

Implementation and Concept of Public Awareness, Community Participation and Land Management for Establishing Cadastral Index Map and Land Register in Cambodia

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SUMMARY

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. This paper presents 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.

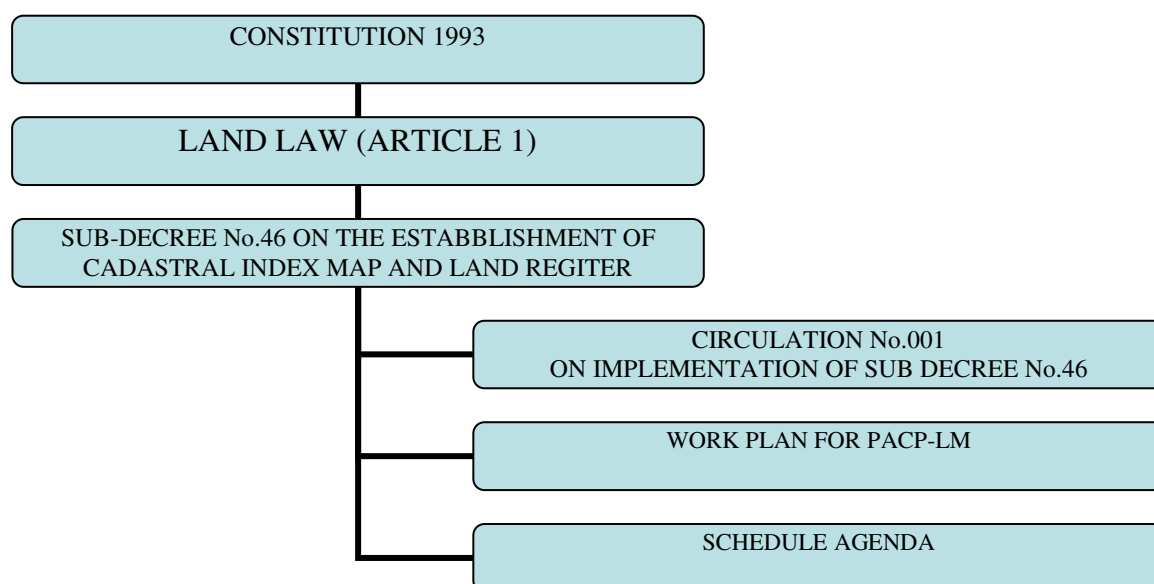
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1. INTRODUCTION OF THE LEGAL BASE FOR IMPLEMENTATION AND CONCEPT OF PUBLIC AWARENESS COMMUNITY PARTICIPATION AND LAND MANAGEMENT (PACP-LM)

Base on the article 1 of Land Law stipulate: “This law has the subject to determine the regime of ownership for immovable properties in the Kingdom of Cambodia for guaranteeing the right of ownership and other rights related to immovable property, according to provision of 1993 Constitution of the Kingdom of Cambodia.

LAND REGISTRATION IMPLEMENTATION PLAN



- 1-PACP-LM work plan in the Adjudication area and in the village
- 2-PACP-LM activities in the village
- 3-Schedule for PACP-LM team in Adjudication area
- 4-Agenda for PACP-LM activities in each village
- 5-Questionnaire for Interview with Village Leaders for VLP preparation

2. THE OBJECTIVE OF PACP-LM

The overall objective the PACP-LM is to ensure the full participation of national, provincial, and local administration, and all villagers in the adjudication areas. The basic premise of the strategy is that all members of the community need to know that they have an Obligation to participate in the Land Registration Process.

3. THE DEFINITION OF THE SYSTEMATIC LAND REGISTRATION PROCEDURE

The Systematic Land Registration is the procedure of the land registration apply for all parcels including (Public and Private) existing in the Adjudication areas.

There are 5 steps of the Systematic Land Registration Procedure by the Circulation no 001.

- Step 1: The Preparation**
- Step 2: The Technical Operation**
- Step 3: The Public Display (30 days)**
- Step 4: The Judgment on Report (Decision)**
- Step 5: The Registration and Issue Title**

Note that, for our work plan on the PACP-LM activities, we will concentrate on the **Step 1: The Preparation.**

According to the article 6 of Sub Decree 46 of PSLR:

Article 6:

The Provincial/Municipal Governor shall send an official letter describing and authorizing the systematic adjudication procedure to regional and local authorizing of the adjudication area at least 15 days before the opening meeting.

