



Ministry of Land Management,  
Urban Planning and Construction



KINGDOM OF CAMBODIA  
Nation Religion King



5<sup>th</sup> Spatial Planning Platform (SPP) Conference

# Spatial Planning In Cambodia

By

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Ministry of Land Management, Urban Planning and Construction

# Hierarchy of Spatial Planning

**National level**

- National Spatial Planning
- Regional Spatial Planning

**Sub-national level**

- Provincial Spatial Planning
- Capital city Master Planning & land use Planning

- District Master Planning
- Municipal Master Planning & land use Planning

- Commune Land Use Planning

# Time Frame for Planning Vision

Level	Name	Period	Update
National	National Spatial Planning	20 years	10 year
Regional	Regional Spatial Planning	20 years	10 year
Capital	Capital Land Use Master Plan Capital Land Use Planning	20 years	5 year
Provincial	Provincial Spatial Planning	20 years	5 year
Municipal	Municipal Land Use Master Plan Municipal Land Use planning	15 year	5 years
District/Khan	District/Khan Land Use Master Plan	15 year	5 years
Commune	Commune Land Use Planning	15 year	5 years

# Policy and legal frame work

The Ministry of Land Management Urban Planning and Construction (MLMUPC) has been progressive developing and adopting subsector policy instruments to advance the Ministry's mandate :

## **The National Policy on Spatial Planning (2011)**

This sets out the Government's, vision, goals, objectives and strategies for spatial planning country-wide. It aims to ensure the sustainability, equity, equilibrium, and integration within the country, the region, and in international arenas which contribute to multiple goals and targets of the SDGs.

## **The National Housing Policy (2014)**

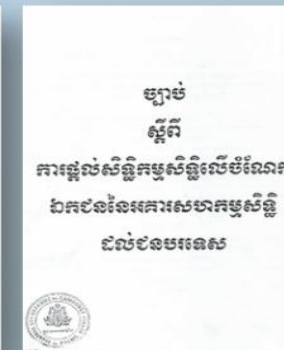
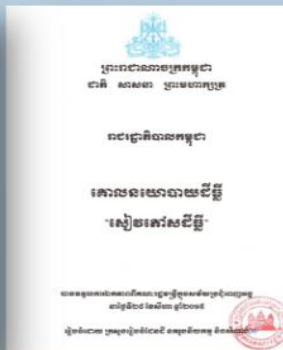
The Government has also adopted a National Housing Policy which aims *"to enable people throughout the country to have access to adequate housing to reside with welfare, peace and dignity, especially low and medium income households and vulnerable groups"*.

## **The (White Paper on) Land Policy (2015)**

This policy sets out measures for managing, administering and distributing lands with equitable, transparent, effective and sustainable manner.

