



Asia-Pacific Housing Forum

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Slum upgrading for inclusive urban development





Slum Upgrading for Inclusive Urban Development in Battambang City



H.E NGUON Rattanak

Governor of Battambang Province, Cambodia

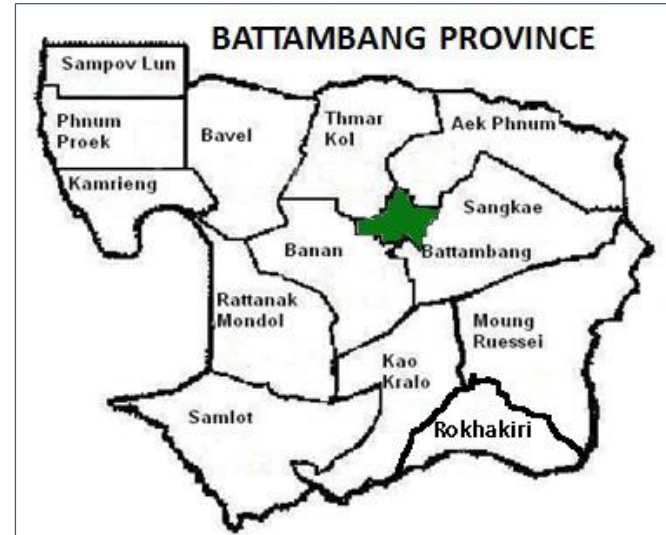


Battambang Province (BTB)

- BTB is in the northwestern part of Cambodia, 291km from Phnom Penh.
- 13 Districts, 1 Municipality 102 Communes and 809 villages with 1,312,051 population (DoP2019)
- BTB Provincial Area: 11,748 sq km

Battambang Municipality/City

- BTB City Area: 115.44 sq km
- 10 Sangkats/Communes with 62 Villages and 153,044 population



