Habitat for Humanity®
Cambodia

Social Land Concession: Lessons from a pilot in a secondary city

Presented by:
Ms Keo Reasey Kanika
Korean Cooperation Center, Phnom Penh
30 November 2018

We build ***strength***, ***stability*** and ***self-reliance*** through ***shelter***.

Vision: A world where everyone has a decent place to live

Habitat for Humanity is an international non-profit, non-partisan organization present in 80 countries in the world. Headquartered in Atlanta Georgia, USA.

Began work in Cambodia in 2003 to help provide poor families through micro-loan to release them from loan sharks from within the private sector (20% interest).

Since then Habitat Cambodia has served 40,000 families through innovative housing interventions.

We build strength, stability and self-reliance through shelter.

Sample logo: replace with affiliate logo
Habitat for Humanity®
Insert > Screenshot > Screen Clipping

We build ***strength***, ***stability*** and ***self-reliance*** through ***shelter***.

Habitat for Humanity®
Cambodia

Every 4 minutes, Habitat for Humanity, helps a family in need of better housing

In Asia Pacific's 4.3 Billion people, 743 million are still living below the international extreme poverty line (earning less than US$1.25/day)

1.6 Billion people still live without adequate shelter

120,000 more people are flocking to the cities in the region every day; more than 500 million people live in slums.

Urbanization intensifies the need for city-focused housing: By 2030, nearly two-thirds of the world's population will be urban – and, nearly half of that urban population will be living in poverty, in substandard housing or in slums.

THE NEED FOR more

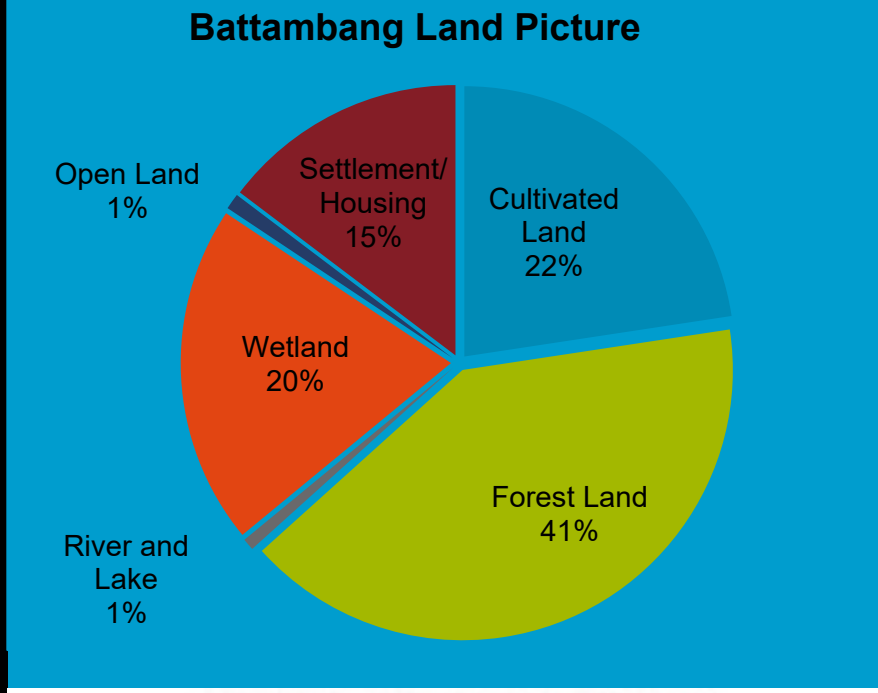
The challenge of providing affordable housing for low-income city-dwellers is universal

We build strength, stability and self-reliance through shelter.

OUR SCALING STRATEGY

Through shelter we empower.

BATTAMBANG Cambodia
Courtesy of Google Satellite


Battambang Land Picture
Open Land 1%
Settlement/ Housing 15%
Cultivated Land 22%
Wetland 20%
Forest Land 41%
River and Lake 1%

CAMBODIA
Thailand
Lao
Battambang
Thailand
Viet Nam

Situation of houses within Informal Settlement

Legal framework:

- Circular No.03SR on resolution of temporary settlements on illegally occupied land in the capital, municipal and urban areas
- Circular No.02SR on the illegal occupation of State land
- Sub-decree No.118ANK/BK on the State Land Management
- Sub-decree No.19ANK/BK on the Social Land Concession
  Institutional arrangement structure of Battambang state land management and working group on implementation informal settlements project.
- Land law 2001
- (National Housing Policy)
- (Affordable Housing policy)

Background on Land Rights Project in Battambang

Strengthening Civil Society-Government Engagement for Land Tenure Security (SCSGELTS)