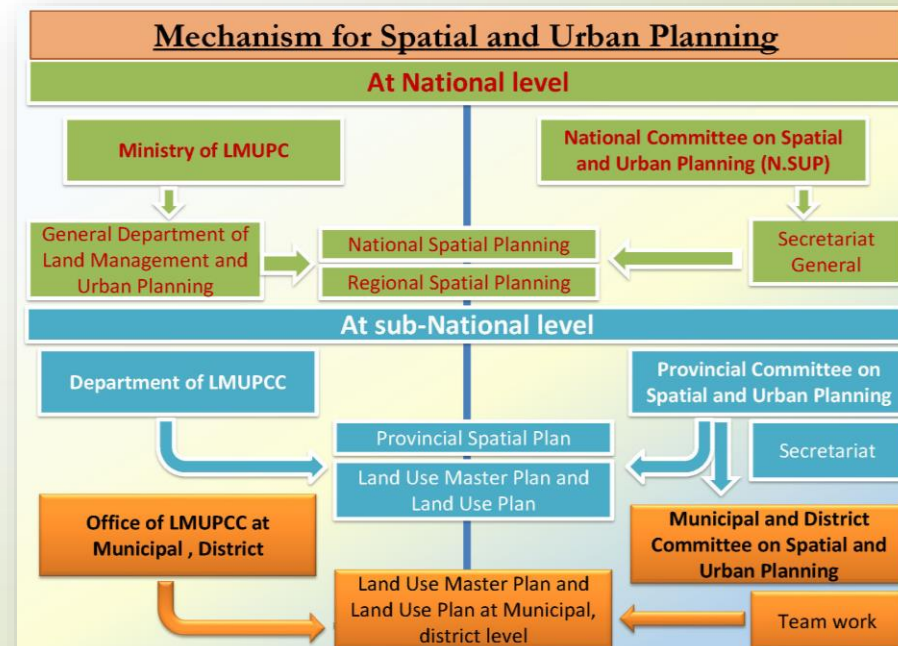
# Policy and legal frame work

- A New Law on Construction adopted in 2019 and implementation Sub-decrees in 2020
- Prakas (Sub-Decree) on Land Development, 2018
- Sub-decree No. 42 on Urbanization of the Capital, Cities and Urban Areas, 2015
- Circular on Cambodia's Coastal Development and Management, 2012
- Land Law, 2001
- Law on Land Management Urban Planning and Construction ,1994
- There are many other Laws and Regulations that have roles and responsibilities for land, spatial, and urban planning and development in Cambodia.



# Policy and legal frame work

- Royal Decree on the Establishment of a **National Committee for Land Management and Urban Planning, 2013**
- Sub Decree on Organization and Functioning of **Secretariat General of National Committee for Land Management and Urban Planning, 2013**
- Royal Decree on Establishment of **National Committee for Cambodia Coastal Development and Management**
- Sub-Decree on Establishment of **Committee for Land Management and Urban Planning at Municipal, Provincial, City, District and Khan level, 2012**
- Royal Decree on the Establishment of **Secretariat General of National Committee for Cambodia Coastal Development and Management, 2012**
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# Policy and legal frame work

While numerous policy instruments have been developed, it has been a lengthy process,

- Other instruments such as the National Urban Development Policy are still under development
- Assistance is now needed to improve implementation, compliance and operational capacities

The National Urban Development Policy (NUDP) - (DRAFT)

NUDP, will provide direction and guidance for the sustainable development of the urban and rural sectors as a driver of social and economic growth.