The Provincial/Municipal shall publicly inform about the time and venue of the opening meeting. The announcement will be placed for the public to see at least 7 days before the opening meeting in a prominent place in the village or in the adjudication area in question. The announcement must be, in co-operation with local authorities, spread widely and effectively in the adjudication area.

At the public opening meeting of the systematic adjudication, which shall be held in the adjudication area, the Field Manager or the representative of the Administrative Commission shall explain the procedure, clarify legal matters and answer any raising question related to the adjudication.

Additional meeting at the village level shall be arranged if the Field Manager or the local authorities consider this necessary.

4. WORK PLAN : (See Annex1)

According to this article explain table by table of the 4 mains topics enumerated below to know:

Table 1: PACP-LM Work Plan in the Adjudication area,

Table 2: PACP-LM Activities in the village,

Table 3: Schedule of the PACP-LM team in the Adjudication area, and

Table 4: Agenda for PACP-LM activities in the village

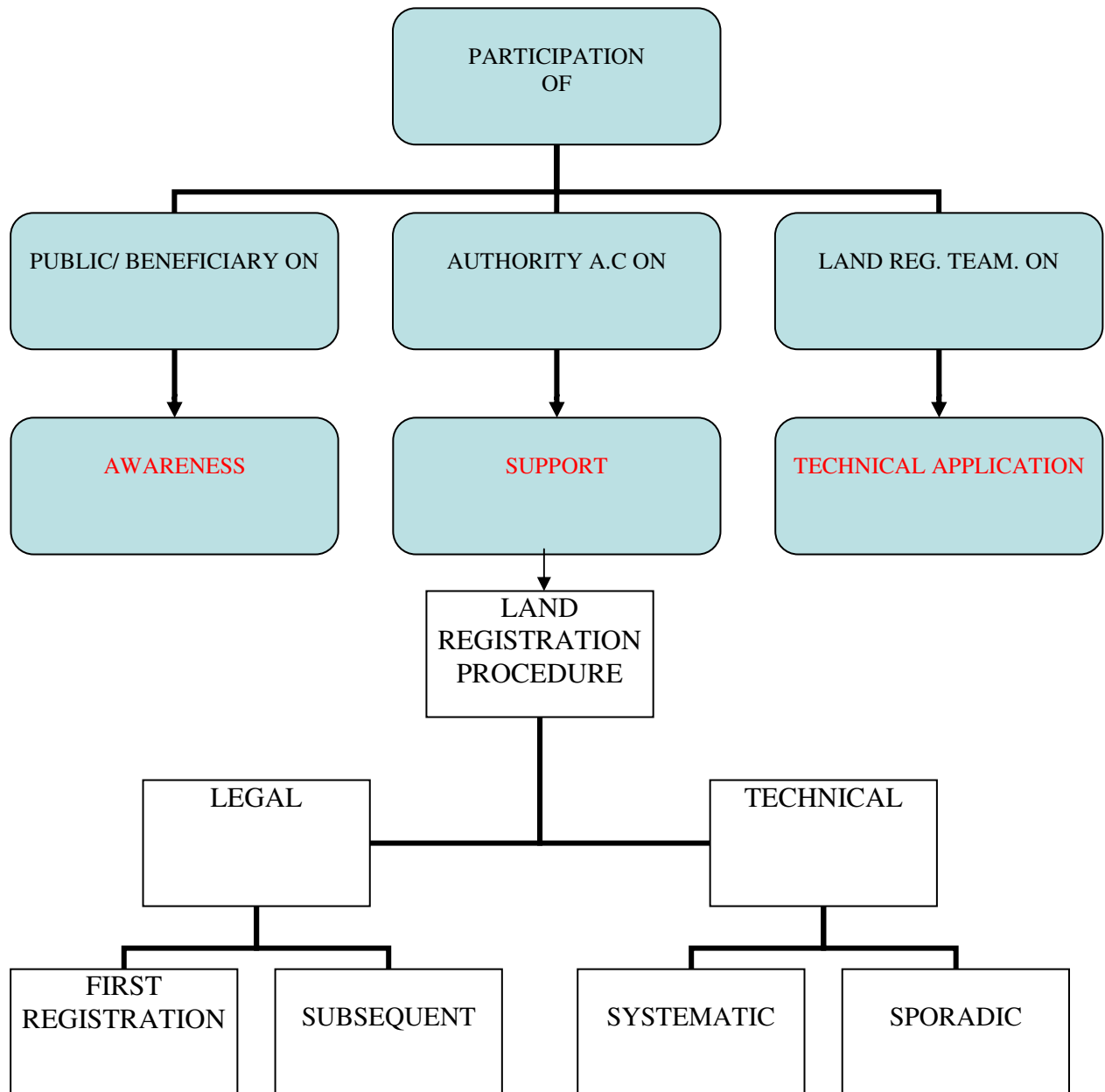
5. QUESTIONS FOR INTERVIEW: (See Annex 2)