- **Partners:** Battambang Municipality, Battambang Province and Micro Finance Institution (MFI/KREDIT)
- **Target Area:** Battambang Municipality, Battambang Provine

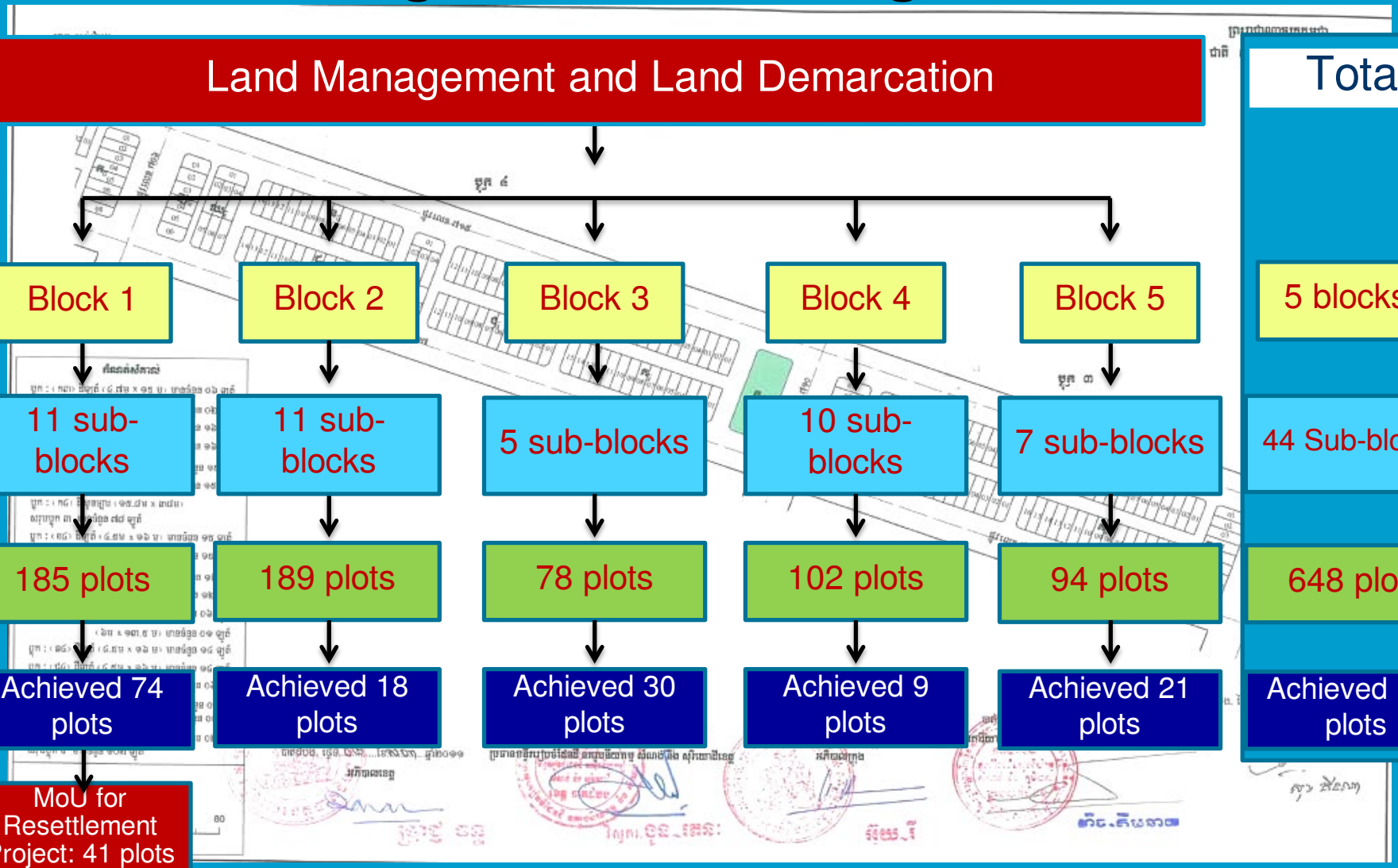
Pilot Period	Donor
2008-2010 (3 years)	Japan Social Development Fund through World Bank (JSDF/WB)
Jan 2011-Jun 2013 (2 years	No Cost Extension – JSDF/WB and Habitat for Humanity
Jul 2013-Jun 2016 (3 years)	DFAT-Habitat for Humanity Australia
Sep 2014- December 2017	Clifford Chance and Habitat for Humanity Canada Good Neighbor´s Program