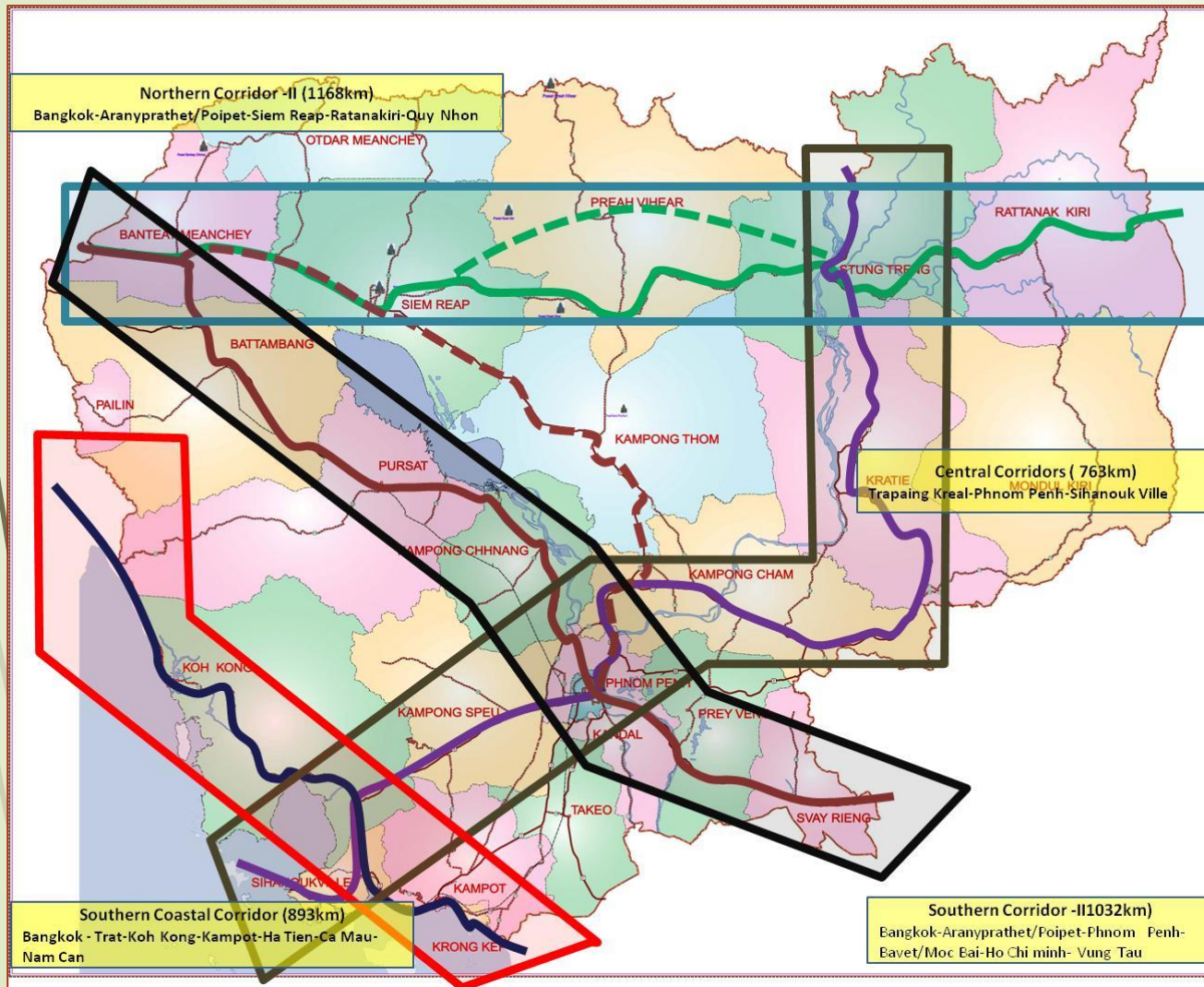


# National Spatial Strategy





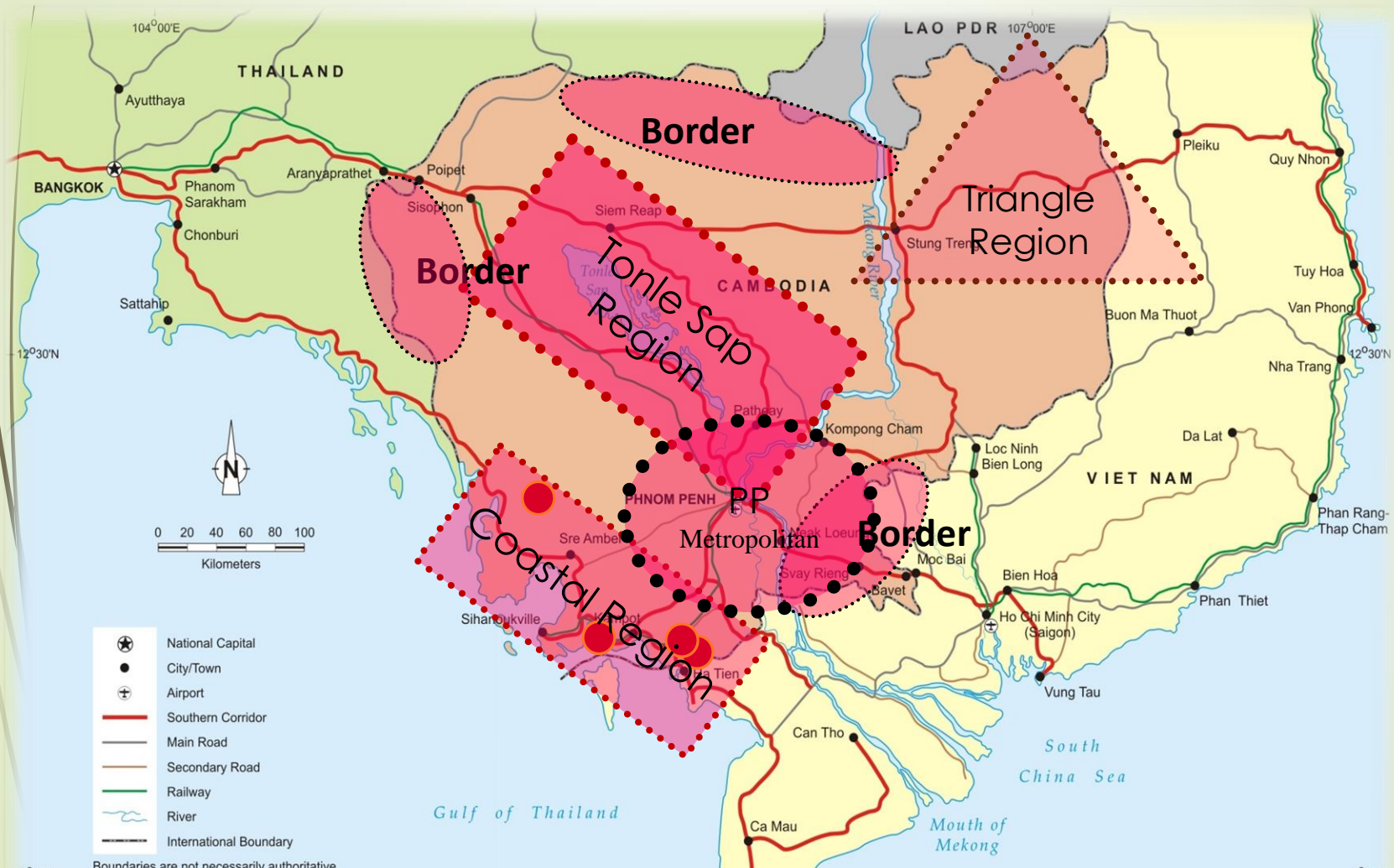
# Development of International Corridors



Expansion of trade opportunity to and from neighboring countries

Strengthening of 1 digit roads and improvement of 2 Digit roads In the corridor shown in the map