“The Questionnaire for Interview with Village Leader”: Ask participant to read the questionnaire, question by question and ask him if there are any questions
Request participants to prepare the answer during the interview of the PACP-LM

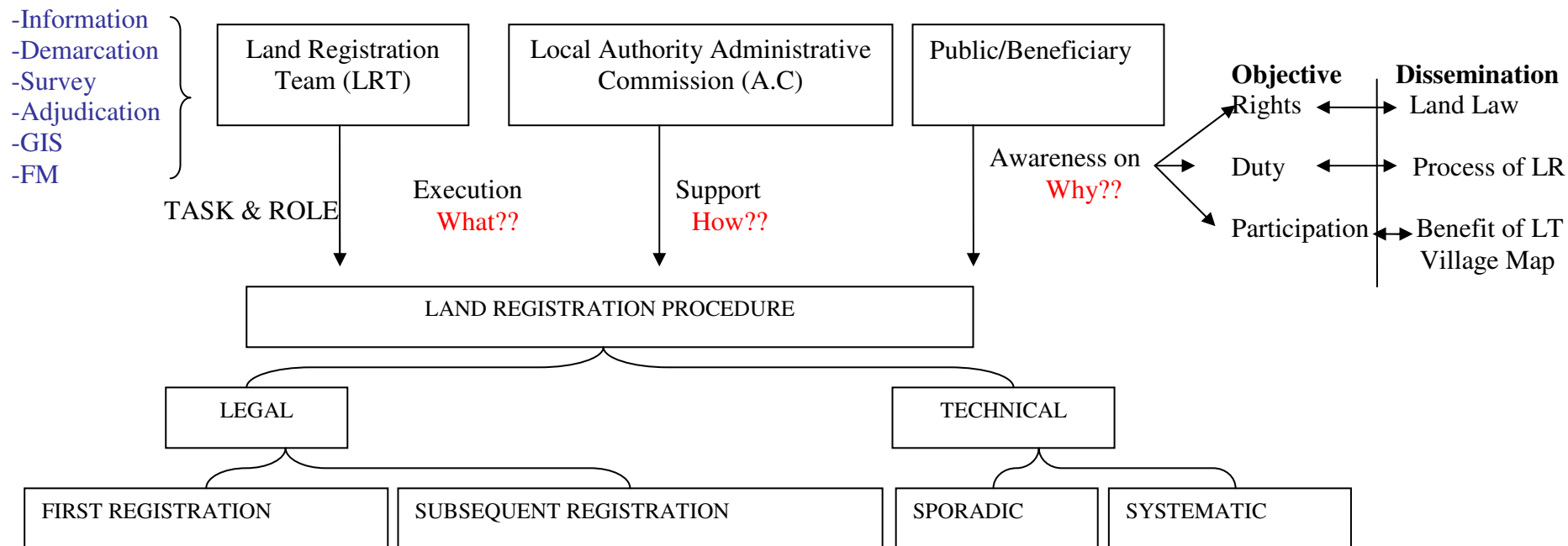
6. CONCLUSIONS:

- Questions and Answers,
- Thanks to Participants,
- Believe and Hope their **Contribution and their Support** for the success of Land Management and Administration Project (LMAP). Note that, their **SUPPORT** is the main Mandate and Role of the Administrative Commission (AC) Member.

