

**Annual Meeting of FIG commission 7**  
(Cadastre and Land Management)  
**“Open Symposium on Environment and  
Land Administration”**

**Systematic Land Titling in Cambodia is the component 3 of the  
Land Management and Administration Project (LMAP)**

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**(LASED)**  
**Kingdom of Cambodia**

**Verona, Italy 11 to 15 September 2008**

## Presentation's outline

- 1- Brief introduction about Cambodia
- 2-Mechanism for Land Administration in Cambodia
- 3-Procedures of the Systematic Land Titling (LMAP)
- 4- Result of LMAP

# 1- About The Kingdom of Cambodia

**Location:** South-East Asia bordering with Thailand to the North and West, with Laos to the North, with Vietnam to the East and Siam Golf to the South-West

**Territory:** 181 035 km<sup>2</sup>

**Population:** About 14 Millions

**Territorial Administration:**

- 20 Provinces
- 4 Municipalities
- 186 Districts,
- 1632 Communes

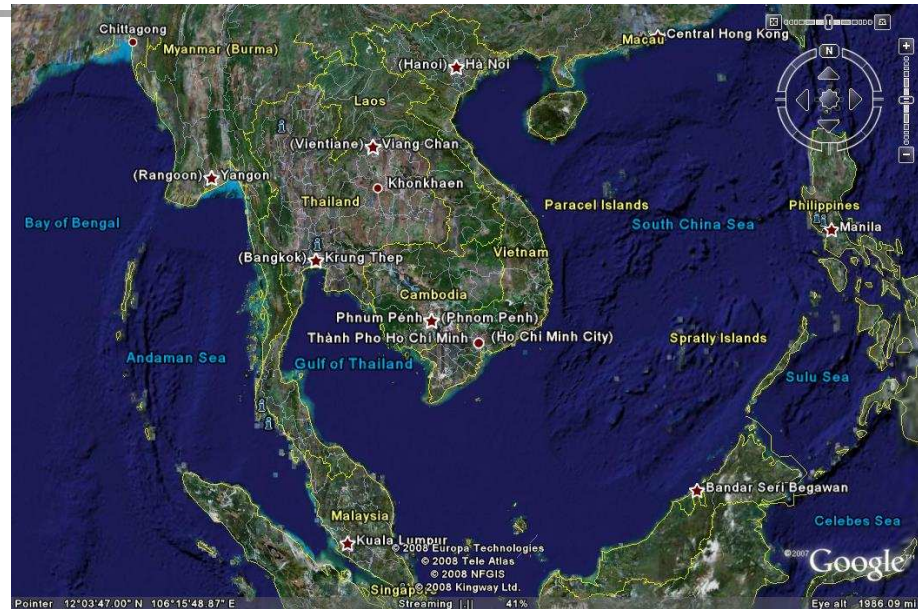
**Capital City:** Phnom Penh

(About 1,5 Million Population)

**Official Language :** Khmer

**Religions:** Buddhism Theravada about 90% of Population and other are: Christian, Islam,..etc

- **Royal Decree:** Legal Documents signed by the King
- **Sub-Decree:** Legal documents & Regulations signed by Prime Minister
- **Prakas:** Instructions ,guidelines and manuals signed by Minister



## 2- Mechanism of Systematic Land Titling

- By the Land law 2001, the Ministry of Land Management, Urban Planning and Construction on behalf of the Government is the only one institution responsible for Land Registration.
- At provincial level established Administration Commission chair by provincial Vice- Governor. Members are: Director of Land Department, District Governors, Commune Chiefs, Village chiefs, Eldest to facilitate the process and solve land dispute. Provincial Governor sign on the cadastral map and list of owner.
- Director of Land Management, urban Planning, Construction and Cadastre is the Provincial Director for land titling activity. Provincial land titling team members are technical and legal staff of the Provincial land management urban planning construction and cadastre department. One team comprised 26 staffs responsible as:
  - 1 Field manager
  - 2 staff : 1 land management and 1 Public awareness and community participation (PACP)
  - 8 small teams one small team 2 staffs: 1 Adjudicator and 1 boundary demarcates
  - 2 staffs responsible for surveying by using total station
  - 3 staffs data entry
  - 2 staffs GIS (Drawing)
- Minister of Land Management, Urban Planning and Construction delegated full power authority to Director of Land Management, Urban Planning, Construction and Cadastre at provincial to sign land title certificate. At Ministry of Land Management Urban Planning and Construction established Central Project Management office (CPMO), lead by Project Director , 3 Deputy Project Directors and about 70 staffs working at national level.