# Regional Spatial Planning

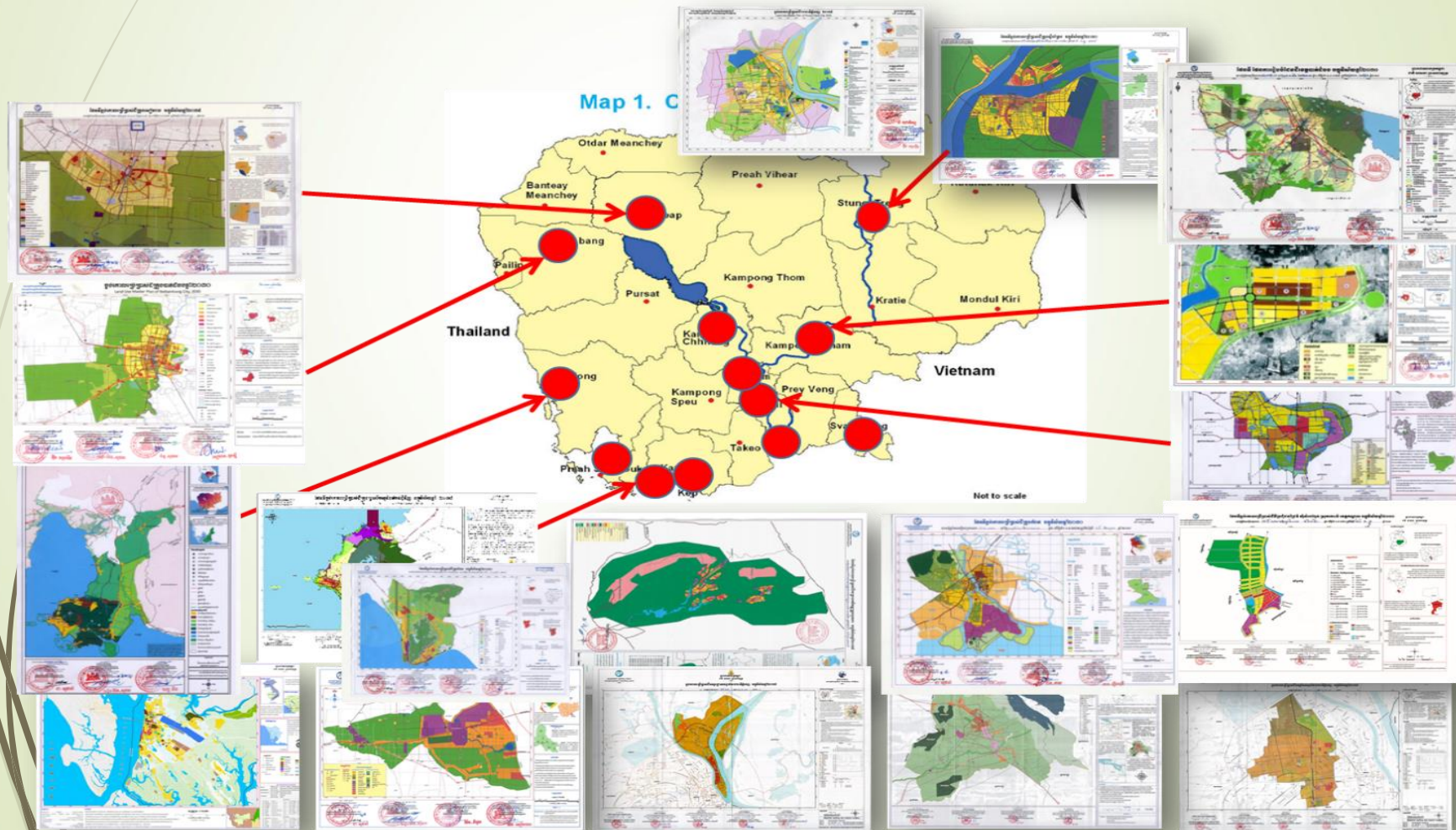


Mat2: National Integrated Strategy of Coastal Area Sustainable Development (JICA)



# Progress on Spatial & Urban Planning

As mentioned, the Ministry has supported the development of multiple Provincial and Municipal Land Use Plans. However, their preparation has been often been lengthy process, and there are growing needs to initiate revisions and renewal to update the plans





## Preah Sihanouk:

- 
- A photograph of a modern street at dusk. The scene is dominated by tall, slender, curved streetlights that cast a warm glow. The road is paved with asphalt and marked with white dashed lines. To the left, a wide sidewalk is paved with light-colored bricks. In the background, a low stone wall runs along the road, and several palm trees are silhouetted against a vibrant purple and pink sunset sky. The overall atmosphere is serene and modern.



# Progress on Our Development of Sustainable, Smart & Inclusive Cities

## Seam Reap:

- The development of infrastructures and 38 urban roads (started November 2020 and completed at end of 2021)



# Our Recent Cooperation

A. JAPAN-MINISTRY OF LAND, INFRASTRUCTURE, TRANSPORT and TOURISM (MLIT)

Based on our Memorandums of Cooperation (MoCs) dated January 10th 2017, and February 26<sup>th</sup>, 2019, with the Japan International Cooperation Agency (JICA). This cooperation and support has brought some fruitful achievements to date:

## 1. Construction

- The New Law on Construction, approved in 2019;
  - The development of implementation sub-decrees, approved in 2020;
- Support for advancing our legal framework and regulations;

## 2. Land Management and Urban Planning

- First and second Cambodia Japan Platform (2019, 2021);
- International spatial platform III with the cooperation of MLIT and UN-Habitat;
- Support for drafting a revised Law on Land Management and Urban Planning, legal standards and human resource development;

## 3. Housing

- Support for training, policies and legal standards;

## 4. Geography and Cadastre

- Training and supporting on the use of “Continuously Operating Reference Stations” (CORS) project by JICA



# Outstanding Urban Challenges - Drivers

As highlighted earlier, the pace of the rapid urbanisation is driven by significant rural-to-urban migration which has multiple drivers .