SCHEMA ON CONCEPT OF COMMUNITY PARTICIPATION



Structure of the Systematic Land Registration



7. DEFINITION AND OBJECTIVE OF THE PACP-LM

7.1 Definitions:

P : Public
A : Awareness
C : Community
P : Participation
L : Land
M : Management

7.2 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.

8. PACP-LM ACTIVITIES IN THE VILLAGE:

Two (2) mains activities of five (5) days in each village are:

8.1 Village Land profile (2days)

Interview with village leader
Focus group discussion
Demarcation of the village boundaries

8.2 Information dissemination (3days)

Information session men group, women group and special group
Information session men+ women with showing village map (orthophoto)
Questions and answers from the floor.
Final Village Land Profile report

The table 2 below indicates the five (5) days of PACP LM activities in the village.

PACP-LM WORK PLAN IN THE ADJUDICATION AREA

1 Column = 1 week, 1 Point = 1 day

First Meeting and Training of the Admi. Com. members 2 days	●●			
Preparation the Ceremony of the Opening Meeting (al. 15days)		████████████████████		
Selection & Location for OMC in the adjudication areas (al.7days)		████████		
Public information on Ceremony of the opening meeting (al. 7days)			████████	
Ceremony of the opening meeting in the Adjudication Are (1day)				●
Village Land Profile Preparation -Interview & Group Discussion -Group Discuss & Draft Report				●● ● ●
Public Land Information in the village (3days)				●●●
-Men & Special Group meeting				●
-Women/Special Group meeting				●
Men+ Women meeting with, Questions/Answers, Final Report				●

OMC: Opening Meeting Ceremony

AGENDA OF THE PACP-LM ACTIVITIES IN THE VILLAGE

Duration: 5 Days

Province:.....District:.....

Commune:.....Village:.....

DATE	ACTIVITIES	PARTICIPANTS	DOCUMENTS USING	REMARK
Day 1	Interview with Village Leaders	Village Leaders and PACP LM	Questionnaire for Interview	
	Village Boundaries	Village leader with LM	Village Orthophoto	
	Men Focus Group Discussion	6 to 8 Men Elders in the village	Focus Group Discussion Guide, Note taking form	
Day 2	Woman focus group discussion	6 to 8 women Elders in village	Focus group discussion Guide, Note taking form	
	Village Boundaries	Village leader with LM	Village orthophoto	
	Draft village land profile report	PACP-LM team	Village land profile form and orthophoto	
Day 3	Men Group Information Session	All men villagers	-Land Law -Registration Procedure -Benefit of Land Titling -Poster-Par Form-Map	
	Special group information session	Widows, Women headed household Disabled, Illiterate and Poor People	-Land Law -Registration Procedure -Benefit of Land Titling -Poster-Par Form-Map	
Day 4	Women Group Information Session	All women villagers	-Land Law -Registration Procedure -Benefit of Land Titling -Poster-Par Form-Map	
	Special group information session	Widows, Women headed household Disabled, Illiterate and Poor People	-Land Law -Registration Procedure -Benefit of Land Titling -Poster-Par Form-Map	

Day5	Women+Men Group Information Session Question/Answers	All villagers	-Land Law -Registration Procedure -Benefit of Land Titling -Poster-Par Form-Map	
	Final Village land Profile (VLP) Report	PACP LM Teams	VLP Report Form -Village Data Summary -Village Orthophoto Map	

REFERENCES

Constitution of Kingdom of Cambodia, 1993
Land Law, 2001
Sub-decree 46 on The Establishment of Cadastral Index Map and Land Register, 2002
Instruction on Implementation of Systematic Land Registration, 2002

BIOGRAPHICAL NOTES

Suon Sopha is the Director of the Land Administration Department of the General Department of Cadastre and Geography (GDCG) of the Ministry of Land Management, Urban Planning and Construction (MLMUPC) of the Royal Government of Cambodia (RCG) and the Deputy Project Director of the former multi-donor Land Management and Administration Project (LMAP 2002-2009) and the current multi-donor Land Administration Sub Sector Program (LASSP 2009-2012).

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