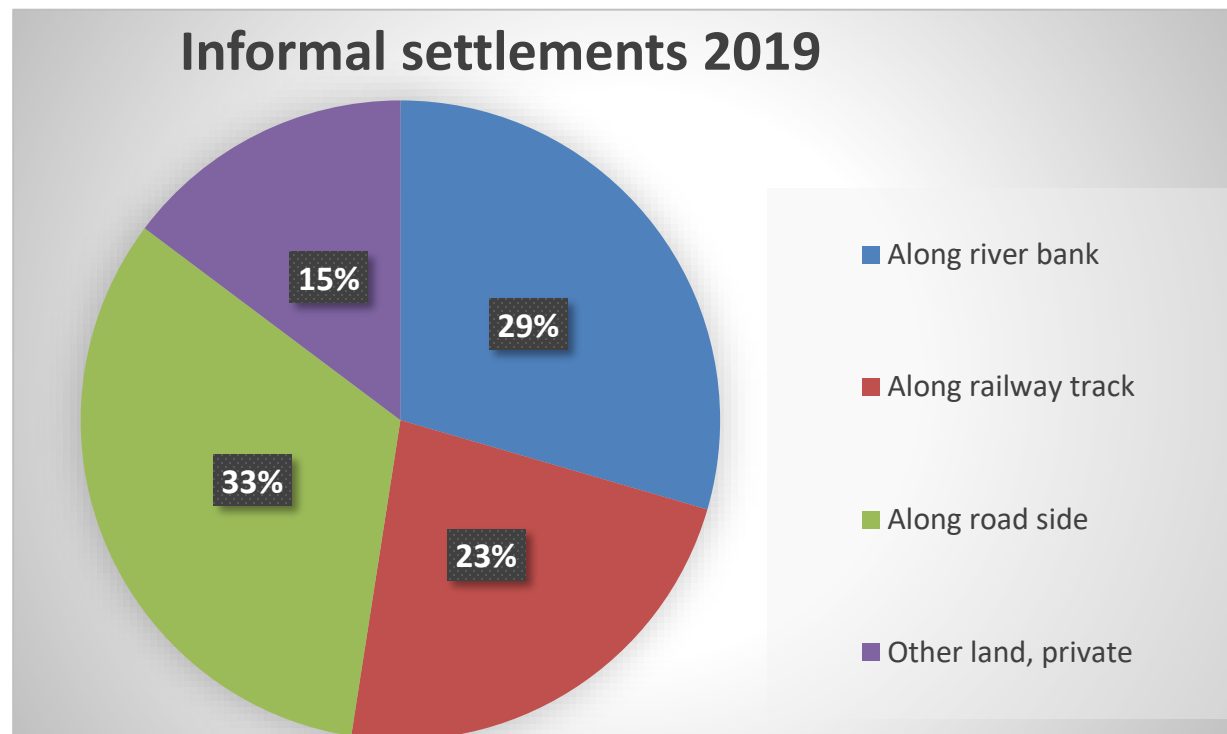


- ❑ **Slums have a huge problem for development, inhabitants lack fundamental resources and capabilities: adequate sanitation, improved water supply, wastewater, durable housing, solid-waste management, or adequate living space.**
- ❑ **Urban development is a time consuming, and it requires joint efforts between organizations, institutions and individuals (partnership)**



- ❑ **It requires major funding for the development (governments, partners, & individuals)**

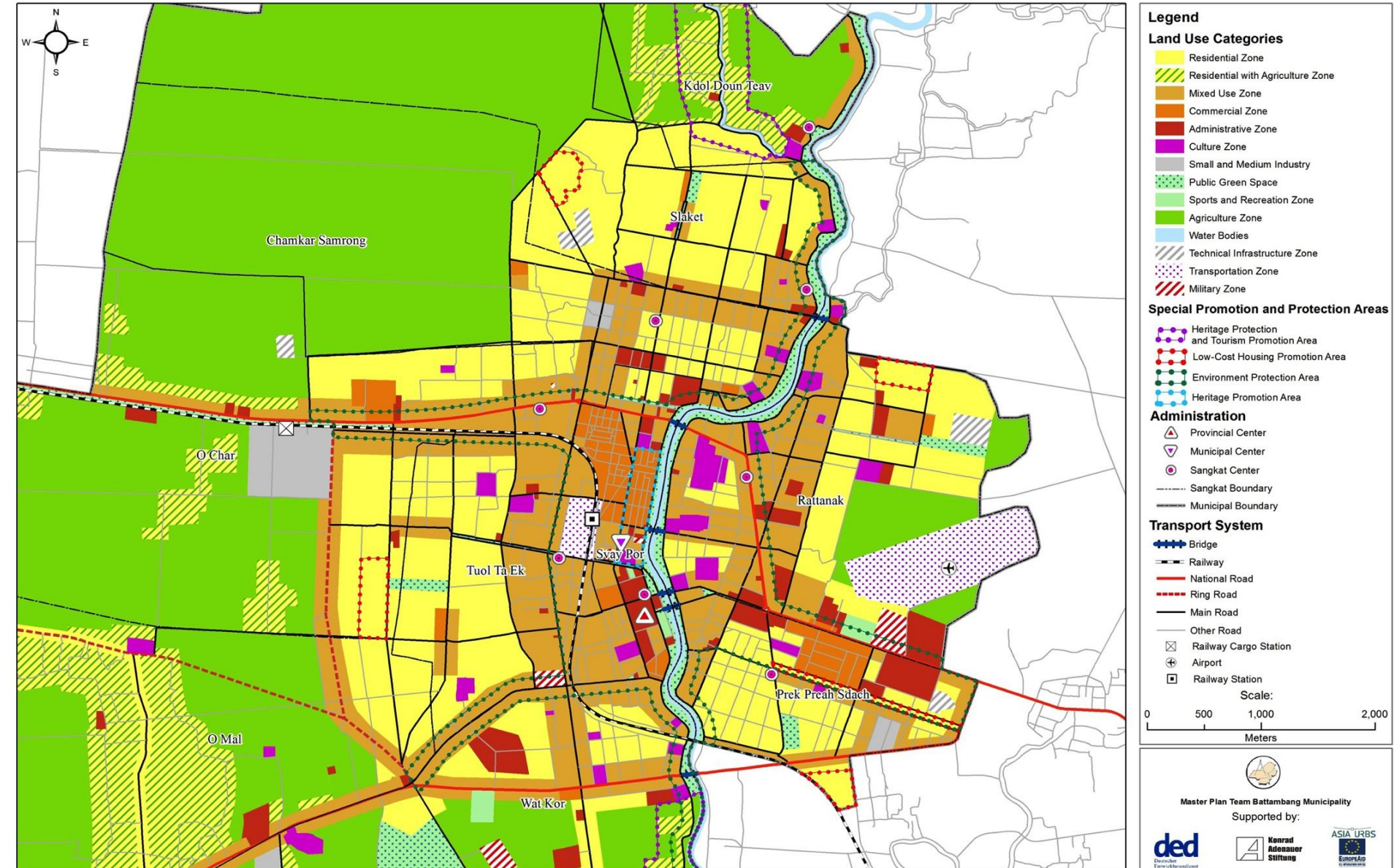
Where are the SLUM (IS) in Battambang city?