## **Push Factors (Rural)**

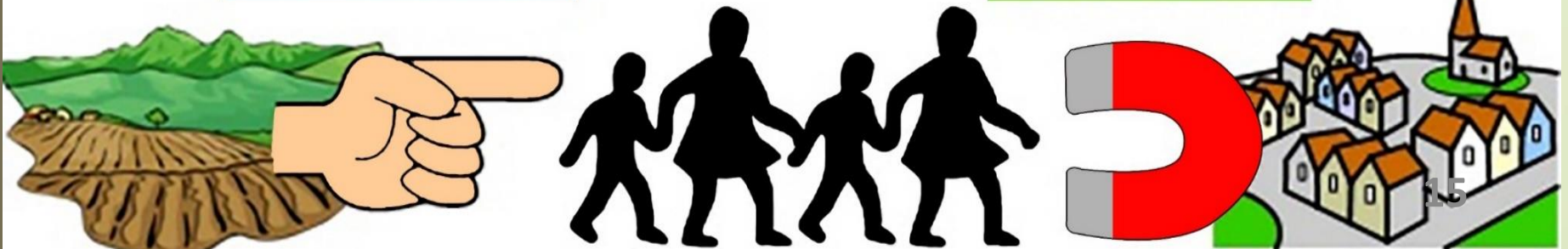
- Deficient infrastructure & distant facilities;
- Insufficient and inefficient services;
- Limited employment and education opportunities
- Decreasing agricultural based livelihoods, resulting in insufficient income
- Household member increase

## **Pull Factors (Urban)**

- Better coverage of infrastructure and facilities
- Increased abundance and quality of services
- More employment opportunities and better education
- Better living standards and quality of life
- Better incomes
- Modern

Push Factors

Pull Factors



# Urban Challenges

## - Institutional Requirements

### Continuing to develop and evolve:

- The Spatial and Urban Legal framework and Policies to be more responsive
- The need for technical skills, capacities and competencies (at national, provincial and municipal/district levels) for
  - Integrated Spatial and Urban Planning
  - Supporting Spatial Planning and Development
  - Technical Construction Supervision and Control
  - For integrated Urban Management monitoring and evaluation of spatial and urban planning and developments;
  - Increasing innovation/adaption and integration of “SMART technologies and the use of “big data”, to streamlines and increase institutional efficiencies and the provision of services;
  - Developing capacities to better engage and support Public Private Partnership opportunities Including developing sector investment opportunities for tendering, based on the principles of recently adopted Public Private Partnership Law
  - Improving multi-sectoral coordination and participation for spatial and urban planning and development governance

# Urban Challenges

## - Emerging from the COVID19 Pandemic downturn

The impacts of the Global COVID-19 pandemic has increased and scaled up numerous challenges for Cambodia, and these are often more acute in urban areas; because of the economic vulnerabilities of recent migrants and worker, because of difficulties in accessing.

- Public health services
- Economic development opportunities (caused by the downturns in tourism, manufacturing, construction)
- Social services
- Housing

The COVID-19  
pandemic





# Moving Forward

## **1. Based on assessment and discussions, MLMUPC are seeking ongoing and evolving support, from MLIT and other development partners to :**

- Develop and evolve a new Law on Land Management and Urban Planning
- Develop and prepare a National Spatial Plan
- Support capacities development and inputs for the development of Smart Cities
- Support capacities development and inputs to enhance the Construction sector, including improving construction control, and the provision of a construction sector laboratory
- Support to evolve the Housing Sector including, initiating Public Private Partnership and social housing initiatives
- Strengthening and support the Cadastral and Geography Sector: by supporting Continuously Operating Reference Stations (CORS) and other National Spatial Data Infrastructure (NSDI)

## **2. Assist other components of MLMUPC mandate** by supporting – the development and updating of the legal framework, sector policies, urban planning, and the implementation of spatial and urban development



**Thank You!**