Battambang Project Background

- **1981** Prek Preah Sdach Area in Battambang center had been planned to be the **Public Garden** by building two main road alongside this Area.
- **1985 illegally occupied** by villagers due to the conflict of civil war and **returnee from Khmer-Thai border** 1993 as well as illegally transferred from one to another
- **2003** Battambang Municipality (center) had developed a **master plan**
- **2005** Battambang Municipality defined Prek Preah Sdach Garden Area to be an Informal Settlement (Slum)

- 2007: Government approved to test the approach of Social Land Concession (SLC) to poor landless family for security land.
- 2008: The SLC project started under the Japan Social Development Fund through World Bank implemented by HFHC
- 2009: Garden Area converted from public state land to private state land (5 blocks/1,171m*38m)

Re-Blocking and Land Management



Land Management and Land Demarcation

	Block 1	Block 2	Block 3	Block 4	Block 5	Total
						5 blocks
	11 sub-blocks	11 sub-blocks	5 sub-blocks	10 sub-blocks	7 sub-blocks	44 Sub-blocks
	185 plots	189 plots	78 plots	102 plots	94 plots	648 plots
	Achieved 74 plots	Achieved 18 plots	Achieved 30 plots	Achieved 9 plots	Achieved 21 plots	Achieved 152 plots
MoU for Resettlement Project: 41 plots						

Role and responsibility of stakeholders who are involved with the project

Provincial State Land Management Committee	Approved on Land process
Municipality Governor	Decision making for finding solutions for the project implemented
Municipality Technical Working Group	Mapping and Design Master Plan
Commune Chief/ Village Chief	Directed implementation with project's beneficiary / HFHC/NGOs/stakeholders
Communities Representative	A Lead in sharing information from project to beneficiary for decision making and anti-participation.
Project beneficiary	Participation, Decision making and obtaining benefit
NGOs partner	Joint consultation and sharing feedback
Micro Finance Institute (MFI)	Housing Loan for improving livelihood of project beneficiary

Family Selection for Resettlement 82 Land Site

1. Identification and Selection

2 •Family List Proposed 3 Sangkat/commune

3 •Fam. List Validation

4 • Pre Assessment (agree or not agree)

5 •Form 6.1/Circular#03

6 • Land Application

7 • Approval / Muni. Governor

8 •Application Approval (Provincial Governor)