**Systematic land registration are implementing in 15 provinces and municipality of Cambodia**

### 3- Procedures of Systematic Land Titling (LMAP )

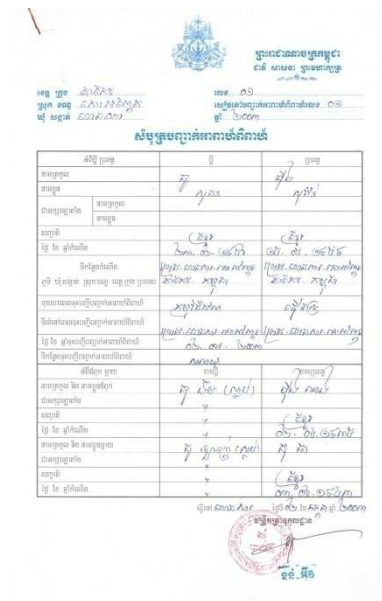
1- **Public announcement on the Systematic Land:** ceremony of the declaration of adjudication area for land titling. Village meeting to inform the process of systematic land registration. Relevant documents for lad registration: ID card, family Register book, marriage certificate...



ID Card



Family register book



Marriage certificate



### 3- Procedures of Systematic Land Titling (LMAP )

#### 2- data collection process (Adjudication, boundary demarcation and surveying)



- Cadastre staff fill in the registration form information relate to the land ownership , property type and fingerprint of the land owner and neighbors to agreed on the boundary.
- Boundary demarcation : Land owner and neighbors with the participation of local authorities and cadastral staff get to the field and demarcate boundary and verify on the sketch map (using Ortho-photo or aero-photo )
- Cadastre staff bring collected data to office for data entry and graphic drawing



### 3- Procedures of Systematic Land Titling (LMAP )

#### 3- Public Display for 30 days (Displaying collected data)



The land owner has 30 days to verify the data that cadastre staff had collected. By registration's sub-decree after public displayed 30 days , information related to each parcel can not be changed.

Land owner can verify their name , type of property, location of the land, form of the land and size. They have full right to request cadastre staff to correct the wrong spelling name, recheck the land size and form, but all correction should not impact to the party that have boundary with this parcel.

### 3- Procedures of Systematic Land Titling (LMAP )

#### 4- issue title



- Team correct data, that had been public displayed for 30 days
- Correct and re- print list owner
- Correct and re-print maps
- Send for approval and sign from Provincial governor
- Print and Sign on title



# 3- Procedures of Systematic Land Titling (LMAP )

## 5- Distribution land title



Nº 010855

Tiler distribution ceremony is very importance activity to Inform land owner that they can come to receive their title.  
 On the front of land title: types of land use, land size (square meter), title number, number map sheet location and small map showing the form of land  
 On the back of land title: Name or Names, type of property, columns for future land transaction.

ឈ្មោះម្ចាស់ដី:	ជា សុភារត វិល	១៩៦៦	កូនប្រុសម្នាក់ ប្រុសចាត់បង្គំ ឧត្តរកិរិយ ធួន្តរកិរិយ	ឈ្មោះ ទាត់	រច្ចៈ រោង សុខ
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## 5- Result The result of LRT from the beginning until 30 June 2008

No	Province	Result as Parcels			Public Displayed	Problem – Can't Issue Title	Titles Signed	Titles Distributed	Titles under Distributed	Remains Titles
		Collected	Data Entried	Digitized						
1	P.Penh	75,104	72,271	73,119	50,624	278	39,824	35,336	4,488	0
2	Kandal	99,363	95,606	91,900	72,756	789	71,961	70,694	342	925
3	TaKeo	201,849	201,379	199,497	184,300	600	172,173	155,578	10,928	0
4	Kampot	196,445	189,078	167,974	142,309	537	138,860	132,908	5,952	0
5	Sihanouk Ville	30,652	30,652	30,041	23,710	312	20,224	19,724	500	0
6	Kampong Cham	188,230	187,579	181,666	178,804	188	167,367	149,809	3,256	0
7	Kampong Thom	84,262	83,961	79,190	63,786	106	59,321	56,162	3,159	0
8	Prey Veng	202,005	192,393	192,272	186,992	181	161,293	155,854	5,439	0
9	Kampong Speu	48,347	48,347	46,890	42,031	91	39,889	39,185	704	0
10	Battambang	38,537	37,941	37,089	31,509	104	32,758	32,144	449	165
11	Siemreap	14,676	14,847	14,280	11,523	62	8,562	8,488	74	0
<b>Total</b>		<b>1,179,470</b>	<b>1,154,054</b>	<b>1,113,918</b>	<b>988,344</b>	<b>3,248</b>	<b>912,232</b>	<b>855,882</b>	<b>35,291</b>	<b>1,090</b>

## Delegations Visited Land management and Administration Project (LMAP)

- Former The World Bank President Mr. James D. Wolfensohn
- ~~5 August 2007, The World Bank President Mr. Robert B. Zoellick,~~ visited Cambodia to the LMAP
- Minister of Economic and Finance of the Federal Republic of Germany
- Delegation from Laos PDR
- Delegation from East Timor
- Delegation from Indonesia
- Delegation from Ghana

We are always welcome delegations from other countries to visit us and exchange experiences on land sector.



At the land title distribution's ceremony



**THANK YOU  
FOR YOUR  
ATTENTION**

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