcation of administrative boundaries (5) Cadastral Commission (6) development of multi-purpose cadastre & (7) PBIS moving to NSDI (8) Classification of Soil Types





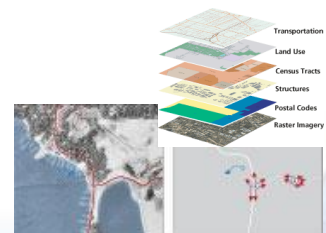
## 5. Land Management Sub-sector

- The objective is to ensure management, protection and use of land and natural resources with transparency and efficiency in order to preserve environmental sustainability and equitable socio-economic development in rural and urban areas as well as to prevent disputes over land use by regulating land development or land conversion.
- **LM** covers (1) Principles of Land Management, (2) Tools of Land Management, (3) Hierarchy of Spatial Planning, (4) Development of Urban Planning and Construction Regulations for Urban Areas, (5) Development of Regulations for Rural Areas and Land Conversion, (6) Land Readjustment, Land Consolidation, Land Sub-division, and (7) Development of Priority Area.



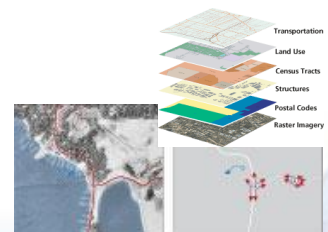
## 6. Land Distribution Sub-sector

- The objective is to provide a clear direction in transparent and equitable distribution and use of state land for public and private purposes.
- LD covers (1) social land concession policy, (2) economic land concession policy, (3) Land distribution planning, partnership development between small and large scale farms and participation from the private sector, and (4) policy on illegal occupation over State land in rural and township/urban areas.



# 7. Other Important Policies

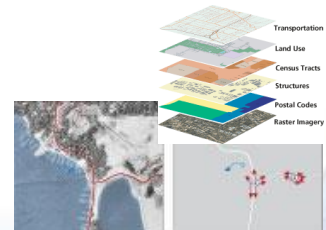
- National Housing Policy and Temporary Settlement
- National Policy on Immoveable Property Valuation & Taxation
- Land Policy and Indigenous People
- Land and Gender Policy
- Land Policy for Armed Forces Development Zones
- Land Policy and Climate Change
- Land Policy in the regional and international framework





## 8. Monitoring the implementation

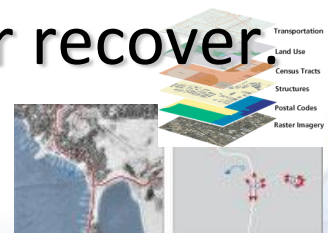
- to review what has been achieved in order to improve the policy at a given time **at lease every 5 years and/or propose a new policy;**
- to review the whole land policy at least every 10 years;
- to modify an action plan/strategy of land policy every 3 years or if necessary, according to the policy of the Royal Government; and
- to raise awareness of the essential content of land policy to all stakeholders to coordinate effective strategy implementation.



# 9. Conclusion

Comprehensive Land Policy is the compass to undertake directions of land reform and also a measure to enhance an equitable and just society to promote living standards of all people and to ensure sustainable development, peace and prosperity throughout the country.

It is necessary that all relevant Ministries, Institutions and stakeholders will continue to effectively implement the comprehensive land policy, with high commitment, as land resource becomes scarce and will never recover.







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Thanks !!!