9 •30 Days Public Announcement

10 •Lucky Draw/ Land Location

11 •Land Receipt and Agreement

12 •Loan Processing / MFI

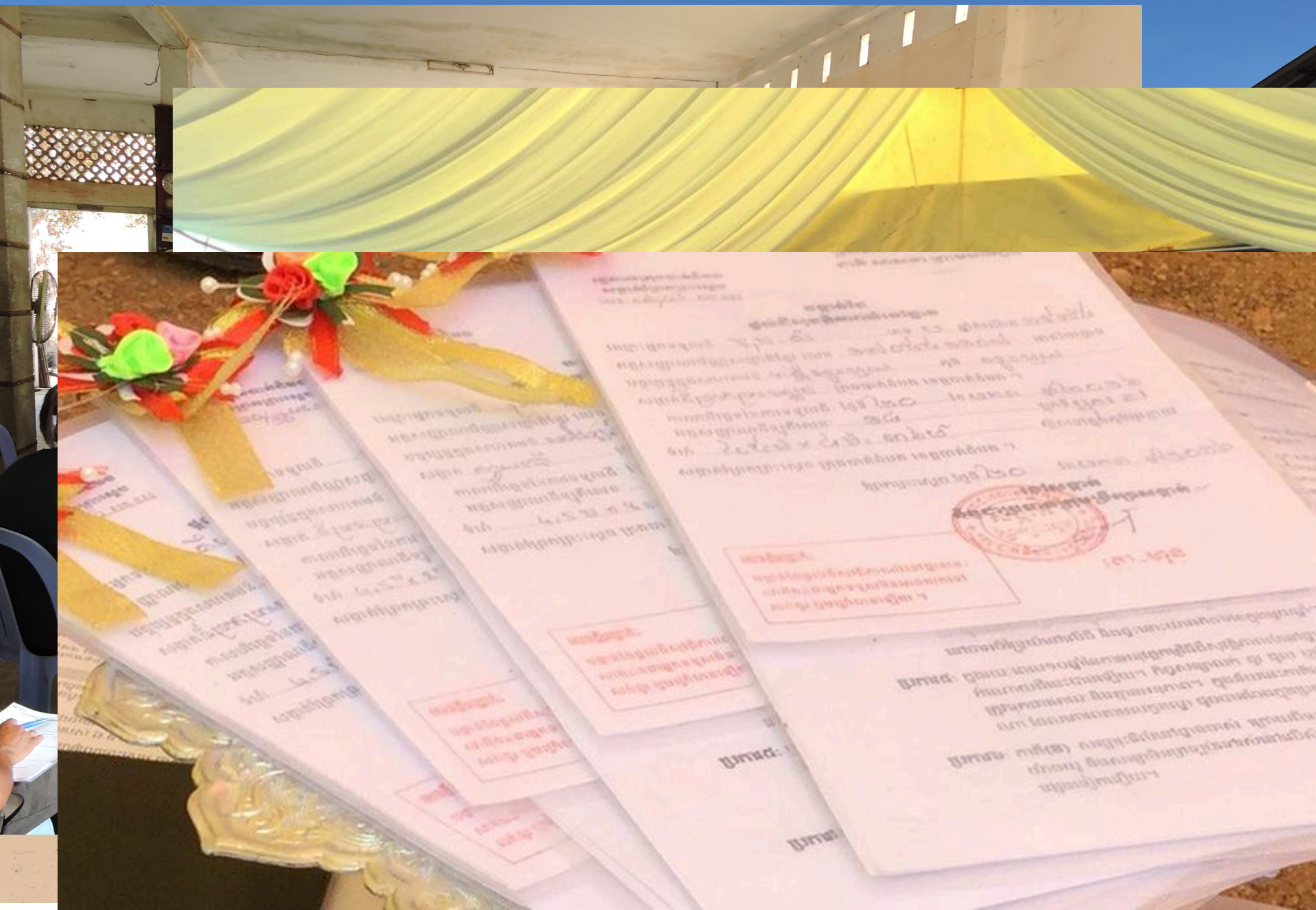
13. House Construction

Best Practice

- Voluntary relocation of beneficiaries from danger zones to plot of land. Relocated without force from stakeholders
- After getting a form of secure tenure certificate, access to housing finance support to MFIs were increased and for those vulnerable families, subsidized housing were provided.
- Pilot project implementation over the years built trust and better collaboration between Gov, NGOs and communities.
- Strongly promoted that community members to decide on aspects of projects affecting them
- Accountability and transparency in family selection

Public lucky draw to select plot of lands within project to ensure transparency

Form of secure tenure certificate



House Design Approved by Government

Design information		
Description	**Specification Design 1 (better off family)**	**Specification Design 2 (Poor/Poorest family)**
Total cost estimation	**USD 3,500-USD 4,000**	**USD 2,500-USD 3,000**
House size	4.5m*7.5m	4.5m*7.5m
Toilet	1.5m*2.00m	1.5m*2.00m
Kitchen	2.00m*2.00m	2.00m*2.00m
Story	Extendable loft floor	One story / Ground floor only
Wall material	Fired hollow brick	Fired hollow brick / Soil Block (SSB)
Roof material	Red zinc sheet (Thickness: 0.025mm)	White zinc sheet / Donation (Thickness: 0.015mm)
Floor	Mortar floor	Mortar floor
Water/electricity	Excluded	Excluded
Labor	Included	Included
Share cost	Excluded	Excluded

Model house for vulnerable and ID poor families

Model house for Better-Off Family

Challenges

- The big plots of land households did not participate.
- The big plot of land households tried to lobby with other households involved with the project to claim bigger plots.
- Understanding of legal frameworks is still a constraint to the local authority and people
- Lack of confidence of commune levels to make decisions
- The high ranking military members claim some plots of land in the garden area for themselves.
- Lack of time and systematic strategy of government to deal with land conflicts and land claims
- Relocation affected some income (lost business)
- Poor/Poorest families difficult to find 15% -25% to complete subsidy with HFHC house cost.
- Different informal settlement selected from some locations (some agree to move and some did not agree to move)
- Diminished time and resources of urban NGOs providing support to informal settlement

Lesson learnt

- The existing legal frameworks for solving informal settlement in Cambodia are sufficient tools for finding solution to informal settlers who are living on state land. However, some detailed guidelines need to be formulated as the process is long, tedious and time consuming.
- The key factors which lead to solving informal settlements in a secondary city successfully, require willingness and commitment from provincial authority and the municipality as well as a good coordination between informal settlers and provincial/municipality levels.
- Re-blocking and land-sharing is one suitable tool for up-grading approach on state land for informal settlements if government and community commit to finding mutually beneficial solutions.
- Severe lack of awareness to communities and stakeholders on legal frameworks requires making information available in a form and language that informal settlers could understand.

Thank you!

Habitat for Humanity® Cambodia

We build ***strength***, ***stability*** and ***self-reliance*** through ***shelter***.