Informal Settlement (IS)-Jun 2019

- IS 61 Communities
- House: 3,339
- Households: 3,865
- Population: 16,355 (11% inhabitant of BTB City)

LAND USE PLAN for BTTAMBANG CITY 2030 (Urban Area)





1. Land Law 2001

- ❖ **Article 48:** A land concession is a legal rights....
- ❖ **Article 49:** Land concessions shall respond to social/economic purpose.

2. Sub Decree No.19 (2003): Social Land Concessions

- ❖ **Article 1:** To define the criteria, procedures and mechanism for the granting of social land concessions for residential use and/or family farming.

(Ownership Rights after 05 Years)

3. Circular 03 (2010): Resolution On Temporary Settlement On Land Which has been Illegally Occupied in the Capital, Municipal and Urban Area

- ❖ **Solution:** For settlers as owners of temporary settlements on state land:
 - ✓ Relocation where it's not suitable for on-site upgrading; or
 - ✓ On-site upgrading where it's suitable for such solution; or
 - ✓ Other types of solution policies based on actual situation.

(Ownership Rights after 10 Years)

One Case Example Battambang City



- ❖ 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, moving into the city and refugee returned from Khmer-Thai border 1993 as well as illegally transferred from one to another
- ❖ 2003 Battambang Municipality developed a master plan
- ❖ 2005 Battambang Municipality defined Prek Preah Sdach Garden Area to be an Informal Settlement (Slump)
- ❖ 2005 Communities formation under the support from partners



Photo: 2005

One Case Example_Battambang City (Con.)



- ❖ 2007: Government approved to test the approach of Social Land Concession (SLC) to poor landless family for security land.
- ❖ 2008: The project started under the Japan Social Development Fund through World Bank implemented by HFHC
- ❖ 2009: Garden Area registered as a private state land (5 blocks / 1,171m*38m=648 Plots)





- ❑ Big demand for slum upgrading in urban area (huge amount of Slum, public infrastructure and services)
- ❑ Complicated and long process for the land conversion (from the public to the private state land).
- ❑ Decision-maker (Government) can't afford/answer for on-site upgrading solution, where the communities are not suitable due to the public interest (along river bank, along public road side/road corridor, canal etc.)
- ❑ It requires huge financial resources for the development, and especially for relocation solution (services, infrastructure and livelihood development).

- ❑ it requires strong partnership and joint efforts between organizations, institutions and individuals.
- ❑ Settlers would more prefer the land tenure security (Land Title) than the holistic development approach.





1. Due to the public interest:

- ❑ For relocation solution would be more suitable than for on-site upgrading solution.
- ❑ For on-site upgrading would not access the land ownership (land ownership title), but it would prefer for the usufruct.

2. Looking for Partnership (Request):

- ❑ Relocation solution and development for services, livelihood and infrastructure.
- ❑ Formal residential development to the availed communities (usufruct), to improve the living standard (quality of life) and public social security.

Thank you!

