

# Cambodia's Initial Land Registration Campaign Optimized Under New Budgetary Measures Until End of 2027

20 July 2024

On July 15, 2024, the Royal Government of Cambodia (RGC) issued a new sub-decree on new budgetary procedures and implementation measures aimed at optimizing the initial land registration campaign. The objective is to establish a comprehensive national land registry by 2027 through systematic land registration.

## 1. What's New?

- **Suspension of Cadastral Fee Collection:** The RGC has decided to suspend the cadastral service fee collection in both the Capital and Provincial Administrations until December 31, 2027. This initiative will be funded through the national budget under the oversight of the Ministry of Land Management, Urban Planning, and Construction.
- **Fee Coverage for Vulnerable Households:** The state will cover the cadastral service fee for disadvantaged households holding equity cards, as well as vulnerable households identified by the Ministry of Planning.

## 2. Impact on Stakeholders

This new regulation will impact on stakeholders involved in land ownership, investment, and financing:

- **Cadastral Resource Mobilization:** Anticipated cadastral resource mobilization aims to accelerate the registration of land parcels by the end of 2027.
- **Opportunity for Obtaining Title Deeds:** Property owners have the opportunity to secure land titles by participating in the initial land registration process.
- **Cost Implications for Non-participation:** Owners who do not participate will need to individually bear the expenses of applying for land registration.
- **Real Estate Transactions and Security Interests:** Delays may occur in finalizing real estate transactions or registering mortgages because of ongoing land registration processes. Secured creditors must transfer their existing security interests to new land titles.

## 3. Recommended Actions

- **Stay Informed:** Property owners should stay informed about and take appropriate action regarding potential initial land registration that may affect their properties.
- **Conduct Due Diligence:** It is crucial to perform thorough title searches and property due diligence before finalizing any real estate transactions or acquiring properties in areas designated for initial land registration.

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- **Update Security Records:** MFIs and other secured creditors should ensure that all actions taken to update security records comply with Cambodian laws and regulations governing creditor rights to protect their interests.

## CONTACT

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